

MINUTES SCHEDULED MEETING

WARRNAMBOOL CITY COUNCIL – 5:45PM Monday 3 March 2025

VENUE:

Reception Room, 25 Liebig Street, Warrnambool

COUNCILLORS:

Cr. Ben Blain (Mayor)

Cr. Debbie Arnott

Cr. Willy Benter

Cr. Billy Edis

Cr. Vicki Jellie AM

Cr. Matthew Walsh

Cr. Richard Ziegeler

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Andrew Mason

CHIEF EXECUTIVE OFFICER



WARRNAMBOOL
CITY COUNCIL

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Behaviour At Council Meetings

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

ORDER OF BUSINESS

Page No.

1. Opening Prayer & Original Custodians Statement	4
2. Apologies	4
3. Confirmation Of Minutes	4
4. Declaration By Councillors And Officers Of Any Conflict Of Interest In Any Item On The Agenda ..	5
5. Mayoral Presentation	5
6. Public Question Time	6
7. Reports	13
7.1. South Warrnambool And Dennington Flood Investigation.....	13
7.2. Youth Strategy (Warrnambool & Moyne) 2025 - 2030 Council Adoption.....	173
7.3. Planning Scheme Amendment C220	251
7.4. S6 Instrument Of Delegation	402
7.5. Council Plan Actions 2024 - 2025: October - December (Quarter 2)	583
7.6. Appointment Of Independent Audit And Risk Committee Member	610
7.7. Tender Award 2025019 - Provision Of Security Services	612
7.8. Informal Meetings Of Council Reports	615
7.9. Mayoral & Chief Executive Officer Council Activities - Summary Report	621
8. Notice Of Motion	622
9. General Business.....	622
10. Urgent Business	622
11. Suspension Of Standing Orders	622
12. Section 66 (In-Camera) Meeting - Confidential Items	623
13. Resolution To Re-Open Meeting	623
14. Close Of Meeting	623

MINUTES OF THE SCHEDULED MEETING OF THE WARRNAMBOOL CITY COUNCIL
HELD IN THE RECEPTION ROOM, WARRNAMBOOL CIVIC CENTRE, 25 LIEBIG STREET,
WARRNAMBOOL ON MONDAY 3 MARCH 2025 COMMENCING AT 5:45 PM

PRESENT: Cr. Ben Blain, Mayor/Chairman
Cr. Debbie Arnott
Cr. Willy Benter
Cr. Billy Edis
Cr. Vicki Jellie AM
Cr. Matthew Walsh
Cr. Richard Ziegeler

IN ATTENDANCE: Mr Andrew Mason, Chief Executive Officer
Mr Peter Utri, Director Corporate Services
Mr David Leahy, Director City Infrastructure & Environment
Mr Luke Coughlan, Director City Futures
Ms Brooke Love, Director City Wellbeing
Ms. Wendy Clark, Executive Assistant

1. Opening Prayer

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

Original Custodians Statement

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

2. Apologies

Nil.

3. Confirmation Of Minutes

MOVED: CR DEBBIE ARNOTT
SECONDED: CR RICHARD ZIEGELER

That the Minutes of the Scheduled Meeting of Council held on 3 February 2025, be confirmed.

CARRIED – 7:0

4. Declaration By Councillors And Officers Of Any Conflict Of Interest In Any Item On The Agenda

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

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

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

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

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

- Cr Richard Ziegeler – declared a conflict of interest - Item No. 7.1 - South Warrnambool and Dennington Flood Investigation - Material Conflict of Interest - my personal residential property is one of those directly affected by the flood study subject.

5. Mayoral Presentation

It's actually been a really big month here in the City, we had on Friday the West Warrnambool Neighbourhood House opening, it's looking like a great facility and I am looking forward to seeing it fully utilised, and I saw Cr Jelly was super ecstatic when we there.

The other big project we saw finished this month as well, it is one of our biggest infrastructure projects, the Val Bertrand Stadium has finally been completed over \$700,000 went towards this project and thanks to all the community groups for their understanding having it out of action for a while and it was actually really amazing to have Val herself there for the opening.

Last week as well on Tuesday, Deakin University had over 70 graduates graduating in the City and it was at the Lighthouse Theatre, it was really amazing and they were celebrating 50 years of Deakin which was really special for our City you know being a regional city to have a university we're really thankful for Deakin.

We also saw this month the Melbourne to Warrnambool bike race, it's the second oldest bike race in the Southern Hemisphere and a really big thank you to Shane, Richard and their team for putting all of that together and it was a really good time, I think Cr Jelly went on the Sunday and Cr Ziegeler gave the presentation on the Saturday. I got to go the cycling dinner, it was a really great weekend for the City.

6. Public Question Time

6.1 Question From Angie Paspaliaris, Warrnambool

Given Warrnambool City Council's heavy focus on and implementation of pedestrian safety measures within the CBD in recent years, why is it that patients, staff, visitors, volunteers, contractors, local residents - are not able to safely cross Koroit Street to and from the base hospital - the most vital primary healthcare service in this city?

Will Warrnambool City Council address this ongoing major safety risk by committing to funding, resourcing and constructing a mid-block crossing on Koroit Street, and/or a roundabout treatment at Koroit/Ryot Street intersection in the 2025-2026 council budget to help safely manage the movement of vehicular traffic and pedestrians in the hospital precinct?

Will the forthcoming budget also support a roundabout for the Fairy St/Merri Street intersection where safety of pedestrians and vehicles is also lacking around the train station - another vital public service area?

I would request the answer be provided verbally and in writing.

RESPONSE

Council officers have undertaken several design options around the mid-block crossing and investigated several sites with a view to trying to get one near the Hider Street corner where the shop is. Unfortunately the designs haven't been able to meet the criteria for safer local roads funding so they are continuing to look at options how they can create a crossing to enable safe pedestrian movements across there and look at other areas along that section of Koroit Street down as far as the Showgrounds where the parking is. When that will be completed and approved, we are not quite certain at the moment but work is still underway and we will continue to do look at options for the best and most safe option to get people across the road.

With respect to the Ryot Street and Koroit Street roundabout, there's a design for a compact roundabout that's about 95% complete, it is subject to safer local roads funding and it is a priority in our funding package for safer local roads and as soon as the design's complete, we would be looking to try and get a program to have that implemented at that location so construction of that roundabout can occur. That will also incorporate some splitter islands in the lead up to it. In order to meet the criteria it's required to have an elevated road surface leading up to it to slow traffic and those splitter islands will have pedestrian refuge opportunities in there so it won't be a pedestrian priority but it will enable pedestrians to have a staged crossing at that particular intersection.

With respect to the Fairy Street and Merri Street, that's something that hasn't been on our radar so there has been no design work undertaken on that at this point in time with the bank up of works, it's probably not likely to be part of our 25/26 financial year capital works program, but it is something that the officers can investigate during the latter half of the coming financial year.

Further Question

Does that mean that the first two points you made, it would seem likely that those projects, subject to funding, could be undertaken in the 25/26 year?

RESPONSE

The roundabout certainly, the crossings, because it is part of our package with safer local roads, so we actually gone to the government about that one and it's got tacit approval if you like, to be part of the program. The crossings we just need to make sure we can comply with the safer local roads criteria to make sure that it is compliant in case something does occur at a crossing if it's a non-compliant construction.

6.2 Question From Jenni Dalton, Warrnambool

- *Cr Richard Ziegeler declared a conflict of interest and left the meeting at 5.51pm.*

Based on documentation and research from the 1946 flood why isn't making a significant opening at the Merri mouth at Stingray Bay and The Cutting legitimate mitigation options?

Surely in looking at mitigation options, impact on ratepayers property and lives has the potential for far greater consequences than impact on some wetlands as continually mentioned in the report.

RESPONSE

A preliminary examination of possible mitigation options has been completed as part of the report. The modelling indicates that the high point between Kelly's swamp and salt water swamp is one restriction that limits the amount of water that can flow out to the cutting but also that opening up either location completely, only has a limited impact on the flood height. More investigation is required to ascertain the feasibility of lowering this height high point and the ongoing maintenance required to ensure that neither it nor the cutting itself, builds up between flood events.

The limiting factor to opening the Merri river mouth is the level of the ocean, with the lower portion of the South Warrnambool study area only slightly above sea level, the modelling indicates mechanical openings of the Merri have little to no impact on peak flood levels during the modelled floods. It is acknowledged however that artificial openings of river mouths in general can delay the peak flood arriving, which may allow longer for communities to prepare for its arrival. So that's another thing we can look at when we are examining mitigation options.

6.3 Question From Eugene Dalton, Warrnambool

If WCC are serious about transparency and accountability why won't they agree to an independent review of the South Warrnambool Flood study as requested by the hundreds of effected ratepayers ?

The report clearly states that all percentage increases are proportioned out to 2100 and yet implementation of the recommendations will be applied immediately. Surely in fairness a proportional response is required ?

RESPONSE

The Flood study was produced by Venant Solutions, a specialist and qualified consultant in flood modelling. Council separately engaged Streamology Pty Ltd, who also specialise in and produce flood models to independently review the work by Venant. The Glenelg Hopkins Catchment Management Authority then reviewed the draft model before Council Engineers reviewed the final report.

The aim of the study is to produce a proposed planning scheme amendment to amend flood overlays within the planning scheme. The planning tool is designed to guide the development of the area into the future, and with infrastructure and communities expected to remain in place for many many years, it is prudent to assume a long term outlook of 2100 for this mapping.

6.4 Question From Shaun Spring, Warrnambool

I am a resident in the South Warrnambool area and have had limited time to review the report for tonight's meeting, but I have identified a number of mistakes – do the Councillors think that the report should be thoroughly reviewed and corrected prior to adoption.

RESPONSE

Reiterate that the report has been independently reviewed by Streamology, CMA and Council engineers and planners but officers would be, the Glenelg Hopkins Catchment Management Authority and finally by Council keen to receive any specific errors in detail so they can be addressed or responded to.

The Planning Scheme amendment process will establish an independent planning panel that will review in detail the report and modelling along with any submissions from other parties that points out errors or mistakes. The independent panel can make changes to correct these or recommend rejection of the amendment during this process.

6.5 Question From Bronwen Levett, Warrnambool

In the document control sheet of the South Warrnambool and Dennington Flood investigation Summary Report, I note that Version 0 is dated 12.02.2024 and Version 1 is dated 26.02.2024 – can you please confirm these dates are correct?

If they are correct, why has it taken 12 months for the report to be presented at Council? If the dates are incorrect and should read 2025, are Council considering adopting such an important document if they have had the report for less than a week?

RESPONSE

Thank you for this and your right it's an error, meant to be 2025. These will be corrected at the first opportunity before submission to the Planning Panel.

Preliminary reports and specific contributing documents e.g. the preliminary mitigation analysis and updates for the Municipal Emergency Management Plan, have been produced for this project since late 2022, it's been going a very long time and consultation with the community around various aspects has been occurring since that time as well.

6.6 Question From Matt Auld, Warrnambool

Regarding the South Warrnambool and Dennington Flood Investigation Summary report, I was surprised the report was not presented in draft format for community consultation and as such everything feels a bit rushed to me. So I'd like to ask if Councillors are 100% confident in the methodology and report findings being presented tonight?

RESPONSE

The report is the first item on the agenda tonight, it's Item 7.1 and once we get past question time, the Councillors will speak and vote according to their views from there.

6.7 Question From Joy Bolden, Warrnambool

I request Council defer motion for the South Warrnambool & Dennington Flood Investigation to be adopted for 6 months or longer.

What are we having a meeting with Luke Coughlan and Peter Reid on 14 March regarding cut and fill on Oceanex Close after this motion has been to put to Council?

RESPONSE

The cut and fill proposal for Oceanex Close is an action Council is working with you on as a result of the Flood Study. The cut and fill proposal will be a net zero proposal and modelled to ensure it does not alter the flood levels prescribed in the report. That is why those discussions are not impacting the timing of the Council report.

6.8 Question From Ian Bolden, Warrnambool

We would like to understand why there are such differences between the old and new models, have council revisited the modelling to provide confidence in the model and the underlying data used?

For example, applying 400mm sea level rise to the flood level stated in the 2019 CMA advice (ie 800mm – 1200mm SLT by 2100) only results in a small increase of approx.. 200mm in the flood level for the Oceanex subdivision. This is a preliminary finding from an independent surveyor assisting us in our enquiries, however due to the rush by council to approve this report exact findings are yet to be provided.

RESPONSE

Yes Council has reviewed and compared the old flood model to the new. The key differences between the 2007 Model and this one include:

- The 2007 model considered the 1946 event an outlier and disregarded it from their analysis
- The 2007 model did not sufficiently allow for ocean effects
- The 2007 model oversimplified the Kellys Swamp / Saltwater Swamp / Rutledges Cutting system
- 3 significant floods have occurred since 2007 and they have been incorporated into this model to make it more accurate.
- There has been significant improvements to modelling methods and guidance since 2007.
- The revisions to the Climate Change Considerations Chapter of Australian rainfall and run-off have influenced this model.

The 200mm difference you have indicated in survey levels is likely correct. Final levels in the Flood Study, depending on location along the catchment, are impacted by either Riverine flooding, Storm surge flooding, or a combination of both. For the Oceanex site we find significant Riverine flooding impacts to a greater degree than storm surge. Flood events are also not static events as water velocity and hard infrastructure impact the flow of water through the catchment. For these reasons the specified increase in sea level does not equate to a specified flood level increase in any single location.

6.9 Question From Steve Levett, Warrnambool

On Page 13 of the agenda for tonight's meeting, it is noted that property values may only drop by "typically five to 10 percent".

Specific enquiries to a bank confirm that many properties are now uninsurable and have current collateral value of zero which has directly affected my own personal and business financial arrangements.

In light of this do Councillors support the 5 to 10 percent devaluation claim in the report?

RESPONSE

The South Warrnambool and Dennington Flood Study seeks to provide updated planning tools to guide the development of the South Warrnambool and Dennington areas in a manner that does not expose lives or property to undue risk of flooding in the future. The proposed future planning scheme amendment process is prescribed by the Planning and Environment Act 1987 and outlines property values and insurance matters not be relevant planning considerations as part of a specific planning scheme amendment process.

However, publicly available information from the Insurance Council of Australia has guided the advice in the Council report around property values.

Further Question

If you use the current level that you are suggesting for South Warrnambool and you shift it to the north side of Cassidy's Bridge, there's 1,600 homes that are going to be under water based on the level you are giving us for South Warrnambool. So Council are going to be left with approximately 2,000 to 2,500 houses that have a net value of zero, are you going to calculate my rates based on zero?

RESPONSE

Probably can't cover the rates question, but we don't know when Council gets funding to complete a study on the eastern side of Cassidy's Bridge, we don't know what those levels are going to, it doesn't equate to one HD level in one part of the catchment being the same as in another part of the catchment, but it is something that Council needs to revisit, hydraulic heads actually does mean throughout a flood down a catchment, it'll be this level, it'll be that level, it may go up again at a restriction like a bridge or something like that so it isn't flat during a flood, so we don't know what they're going to be, they will likely be some impacts in that area as well. One of the things that we may find when Council get funding to do that study, is that the most recent flood information for particularly that north of the Merri area is more up-to-date than the flood information we are building on in South Warrnambool because work was done around there when land was rezoned and things like that, so we don't know what the impact is going to be there but it does need to be looked at in the future.

6.10 Question From Nic & Jacinta Bolden, Warrnambool

Have Councillors and the Council been made aware of unresolved issues in the South Warrnambool Flood report?

- *"Council is also assisting a body corporate of the Oceanex development...." This has been investigated and it is not a Body Corporate issue when the planned fix is a private property.*
- *"council has commissioned additional modelling work to investigate the use of cut-fill balance....." This is not resolved with meetings planned next week.*

What impacts will the adoption of the flood plan cause for future permits, both planning and abuilding for undeveloped blocks? Talks of 2 months delay in implementation in the report and potential for further issues and changes in that time may render unsold blocks unsellable.

RESPONSE

The information in the report has been included to update Councillors on officers efforts to work with affected landowners to achieve outcomes to enable development. They are not specifically related to the adoption of the flood study or planning scheme amendment process. We are keen to understand the body corporate and landowner's feedback on the alternate access proposal for Oceanex Close at the meeting next week.

Council continues to work as quickly as possible with affected land owners to identify localised mitigation options (such as being explored at Oceanex) that minimise delays and enable development in a manner that protects life and property.

6.11 Question From Jodie Ivanecky, Warrnambool

Glenelg Hopkins CMA has and existing statutory obligation as the delegated Waterway Manager to ensure implementation of any flood mitigation strategy for Rutledge's Cutting. Given the lead role played by the GHCMA in the conduct of the current study, do Councillors believe that this might explain why mitigation options at the Cutting have been deliberately and completely avoided?

RESPONSE

A preliminary examination of possible mitigation options has been completed as part of the report. The modelling indicates that the high point between Kelly's Swamp and Salt Marsh Swamp limits the amount of water that can flow out the cutting. More investigation is required to ascertain the feasibility and impacts of lowering the high point and the ongoing maintenance required and who is responsible for that maintenance.

The Glenelg Catchment Management Authority have been project partners with Council in this project. Officers are comfortable that their advice and review has been professional and in good faith to ensure a high quality report and flood mapping outcome, considering the current nature of the catchment.

Both Council, Venant the consultant and CMA have been involved in all decisions about throughout the modelling process and examination of mitigation options. Any potential mitigation and management of Rutledges Cutting would likely need to be multi agency including of course GHCMA, Parks Vic, Moyne Shire Council and Warrnambool City Council, in conjunction with traditional owners and DEECA.

7. Reports

7.1. South Warrnambool And Dennington Flood Investigation

DIRECTORATE : City Growth

Purpose:

This report seeks adoption of the Final Summary Report and associated outputs from the South Warrnambool and Dennington Flood Investigation (the Investigation), and authorisation to prepare an associated planning scheme amendment.

Executive Summary

The South Warrnambool and Dennington Flood Investigation model is complete and has been independently peer reviewed by an expert consultancy in the field.

All other project outputs are now complete including:

- Flood mapping and animations
- Flood damages estimate
- Pre-feasibility mitigation options analysis
- Emergency management information (inundation tables and flood intelligence/action cards)
- Flood warning assessment

The Investigation has confirmed that there are flood risks in the study area beyond what was identified in the 2007 studies which currently inform the Warrnambool Planning Scheme. Consequently, the study recommends as a key risk mitigation measure to modify existing planning controls via a Planning Scheme Amendment so that development is not permitted to occur in unsafe locations. A flood-related Planning Scheme amendment must be accompanied by a Flood Investigation adopted by Council.

The Planning Scheme amendment process can often take upwards of 12 months. As there is a risk that development could be permitted in unsafe locations during that intervening time, this report recommends seeking authorisation from the Planning Minister to implement interim planning controls to mitigate against that risk until the full amendment process is completed.

MOVED: CR VICKI JELLIE

SECONDED: CR DEBBIE ARNOTT

That Council:

1. Defer this decision to the Ordinary Meeting of Council on 2 June 2025.
2. Place the final South Warrnambool and Dennington Flood Investigation on public display and undertake an additional round of community consultation on the final flood investigation for a period of no less than 4 weeks.

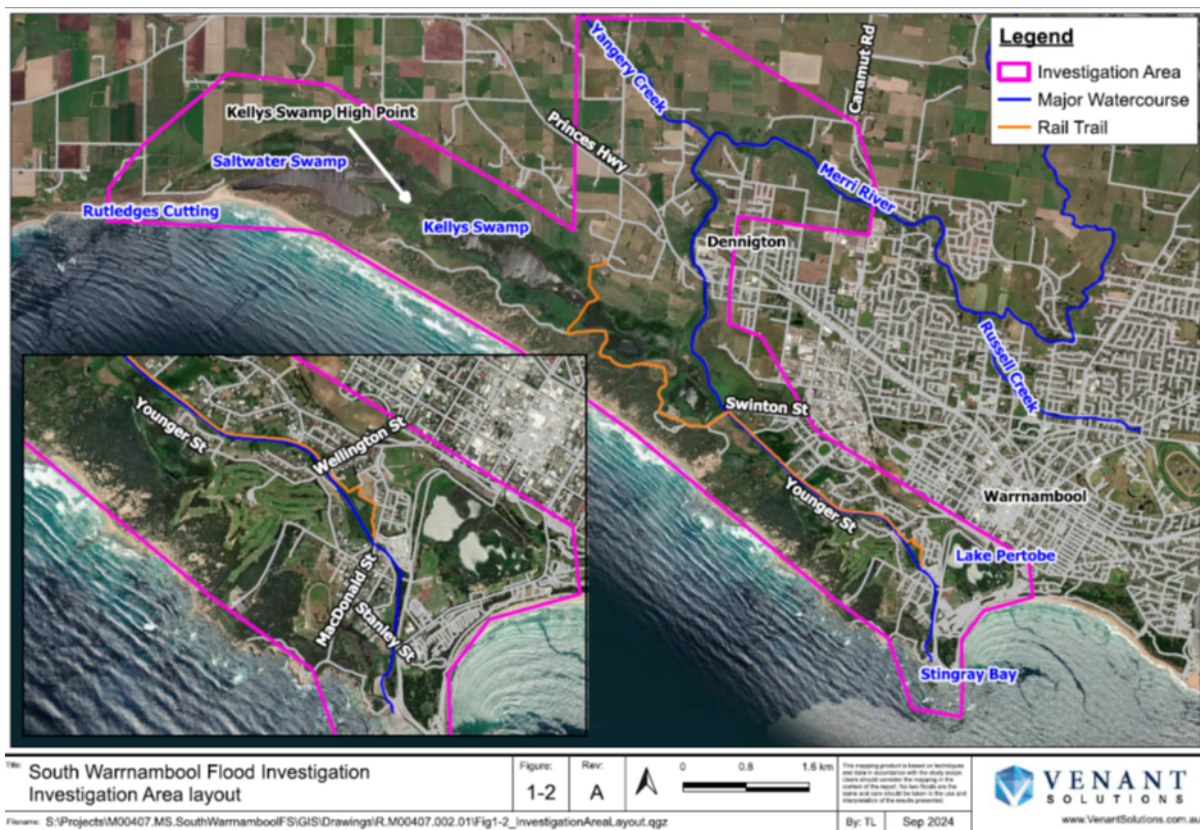
CARRIED - 6:0

Background

Assisted by funding through the State Government Risk and Resilience Grant Program and in partnership with the Glenelg Hopkins Catchment Management Authority (GHCMA), Council has completed the South Warrnambool and Dennington Flood Investigation. The study area for the project is shown in **Figure 1**. The study area was increased over the course of the project, and now includes the entire catchment area between Stingray Bay and Caramut Road (Cassady's) bridge.

The project informs the implementation of flood related planning controls (zones and overlays) in accordance with current best-practice riverine and storm tide flood risk modelling. A planning scheme amendment is required to implement the most appropriate flood related planning controls within this part of the municipality based on that flood modelling.

The GHCMA currently base existing flood levels in South Warrnambool on a 2007 flood model. Existing flood related planning controls within the South Warrnambool Study area predate the 2007 flood modelling. For a substantial portion of the study area planning controls were not updated based on the 2007 model.



Venant Solutions Pty Ltd was procured as a specialist consultant to complete the current model, which has also been peer reviewed by an independent 3rd party expert. In response to input from all parties, appropriate adjustments have been made to the model, sensitivity testing has been conducted, and Council officers are confident that the model is robust. Flood mapping which will be used to define proposed flood zones and overlays has been produced from the model, and been published for public consumption via Council's website.

Flooding and Local Government Responsibilities

Managing flood risk, particularly through the Planning Scheme, is an important local government responsibility. Flood mapping should be robust, correctly identify known flood risk, and provide clear guidance and transparency on potential constraints to land use. This is generally required via Clause 13.03-1S of the Warrnambool Planning Scheme, which identifies as a recommended strategy to “identify land affected by flooding, including land inundated by the 1 in 100 year flood event (1 per cent Annual Exceedance Probability) or as determined by the floodplain management authority in planning schemes”. The directive to conduct detailed flood studies, and evaluate and communicate flood risks is then reinforced by the *Victorian Floodplain Management Strategy*, which points out that studies’ “usefulness depends on their technical rigour”. To support this technical rigour, local areas must account for the variety of flood inputs that are possible in their specific contexts. For example, coastal communities need to account for the effects of coastal inundation, including via the combination of storm surges and storm tides. As pointed out in the VFMS, “climate change will contribute to a progressive permanent increase in sea level that will increase the extent and duration of storm-induced coastal inundation”. Therefore, the impacts of climate change including via sea level rise are an essential input into flood studies, and resultant mitigation strategies.

Sea Level Rise

The Victorian State Government’s policy has been to plan for not less than 0.8 m of sea level rise (SLR) by the year 2100. The State Government has committed to revision of this policy via an action in the 2022 Marine and Coastal Strategy. An increase in the minimum amount of SLR to be planned for is anticipated by the general flood modelling and catchment management communities.

An important inclusion in the flood risk modelling has therefore been to account for up to 1.2 m of SLR, where this inclusion was supported by Council and GHCMCA executives, as well as the expert flood modelling consultants involved in the investigation.

The Minister for Planning has recently directed Moyne Shire Council to amend its planning scheme to account for the effect of up to 1.2 m of sea level rise on flood risk at Port Fairy, consistent with the Planning Scheme Amendment exhibited by Moyne in 2022. Relevant precedent to support planning for the effect of up to 1.2 m SLR in the South Warrnambool has therefore been established.

The project has modelled a 0.8 m SLR scenario for comparison purposes. The exercise has shown that for the majority of the study area, the difference in flood impact between the two scenarios is relatively insignificant. See **Attachment 1**.

Australian Rainfall and Runoff (AR&R) - Version 4.2 (August 2024)

AR&R is a national best practice guideline document used for the estimation of design flood characteristics in Australia. The latest AR&R guidance was followed in the modelling undertaken for the study area. AR&R has recently been revised (officially published 27/Aug/2024) in response to already measured increase in rainfall intensity and to account for projected further increase in rainfall intensity as a consequence of climate change. Due to project delivery time constraints, the draft version of this guidance was used as an original input for this project. This resulted in a substantial increase in rainfall intensity (41%) above the baseline value for the Merri River catchment.

Where flood modelling will be relied on at a Planning Panels Hearing to implement new planning controls into a scheme, it must have regard to Victoria's planning policies including Clause 13.01 of the Warrnambool Planning Scheme (WPS), as well as to account for any significant effects which the amendment might have on the environment as outlined in Section 2(2B) of the Planning and Environment Act 1987 (the Act).

Between consultation and final publication, there was a subtle difference between the final published version of AR&R and the draft version that was used in the model. The independent model reviewer was consulted regarding the difference and concluded that the difference does not have a material effect on the mapping. The mapping is therefore consistent with requirements to use current best practice guidance and to plan for climate change.

Zones and Overlays

Flood related planning scheme provisions that currently apply to parts of the South Warrnambool Flood Investigation area include the Urban Floodway Zone (UFZ), the Flood Overlay (FO) and the Land Subject to Inundation Overlay (LSIO).

A purpose of the UFZ is, *"To identify waterways, major flood paths, drainage depressions and high hazard areas **within urban areas** which have the greatest risk and frequency of being affected by flooding."* The UFZ seeks to protect the natural function of floodplain land in safely storing and conveying floodwater and **prohibits the construction of new dwellings**. An application to subdivide or for building or works requires a flood risk report and is to be referred to the relevant catchment management authority (GHCMA) under section 55 of the Planning and Environment Act (the Act).

A purpose of the FO is, *"To identify waterways, major flood paths, drainage depressions and high hazard areas which have the greatest risk and frequency of being affected by flooding"*. It is applied to areas where flood waters are deep and fast moving to the point where they are considered a significant safety risk, particularly for vulnerable individuals. An application to subdivide or for building or works requires a flood risk report and is to be referred to the relevant catchment management authority under section 55 of the Act.

A purpose of the LSIO is, *"To identify **flood prone land** in a riverine or coastal area affected by the 1 in 100 (1 per cent Annual Exceedance Probability) year flood **or any other area** determined by the floodplain management authority"* (GHCMA). It is generally applied to areas where flood waters are relatively shallow and slow moving such that they are not considered a safety risk. An application to subdivide or for buildings and works within this overlay is required to be referred under section 55 of the Act to the relevant catchment authority.

In preparing planning scheme amendments relating to flood studies, Councils are generally guided by Planning Practice Note 12 (Applying the Flood Provisions in Planning Schemes, DTP June 2105). Here, the variety of 'tools' as described above are outlined, and the direction is for "the level of planning control in each provision [to be] commensurate with the potential flood risk". Additionally, planning controls are not designed to address the cause of flooding, or accommodate mitigation measures, but simply to describe the way future land use and development will impact or be impacted by flooding.

Additional to the above, it needs to be recognised that the purpose of the LSIO and FO is to establish a trigger for consideration of the risks associated with development of flood-prone land, both in the property ownership transfer process (Section 32 disclosures) and in the statutory development approval process.

In some instances, development of a property creates risks to property occupants and/or emergency service personnel, because it cannot be accessed safely during floods, rather than because it is inundated with flood water. Such land is commonly referred to as a “flood island”. People trapped on flood islands are cut off from essential and emergency services. Research shows that the risks of death or injury (including to emergency service personnel) during floods is raised significantly when people are trapped in these circumstances. It is therefore appropriate to apply the LSIO to properties that may be high and dry during a flood, but will be cut off from essential and emergency services. Application of an overlay in the planning scheme establishes the requirement to obtain a planning permit for development, which consequently ensures the risks posed by flooding of the accessways to a property are considered prior to a development being approved. This consideration is done by the CMA following mandatory referral of the permit application to the CMA. In other words, not all land covered by a flood risk related overlay is necessarily going to be inundated during a flood. Such property falls under the *“or any other area determined by the floodplain management authority”* umbrella.

Flood control boundaries are generally defined by the extent of the 1% Annual Exceedance Probability (AEP) flood. This is a flood which has a 1% chance of occurring in any given year (equivalent to a 100 year average recurrence interval). The cutoff between LSIO and FO or UFZ is defined by the depth and velocity of flood water based on advice published in AR&R and given by the GHCMA.

Issues

The South Warrnambool 1% AEP mapping suggests that some vacant lots in the study area may no longer be appropriate for development, or that the type of development needs to be limited in order to mitigate risk to life and property. For some of these lots, no formal planning mechanism currently exists to alert owners or potential purchasers of the flood risks and limitations associated with the land. Addressing this issue is therefore a high priority and this will be achieved by updating the planning controls (zones and overlays) informed by the new flood mapping.

A number of these vacant lots have been created by relatively recent subdivisions. These subdivisions were approved based on the best information available at the time of subdivision. Council is and will continue to work with GHCMA, our expert flood modelling consultant, individual property owners and their designers, developers and other stakeholders to design solutions which will then enable homes to be constructed safely on these newly created lots. Again, the purpose of this report and its associated recommendations is not to deal with all future statutory planning applications, but only to recommend adoption of the model and preparation of the associated planning scheme amendment.

The flood investigation has shown that there is a significant amount of residential land at risk of flooding which currently has no flood-related planning controls. For that land, there is no mechanism upon which an application for subdivision or development must be referred to the GHCMA for comment, nor is there a requirement that an assessment against flood risk be undertaken. To illustrate, refer to the yellow areas in **Attachment 2** where there are no existing flood related planning controls within the 1% AEP flood boundary. There is therefore a risk that a landowner may obtain permission to develop in an area subject to potential flooding prior to the imposition of the appropriate flood-related planning controls. As it is likely to take upwards of 12 months to implement substantive changes into the WPS via a planning scheme amendment, in the meantime, Council must mitigate against this risk of unsafe development. Consequently, this report also recommends the implementation of an interim overlay to mitigate the risk of unsafe development until the permanent controls are exhibited and confirmed.

Legal Framework

The 1% AEP flood mapping (**Attachment 3**) was published on Council's website and presented at a community meeting late last year. Once published, it is considered 'the best available' flood data, and GHCMA is directed by policy to use this data when assigning building floor levels and responding to flood-related referral enquiries. Specifically, Planning Practice Note 11 (Applying for a Planning Permit under the Flood Provisions) points out:

If accurate flood information is available, the level of flood risk should be reflected in the type of flood provisions that have been applied to the land. Where accurate flood information is not available, but the land is known to be subject to inundation, flood risk should still be considered in decision-making (p2).

As this is an identified risk, it is important to outline the current process and legal framework in Victoria, as there are many other Councils in similar positions with flood studies at various stages of completion, and associated risk to manage while information flows to respective planning schemes. The Victorian Civil and Administrative Tribunal has heard and decided on a number of recent matters involving flood studies, and generally relies on a landmark case from the 1980s which sets out the notion of a 'seriously entertained planning proposal' (*Lyndale & Black Pty Ltd v MMBW and Shire of Melton* (1983) 1 PABR 207). As a broad summary, there are a number of criteria or points of guidance to determine whether a particular document or background study is sufficiently advanced enough in a robust planning process for it to be given weight when deciding on planning matters.

As this is a broad philosophical concept used across planning law, it is not specifically designed to deal with flooding matters. Conversely, in a much more contemporary decision (*Laneway Developments Pty Ltd v Melbourne CC [2024]*), the Tribunal upheld a refusal where there weren't yet controls, but an "acknowledged existence of a known flood hazard". In any event, while the risk is identified in the appropriate section below, the purpose of this report is to recommend that due process continues, where the merits of the model can be appropriately tested and progressed to having clear status as a seriously entertained proposal.

Other Flood Investigation Project Outputs

Other important project outputs include flood damages estimation, pre-feasibility structural mitigation options analysis, emergency management information and flood warning analysis. Structural mitigations are physical works constructed to mitigate flood risk; levies, flood gates and by-pass channels are some examples. In consultation with the community, three combinations of structural mitigation works were selected for pre-feasibility analysis. Each of these three mitigation options were input into the flood model to determine their impact on flood behaviour, particularly, how many dwellings the option would save from above floor flooding. Note that when you lessen flooding in one area, there is always an increase in flooding somewhere else. Each option was therefore tested to make sure it was not worsening the flooding to any existing dwellings. A high-order construction cost has also been calculated for each option.

The costs of flood damage within the study area have been estimated for the 1% AEP flood, and for various other design floods using industry accepted methodology. The cost of damages if each mitigation option is implemented is calculated using the same methodology. The difference in the cost of damages before the option is implemented and the cost of damages after the option is implemented quantifies the benefit for that mitigation option. A benefit-cost ratio is then calculated as a way of judging the effectiveness of options and comparing options. Refer to the project summary report (**Attachment 4**) for further details and the results from the analysis.

The project has produced a number of outputs for inclusion in the Municipal Flood Emergency Plan including flood intelligence cards, property inundation tables/maps and road inundation tables/maps. For each design flood event, these outputs advise emergency management personnel what actions to take at particular properties and roads when flood gauge levels reach particular triggers. These outputs therefore represent an important non-structural flood risk mitigation measure. Refer to **Attachment 4** for further details.

Flood warning systems can represent very effective non-structural flood risk mitigation measures. They warn the community and emergency management personnel of an advancing flood peak so that decisions about defence of property and evacuation to preserve life can be made in time to be effective. However, these systems are not effective in all catchments. The lower Merri catchment has been analysed with reference to flood warning as part of this investigation. The analysis concluded that a flood warning system would be effective in South Warrnambool and Dennington. Refer to **Attachment 4**.

Flood Mitigation Work in Progress but Outside Scope of Investigation

A web-based community flood information portal can display detailed information on various design floods relative to specific floor levels and referenced to real-time flood gauge measurements. This portal can:

- Allow people to make informed decisions with respect to flood risk about property purchases and about making the property they already own more flood resilient.
- Allow people to see a flood peak approaching on the portal and decide if they need to take action to defend their property, or to safely evacuate.
- Address far more flood enquiries than Council and emergency services staff could hope to address in an emergency. For example, a portal operating in the City of Greater Shepparton took more than 10,000 enquiries in a single day during a recent flood.

Since publishing the flood mapping, Council has an in-principal agreement with a provider to implement the updated model data into a fit-for-purpose portal. The GHCMAs have similarly agreed to use and contribute to the model, signalling its widespread adoption for all Councils in the catchment area.

There is a significant number of existing and proposed new homes which require safe access for emergency services, and for escape as a consequence of inundated roads. Since publishing the flood mapping, Council has signed a Memorandum of Understanding with the Warrnambool Golf Club for the establishment of an emergency access track which will be available to residents of Younger St and O'Brien St. Council is currently also investigating the use of the Foreshore Promenade as an emergency access route for properties in the Stanley St area. Council is also assisting a body corporate of the Oceanex development to establish a safe emergency access for a number of properties in that development.

Very recently, Council has also commissioned additional modelling work to investigate the use of cut-fill balancing to enable homes to be constructed on newly created Oceanex properties. If shown to be feasible, much of the required balancing cut would be made from Council owned vacant land nearby.

All of these measures are being conducted outside of the scope of this specific project, but outlined here for information purposes.

Future Mitigation Works

The adoption of this report certainly does not represent the end of Council's flood mitigation work for the South Warrnambool and Dennington Communities. There are a number of other pieces of future work that can be employed to reduce risk. For example:

This Investigation has performed pre-feasibility analysis on the benefit/cost of three combinations of structural mitigation works (**Attachment 4**). None of these three options produced a high benefit-cost ratio; however, social and other intangible benefits are not included in this calculation. It may still be worthwhile to perform detailed feasibility studies on one or more options, despite all three options involving significant excavation in areas of environmental and cultural heritage significance. These 'costs' have also not been included in the pre-feasibility analysis.

Even if the implementation of a full option is not feasible, certain components of options if analysed in isolation may display a meaningful benefit cost ratio, and lesser environmental, cultural, or social impacts than the whole option.

There will likely be other small-scale structural mitigation concepts not included in the three options analysed by this study which may also be worthy of further investigation. They may be shown to be cost effective in protecting small pockets of existing dwellings.

The Flood Warning Feasibility Assessment which was conducted as part of this investigation has made a number of prioritised recommendations which Council could implement over the coming years (**Attachment 4**). These actions are all non-structural measures which would reduce risk to life and property by providing the community with better flood warning services.

Property Values and Insurance Implications

Council has been made aware of various levels of worry from landowners about the impact of the Investigation on their property value and on their ability to obtain affordable and suitable insurance. These concerns are not confined to this municipality, with many Australian LGA's grappling with the financial implications of flood-related climate change impacts. As such, the Insurance Council of Australia (ICA), in collaboration with Floodplain Management Australia (FMA) have produced a series of factsheets to assist with community enquiries.

To quote one of these factsheets:

Many factors affect the property market and the individual choice of buyers, including interest rates, the health of the economy and the desire to live in a particular location. Studies on the value of properties in flood-affected areas here and overseas show some consistent patterns:

- *There is already a discount built into the market for properties that are known to flood*
- *Even in known flood areas, other factors such as aspect, views, and direct water frontage are strong drivers of value*
- *In some particular cases prices may drop after a major flood or other disaster (typically five to 10 per cent) but generally recover after one or two years*

(Source: <https://www.floods.asn.au/site/flood-insurance-fact-sheets>)

Undoubtedly, as climate change increases the probability of flooding the overall costs of insuring against flood risk will also increase where that cost will be borne by the aggregate number of insurance holders. Presumably, some financial impacts may relate only properties known to be at particularly elevated levels of risk; insurance companies may also refuse to ensure properties they assess as having an excessive level of risk.

Interestingly, flood insurance has only been widely available in Australia since about 2009. Prior to that, information about flood hazards in Australia was considered so poor that most insurers were unwilling to provide insurance.

Modern insurers now use data from a variety of sources including historical flood measurements, Federal, State and Local government studies, the Insurance Council of Australia's (ICA) National Flood Information Database and through their own research. If councils are able to provide insurers with clear, up to date information they can be more accurate in their risk assessment.

Again, the purpose of this report is confined to the recommendation to adopt the model, where the basis for that recommendation is set out in earlier sections. While these ancillary impacts are noted for reference, property values and insurance rates are not matters which should impact the creation and reliance on accurate flood investigations.

Moyne Shire Participation

Referencing Figure 1 and the mapping in the report attachments, the Study Area extends well beyond the Warrnambool City Council boundary and west into Moyne Shire. Moyne strategic planning staff have been included on the Project Reference Group for the Investigation and have been kept abreast of project progress from inception.

When Council prepares its application to amend the WPS to align with the Investigation, Council can offer Moyne Shire the opportunity to amend their Planning Scheme as part of the same application. Whether or not Moyne Shire Council participates in future processes will not represent any barrier or delay to Warrnambool City Council's application.

Financial Impact

The South Warrnambool Flood Investigation has been funded by the Risk and Resilience Grants Program which is administered by Emergency Management Victoria (Department of Justice and Community Safety). A portion of this grant funding was provided by the Australian Government under the National Partnership Agreement for Disaster Risk Reduction.

As the flood model was being built and refined, there have been some additional costs associated with incorporating the AR&R climate change revisions into the model and with extending the model boundary upstream of the Dennington Bridge. These costs have been absorbed within the contingency amount in the original project budget, and within the City Strategy & Development operational budget.

After the model was completed, some additional work was required to produce the comparison of the 0.8 m and 1.2 m SLR scenarios. Additional work is also underway to investigate the use of cut-fill balancing to enable homes to be safely and practically constructed on some of the newly developed residential lots discussed above. While Council is devoting time and officer resources to this cause, it is not anticipated that Council will fund individual development works.

There is no immediate financial impact as a consequence of the information contained in this report. There is, however, a risk of future financial impact to Council. See Legal Risk / Impact section below.

The Planning Scheme Amendment which will flow directly from the Investigation, including the implementation of interim flood controls will require additional funding. Department of Transport and Planning (DTP) have confirmed that they have allocated funds to Warrnambool City Council in their FY24/25 funding allocation for this work through their Regional Flood-Related Amendments Program.

Legislation / Policy / Council Plan Context

2 A Sustainable environment

2.3 Environmental impact and a changing climate: Council will encourage innovation and initiatives that minimise Warrnambool's environmental impact.

4 A connected, inclusive place

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

Timing

The application process for interim or permanent flood-related planning controls requires that the Investigation has been formally adopted by Council. It is anticipated that after the Investigation has been adopted by Council it may take several months before the interim flood controls will be implemented, at the discretion of the Minister for Planning.

Simultaneously, Council Officers will prepare the application documentation required to implement a permanent amendment to the Warrnambool Planning Scheme. The amendment process will include:

- Exhibition and the acceptance and consideration of submissions,
- a resolutions component,
- consideration of unresolved submissions by either a Planning Panel or Standing Advisory Committee (both involve an independent group of relevantly experienced practitioners appointed by the Planning Minister).

For a complex amendment such as this one, this process often takes in excess of 12 months.

Concurrently, with the implementation of the planning controls Council will continue to investigate and implement other structural and non-structural measures to mitigate against the flood risks identified by the Investigation.

The Flood Related Amendments Standing Advisory Committee (SAC) was appointed by the Minister for Planning in 2023. The committee has been asked to provide advice to the Minister, councils and catchment management authorities on specific matters referred to it regarding the implementation of flood studies and any associated draft planning scheme amendments. The committee is intended to enable quicker and more consistent decisions for the implementation of flood-study-related planning scheme amendments. The initiative is designed to complement the Victorian Government's flood-recovery response to the devastating effect of recent floods.

It is at the discretion of individual LGA's to choose to use the SAC or a conventional Planning Panel, where it is Officers' recommendation to pursue the SAC pathway.

Community Impact / Consultation

Engagement with the community and stakeholders in order to understand their experiences of flooding has been an important aspect of the Investigation. Data collected from the community and stakeholders has been used to calibrate and verify the flood model.

The investigation commenced in November of 2022 with an on-line community survey and a 'listening post' drop-in session to gather historical flood information to use as a foundation for initial modelling.

In June of 2023 the draft model was complete. At this point an open community meeting was conducted to explain the modelling process, present the draft mapping and gather further historical information and feedback from the community. Important additional information was provided by community members at, and after, that meeting which was used to further refine the model.

In November of 2023, a further open community meeting was held to present mapping based on the revised model. An important focus of this meeting was to discuss and obtain community feedback on various options for structural flood mitigation works. Based on community input from this meeting a number of options were identified for further pre-feasibility cost-benefit analysis.

For each of these engagement activities, letters were sent to the owners and occupiers of properties which could potentially be affected by flooding within the study area (including properties in Moyne Shire). The letters provided details on how to participate in each part of the community engagement process. In addition to the letters, notices were placed in the Standard, on Council's website and on social media.

In July of 2024, after it was decided to extend the model boundary upstream to better understand flood risk in Illowa and North Dennington, property owners and occupiers in the model extension area were notified via letter and invited to provide flood history information, and to ask questions about the investigation. As a result, further information about past flooding was gathered to validate the model in the extended area.

When the flood mapping was complete, it was published on Council's website and another community meeting was held in December of last year. Community members were notified of the publication and meeting in the same manner as for previous meetings, with over 1800 letters being posted for this meeting. The focus of the December meeting was the presentation of the 1% AEP mapping, as well as the results of the pre-feasibility analysis of the mitigation options. The meeting, including questions and answers, was recorded with the recording posted on Council's website. Subsequent to the December community meeting City Strategy staff have been responding to calls, correspondence, and meeting requests from various community members. Common issues raised include:

- Doubts about the viability of constructing dwellings, and concerns about delays in obtaining planning and building permission, on recently subdivided vacant lots,
- Loss of land value, and insurance viability concerns,
- Use of 1.2 m SLR before State Policy has been officially confirmed,
- Use of climate change to the year 2100,
- Loss of development potential and impact on developer contributions,
- The significant difference in the current modelling when compared to the 2007 modelling.

Staff have approached these interactions with the objective of understanding the various concerns the Investigation has raised for community members, explaining how those concerns are being addressed where appropriate, and developing ideas for how they might be addressed in future.

These interactions are not part of a formal consultation process. As indicated previously in this report formal engagement will occur as part of Exhibition during the Planning Scheme amendment process, and will involve public review, the acceptance and assessment of submissions, and resolution of objections in accordance with the Planning and Environment Act.

Legal Risk / Impact

Managing flood risk, particularly through the Planning Scheme, is an important local government responsibility, and legislated through the Planning and Environment Act. Flood mapping should be robust, correctly identify known flood risk, and provide clear guidance and transparency on potential constraints to land use.

The South Warrnambool Flood Investigation has been prepared in line with relevant floodplain legislation and requirements, the Warrnambool Planning Scheme and the Planning and Environment Act 1987, including all relevant Directions and Practice Notes. The mapping is fully “climate ready” according to the current state of knowledge, as is required prior to a planning scheme amendment.

When the Planning Scheme is updated, some properties in the study area which were previously not covered by flood controls (or by ‘lesser’ controls) will now be covered by new or increased controls. Many in the study area believe that their property value will be reduced as a consequence of the Investigation. Others are concerned that their ability to get flood insurance will be reduced and/or their insurance premiums will become unaffordable as a consequence of the Investigation. Some in the community are concerned by the reduction in development potential for their land. Some landowners may therefore attempt to make claims against Council for perceived or real losses incurred as a consequence of the Investigation. They may seek to discredit the methodology used to conduct the flood investigation. There may be some financial and/or reputational cost incurred in defending the technical rigor of the investigation against these claims.

Council’s Statutory Planning Unit has been fully briefed on the proposed new overlays. Therefore, until the planning scheme amendment is gazetted, any applications for planning permits for sites which are known to be at risk of inundation will be referred to the CMA under Clause 52 of the Warrnambool Planning Scheme. The CMA will, therefore, be able to provide an opinion as to if a permit should be granted, and if so what special flood resilience conditions should be placed on the permit.

However, there may be developments on land which currently has no LSIO or FO, but, which we now know to be flood-prone, that do not trigger a planning permit. There is no means to control these developments until an interim flood control is implemented.

Officers’ Declaration of Interest

None declared.

Collaborative Procurement

Not applicable.

Conclusion

The South Warrnambool and Dennington Flood Investigation has been completed in fulfillment of Council’s obligations with regard to responsible development planning, emergency management, risk management and climate change resilience. The Investigation has been conducted by an expert in the field under the supervision of GHCA and Council and in accordance with the most up-to-date, best practice technical guidance available. The resultant flood model has been subjected to a rigorous peer review process by an independent third party expert in the field.

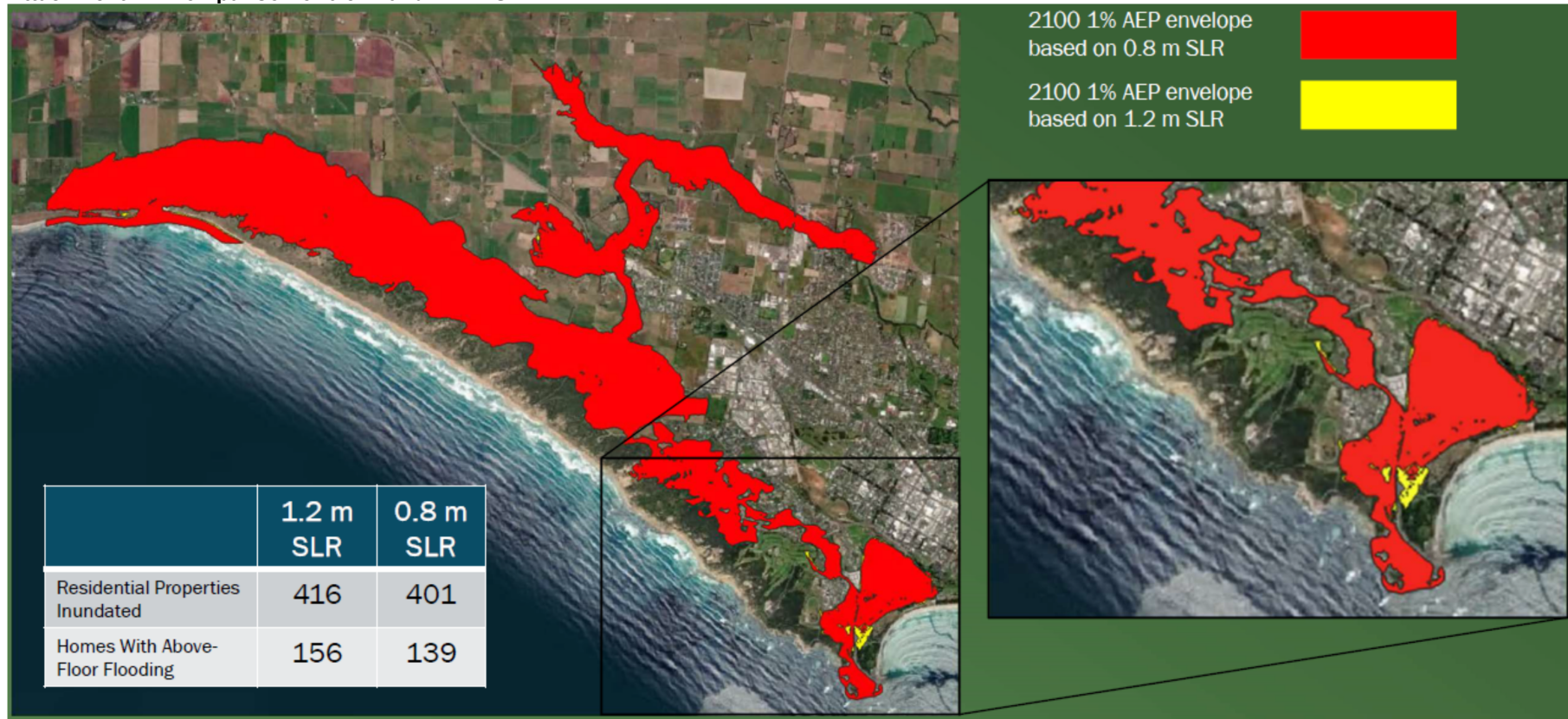
It is recommended that Council formally adopt the Investigation in order to proceed with implementing flood-related planning controls to ensure that the Warrnambool Planning Scheme operates with the best available, climate-ready information.

ATTACHMENTS

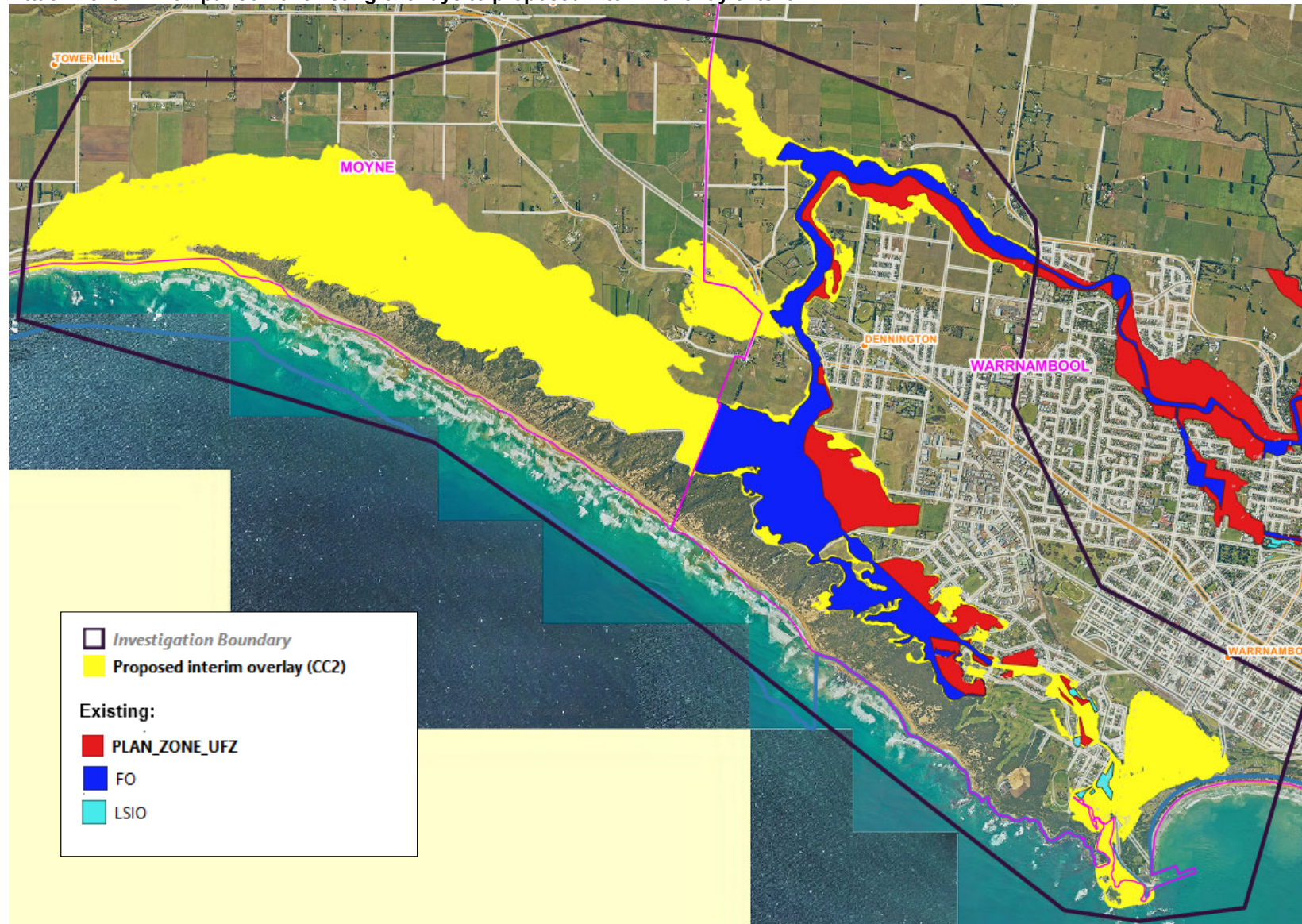
1. South Warrnambool and Dennington Flood Investigation - Appendices [7.1.1 - 3 pages]
2. R. M 00407.005.01 Summary Optimized [7.1.2 - 144 pages]

- *Cr Ziegeler returned to the meeting at 6.20pm.*

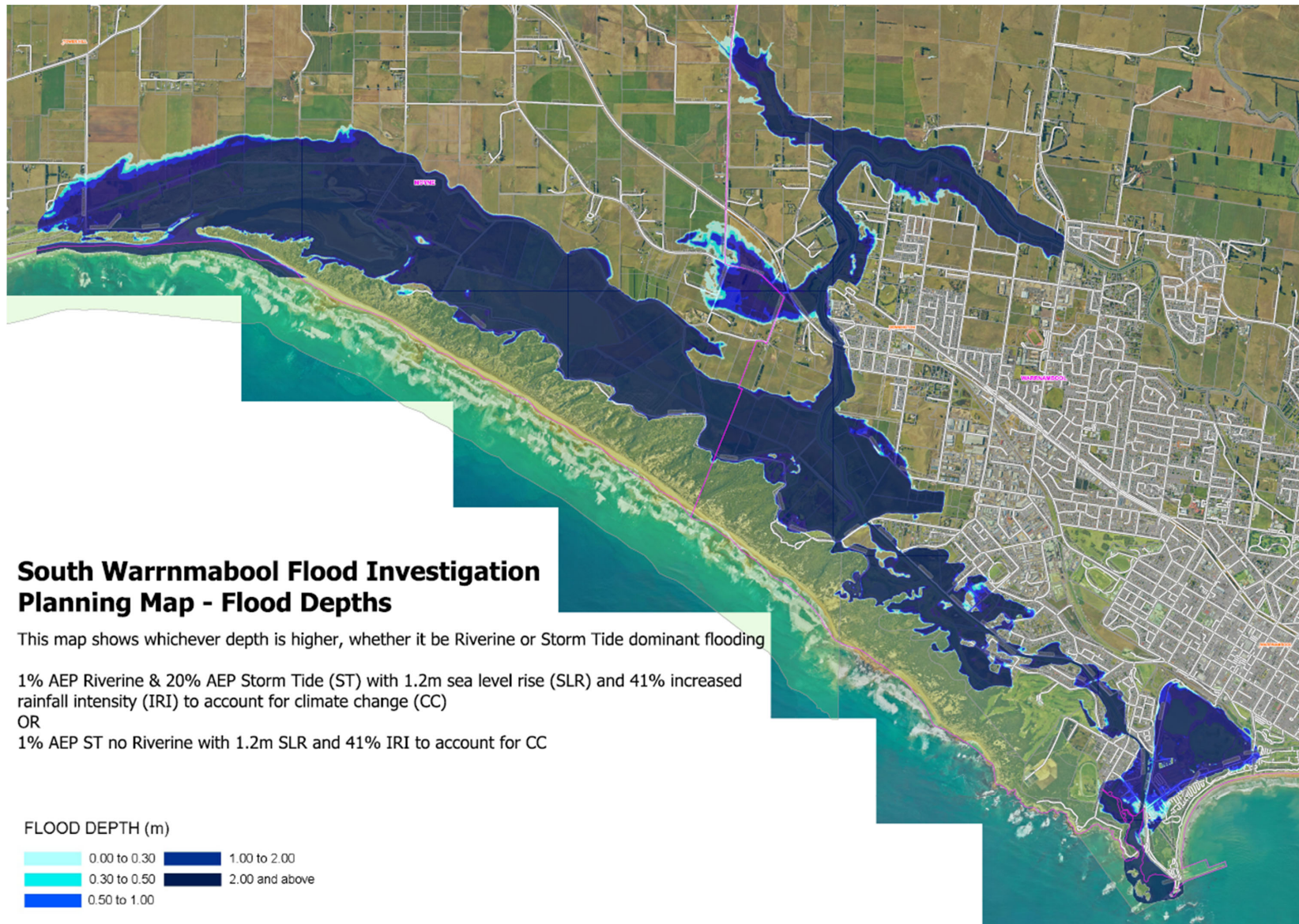
Attachment 1 – Comparison of 0.8 m and 1.2 m SLR



Attachment 2 – Comparison of existing overlays to proposed interim overlay extent.



Attachment 3 – 1% AEP Flood Depth Mapping



Attachment 4 – South Warrnambool and Dennington Flood Investigation Summary Report



in partnership with



South Warrnambool and Dennington Flood Investigation

Summary Report

Report Reference: R.M00407.005.01_Summary.docx



Date: February 2025

Prepared for: Warrnambool City Council



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R.M00407.005.01_Summary.docx



Executive Summary

i

Executive Summary

The best available mapping to date for the South Warrnambool and Dennington areas are the 2007 South Warrnambool Flood Study (Water Technology 2007a) and Dennington Flood Study (Water Technology 2007b) and its subsequent updates. Since the completion of the 2007 studies an updated version of Australian Rainfall and Runoff (ARR) (Ball, et al. 2019) was released in 2019 which provides significant progress in the methodologies used to undertake flood modelling and mapping assessments. A major update to the guidance on how to consider climate change in flood investigations was also released in late 2023 (DCCEEW 2023). There has also since been three significant flood events occur, the 2020 riverine flood event and the 2009 and 2014 storm tide flood events.

Warrnambool City Council (Council) in partnership with the Glenelg Hopkins Catchment Management Authority (GHCMA) were successful in gaining funding from Emergency Management Victoria (EMV) to engage Venant Solutions to undertake this Investigation to update existing riverine flood risk modelling and develop new storm tide risk mapping for South Warrnambool and Dennington. Venant Solutions has completed this investigation with support from BMT for the storm tide assessment and PM Design Group for the structural mitigation option assessment.

The Investigation has been undertaken in accordance with the latest guidance and parameters provided in ARR and the Victorian Guideline for Modelling the Interaction of Catchment & Coastal Flooding (Streamology 2022b). The climate change guidance provided by Australian Rainfall and Runoff (DCCEEW 2023), which accounts for the effect of increased and increasing rainfall intensity on flood risk, has also been accounted for. The hydrology and hydraulic model elements of the project including all adopted parameters and assumptions have been independently peer reviewed.

The reliability of the flood model developed to underpin the assessment of flood risk was confirmed through its ability to accurately represent actual flood extents and depths for both riverine and storm tide events that have occurred in the past. For riverine events, facilitated by the availability of a large amount of past flood event data, the October 2020 was replicated as a calibration event and the March 1946 event was replicated, as best as possible with the available information, as a validation event. Two past storm tide events, April 2009 and June 2014, were used as calibration and validation event respectively and the model achieved a good calibration.

A suite of riverine and storm tide design flood event mapping and flood intelligence information has been produced covering the 20%, 10%, 5%, 2%, 1%, 1 in 200, 1 in 500 Annual Exceedance Probability (AEP) events, in addition to an estimate of the probable maximum flood and a Tsunami estimate.

The flood mapping and intelligence information produced for the Investigation includes the flood depth, level, velocity and hazard mapping, identification of inundated properties, buildings and roads, estimation of expected flood travel times and the estimation of monetary flood damages. Current climate (present day at the time of writing this Investigation) 1% AEP flood depth mapping for riverine and storm tide events is presented in Figure 1 to Figure 6. A 1% AEP riverine event is expected to result in the inundation of 379 properties, 25 buildings and 23 roads while a 1% AEP storm tide is expected to result in the inundation of 196 properties, two buildings and five roads.

The riverine event AAD (average annual damages) estimate of \$625,000 and storm tide event AAD estimate of \$101,000 are based on independent events so there is a combined AAD estimate of \$726,000.

The study has also allowed for context to be provided around the level of risk flooding has posed across the study area in the past, in comparison to what can be expected to occur in the present day and into the future as the climate changes.

Executive Summary

ii

The 1946 event is by far the largest riverine flood recorded in the Merri River since records began in the mid to late 1800s with an estimated magnitude of approximately a 1 in 150 AEP. Other significant events occurred in 2020 with an estimated magnitude of 6% (1 in 18) AEP and 2001 and 2010 both with an estimated magnitude of 9% (1 in 11) AEP. A relatively limited historical storm tide event dataset was available to identify and quantify the magnitude of storm tides impacting on South Warrnambool but in present day terms, the April 2009 and June 2014 storm tide magnitude is estimated to be 10% (1 in 10) and 5% (1 in 20) AEP events respectively.

Two climate scenarios for the year 2100 have been assessed. These are referred to as Climate Change Scenarios 1 and 2 which represent potential global warming levels (GWLs) of 3.6°C and 4.5°C respectively relative to the baseline period between 1961 to 1990. These scenarios are based on global mean surface temperature projections that stem from the worlds potential greenhouse gas emissions trajectory pathways, as described by the Intergovernmental Panel on Climate Change (IPCC) Shared Socioeconomic Pathway (SSP) modelling. The SSP descriptors for emission trajectory scenarios are conveyed by the IPCC's Sixth Assessment Report. 3.6°C of global warming above the baseline period, occurring between the years 2081 and 2100, is the best estimate (50th percentile) of the SSP3-7.0 high greenhouse gas emissions scenario and the upper limit estimate (95th percentile) of the SSP2-4.5 intermediate greenhouse gas emissions scenario. 4.5°C of global warming above the baseline period is representative of the best estimate (50th percentile) of the SSP5-8.5 very high greenhouse gas emissions scenario. At the time of writing, strong evidence, including the 2024 United Nations Emissions Gap Report (UNEP 2024), indicates that the worlds emissions are continuing to track on the trajectory of upper estimates of greenhouse gas emissions representative of SSP5-8.5 scenario (Climate Change Scenario 2).

Climate change is expected to increase both the intensity of storm rainfalls and mean sea level beyond already observed change in both of these key determinants of flood risk. Increased rainfall intensity will increase the amount of inland catchment rainfall runoff, which affects the magnitude of flood flows in the Merri River. Sea level rise will make storm tide events more severe and will also back water further up the Merri River estuary, progressively increasing the height of riverine flood levels in comparison to flood events of the past.

Climate Change Scenario 2, selected as the climate scenario for draft planning scheme mapping, represents a 41% increase in rainfall intensity and 1.2 m of sea level rise. This results in 1% AEP riverine water levels approximately 0.6 m higher than current climate conditions at Dennington. This is the equivalent of a 1 in 350 AEP event under current climate conditions or an event which is currently expected only to have a 20% chance of occurring in an 80 year lifespan increasing to a 55% chance of occurring. To provide further context of the influence of climate change on riverine flooding, based on a baseline period between 1961 to 1990 the 1946 event would have an estimated flood magnitude of approximately 1 in 300 AEP, which is reduced to 1 in 150 AEP under current climate conditions and 1 in 60 AEP in 2100.

Increases in flood level for storm tide events for the climate change scenarios are consistent with the magnitude of sea level rise.

The feasibility of three structural mitigation options were assessed in the flood model. The options assessed had the aim of mitigating riverine flooding in the urban area of South Warrnambool downstream of Swinton Street. The assessment showed that restricting flow through Swinton Street either by reducing the flow area under the Swinton Street bridge (one option) or by installing flood gates (another option) would significantly reduce flood levels and the number of houses with above floor flooding. The benefits were greater than a third option investigated which was to increase the flow capacity of the Merri River Cutting. However, the option to restrict flow through Swinton Street would increase upstream flood levels. To manage the increases in flood level significant works are required in Kelly Swamp and Saltwater Swamp to allow more flow to pass through Rutledges Cutting. These works include extensive excavation with a very high capital cost resulting in low

Executive Summary

iii

benefit-cost ratios and the potential to have detrimental environmental and cultural heritage impact on the nationally significant Lower Merri River Wetlands.

There are currently a number flood risk related planning controls in place for Dennington and South Warrnambool including Urban Flood Zone (UFZ), Floodway Overlays (FO) and Land Subject to Inundation Overlay (LSIO). In South Warrnambool the planning controls were first implemented in the mid-1990s. In the mid-2010s the planning controls were updated north-west of Block Street and extended to include Dennington based on the South Warrnambool Flood Study (Water Technology 2007a) and Dennington Flood Study (2007b). The flood risk mapping produced by this Investigation provides the foundation for updating the Warrnambool Planning Scheme. For South Warrnambool and Dennington this will be achieved through application of the Land Subject to Inundation (LSIO) and Floodway (FO) overlay to the flood prone land in and around both townships and will represent the best available flood modelling and climate science at the time of the Investigation.

The Investigation has involved assessment of the feasibility of improving flood forecasting and warning arrangements for South Warrnambool and Dennington as well as providing tools to aid this process. The outputs of this Study can also be used to improve the communities' and emergency response agencies' abilities to plan for and respond to flood events. This mainly involves updating the Warrnambool City Council Flood Emergency Plan (MFEP) to include flood intelligence or warning information along with improving interpretation and communication of flood risk to the community. Fifteen recommendations are made with priorities assigned.

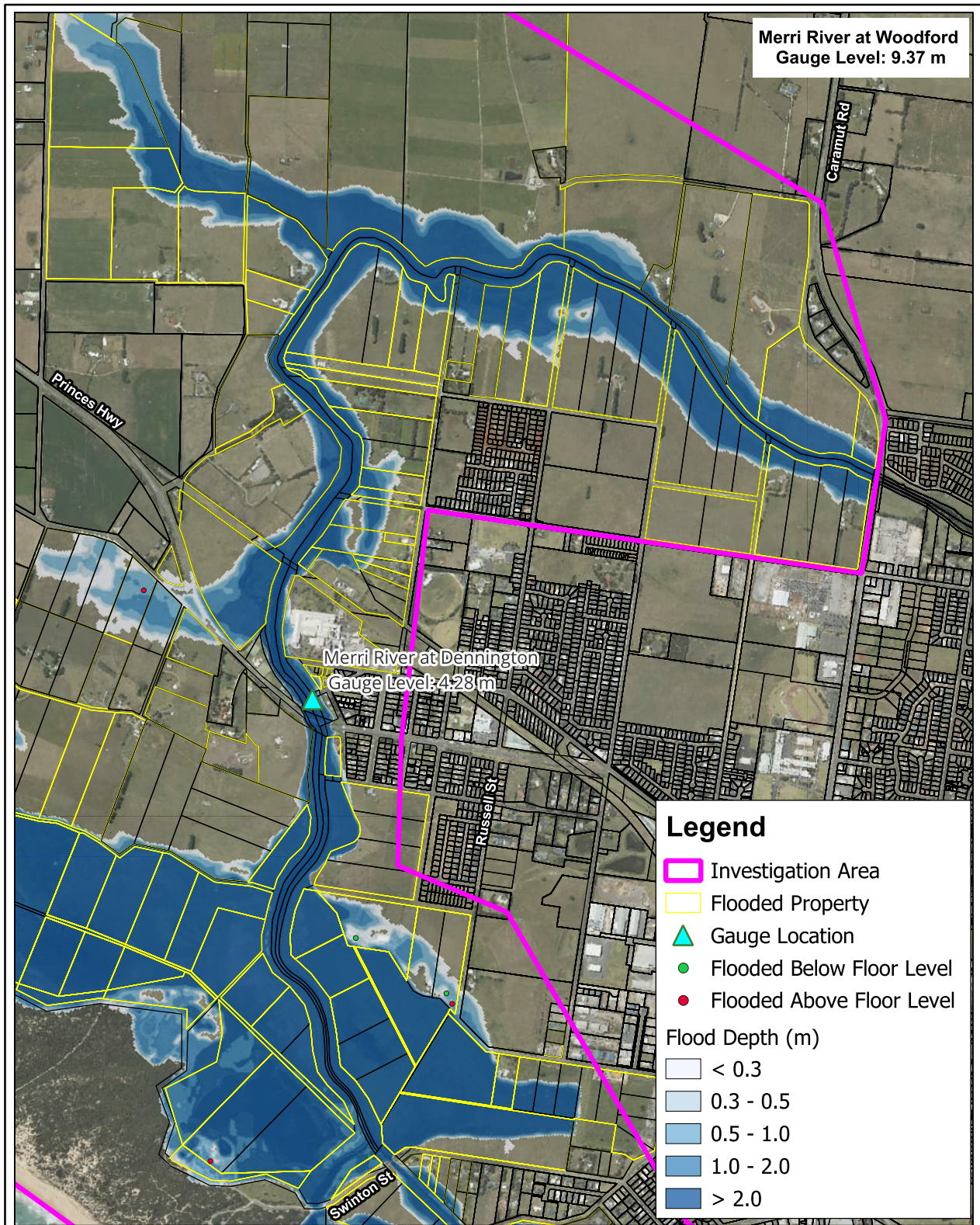
In light of the outcomes of the Investigation summarised above, the key outcomes are:

- Thorough documentation of the history of flooding across the Investigation Area based on the historical information discovered during the study
- Hydrologic (RORB) and hydraulic (TUFLOW) models that are well calibrated to the available historic flood event data providing confidence that the flood risk mapping and flood emergency response planning (flood intelligence) outputs reflect the likely real world extent, depth and velocity of the modelled flood risk scenarios. The calibrated models have enabled:
 - Provision of knowledge and data around the expected effects of climate change (primarily increase in rainfall intensity and rising mean sea level) on flood risk into the foreseeable future
 - Delineation of appropriate extents for land use and development planning controls for incorporation into the Warrnambool Planning Scheme and mitigation of flood risk via the planning system
 - Development of a range of reliable products to support improvement of flood emergency response procedures and actions, including updating of the Municipal Flood Emergency Plan (MFEP)
- Average annual damage (AAD), which represent the average flood damage in present day monetary terms per year that would occur over a long period of time, estimates of \$625,000 for riverine events and \$101,000 for storm tide events bringing the total AAD estimate up to \$726,000
- The feasibility of three structural mitigation options were assessed in the flood model. The options assessed were broadscale options with the aim of mitigating riverine flooding in the urban area of South Warrnambool downstream of Swinton Street. While these options were successful in mitigating the risk of riverine flooding, they involve extensive excavation with a high capital cost (and in turn a low benefit-cost ratio) and the potential to have detrimental environmental and cultural heritage impact on the nationally significant Lower Merri River Wetlands.
- Demonstrated that the development of a flood warning service operated by the Bureau of Meteorology for the communities of South Warrnambool and Dennington is feasible with much of the infrastructure required already in place. However, there is still significant investment required and the Bureau of Meteorology will prioritise the development of a system across catchments country wide. This

Executive Summary

iv

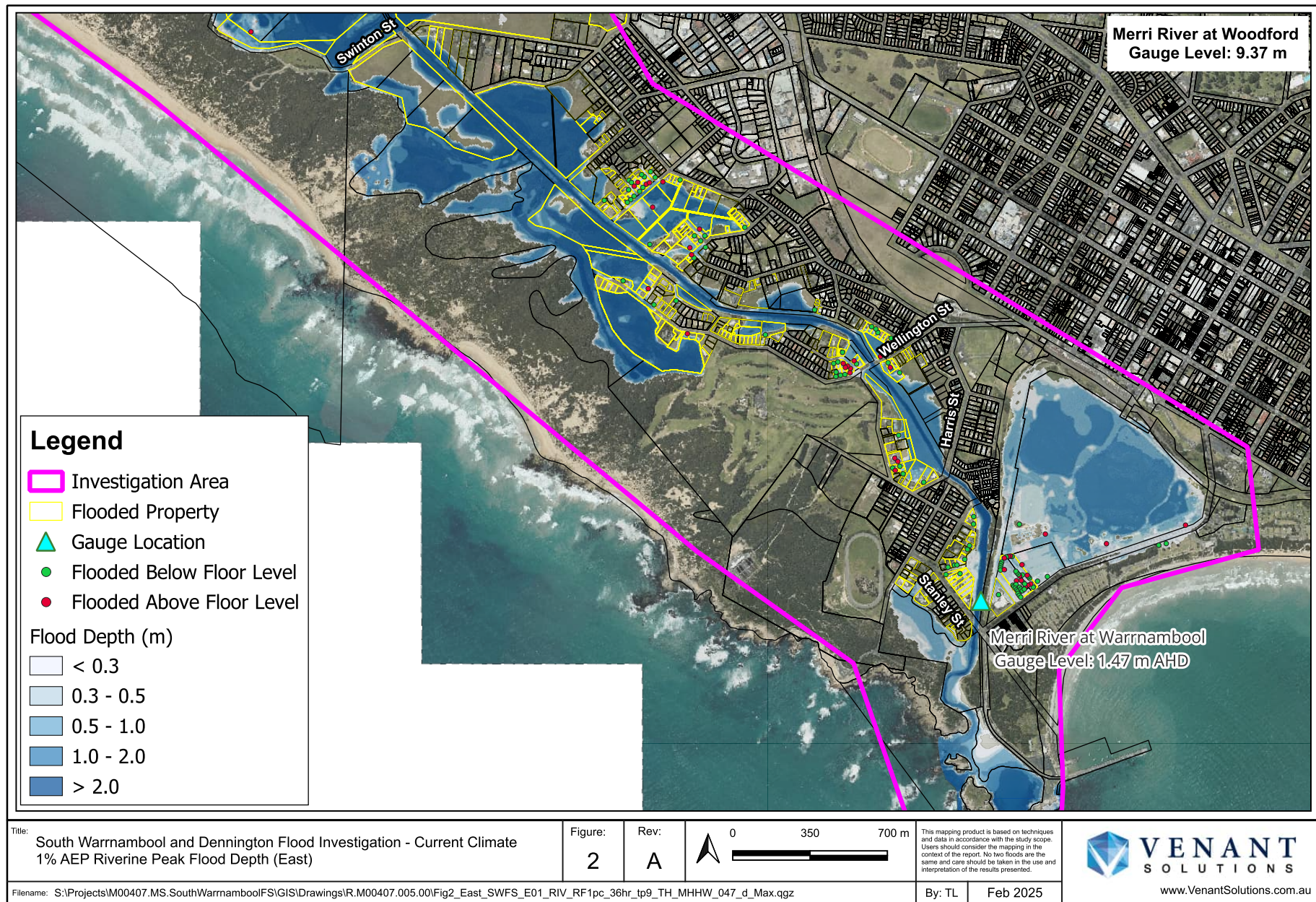
Investigation has provided tools and identified measures that will improve the flood warning arrangements in lieu of a formalised service.

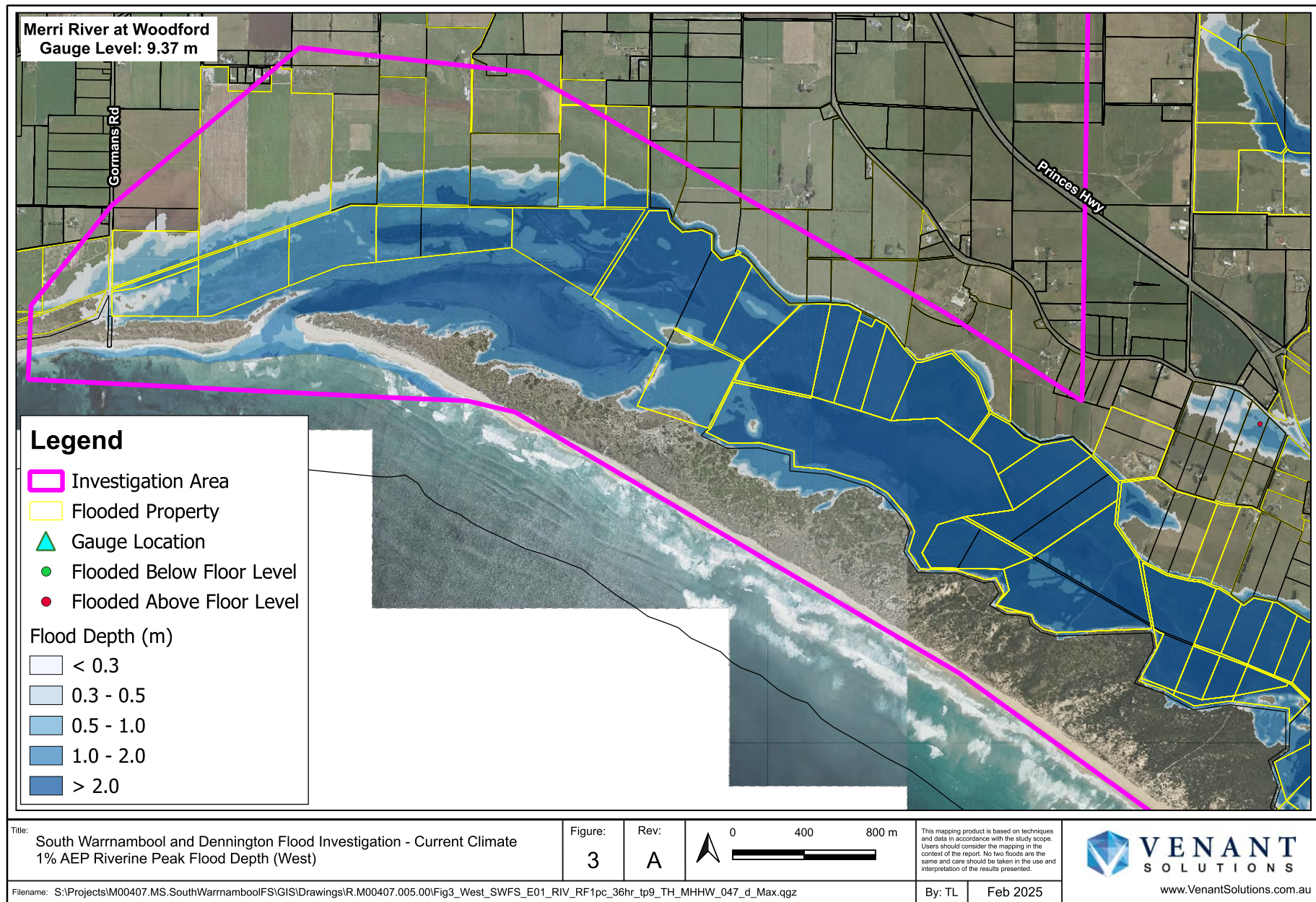


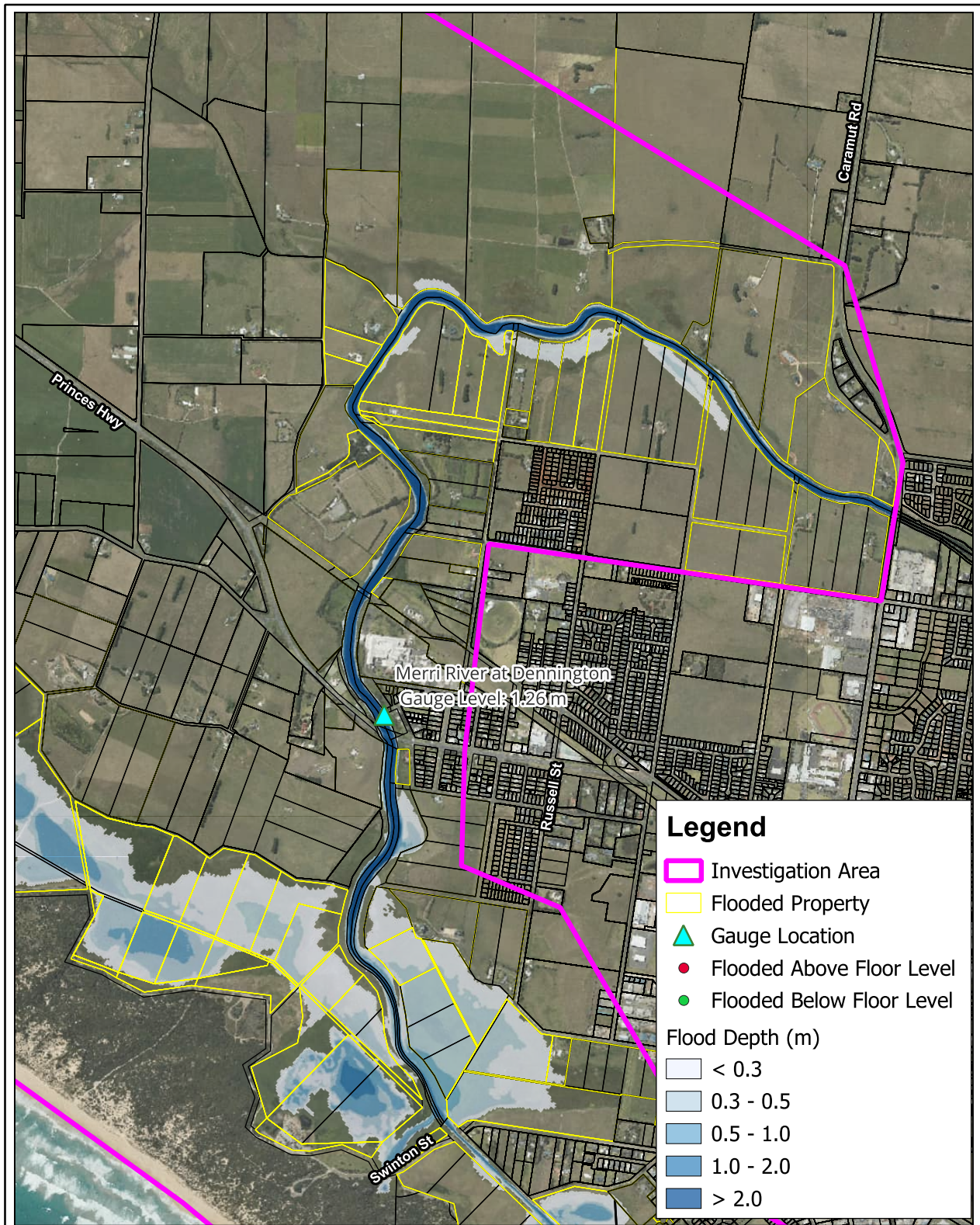
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1% AEP Riverine Peak Flood Depth (North)

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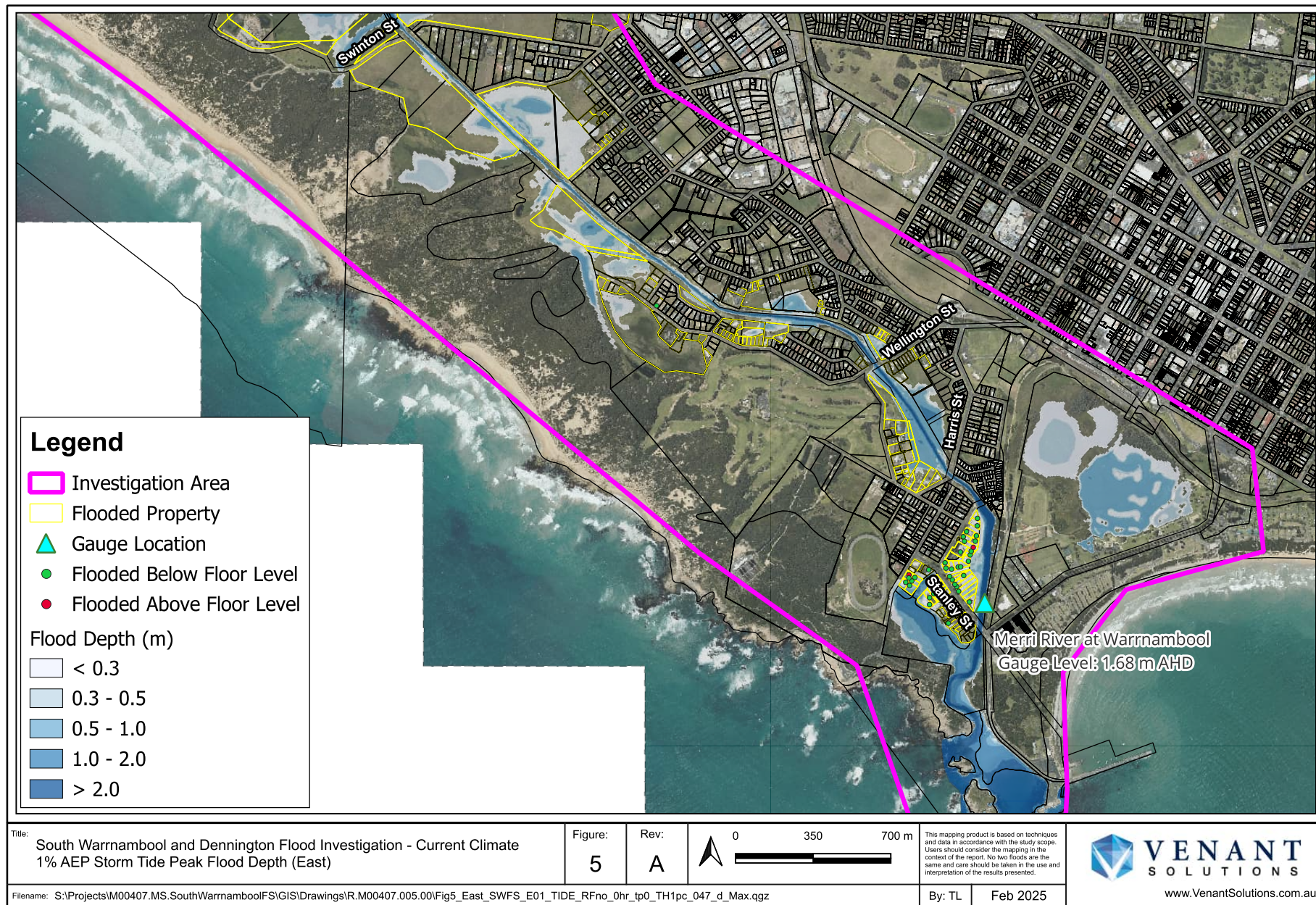


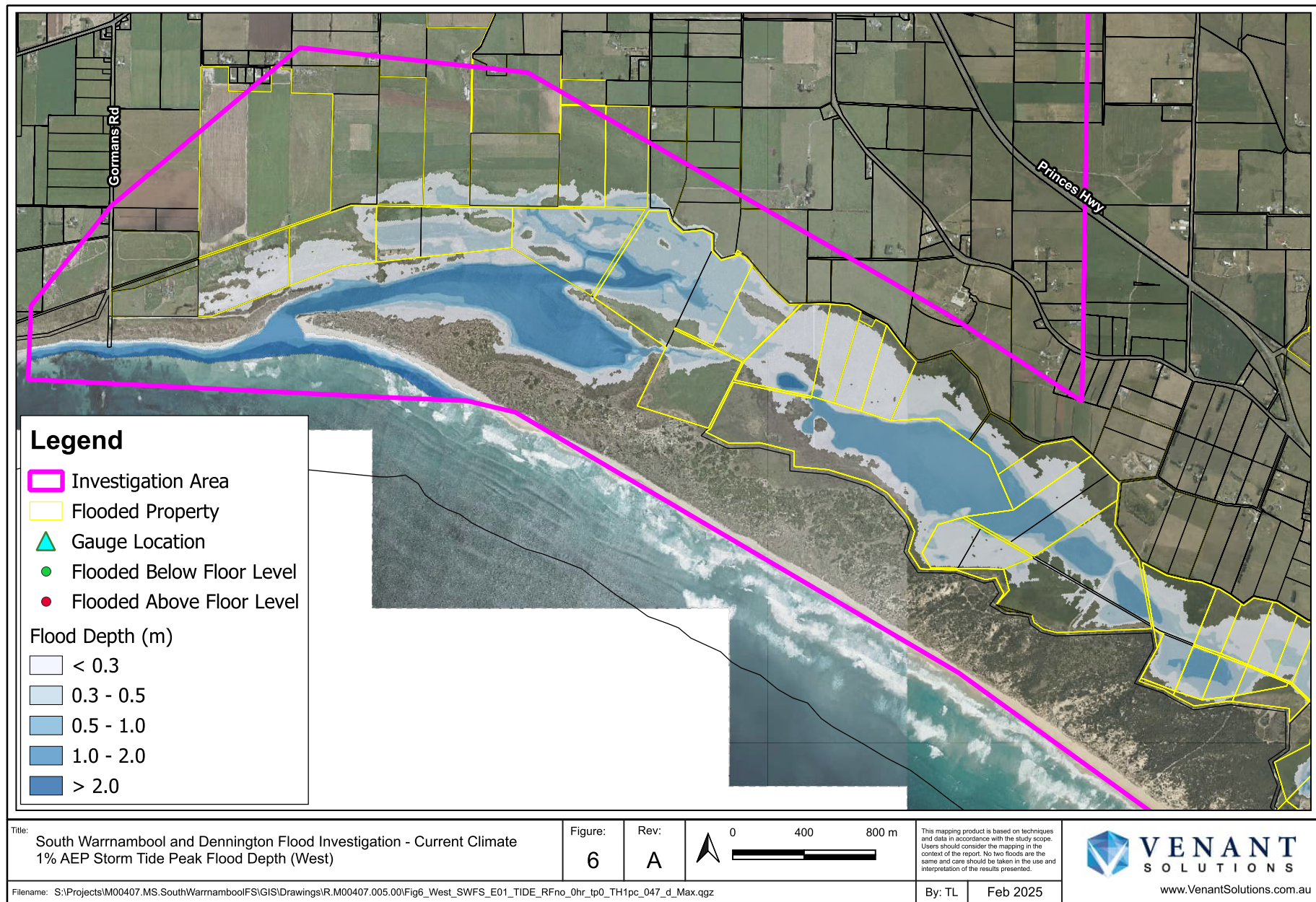


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1% AEP Storm Tide Peak Flood Depth (North)

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Contents

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Contents

1	Introduction	1
1.1	Background	1
1.2	Investigation area and catchment description	2
1.3	History of flooding in South Warrnambool and Dennington	5
1.3.1	March 1946 riverine event description	6
1.3.2	October 2020 riverine event description	9
1.3.3	April 2009 storm tide event description	12
1.3.4	June 2014 storm tide event description	13
1.4	Investigation climate change scenarios	15
2	Community engagement	16
3	Data review	18
3.1	Previous Studies	18
3.2	Historic flood data	18
3.3	Topographical data	18
3.4	Stream, reservoir, tide, estuary and rainfall data	19
3.4.1	Merri River at Woodford stream gauge rating curve review	19
3.5	Bridge data	21
3.6	Site visit	21
3.7	Field survey	21
4	Flood modelling	22
4.1	Modelling method summary	22
4.2	Merri River at Woodford flood frequency analysis	24
4.3	RORB modelling	25
4.3.1	RORB model development	25
4.3.2	RORB model calibration and validation	27
4.3.3	Design event rainfall and parameters	27
4.3.4	Critical events	28
4.4	Storm tide assessment	28
4.5	TUFLOW modelling	30
4.5.1	TUFLOW model development	30
4.5.2	TUFLOW model calibration and validation	33
4.6	Treatment of joint probability	33

Contents	xi
4.7 Quality assurance and sensitivity testing	34
5 Flood mapping and intelligence outputs	35
5.1 Flows and hydrographs	35
5.2 Flood depth mapping	36
5.3 Flood velocity mapping	37
5.4 Flood hazard mapping (velocity x depth product)	37
5.5 Flood levels	37
5.6 Property and building inundation	43
5.7 Road inundation	43
5.8 Travel times	50
6 Flood damages assessment	51
6.1 Economic inputs	51
6.2 Current climate average annual damages	52
7 Draft planning overlay mapping	55
8 Structural mitigation options feasibility assessment	61
8.1 Mitigation option selection	61
8.2 Selected mitigation option descriptions	63
8.2.1 Option 1 - Restrict flow across Swinton Street with Kelly Swamp / Saltwater Swamp works	63
8.2.2 Option 4 - Excavation of the Merri River Cutting at four locations where the channel narrows	64
8.2.3 Option 5 - Install a flood gate at the Swinton Street bridge with Kelly Swamp / Saltwater Swamp works	65
8.3 Feasibility assessment results	66
8.3.1 Flood level reductions	66
8.3.2 Economic assessment	67
8.4 Feasibility assessment outcomes	67
9 Flood warning feasibility assessment	69
9.1 Flood warning feasibility assessment recommendations	70
10 Key outcomes	74
11 References	75
Appendix A Flood depth mapping	A-1
Appendix B Flood velocity mapping	B-2
Appendix C Flood velocity x depth mapping	C-3

Contents

xii

Appendix D Structural mitigation options flood level impact mapping**D-4****List of Figures**

Figure 1-1	Investigation Area layout	3
Figure 1-2	Catchment and Investigation Area layout	4
Figure 1-3	History of flooding at Merri River at Woodford gauge	5
Figure 1-4	Storm tide event magnitudes at the Merri River at Warrnambool gauge	6
Figure 1-5	Photo of March 1946 event at Dennington (image courtesy of David Skinner)	7
Figure 1-6	Photo of Cassidy's Bridge after the 1946 flood (SRWSC 1946)	7
Figure 1-7	Woodford during the 1946 flood event (SRWSC 1946)	8
Figure 1-8	233 Bridge Road, Woodford present day	8
Figure 1-9	Photo of flooding at the corner of O'Brien and Younger Streets looking south	9
Figure 1-10	Photo of flood extent taken from near MacDonald Street bridge looking north-west towards McGennan Street	10
Figure 1-11	Photo of flooding at 6 Morse Road	10
Figure 1-12	Photo of flooding temporary levee at the Midfield Meats Rendering Plant with helicopter dropping sandbag	11
Figure 1-13	Photo of flooding at the Esplanade looking north-west towards the Dennington Boat Ramp (image courtesy of Graham Conn)	11
Figure 1-14	Photo of Stingray Bay	12
Figure 1-15	Photo looking east across inundated MacDonald Street	12
Figure 1-16	Photo of inundation of Ferrier Street and adjacent properties	13
Figure 1-17	Photo at Charles Kane Park playground looking towards the Stanley Street bridge	13
Figure 1-18	Photo of inundation at MacDonald Street	14
Figure 1-19	Photo of inundated properties along Denman Drive	14
Figure 2-1	Photo of the structural options voting	17
Figure 2-2	Community meeting held on the 11th of December 2023	17
Figure 3-1	Merri River at Woodford gauge pully system	20
Figure 3-2	Merri River at Woodford rating curve verification	21
Figure 4-1	Flood Frequency Curve for the Merri River at Woodford gauge	25
Figure 4-2	RORB model layout	26
Figure 4-3	Schematic showing the components of a storm tide (Streamology 2022b)	29

Contents	xiii
Figure 4-4 1% AEP storm tide time series	30
Figure 4-5 Schematic of landward and upward shift in entrance berm profile due to sea level rise (Streamology 2022b)	31
Figure 4-6 TUFLOW model layout	32
Figure 4-7 Illustration of Joint Probability Zone (Ball, et al. 2019)	34
Figure 5-1 Current climate hydrographs at Cassidys Bridge	36
Figure 5-2 Climate Change 2 hydrographs at Cassidys Bridge	36
Figure 5-3 Riverine event flood level long-section	39
Figure 5-4 Riverine event 1% AEP flood level long-section scenario comparison	40
Figure 5-5 Storm tide event flood level long-section	41
Figure 5-6 Storm tide event 1% AEP flood level long-section scenario comparison	42
Figure 5-7 Riverine events inundated roads (North)	44
Figure 5-8 Riverine events inundated roads (East)	45
Figure 5-9 Riverine events inundated roads (West)	46
Figure 5-10 Storm tide events inundated roads (North)	47
Figure 5-11 Storm tide events inundated roads (East)	48
Figure 5-12 Storm tide events inundated roads (West)	49
Figure 6-1 Categories of flood damage	51
Figure 6-2 Riverine event current climate AAD composition	53
Figure 6-3 Storm tide event current climate AAD composition	54
Figure 7-1 Existing flood related planning controls (North)	57
Figure 7-2 Existing flood related planning controls (East)	58
Figure 7-3 Draft planning overlay mapping (North)	59
Figure 7-4 Draft planning overlay mapping (East)	60
Figure 8-1 Option 1 layout	63
Figure 8-2 Option 4 layout	64
Figure 8-3 Option 5 layout	65

List of Tables

Table 4-1 Design event scenarios	23
Table 4-2 FFA Results for Merri River at Woodford gauge	24
Table 4-3 Design event parameter and rainfall inputs	27

Contents		xiv
Table 4-4	Critical events	28
Table 4-5	Warrnambool storm tide levels	29
Table 5-1	Flows and volumes at Cassidys Bridge	35
Table 5-2	Flood levels (m AHD)	38
Table 5-3	Inundated properties and buildings with above floor flooding	43
Table 5-4	Estimated travels times	50
Table 6-1	Riverine event current climate damages summary	53
Table 6-2	Storm tide event current climate damages summary	54
Table 8-1	Potential structural mitigation option community votes results	61
Table 8-2	Current climate 1% AEP riverine event houses flooded above floor level	66
Table 8-3	Benefit-cost ratio summary	67
Table 9-1	Recommended potential improvements	71

Definitions

xv

Definitions

Annual Exceedance Probability (AEP)	The chance of a flood of a given size (or larger) occurring in any one year, usually expressed as a percentage. For example, if a peak flood level of 8 m has an AEP of 10%, it means that there is a 10% chance (i.e. a 1 in 10 chance) of a peak flood level of 8 m being equalled or exceeded in any one year.
Australian Height Datum (AHD)	National survey datum corresponding to about mean sea level.
Australian Rainfall and Runoff (ARR)	The current (Version 4.1) guidelines for flood modelling in Australia.
Average Annual Damages (AAD)	The average flood damage in monetary terms per year that would occur over a long period of time.
Benefit-Cost Ratio (BCR)	The ratio of the benefits of a project or proposal, expressed in monetary terms, relative to its costs, also expressed in monetary terms. A ratio greater than 1.0 indicates that the benefits are greater than the costs while a ratio less than 1.0 indicates that the costs are greater than the benefits
Catchment	The area of land that drains to a particular point.
Design flood	A theoretical flood representing a specific likelihood of occurrence (for example the 1% AEP flood).
Estuary	The lower sections of rivers where they meet the sea and the fresh river water mixes with the salt water of the ocean.
Flood behaviour	The pattern / characteristics / nature of a flood.
Flood depth	The height or elevation of floodwaters above ground level.
Flood level	The height or elevation of floodwaters relative to a datum (typically the Australian Height Datum).
Flood model	The model developed for this Investigation inclusive of both the RORB hydrologic and TUFLOW hydraulic models
Highest Astronomical Tide	The highest level of water which can be predicted to occur under any combination of astronomical conditions.
Hydraulics	The study of water flow in rivers, estuaries and coastal systems.
Hydrograph	A graph showing how a river or creek's discharge changes with time.
Hydrology	The study of the rainfall-runoff process in catchments.

Definitions

xvi

LiDAR	Remote (aerial) sensing method that uses light in the form of a pulsed laser to measure distance to the Earth. This is used to generate detailed 3D topographical information across an area.
Mean Higher High Water (MWWH)	The mean of the higher of the two daily tide high waters over a period of time.
Probable Maximum Flood	The largest flood that could conceivably be expected to occur at a particular location.
RORB	Rainfall-runoff routing computer model for hydrologic analysis of catchment runoff.
TUFLOW	Fully two-dimensional and one-dimensional unsteady flow hydraulic computer modelling software.
Velocity	The speed at which the floodwaters are moving.

Abbreviations

xv

Abbreviations

AAD	Average Annual Damages
AGCD	Australian Gridded Climate Data
AHD	Australian Height Datum
ARR	Australian Rainfall and Runoff (Version 4.1)
BCR	Benefit-Cost Ratio
BoM	Bureau of Meteorology
CFA	Country Fire Authority
Council	Warrnambool City Council
CSIRO	Commonwealth Scientific and Industrial Research Organisation
DEECA	Department of Energy, Environment and Climate Action
DEM	Digital Elevation Model
DTP	Department of Transport and Planning
GHCMA	Glenelg Hopkins Catchment Management Authority
EEMSS	Estuary Entrance Management Support System
EMV	Emergency Management Victoria
HAT	Highest Astronomical Tide
IFD	Intensity-Frequency-Duration
IRI	Increased Rainfall Intensity
LFG	Warrnambool Local Flood Guide
MFEP	Warrnambool City Council Flood Emergency Plan
MHHW	Mean Higher High Water
MSL	Mean Sea Level
NSE	Nash Sutcliffe Efficiency
PMF	Probable Maximum Flood
RRV	Regional Roads Victoria
PRG	Project Reference Group
SRWSC	Sate Rivers and Water Supply Commission
SLR	Sea Level Rise
SSP	Shared Socioeconomic Pathway
SWL	Still Water Level
TFWS	Total Flood Warning System
The Investigation	South Warrnambool Flood Investigation

Abbreviations

xvi

The Catchment	The Merri River catchment to the estuary mouth at Warrnambool
VICSES	Victoria State Emergency Service

Introduction

1

1 Introduction

This report provides a summary of the South Warrnambool and Dennington Flood Investigation (the Investigation). This information summarised in this report is detailed in the supporting technical reports:

- Data Review Report (Venant Solutions 2023)
- Flood Modelling Report (Venant Solutions 2024)
- Flood Damages and Mitigation Feasibility Assessment Report (Venant Solutions 2025a)
- Flood Warning Feasibility Assessment Report (Venant Solutions 2025b)

The reporting is supported by investigation deliverables including:

- Calibrated and validated RORB hydrologic and TUFLOW hydraulic models and results
- GIS flood mapping and Spatial Data Specification outputs
- Flood animations
- Draft planning scheme overlay mapping
- Municipal Flood Emergency Plan updates

1.1 Background

Warrnambool is a city of 35,400 people (as of the 2021 Census) and growing. To date the best available mapping for the South Warrnambool and Dennington areas are the 2007 South Warrnambool Flood Study (Water Technology 2007a) and Dennington Flood Study (Water Technology 2007b) and its subsequent updates. Since the completion of the 2007 studies Version 4.1 of Australian Rainfall and Runoff (ARR) (Ball, et al. 2019) was released in 2019 which provides significant progress in the methodologies used to undertake flood modelling and mapping assessments. A major update to the guidance on how to consider climate change in flood investigations was also released in late 2023 (DCCEEW 2023). There has also since been three significant flood events occur, the 2020 riverine flood event and the 2009 and 2014 storm tide flood events.

Warrnambool City Council (Council) in partnership with the Glenelg Hopkins Catchment Management Authority (GHCMA) were successful in gaining funding from Emergency Management Victoria (EMV) to engage Venant Solutions to undertake this Investigation to update existing riverine flood risk modelling and develop new storm tide risk mapping for South Warrnambool. Venant Solutions has completed this investigation with support from consultants BMT for the storm tide assessment and PM Design Group for the structural mitigation option assessment. This information will be used for the following purposes:

- Update knowledge and data around impacts of climate change induced increases in frequency of extreme events, sea level rise and storm tide flooding to enable more effective planning for a worsening flood risk profile for South Warrnambool and Dennington
- Amendment of flood related land use and development controls in the Warrnambool planning scheme
- Assess feasibility for establishing flood alerting/warning arrangements (including for significant storm tide events)
- Provision of flood mapping & intelligence products for the entire project area to inform and develop:
 - Emergency response planning
 - Heightened community flood resilience
- Provision of reliable flood risk information for insurance purposes
- Assessing the feasibility of implementing structural flood mitigation works

A Project Reference Group (PRG) with representatives from the local community, VicSES, Moyne Shire Council, Department of Energy, Environment and Climate Action (DEECA), Eastern Maar Aboriginal

Introduction

2

Corporation, Bureau of Meteorology (BoM) and Parks Victoria has been established to provide oversight and local input throughout the Investigation.

1.2 Investigation area and catchment description

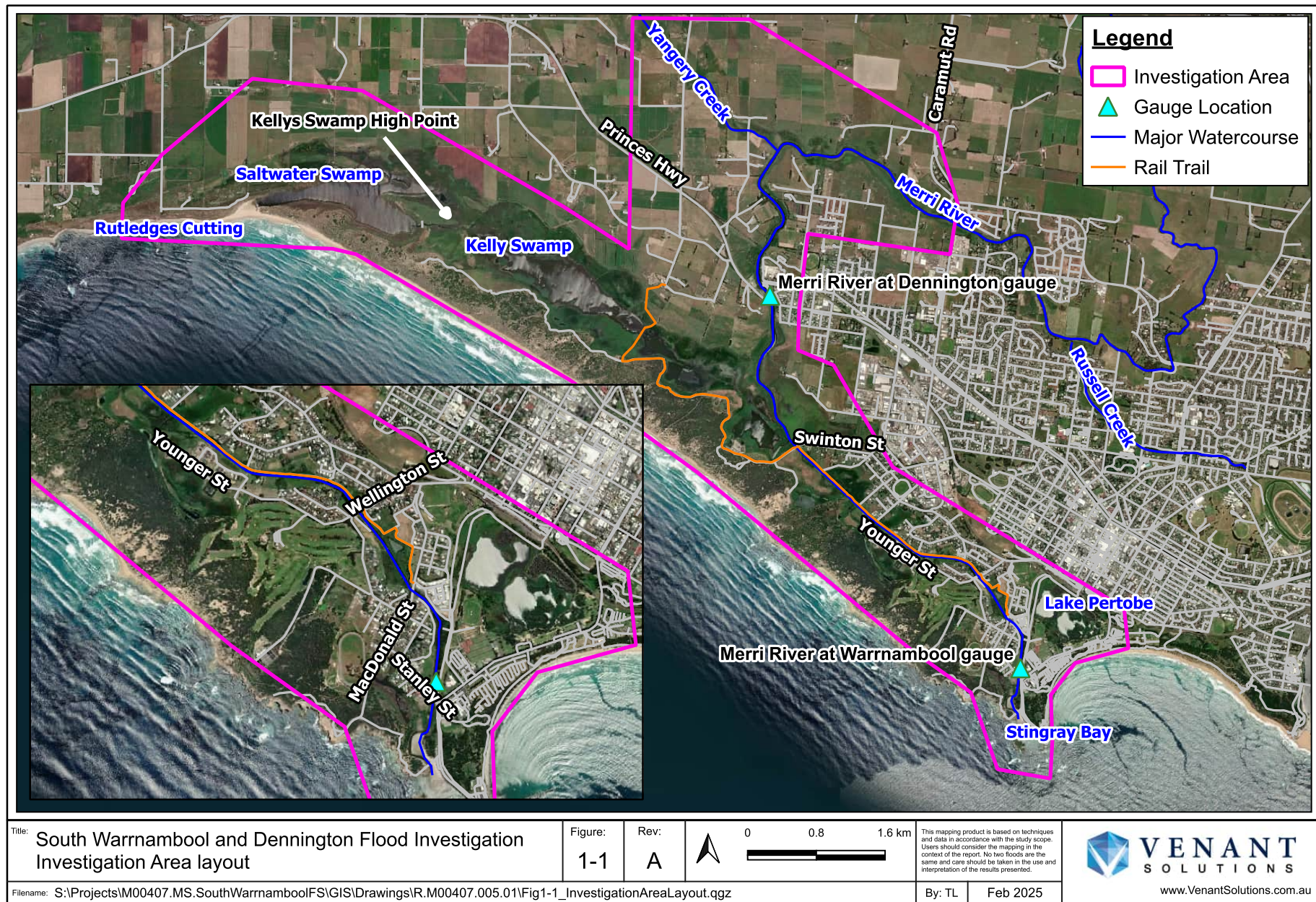
Warrnambool is located approximately 225 km south-west of Melbourne. The city centre and most of its residences are primarily located on the eastern bank of the Merri River (Figure 1-1). The Investigation Area extends from Cassidys Bridge (Caramut Road) at the upstream end, along the Merri River floodplain through Dennington then east past South Warrnambool to the Merri River mouth and west through Kelly and Saltwater Swamps to Rutledges Cutting.

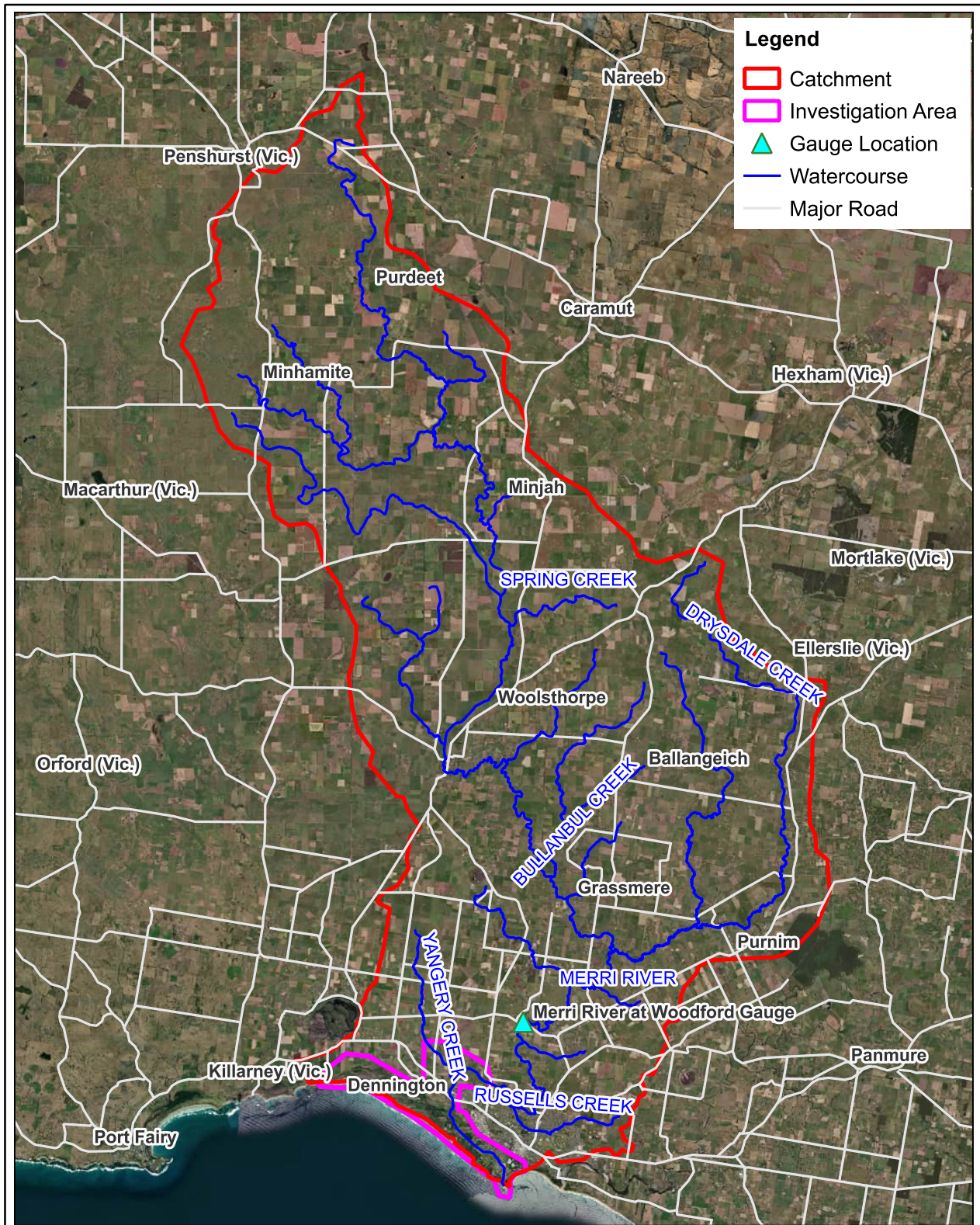
The Eastern Maar are the traditional owners of the South Warrnambool area. Locally the area was inhabited by the Tarerergundidj clan whose name 'Tarerer' referred to a large swamp between the Merri River and Tower Hill believed to be what is now known as Kelly Swamp (Clark 1990). The Tarerer Swamp is a significant site as a place where large gatherings of coastal clans occurred when whales were present along the coastline (Clark 1990).

The Merri River catchment (the Catchment) (Figure 1-2) flows in a generally southerly direction. Spring Creek flows through the town of Woolsthorpe upstream of the confluence with Bullanbul Creek, which then becomes the Merri River. Further downstream another major tributary, Drysdale Creek, flows into the Merri River at Grassmere before flowing through Woodford and reaching the coast at Warrnambool. To the downstream extent of the Investigation Area the Catchment has an area of 1,067 km². The primary land use within the Catchment beyond the residential and commercial areas of Warrnambool itself is agriculture.


Generally, the waterways and gullies in the Catchment upstream of Dennington are well defined. The main channels of both Spring and Drysdale Creeks are moderately vegetated, while the Merri River main channel is relatively clear, with dense vegetation along the banks. Historically, the Merri River flowed south from the Princes Highway at Dennington to discharge (Gill 1985). Over the past 6000 years coastal processes resulted in the formation of the coastal dune system both forming Kelly Swamp, which was then a bay, and diverting the Merri River eastwards to have its mouth at its current location in Stingray Bay. The Merri River followed a natural river alignment through the South Warrnambool floodplain generally south of the Merri River cutting to discharge into Stingray Bay via the South Warrnambool wetlands. However, since the 1800s there have been significant changes to the South Warrnambool floodplain including the construction of the Merri River cutting to help scour sand deposits in the Warrnambool Harbour, cutting off the natural alignment of the Merri River channel which flowed through the Warrnambool Golf Club and Thunder Point Raceway, and excavation of Rutledges Cutting making it a more permanent connection to the coast. At present during large riverine flood events approximately 80-90% of flow passes through the swamps to Rutledges Cutting while the remaining flow passes through the Merri River cutting to Stingray Bay.

There are three key stream gauges located on the Merri River used in this Investigation, the Merri River at Woodford (236205B) gauge (Figure 1-2) and the Merri River at Dennington (236218B) and Merri River at South Warrnambool gauges (Figure 1-1). At the time of documenting this Investigation the Merri River at Dennington gauge is under construction so gauge records are not yet available, noting that there was previously a stream gauge in Dennington between 1979 and 1985. The Merri River at South Warrnambool gauge is operated by the GHCMa and the gauge records are not publicly assessable.





Title: South Warrnambool and Dennington Flood Investigation
Catchment and Investigation Area Layout

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Introduction

5

1.3 History of flooding in South Warrnambool and Dennington

There is a long and well documented history of flooding in South Warrnambool and Dennington with the earliest reports of flooding in region dating back to 1870 with the first report found specifically mentioning flooding on the Merri River being from 1908 where it was reported that at Woodford water levels were “15 feet above normal level, and 3 feet below the bridge decking” (‘Flood at Warrnambool’, *Camperdown Chronicle* (5 September 1908), 1).

In March of 1946 the most significant flood event in the south-west region of Victoria since at least 1870 occurred. Following this event the State Rivers and Water Supply Commission prepared a report on the magnitude and impacts of the flood (SRWSC, 1946). Since then many flood studies along the Merri River have assessed the magnitude of this event. In 1948 the Merri River at Woodford stream gauge was installed providing a good record of riverine flooding on the Merri River since then. Figure 1-3 shows the history of flooding at Woodford including an estimate of the 1946 event with the magnitude of design events under current climate conditions shown as a point of comparison. The magnitude of significant riverine events to occur since 1946 in relation to current climate conditions at the Merri River at Woodford gauge are:

- 1946 – 1 in 150 AEP
- 1953 – 14% (1 in 7) AEP
- 1960 – 13% (1 in 8) AEP
- 1978 - 13% (1 in 8) AEP
- 2001 – 9% (1 in 11) AEP
- 2010 – 9% (1 in 11) AEP
- 2016 – 14% (1 in 7) AEP
- 2020 - 6% (1 in 18) AEP

It should be noted that these historic event magnitude estimates shown in Figure 1-3 are based on flow at the Merri River at Woodford gauge and may not represent the magnitude in South Warrnambool or Dennington. This is because if heavy rainfall falls in the lower catchment, flow originating from Russell Creek and Yangery Creek will not be included. Anecdotal information provided by the community indicated that this may have occurred in the 1980s, presumably either in 1983 or 1984 which are approximately 20% AEP events, where it was observed that flood levels were similar to the larger recent events such as in October 2020.

A detailed description of the March 1946 and October 2020 events used in the flood model calibration and validation is provided in the following sections.

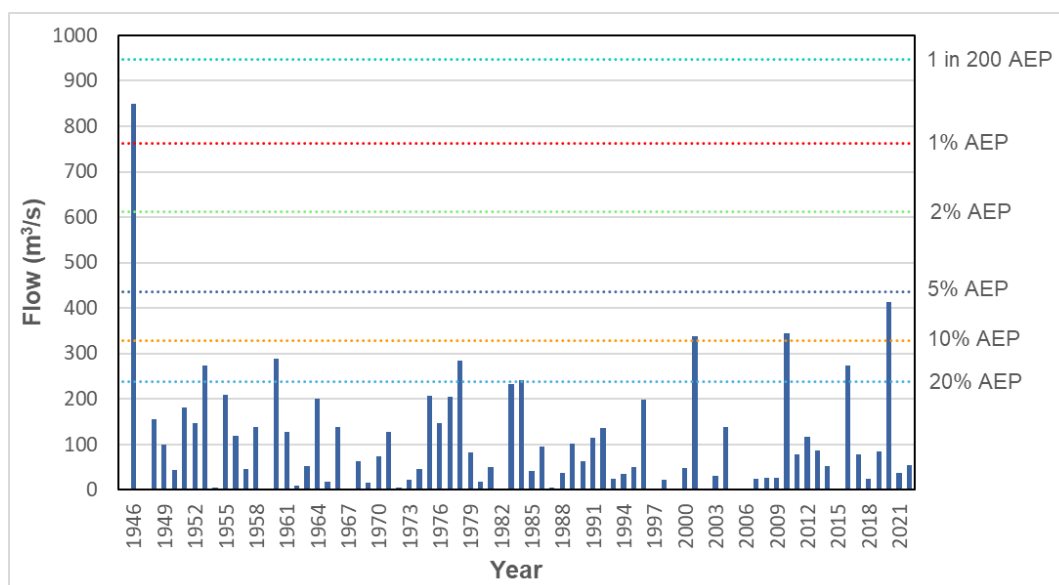


Figure 1-3 History of flooding at Merri River at Woodford gauge

Introduction

6

The history of storm tide flooding in South Warrnambool and Dennington is hard to define with offshore ocean height records not always correlating to levels in the Merri River cutting estuary because they do not take into account near shore wave setup (the increase in the mean water level towards the shoreline caused by wave action). It wasn't until 2017 that the stream level gauge at Warrnambool was installed and since then no significant storm tide events have been recorded. This leaves flood photography and surveyed flood levels of the April 2009 and June 2014 events as the only ones with information available and were selected for flood model calibration and validation. The magnitude of the June 2014 and April 2009 storm tide events are equal to approximately the 5% and 10% AEP respectively as shown in Figure 1-4 and a detailed description of the events is provided in the following sections.

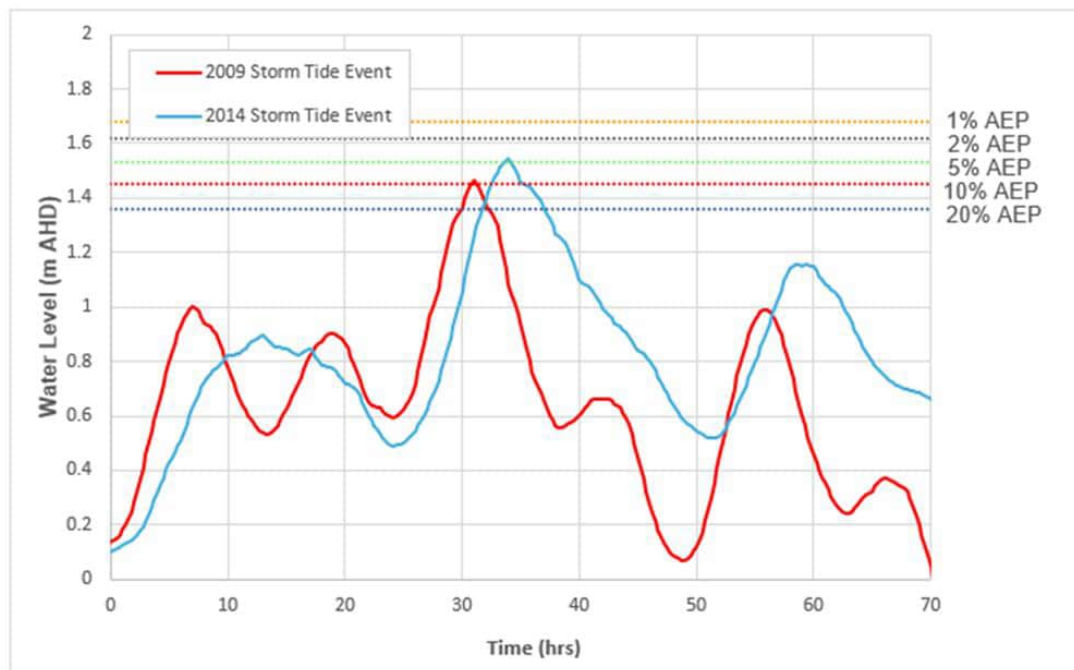


Figure 1-4 Storm tide event magnitudes at the Merri River at Warrnambool gauge

1.3.1 March 1946 riverine event description

The March 1946 riverine flood event is the largest reported on the Merri River since at least 1870. The storm event started on the 15th of March and lasted for three days with most intense period of rainfall occurring over 24 hours from 9:00 am on the 16th of March. Over the three day period a total rainfall of between approximately 140 mm near Ellerslie and 270 mm near the coast fell over the catchment resulting an estimated rainfall magnitude of approximately a 1 in 180 AEP across the catchment. If the rainfall fell in a shorter more intense burst the estimated rainfall magnitude could be higher.

There is limited information available on the impacts of this event in South Warrnambool but further upstream at Dennington a photograph is available of flooding over the old Princess Highway at the Dennington Bowls Club (Figure 1-5), and Cassidys Bridge was washed away (Figure 1-6). It was also observed that at the railway bridge a few hundred yards upstream of the Princes Highway (now removed but the abutments and bridge structure either side of the channel remain) there was a significant difference between the upstream and downstream water levels due to debris blockage and a reported under sizing of the bridge opening (SRWSC 1946). Based on aerial photography captured in 1947 it is estimated that Rutledges Cutting scoured to an opening width of approximately 1 km.

Introduction

7

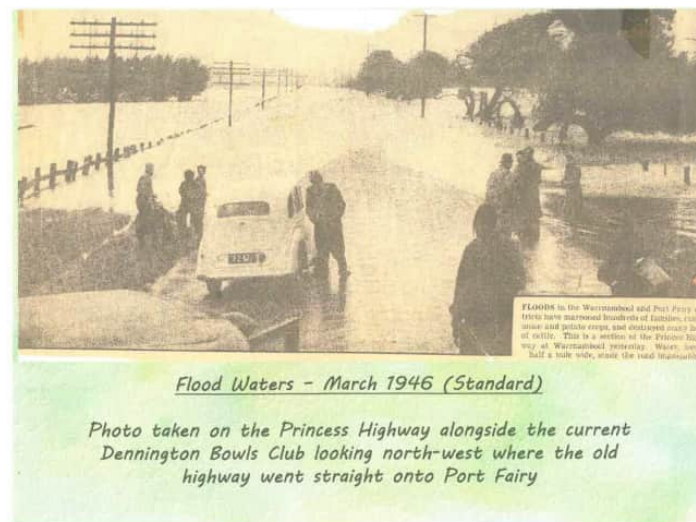


Figure 1-5 Photo of March 1946 event at Dennington (image courtesy of David Skinner)

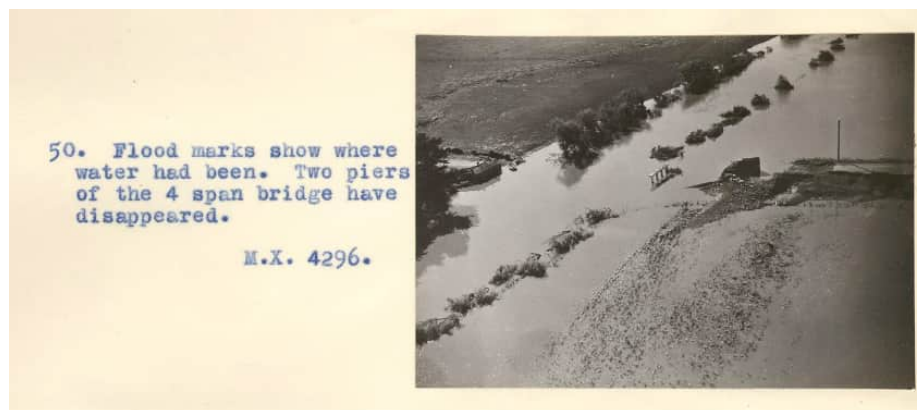


Figure 1-6 Photo of Cassidy's Bridge after the 1946 flood (SRWSC 1946)

At Woodford there is significantly more information available including multiple photos and videos of the event. One of these photos is of flooding of the old police station (Figure 1-7) which is still standing as a house at 233 Bridge Road, Woodford (Figure 1-8). Using survey of the house and assuming that the photograph was taken near the peak of the flood, a minimum flood level of 16.0 m AHD at the front of the house and 15.3 m AHD at the side of the house could be estimated. This allowed for a flow estimate of between 800 m³/s and 1,100 m³/s (range due to localised changes in observed water level as flow hits the building) to be derived from the detailed hydraulic model setup to verify the Merri River at Woodford rating curve (Section 3.4.1). This confirmed the peak flow estimate of 850 m³/s from the North Warrnambool Flood Study (Cardno 2010) which is considered the most robust of the previous peak flow estimates.



Figure 1-7 Woodford during the 1946 flood event (SRWSC 1946)



Figure 1-8 233 Bridge Road, Woodford present day

At Cassidys Bridge the estimated AEP of the event is approximately 1 in 155 AEP. This is slightly rarer than the estimate at Woodford due to high rainfall over the lower catchment. These estimates are significantly lower than some previous estimates of up to a 1 in 1,000 AEP event (Cardno 2010). The higher of these estimates was based on an estimated rainfall of 130 mm over 24 hours and outdated design rainfall estimates which under current climate conditions relates to 1 in 80 AEP rainfall event. Regardless, estimating the magnitude of flood events based on a reliable flow estimate to design event flow estimates which represent current climate conditions is considered a more robust approach than estimates made based on rainfall because it takes into account variables such as catchment antecedent conditions “wetness” that influence the conversion of rainfall to flood flows. Flow estimates are also considered more reliable than estimates made on flood level because changes in the physical catchment conditions such as removing the old railway bridge over the Merri River will influence the observed flood levels.

Introduction

9

1.3.2 October 2020 riverine event description

The October 2020 riverine flood event is the largest since the Merri River at Woodford stream gauge opened in 1948. The storm event began on the afternoon of the 7th of October and continued into the early morning of the 8th of October with the most intense rainfall falling in the evening of the 7th of October. The rainfall recorded at Warrnambool Airport was approximately equal to a 36 hour 15% AEP event. This resulted in a recorded peak flow of 414 m³/s at the Merri River at Woodford gauge and an AEP of approximately 6% (1 in 18) at Woodford and Cassidys Bridge.

Flood levels during this event neared those mapped for the 1% AEP event in the 2007 South Warrnambool and Dennington Flood Studies (Water Technology 2007a and 2007b). VICSES records that are documented in the Municipal Flood Emergency Plan show that 13 houses were inundated during this event with flooding threatening 16 more. The Woodford Primary School was closed, the levee protecting the Midfield Meats Rendering Plant failed and several roads were closed including Younger Street, Morse Street, Denman Drive, O'Brien Street, Mervue Court, Wellington Street, Northcote Drive, Landmann Street, Wilson Street, Braithwaite Street, and Farnham Road.

A selection of photos taken during the event flood are shown in Figure 1-9 to Figure 1-13.



Figure 1-9 Photo of flooding at the corner of O'Brien and Younger Streets looking south



Figure 1-10 Photo of flood extent taken from near MacDonald Street bridge looking north-west towards McGennan Street



Figure 1-11 Photo of flooding at 6 Morse Road



Figure 1-12 Photo of flooding temporary levee at the Midfield Meats Rendering Plant with helicopter dropping sandbag



Figure 1-13 Photo of flooding at the Esplanade looking north-west towards the Dennington Boat Ramp (image courtesy of Graham Conn)

Introduction

12

1.3.3 April 2009 storm tide event description

The April 2009 storm tide event occurred from the 25th to the 27th of April with peak storm occurring on the 26th of April. The peak tide level estimate for this event 1.48 m AHD at Warrnambool is approximately a 10% AEP event.

There is little documented on the impacts of this event but there are several sets of photos available as shown in Figure 1-14 to Figure 1-16 that show low lying areas such as MacDonald Street and Ferrier Drive were inundated. Figure 1-14 which was taken looking out over Stingray Bay shows that the large waves breaking over Viaduct Road do not travel up the Merri River estuary



Figure 1-14 Photo of Stingray Bay



Figure 1-15 Photo looking east across inundated MacDonald Street



Figure 1-16 Photo of inundation of Ferrier Street and adjacent properties

1.3.4 June 2014 storm tide event description

The June 2014 storm tide event occurred from the 23rd to the 25th of June with peak storm occurring on the 24th of June. The peak storm tide level estimate for this event is 1.54 m AHD at Warrnambool or approximately a 5% AEP event. The storm tide levels were high enough to overtop the beach berm and open Rutledges Cutting.

As documented in the Municipal Flood Emergency Plan this event inundated more than 35 properties with one house on Ferrier Drive flooded above floor level and several other buildings flooded below floor level on Stanley Street, Edina Street, MacDonald Street, Elliott Street and Ferrier Drive.

A selection of photos taken during the are shown in Figure 1-17 to Figure 1-19



Figure 1-17 Photo at Charles Kane Park playground looking towards the Stanley Street bridge



Figure 1-18 Photo of inundation at MacDonald Street



Figure 1-19 Photo of inundated properties along Denman Drive

Introduction

15

1.4 Investigation climate change scenarios

Two climate scenarios for the year 2100 have been assessed, referred to as Climate Change Scenarios 1 and 2 which represent an estimated 3.6°C and 4.5°C of global warming respectively from the baseline period between 1961 to 1990. These scenarios are based on global mean surface temperature projections from the Sixth Assessment Report of the United Nations Intergovernmental Panel on Climate Change Shared Socioeconomic Pathways (SSPs) as accessed via the [Interactive Atlas](#). 3.6°C of global warming between 2081 and 2100 from 1961 to 1990 temperatures is representative of the best estimate (50th percentile) of the SSP3-7.0 high greenhouse gas emissions scenario and the upper limit estimate (95th percentile) of the SSP2-4.5 intermediate greenhouse gas emissions scenario. 4.5°C of global warming between 2081 and 2100 from 1961 to 1990 temperatures is representative of the best estimate (50th percentile) of the SSP5-8.5 very high greenhouse gas emissions scenario.

Increased rainfall intensity has been defined in accordance with the guidance provided in the Draft Update to Climate Change Considerations Chapter in Australian Rainfall and Runoff: A guide to Flood Estimation (DCCEEW 2023). This results in 32% and 41% increase in rainfall intensity from the 1961 to 1990 baseline for Climate Change Scenarios 1 and 2 respectively for storm duration greater than 24 hours.

It should be noted that since the climate change assessment was completed for the Investigation the draft climate change considerations have been incorporated into Version 4.2 of ARR (Version 4.1 was used for this Investigation). Version 4.2 of ARR uses the Summary for Policymakers report (IPCC 2021) as opposed to the [Interactive Atlas](#) used in the draft as the source of the global mean surface temperature projections. This has resulted in the global warming levels used in the calculation of increased rainfall intensity reducing from 3.6°C to 3.3°C for Climate Change 1 and from 4.5°C to 4.1°C for Climate Change 2 from the baseline period between 1961 to 1990. This results in the 32% and 41% increased rainfall intensity factors adopted in accordance with (DCCEEW 2023) being 3% and 4% higher for Climate Change Scenarios 1 and 2 respectively. This results in slightly conservative increased rainfall intensity factors been used.

Sea level rise has been defined in accordance with the guidance provided in the Tide Gauge Trigger Levels for Sea Level Rise Adaptation Pathways (Streamology 2022a). In accordance with current Victorian planning policy sea level rise of not less than 0.8 metres by 2100 must be planned for, so 0.8 metres has been adopted for Climate Change Scenario 1. Under Action 3.9 of the Marine and Coastal Strategy (DELWP 2022) the 0.8 m SLR benchmark is currently being reviewed and in the absence of the outcomes of the review Climate Change Scenario 2 uses 1.2 m of SLR representing the upper limit estimate (95th percentile) of the SSP5-8.5 very high greenhouse gas emissions scenario for 2100 (Streamology 2022a).

For brevity reasons only the flood mapping and intelligence outputs for Climate Change Scenario 2 have been presented in this summary report as it has been adopted for the preparation of draft planning overlay mapping. Reasoning for this decision is provided in Section 7.

2 Community engagement

Throughout the course of the Investigation, three community meetings were held at the Merrivale Recreation Reserve, as well as an all-day drop-in listening-post style event hosted at the Harbour Pavilion at the beginning of the project. These in-person events were supported by an on-line survey, and updates and draft flood mapping posted via the Council's website. Below are some details on the community engagement activities:

- **Community Listening Post (1st of November 2022)** – This community information drop-in session was held to introduce the community to the Investigation and invite the community to share flood information and images. Attendees at the listening post provided feedback including identifying areas subject to flooding, identifying potential flood level marks for survey, raising concerns over changes to the floodplain which contribute to flooding and the identification of possible structural flood mitigation works. Six attendees also provided photography and videos to support their observations.
- **Community Survey** - To complement the Community Listening Post an on-line survey was provided via Council's website for any community members who wanted to participate, but were not able to attend in-person. The purpose of both the in-person and on-line events was to gain further information regarding the community's past experiences with flooding and the identification of potential mitigation options. In total there were 48 responses to the survey with 11 of the respondents having experienced flooding on their property.
- **Community Meeting (7th of June 2023)** – This community meeting provided an overview of the flood modelling methodology and presented the draft mapping (prior to the release of updated climate change guidelines). Feedback was sought on the accuracy of the mapping following the presentation and via presentation of the mapping on Council's website. The meeting was well attended, with Council staff estimating approximately 30 community members present. The event resulted in several new flood marks as well as additional photography which was used to refine the model.
- **Community Meeting (8th of November 2023)** – Prior to this community meeting a letter was distributed to the South Warrnambool community in late September 2023 asking for the identification of potential structural flood mitigation options. Twenty-five potential structural mitigation options were identified by the community. The meeting was attended by approximately 20 community members. At the community meeting updated flood mapping incorporating additional information provided by the community following the meeting held on the 7th of June 2023 was presented. This was followed by the presentation of six shortlisted structural flood mitigation options including an overview of what each option could entail, the likely effect on flood behaviour and possible "Pros" and "Cons" in relation to flood risk, economic feasibility, and social and environmental considerations. During the meeting each community member was provided with two tokens which they could use to place a vote for the options (Figure 2-1) which they would most like to see further assessed.

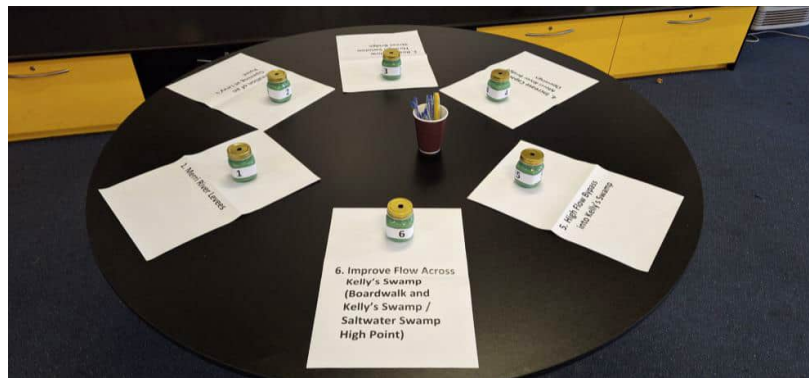


Figure 2-1 Photo of the structural options voting

- **Dennington Extension Engagement (July 2024)** - After it was decided to extend the model boundary upstream to better understand flood risk in Illowa and North Dennington, property owners and occupiers in the model extension area were notified via letter and invited to provide flood history information, and to ask questions about the investigation. As a result, further information about past flooding including photographs was gathered to validate the model in the extended area.
- **Community Meeting (11th of December 2023)** – At this community meeting (Figure 2-2) the final flood mapping representing the updated climate change guidelines was presented followed by a presentation of the structural flood mitigation options feasibility assessment and the draft planning scheme control updates. Approximately 50 community members attended this meeting.



Figure 2-2 Community meeting held on the 11th of December 2023

3 Data review

A comprehensive set of data was collected and reviewed for the Investigation from a broad range of resources including Council, GHCA, DEECA, Department of Transport and Planning (DTP), BoM and publicly available datasets such as the Water Measurement Information System (WMIS), Victorian spatial data online portal and the National Library of Australia's Trove newspaper online library. This data was supplemented by information provided by the community (refer to Section 2) captured during the site visits and field survey.

3.1 Previous Studies

There have been several previous flood and other relevant studies completed in the past for the Merri River covering the Investigation area. For this Investigation the three key previous studies are:

- **South Warrnambool Flood Study (Water Technology 2007a) and Dennington Flood Study (2007b)** – Detailed flood studies covering the current Investigation area using the methodologies and parameters defined in the now superseded 1987 release of the Australian Rainfall and Runoff Guidelines. Channel and bridge survey captured for these studies was used in the development of the TUFLOW model
- **Design of North Warrnambool Floodplain Management Plan (Cardno 2010)** – This detailed flood study of the North Warrnambool area provided a summary of past March 1946 event Merri River flow estimates and a flow estimate based on a calibrated hydraulic model

3.2 Historic flood data

The following historic flood information has been collected and reviewed in addition to the information provided by the community (Section 2):

- Flood level survey marks from eight past flood events including two marks from the March 1946 riverine event, 34 marks from the June 2014 storm tide event and approximately 400 marks from the October 2020 riverine event. These flood level marks came from several sources including datasets kept by the GHCA, survey captured for the 2007 study, survey recorded at the Mervue Estate and on Morse Street.
- Spot heights from the Victorian Flood Database (VFD) including 9 levels from the March 1946 event
- Flood photography from nine previous flood events spanning from 2001 to 2020 supplied by the GHCA. Additional photography was sourced from newspaper articles and other media
- Report on Western District Floods of March 1946 prepared by the State Rivers and Water Supply Commission (SRWSC 1946) included photography and information as summarised in Section 1.3
- The National Library of Australia's Trove newspaper online library (<https://trove.nla.gov.au/newspaper/>) was searched along with the Google News Archive (<https://news.google.com/newspapers>) and other media websites with reports of flooding along the Merri River found dating back to 1870

3.3 Topographical data

The following digital elevation models (DEM) and cross-section survey datasets were used in the Investigation:

- **2023 Portland DTV LiDAR**– Captured in 2023 this dataset was used as the primary piece of data to represent the topography of the Merri River floodplain in the hydraulic model
- **South-west Coastal DEM** – Captured between in between 2007 and 2008 this dataset was used to represent the Kellys and Saltwater Swamps floodplain west of the extent of the 2023 Portland DTV LiDAR in the hydraulic model
- **70 Younger Street Design Surface and Mervue Estate Survey** – Topography surfaces of recent developments to ensure they are represented in the hydraulic model

Data review

19

- **2007 cross-section survey** – Cross-section survey captured along the Merri River through the Investigation area for the 2007 studies that was used to represent the Merri River channel bathymetry
- **2017 Warrnambool LiDAR, Victorian Coastal DEM 2021 and Victorian Coastal DEM 2021 – 10 m** – These datasets were used to represent the nearshore bathymetry at Stingray Bay and Rutledges Cutting in the hydraulic model
- **National Intertidal DEM 25 m** – This dataset was used to represent Saltwater Swamp bathymetry in the hydraulic model
- **VicMap Elevation DTM 10m** – A coarse dataset with limited accuracy used for determining catchment and sub-area boundaries and slopes in the hydrologic model

The accuracy of the LiDAR datasets was verified and it was found they were appropriate for use in detailed hydraulic modelling.

3.4 Stream, reservoir, tide, estuary and rainfall data

The following stream, reservoir, tide, estuary and rainfall datasets were collected to inform the development and calibration of the flood model:

- Stream gauge level and flow data was sourced for four active and closed sites throughout the catchment
- Hourly tide level, including weather data, records were obtained for the Portland tide gauge data from the BoM for the period from 1991 to current. 2022 tide level predictions for Warrnambool, Port Fairy and Portland were obtained from the BoM
- Glenelg River Estuary Entrance Management Support System (EEMSS) records between 2007 and 2022 detailing estuary water levels and mouth opening conditions including berm height survey
- Daily (20 stations) and sub-daily rainfall (21 stations) rainfall data was sourced for active and closed stations in and near the Catchment.

3.4.1 Merri River at Woodford stream gauge rating curve review

Following a site visit and reviewing the published rating curve and flow gaugings (on-site recording of flow velocity to estimate a flow) for the Merri River at Woodford stream gauge potential issues which may influence the rating curve accuracy during high flow (flood) events were identified. These include:

- The highest flow gauging was taken at a level before the flow breaks out of the river banks
- The gauge is located adjacent to a bridge and immediately downstream of a sharp bend in the river likely resulting in complex flow behaviour
- The pully system (Figure 3-1) presumably used during high flow gaugings attaches to the bridge deck itself and does not span the entire channel width
- Inconsistencies between previous flow gaugings



Figure 3-1 Merri River at Woodford gauge pully system

To help resolve these issues and minimise the uncertainty in the flood event flow estimates used in the FFA and model calibration for this Investigation, verification of the rating curve using a hydraulic model was undertaken.

To do this a detailed TUFLOW 2D hydraulic model was developed for Woodford to verify the published rating curve. The results of this model which are presented in Figure 3-2 show that the modelled level-flow series provides a close match to the published rating curve up to a gauge level of approximately 3.5 m. Above this level the model indicates that for a given gauge level there is significantly more flow. This is often found when comparing published rating curves to hydraulic model results due to difficulties in obtaining physical flow gaugings during flood events. However, at the Merri River at Woodford gauge flow gaugings were able to be taken during a relatively high flow event in August 2001 which could result in a higher of level reliability in the rating curve at high gauge levels. As such, before adopting the modelled results for use in this Investigation further verification was undertaken.

An additional TUFLOW model was setup from Woodford to the coast encompassing the Investigation Area to compare flow estimates at the Merri River at Woodford gauge to recorded water levels at the now closed Merri River at Bromfield Weir gauge during for the August 2001 and August 2010 flow events which were the largest to occur while both gauges were operational, noting the weir was in place during these events. This model showed that using the flow inputs from the detailed Woodford TUFLOW model provided a much better match to the recorded flood levels at Bromfield than using those from the published rating curve. As such the rating curve was revised above a gauge level of 3.1 m using the TUFLOW model for use in the FFA and model calibration for this Investigation. The revised rating curve is shown in Figure 3-2.

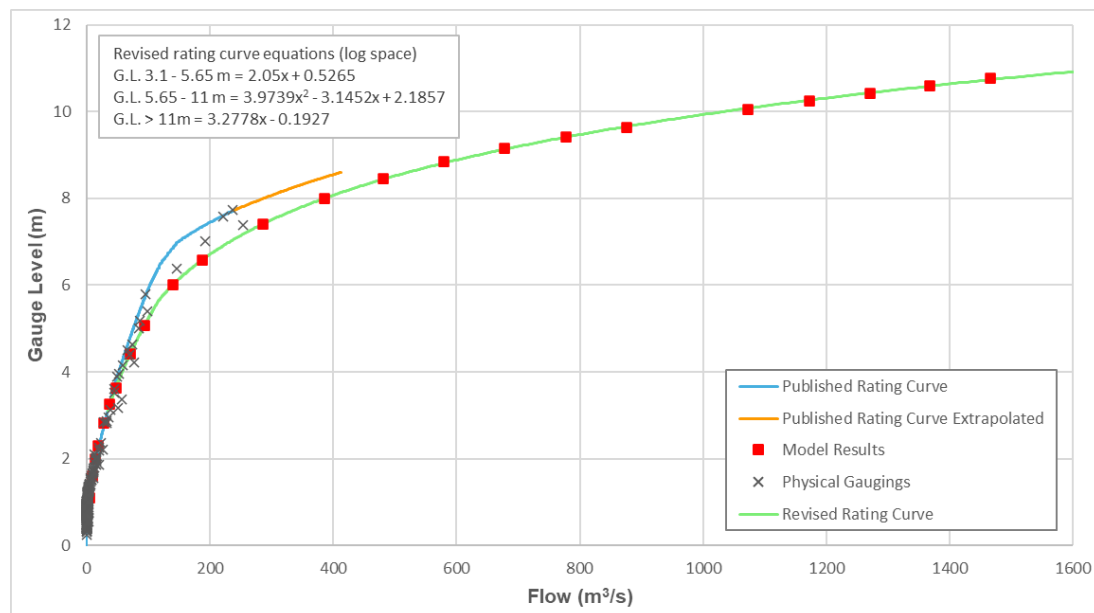


Figure 3-2 Merri River at Woodford rating curve verification

3.5 Bridge data

There are 13 bridges located in the Investigation area that were represented in the hydraulic model. Information on these structures was obtained from Council, DTP, the 2007 flood studies and field survey.

3.6 Site visit

Venant Solutions, accompanied by the GHCMa and Council undertook a site visit on 5 September 2022. Areas of interest were visited including the hydraulic structures along key waterways and roads. These site visits allowed Venant Solutions to gain an understanding of the investigation area, identify structures and measure structures and to obtain a photographic record.

3.7 Field survey

The following field survey was captured for this Investigation:

- 145 spot heights along centre lines at 3 separate long section locations
- Deck level elevations for the Merri River at Bridge Road, Woodford and Merri River at Princes Highway, Dennington bridges
- Dimensions of the Port Fairy – Warrnambool Rail Trail bridge over Kellys Swamp
- Gauge zero level of the Merri River @ Woodford stream gauge
- Ground elevations of the high point between Kelly and Saltwater Swamps
- Bank and channel cross-section survey of the new abutments under the Edwards Street bridge
- Survey of 165 building floor levels and 13 pump stations

4 Flood modelling

4.1 Modelling method summary

A calibrated and validated flood model has been developed for this Investigation using the RORB hydrologic and TUFLOW hydraulic flood modelling packages which are both widely used across Australia. The purpose of the RORB model is to convert rainfall to runoff for a given probability to provide catchment flow rates and timing. The purpose of the TUFLOW model is to represent the physical characteristics of the flow and ocean levels such as flood extent, level and velocity across the Investigation Area. The flood model has been developed in accordance with the guidance and parameters provided in ARR and the Victorian Guideline for Modelling the Interaction of Catchment & Coastal Flooding (Streamology 2022b) for the scenarios and design events listed in Table 4-1.

The calibration and validation of the flood model is a critical process of any detailed investigation. Calibration is the process of developing model parameters that represents observed flood behaviour where validation is the process of confirming these parameters to separate flood events. Best practice model calibration considers all available historic information, which typically could include stream gauge levels, historic flood extents and flood marks, along with other data such as flood photography and community recollections. For this Investigation the calibration and validation took place within a joint calibration framework, where historical estimations from the RORB model were tested in the TUFLOW model, the results checked and both models adjusted as necessary.

The model was calibrated and validated to two riverine flood events and two storm tide flood events:

- October 2020 riverine calibration event
- March 1946 riverine validation event
- June 2014 storm tide calibration event
- April 2009 storm tide validation event

The October 2020 riverine was selected as the riverine calibration event because it is the largest event to occur since the Merri River at Woodford gauge was opened, there is a large of amount of observed data available through Dennington and South Warrnambool, and it generally represents current floodplain conditions except for some recent developments. The March 1946 event was chosen as the riverine validation event because it is the largest event on record and provides a good tool to communicate what extreme events can look like to the community. The June 2014 and April 2009 storm tide events were chosen because they are the two largest storm tide events that have historic data available with the June 2014 event being larger with slightly more data available so was chosen for calibration.

Design flows have been defined by validating Monte Carlo flood frequency analysis results using the BoM 2016 IFDs (1961-1990 baseline period) to the at-site FFA results at the Merri River at Woodford gauge. The validation was achieved by varying the initial and continuing losses. Weighting was given to validating the Monte Carlo FFA analysis results to the FFA results for events between the 10% AEP and 1% AEP event. The 10% AEP event is the most frequent event recommended for the use of FFA based on annual maximum series in ARR and given the length of available gauge records, beyond the 1% AEP event the uncertainty bounds become greater in comparison to rainfall based estimates. This allows for higher reliance on the at-site FFA for events where the uncertainty bounds are smaller, while using a probabilistic method for extreme events.

The storm tide design events were derived using extreme value analysis of the residuals at the Portland tide gauge. The surge heights were then factored by 17% to relate them to Warrnambool and a 7% factor for offshore wave heights was used to represent wave setup.

Table 4-1 Design event scenarios

Riverine Flooding			Storm Tide Flooding		
Climate Scenario	Riverine Flood	Coastal Condition	Climate Scenario	Storm Tide	Riverine Flow
Current Climate	20% AEP	MHHW	Current Climate	20% AEP	Mean flow (May to September)
	10% AEP			10% AEP	
	5% AEP			5% AEP	
	2% AEP			2% AEP	
	1% AEP			1% AEP	
	0.5% AEP			0.5% AEP	
	0.2% AEP			0.2% AEP	
	PMF			Tsunami	NA
Climate Change 1 (CC 1) (32% IRI + 0.8 m SLR)	20% AEP	MHHW	Climate Change 1 (CC 1) (0.8 m SLR)	20% AEP	Mean flow (May to September)
	10% AEP			10% AEP	
	5% AEP			5% AEP	
	2% AEP			2% AEP	
	1% AEP			1% AEP	
	0.5% AEP			0.5% AEP	
	0.2% AEP			0.2% AEP	
Climate Change 2 (CC 2) (41% IRI + 1.2 m SLR)	20% AEP	MHHW	Climate Change 2 (CC 2) (1.2 m SLR)	20% AEP	Mean flow (May to September)
	10% AEP			10% AEP	
	5% AEP			5% AEP	
	2% AEP			2% AEP	
	1% AEP			1% AEP	
	0.5% AEP			0.5% AEP	
	0.2% AEP			0.2% AEP	

4.2 Merri River at Woodford flood frequency analysis

The at-site FFA for the Merri River at Woodford gauge was undertaken in the Flike software package. Streamflow records are available at the gauge from 1948 to the present day allowing for an annual maximum flow series of 76 years including the March 1946 event. Data availability was generally complete since the 1970s but from 1948 through the 1950s and 1960s there were gaps mainly over the summer and autumn periods. It was confirmed that calendar year provides a good representation of water year.

It is believed that the March 1946 flood event was the largest riverine flood event to occur on the Merri River since records of flooding were first identified in 1870. A flow of 850 m³/s was estimated for this event derived for the North Warrnambool Flood Study (Cardno 2010) with the flow verified to flood levels shown in photography using the TUFLOW hydraulic model developed to revise the Merri River at Woodford rating curve (Section 3.4.1) as described in Section 1.3.1. The 1946 event was included in annual maximum flow series. Censored information was also included in Flike representing the assumption that there were no events larger than the March 1946 event in the 76 year period from 1870 to 1945.

As recommended in ARR, low flows were censored from the dataset to ensure that these did not unduly affect the fit of the flood frequency curve. A better fit to the recorded annual maximum flows was achieved without the use of prior parameter information from a Regional Flood Frequency Estimate (RFFE) to the Bayesian framework in Flike.

The results of the FFA are shown in Table 4-2 and Figure 4-1 with the best fit achieved using the log Pearson Type III probability model without prior parameter information.

The peak flow estimates are significantly higher than those derived for the 2007 South Warrnambool Flood Study (Water Technology 2007a). This is due to several factors including the availability of the Flike software package which supports the Bayesian methods described in Book 3, Chapter 2 of ARR, the additional functionality in Flike to include censored historic flood information and prior parameter information, the use of the multiple Grubbs-Beck test to remove probable influential low flows, the additional annual maximum series length which includes the October 2020 event and the revision of the rating curve. However, mainly it is the inclusion of the March 1946 event which was removed as an outlier in the 2007 study. Sensitivity testing and confirmation of the flow estimates to design rainfall estimates was undertaken to ensure that including the March 1946 flow in the FFA is appropriate.

Table 4-2 FFA Results for Merri River at Woodford gauge

AEP	Expected Flow (m ³ /s)	Lower 90% Confidence Limit Flow (m ³ /s)	Upper 90% Confidence Limit Flow (m ³ /s)
20%	167	132	215
10%	263	207	337
5%	369	288	481
2%	524	398	723
1%	651	480	945
1 in 200	783	559	1,720
1 in 500	965	720	2,175

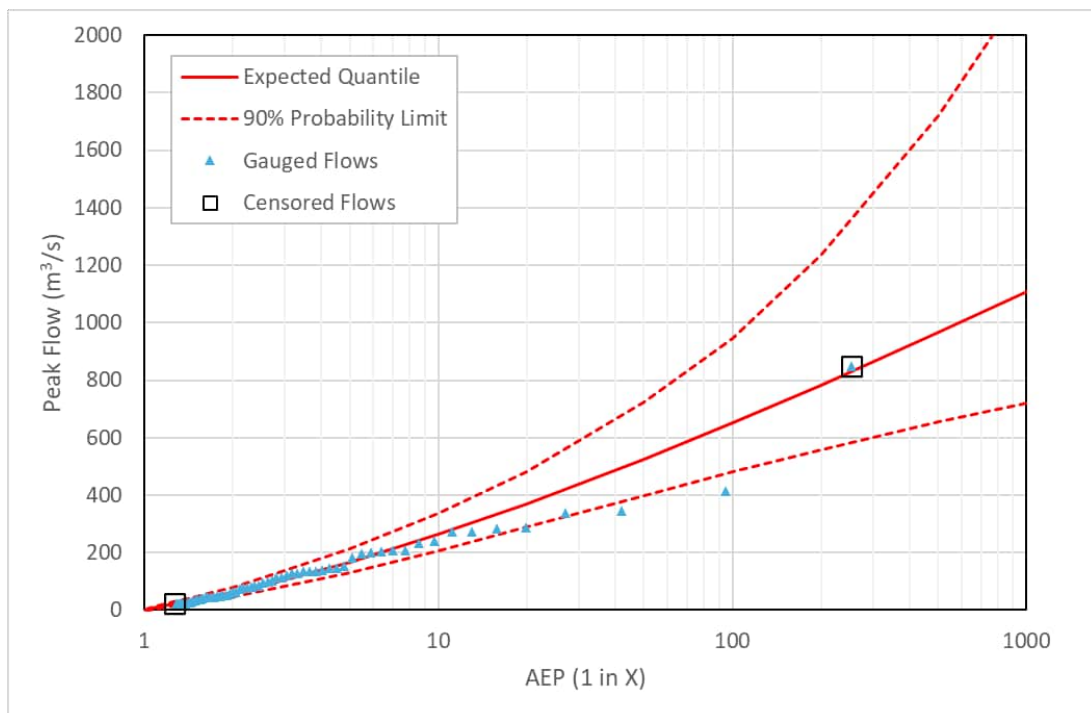


Figure 4-1 Flood Frequency Curve for the Merri River at Woodford gauge

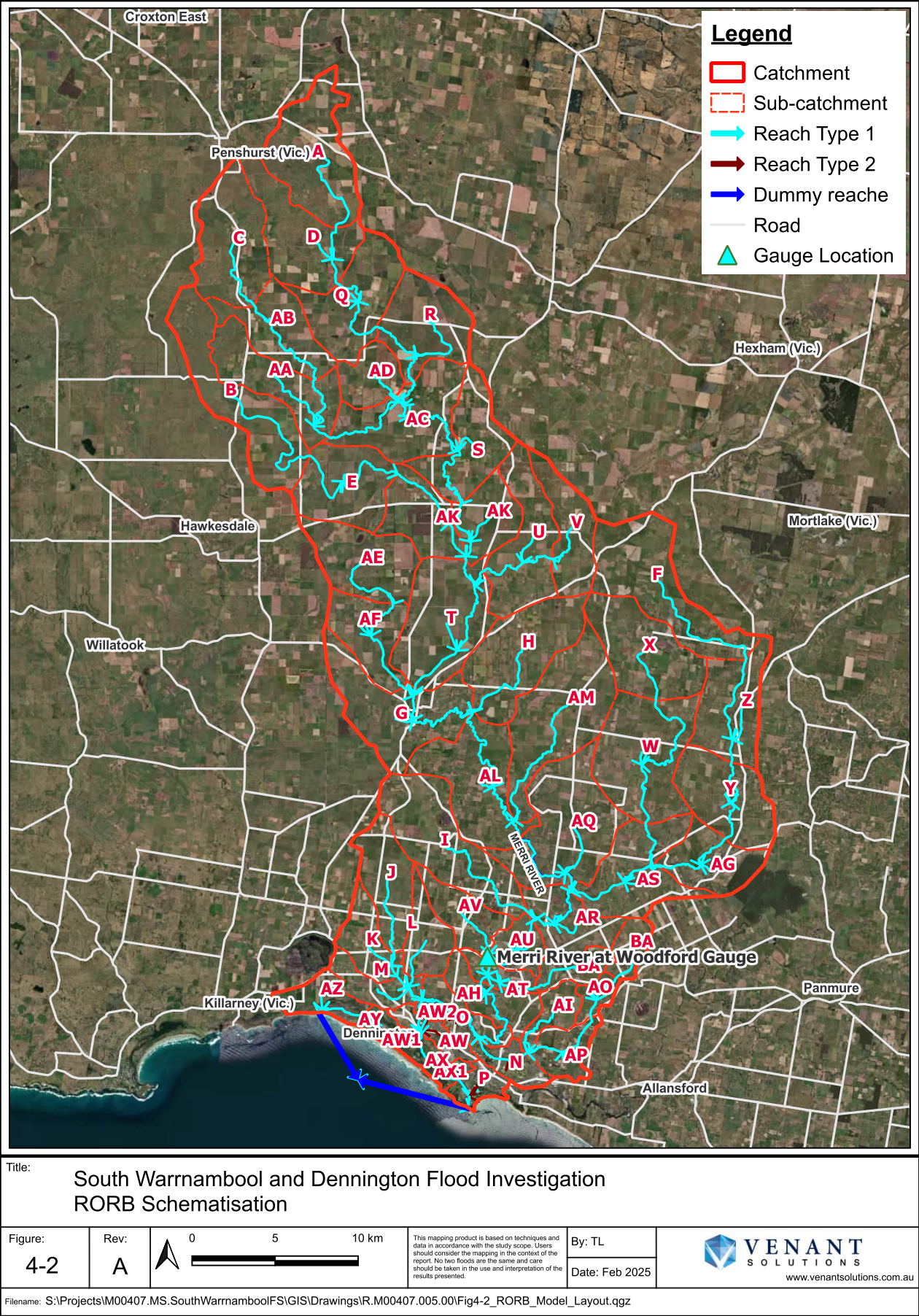
4.3 RORB modelling

4.3.1 RORB model development

As shown in Figure 4-2 the RORB model covers the entire Merri River catchment. For this Investigation delineation into sub-catchments was performed to ensure sufficient sub-catchment representation to provide suitable flow estimates upstream of the Merri River at Woodford stream gauge used in the calibration and validation process.

Flow was routed through the model using RORB Reach Type 1, representing natural channels, throughout the model except for those in the urban areas of Warrnambool where Reach Type 2, representing excavated but unlined channels, were used as faster runoff times are expected.

Upstream of Warrnambool the catchment is primarily rural with small townships and as such was assumed to consist of entirely pervious area. The roads and small towns within this area do not meaningfully increase the catchment runoff. Within Warrnambool the effective impervious area was represented in accordance with the guidance provided in ARR.



Flood modelling

27

4.3.2 RORB model calibration and validation

The October 2020 riverine event calibration achieved a good fit to the recorded flows at the Merri River at Woodford stream gauge using a k_c routing parameter of 71.0 above Woodford and a m routing parameter of 0.8.

The peak flow estimate of 850 m³/s at Woodford for the March 1946 event was matched using storm losses within acceptable bounds confirming that the calibrated routing parameters are appropriate.

4.3.3 Design event rainfall and parameters

The design event rainfall defined by the Intensity-Frequency-Duration (IFD) curves published by the [Bureau of Meteorology](#) (BoM) were used to generate design rainfall depths for events from 12 hours to 168 hours in duration and from 63.2% AEP to 1 in 2,000 AEP. The BoM IFDs were published in 2016 and best represent the climate period between 1961 and 1990. To represent current climate conditions IFDs were derived via the methodology outlined in the Draft updates to the Climate Change Considerations chapter in Australian Rainfall and Runoff guidelines (DCCEEW 2023). The SSP5-8.5 Current and near-term (2021-2040) scenario was used as it is the climate scenario that best represents emissions to date (Schwalm, et al. 2020) resulting in an increase in rainfall intensity of 12% from the 1961 and 1990 period.

The Generalised Southeast Australia Method (GSAM) (BoM 2003) was used to develop Probable Maximum Precipitation (rainfall event that leads to a Probable Maximum Flood (PMF)) rainfall depth estimates for durations 24 hours to 72 hours.

The Climate Change 1 and 2 scenario IFDs were derived via the methodology outlined in the Draft update to the ARR climate change guidelines (DCCEEW 2023). The resulting increases in rainfall intensity are presented in Table 4-3 from the 1961 and 1990 period.

Initial and continuing losses have been defined through validation to the at-site FFA. For design event modelling the validated losses have been increased to account for the influence of climate which is expected to result in an overall “drying” of catchments change in accordance with DCCEEW (2023). The resulting storm losses are shown in Table 4-3.

Table 4-3 Design event parameter and rainfall inupts

Scenario	Routing Parameters			Storm losses (% increase from calibrated losses)		Increase in rainfall intensity from 2016 IFDs
	k_c (above Woodford)	k_c (below Woodford)	m	Initial Loss (mm)	Continuing Loss (mm/hr)	
Current Climate	71	32.8 ¹	0.8	16.9 (6%)	0.34 (13%)	12%
Climate Change 1				18.4 (15%)	0.40 (34%)	32%
Climate Change 2				19.0 (19%)	0.43 (44%)	41%

¹ Constant k_c / d_{av} ratio from Merri River at Woodford gauge interstation area.

Flood modelling

28

4.3.4 Critical events

The critical events (storm duration and temporal pattern) for each AEP were selected using the ensemble modelling approach in RORB and are listed in Table 4-4.

Table 4-4 Critical events

AEP	Current Climate		Climate Change 1		Climate Change 2	
	Critical Duration	Critical Temporal Pattern	Critical Duration	Critical Temporal Pattern	Critical Duration	Critical Temporal Pattern
20%	48 hr	3	48 hr	3	48 hr	3
10%	48 hr	3	48 hr	3	36 hr	9
5%	48 hr	3	48 hr	3	36 hr	9
2%	36 hr	9	36 hr	9	36 hr	9
1%	36 hr	9	36 hr	9	36 hr	9
1 in 200	36 hr	3	36 hr	3	36 hr	3
1 in 500	24 hr	6	24 hr	6	24 hr	6
PMF	24 hr	GSAM	-			

4.4 Storm tide assessment

The southwest Victorian coastline is exposed to strong wave energy from the Indian Ocean. The Merri River opens into Stingray Bay, South Warrnambool, and is provided with partial protection from direct waves by two islands; Merri Island and Middle Island, as well as other undersea features such as rock bommies. Despite this protection, historical storms (e.g., the 2009 and 2014 storm tide events) have shown that attenuated yet significant waves can penetrate the bay causing temporary elevation of water levels due to local wave setup.

Coastal inundation occurs due to extreme sea-levels caused by severe coastal storms. Such storms generate elevated water-levels because of low atmospheric pressure (sometimes referred to as reverse barometric pressure) and strong winds that pile up water towards the coast, with the combined effect referred to as storm surge. Storm surge often coincides with strong waves breaking on the open coast which can also drive increased water-levels at the coastline, known as wave setup. Along with astronomical tide level, these three components make up what is referred to as a storm tide. Figure 4-3 shows a schematic of these processes.

A set of calibrated design storm tide events have been developed to provide boundary conditions to the TUFLOW model in accordance with the guidance provided in the Victorian Guideline for Modelling the Interaction of Catchment & Coastal Flooding (Streamology 2022b).

Flood modelling

29

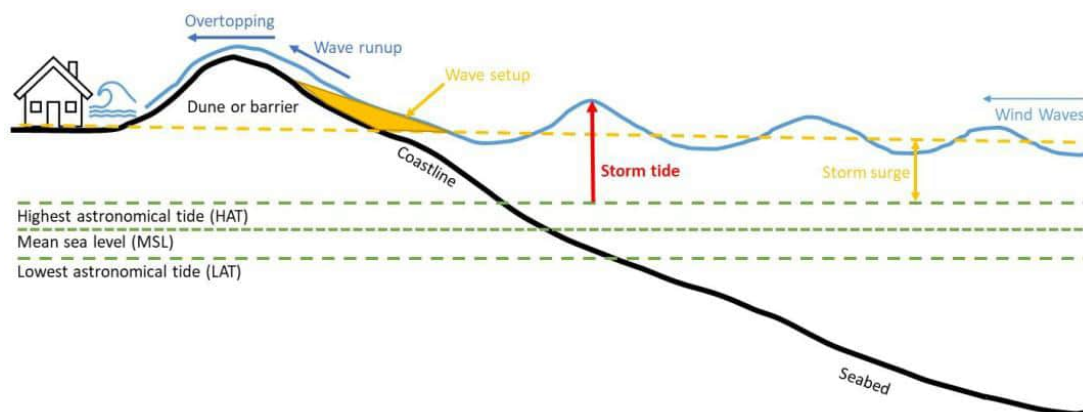


Figure 4-3 Schematic showing the components of a storm tide (Streamology 2022b)

The extreme storm tide levels (and peak wave setup components) that have been prepared for modelling are shown in Table 4-5 with the water-level timeseries for the TUFLOW model shown in Figure 4-4. Calibration to the June 2014 resulted in a wave setup factor of 7% of offshore wave height. This factor was validated to the April 2009.

To estimate worst case storm tide scenario peak, tsunami water levels (maximum stage) from the 2018 Australian Probabilistic Tsunami Hazard Assessment: Hazard from earthquake generated tsunamis (PTHA18) (Davies and Griffin 2018) were used resulting in a tsunami water level estimate of 3.9 m AHD which has been adopted to represent a “worst case” storm tide level for this Study and was applied to the TUFLOW model as static water level, often referred to as the “bathtub” approach. This is because detailed numerical modelling using the offshore maximum-stage heights is required for a detailed tsunami hazard assessment.

Table 4-5 Warrnambool storm tide levels

AEP	Extreme Still Water Level (SWL) (m rel. MSL)	Peak Wave Setup Component (m rel. MSL)	Extreme SWL with Wave Setup (m rel. MSL)
20%	0.85	0.51	1.36
10%	0.92	0.53	1.45
5%	0.98	0.55	1.53
2%	1.05	0.57	1.62
1%	1.10	0.59	1.69
1 in 200	1.14	0.60	1.74
1 in 500	1.19	0.61	1.80

Flood modelling

30

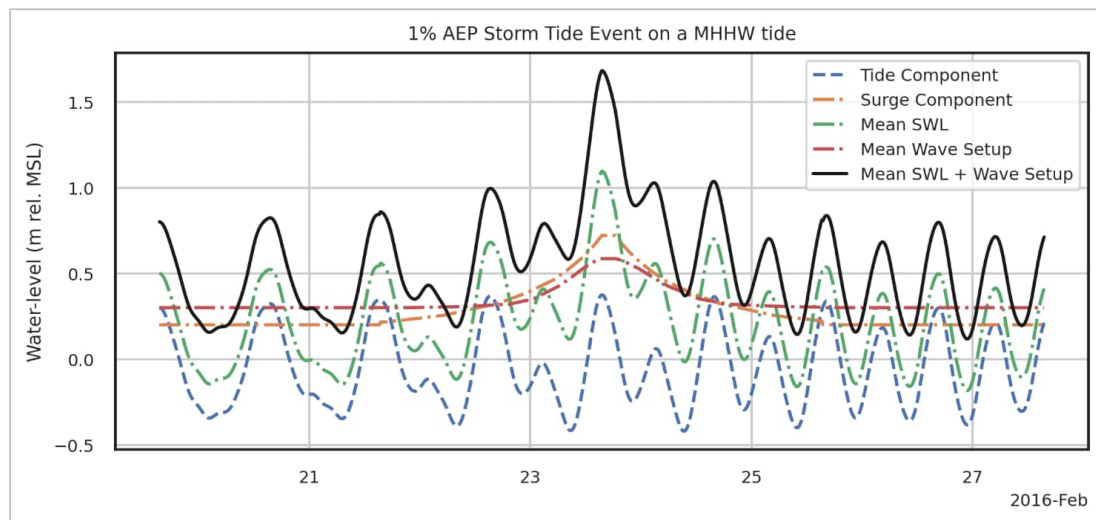


Figure 4-4 1% AEP storm tide time series

4.5 TUFLOW modelling

4.5.1 TUFLOW model development

The TUFLOW model covers the entire Investigation Area extending from upstream of Cassidys Bridge to the coast at Stingray Bay and across Kelly and Salwater Swamps to the coast at Rutledges Cutting. The broad layout of the TUFLOW model can be seen in Figure 4-6.

To ensure accurate representation of flooding within the Investigation Area a grid resolution of 8 metres was adopted for floodplain areas of the model. Along the main Merri River channel and in urban areas quadtree was used to reduce the grid size to 2 metres to increase the fidelity of modelling. These areas can be seen in Figure 4-6. Sub-grid Sampling (SGS) was used with a sample frequency of 9 for the 8 m grid and 7 for the 4 m grid and 5 for the 2 m grids.

The base topography used in the hydraulic model was based on the LiDAR and bathymetry survey DEM datasets as detailed in Section 3.3.

South Warrnambool has two openings to the coast at Stingray Bay and Rutledges Cutting both of which are dynamic being subject to sand deposition and natural and artificial openings resulting in the bathymetry for every riverine or storm tide flood event being unique.

The Merri River mouth at Stingray Bay is primarily open but the bathymetry is dynamic being subject to sand deposition and natural scour which occasionally results in a sand berm closing the mouth. For riverine and storm tide design events the mouth has been modelled under open conditions based on mouth opening conditions representative of the October 2020 flood event.

The Rutledges Cutting opening condition is dynamic being subject to sand deposition resulting in a sand berm that closes the mouth 89% of the time according to Estuary Entrance Management Support System (EEMSS) records. For riverine design events the cutting has been modelled under closed conditions at the start of the event with a berm height of 2.1 m based on the highest berm levels observed in the past. The variable geometry functionality in TUFLOW was used to scour the cutting over a 6 hour period when the berm is overtopped. In the absence of cutting opening bathymetric survey, for design event modelling the scour geometry calibrated for the October 2020 event has been adopted with the scour depths set to the lowest tide level after riverine event flows have overtopped the berm. For storm tide design events the mouth has been modelled under open

Flood modelling

31

conditions from the start of the event as occurred in June 2014 to represent a conservative assumption for flood levels through Kelly Swamp. For storm tide events the same opening geometry for riverine events was used with the scour depth set to the lowest tide level in the days prior to the storm surge event.

For the climate change scenarios it was assumed that Merri River mouth geometry remains under current conditions. This is because the mouth is primarily open because of natural flows and artificial openings and if mouth levels were raised commensurate with sea level rise then normal water levels outside of flood events in the estuary could become quite high which is outside the focus of this Investigation. For Rutledges Cutting the berm height was raised commensurate with sea level rise to represent the expected landward and upwards shift of the berm profile as a result of wave runoff as schematised in Figure 4-5. The scour depths for future conditions are also commensurate with the level of expected sea level rise with no change in the scour width.

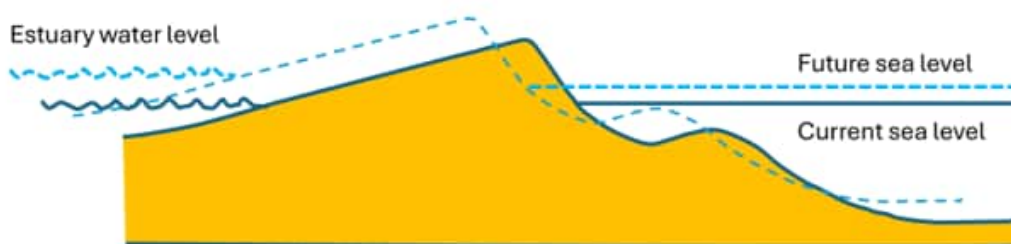


Figure 4-5 Schematic of landward and upward shift in entrance berm profile due to sea level rise (Streamology 2022b)

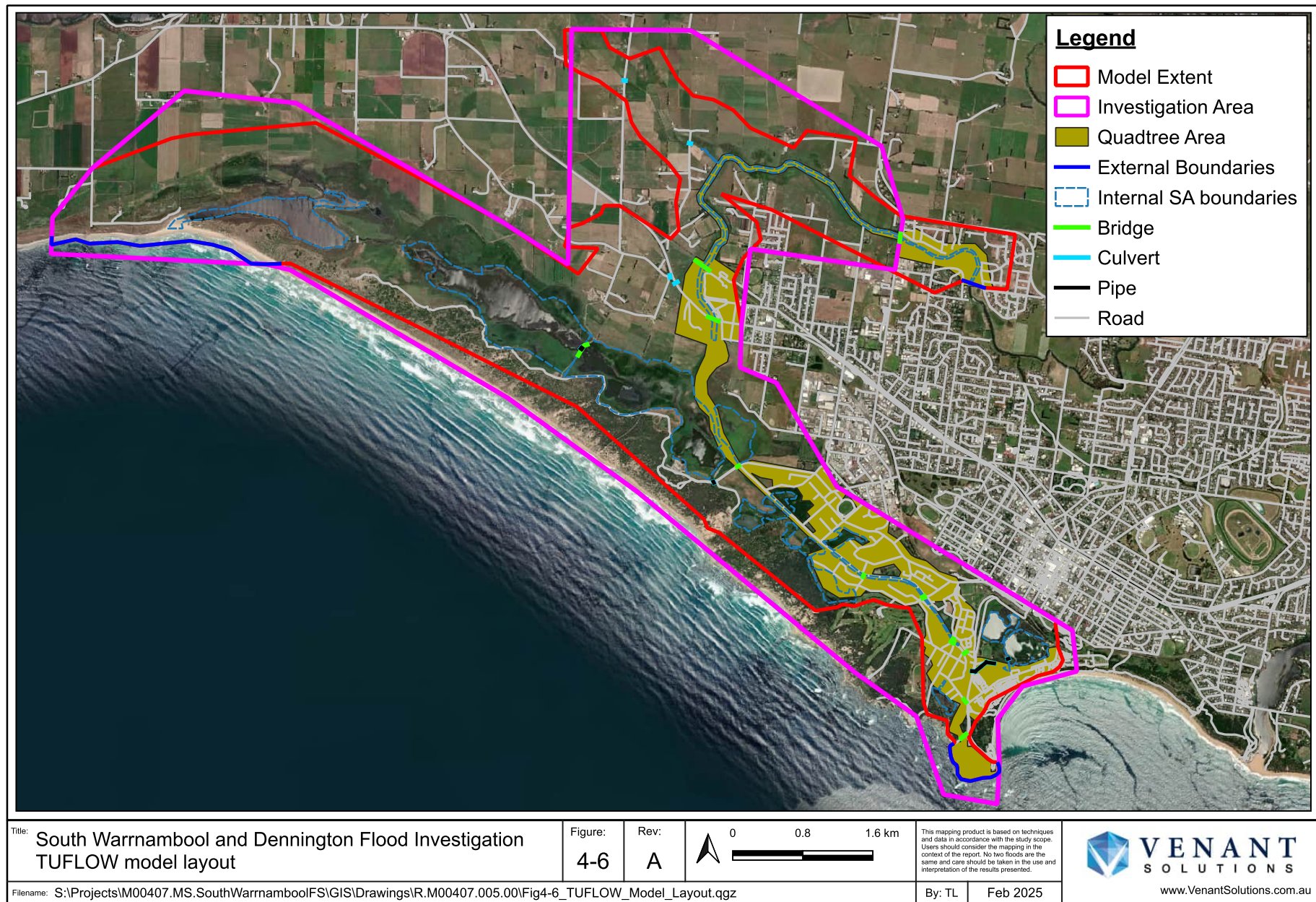
The manning's 'n' surface roughness values for the model were based on areas of different land-use type as indicated in the aerial photography and observed during the site visit. Initially these values were based on standard texts such as Open Channel Hydraulics (Chow 1959) and refined during the calibration process.

Bridge and culvert hydraulic structures along the floodplain were included in the model as shown in Figure 4-6. The bridges were represented in the 2D model domain while culverts were represented as 1D elements embedded in 2D domain.

The TUFLOW model inflow boundaries were determined from the RORB model for the riverine events, and for the storm tide events the adopted riverine inflow boundary represented the mean daily flow between May and September when most storm tides events are expected to occur.

The TUFLOW model outflow boundary was defined by a dynamic tide-height boundaries at Stingray Bay and Rutledges Cutting. For design event modelling the peak tidal level is timed to coincide with the peak of the flood so as to provide a conservative estimate of flood levels by providing a worst case scenario. For the climate change scenarios the whole dynamic tide boundary was raised by the amount of sea level rise being accounted for in each scenario.

Initial water levels in the Merri River were set to the tide boundary height at the start of the simulation. For Kelly and Saltwater Swamps initial water levels were defined by highest level of ponding that could occur in each waterbody before they would drain back to the Merri River. The Lake Pertobe levels were set via advice provided by Council.



Flood modelling

33

4.5.2 TUFLOW model calibration and validation

Historic flood data available to calibrate and validate the TUFLOW model for both riverine and storm tide events includes:

- The recorded water levels at the Merri River at Warrnambool stream gauge (October 2020 event only because the stream gauge has only been operational since 2017)
- Surveyed flood marks (October 2020, March 1946 and June 2014 events)
- Observed flood extents (October 2020, June 2014 and April 2009 events)
- Flood photography captured during the event (all events)
- Estuary Entrance Management Support System (EEMSS) records (October 2020, June 2014 and April 2009 events)

For the October 2020 riverine event the successful calibration achieved confirmed the revised flow estimates at the Merri River at Woodford gauge (refer to Section 3.4.1) that the RORB hydrologic model was calibrated to are appropriate. It also confirmed that the TUFLOW model is appropriate for representing riverine flood events in Dennington and South Warrnambool. The October 2020 calibration also highlighted the sensitivity of the Rutledges Cutting opening geometry on peak flood levels in South Warrnambool.

While it is difficult to draw conclusions from TUFLOW model validation to the March 1946 event because of the more than 70 years that have passed during which time significant changes in catchment topography, hydraulic structures and surface roughness have occurred, it does show the extent of inundation that has occurred in the past and will at some stage happen again.

For the June 2014 riverine calibration event successful calibration confirmed an offshore wave height factor of 7% is appropriate for Warrnambool and that the TUFLOW model is appropriate for representing storm tide events without detailed wave modelling in Stingray Bay. It also showed that the 7% factor is appropriate at Rutledges Cutting. When the standard assumption of 12% was tested it erroneously resulted in flow from Rutledges Cutting through the swamp system and down the Merri River cutting where the EEMSS records documented that flow was travelling up the Merri River cutting into the swamp system. The 7% offshore wave height factor was confirmed by the successful validation of the April 2009 event.

4.6 Treatment of joint probability

Flood risk in South Warrnambool results from a combination of riverine and storm tides. The joint probability (or dependence) of these events occurring separately or simultaneously needs to be assessed.

Book 6, Chapter 5 of ARR provides practical methodologies for assessing the interaction of riverine and storm tide flooding in coastal regions. The first step recommended prior to detailed assessment consists of a pre-screening analysis to determine whether completion of a more complex joint probability assessment is warranted. For the pre-screening analysis, it is required to identify the Joint Probability Zone (JPZ); defined as being a *'region in which the dependence between riverine and ocean processes has the potential to influence the design flood level'*. The concept of the JPZ is illustrated in Figure 4-7.

For this Investigation the JPZ is defined as the area between flood levels of a riverine flood event with a MHHW tide (fluvial-only), a storm tide event with May to September median daily riverine flows (ocean-only) and riverine event with the corresponding occurrence probability storm tide event (complete dependence) above a tolerance of 0.3 m. The primary assumption of this assessment is that peak riverine flood flows at South Warrnambool occur at the same time as the peak storm tide level. This is a conservative assumption as riverine event peaks are unlikely to occur at the same time as the peak storm tide from the same weather event.

Flood modelling

34

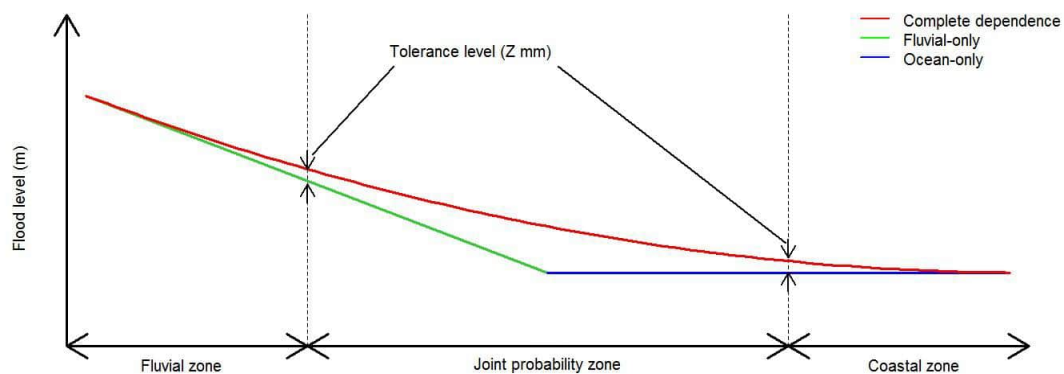


Figure 4-7 Illustration of Joint Probability Zone (Ball, et al. 2019)

The results of the joint probability assessment show that across all modelled climate scenarios and events peak flood levels downstream of MacDonald Street are dominated by storm tides and peak flood levels upstream of Wellington Street are dominated by riverine events with the JPZ between MacDonald Street and Stanley Street. Given the relatively weak dependence between riverine and storm tide flooding and modelling very frequent events (more frequent than 20% AEP) is beyond the scope for this Investigation, for the purposes of creating flood mapping and intelligence information for emergency response and other uses that do not overestimate flood levels, independent riverine and storm tide events have been adopted.

For the purpose of flood planning control levels and extents (Section 7) the joint probability assessment showed that the 1% AEP riverine event with 20% AEP storm tide boundary provided the closest match to the 1% AEP flood levels in the JPZ.

4.7 Quality assurance and sensitivity testing

The hydrologic and hydraulic modelling was internally reviewed at Venant Solutions by a registered professional engineer in Victoria. The flood modelling was also independently peer reviewed by a third party consultant engaged by the Council and GHCMa. The reviewers' comments regarding modelling methods, setup, parameters, assumptions and results were documented in a Technical Note provided to Venant Solutions, Council and GHCMa and have been addressed in the development of flood modelling presented in this report.

To better understand the level of uncertainty associated with the adopted flood modelling parameters, sensitivity analysis has been undertaken on the following parameters:

- The critical storm duration
- Rainfall temporal patterns
- The spatial rainfall variation across the catchment
- The RORB model routing parameters
- Storm losses (antecedent catchment conditions)
- Adopted surface roughness parameters
- Rutledges Cutting mouth opening geometry
- Rutledges Cutting berm height and scour times
- The adopted storm tide event wave setup factor
- Bridge blockage

5 Flood mapping and intelligence outputs

This section provides a summary of key flood mapping and intelligence information (flood behaviour characteristics that are not represented by flood mapping) that is used to inform the key outputs of the study including:

- Draft planning overlay mapping
- Flood damages assessment
- Flood warning feasibility assessment
- Inputs into the Municipal Flood Emergency Plan (MFEP) and any other subsequent flood intelligence information / documentation

Whilst in this summary report a limited selection of flood mapping and intelligence outputs is presented, these outputs have been developed for all of the design event scenarios presented in Table 4-1. Please note, that as described in Section 1.4 only the inputs and results of Climate Change 2 scenario have been documented in this summary report.

Mapping is limited to the Investigation Area and does not include mapping of local storm water runoff behaviour or drainage systems.

5.1 Flows and hydrographs

The design event peak flows and volumes at Cassidys Bridge for current climate and Climate Change 2 scenario are presented in Table 5-1. Current climate hydrographs are presented in Figure 5-1 and Climate Change 2 comparison hydrographs are presented in Figure 5-2.

Under current conditions in a 1% AEP riverine event approximately 88% of the Merri River flow discharges to the coast via Rutledges Cutting with only 12% of flow discharging to Stingray Bay via the Merri River Cutting.

For the Climate Change 2 scenario peak flows are increased by 34-36%. As shown in Table 5-1 for the Climate Change Scenario 2 more frequent events up to the 5% AEP are equivalent to the next assessed less frequent event peak when compared to current climate. For rarer events the increase is slightly larger. For example, the 1% AEP Climate Change 2 peak flow is similar to the current climate 1 in 250 AEP peak flow. Similar percentage increases in hydrograph volume as for peak flow are observed.

Table 5-1 Flows and volumes at Cassidys Bridge

AEP	Current Climate		Climate Change 2			
	Peak Flow (m ³ /s)	Hydrograph Volume (m ³)	Peak Flow (m ³ /s)	Peak flow increase	Hydrograph Volume (m ³)	Volume increase
20%	241	4.36 x 10 ⁷	325	35%	5.63 x 10 ⁷	29%
10%	335	5.80 x 10 ⁷	454	36%	7.00 x 10 ⁷	21%
5%	445	7.44 x 10 ⁷	600	35%	8.87 x 10 ⁷	19%
2%	616	9.11 x 10 ⁷	824	34%	1.17 x 10 ⁸	28%
1%	765	1.10 x 10 ⁸	1,017	33%	1.40 x 10 ⁸	27%
1 in 200	964	1.34 x 10 ⁸	1,277	32%	1.71 x 10 ⁸	28%
1 in 500	1,221	1.55 x 10 ⁸	1,632	34%	1.97 x 10 ⁸	27%
PMF	5,246	5.36 x 10 ⁸	-			

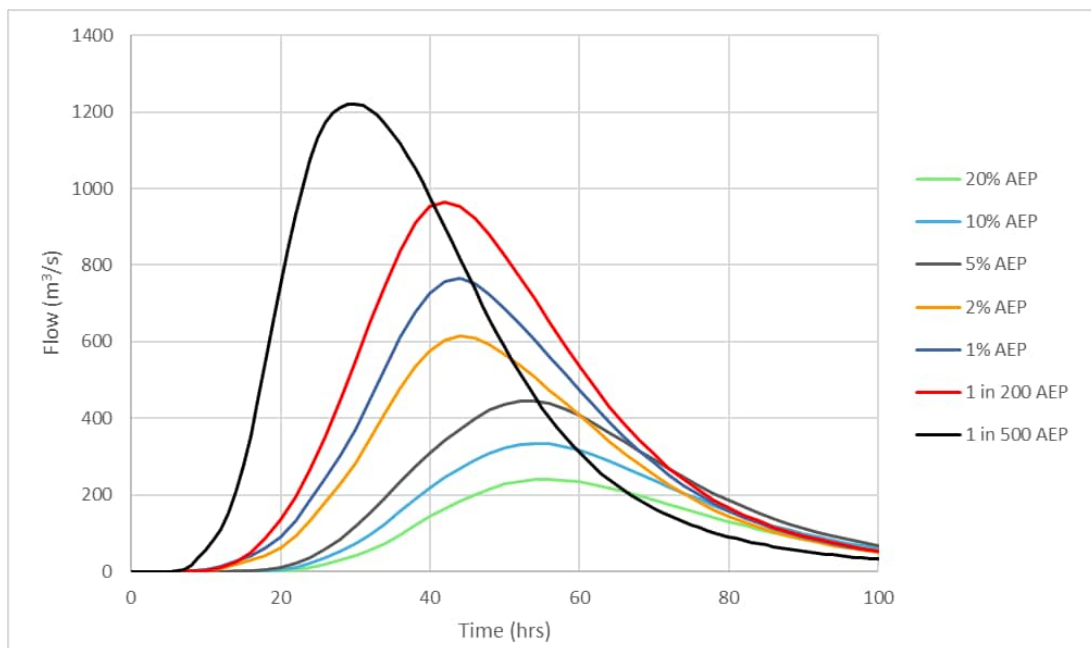


Figure 5-1 Current climate hydrographs at Cassidys Bridge

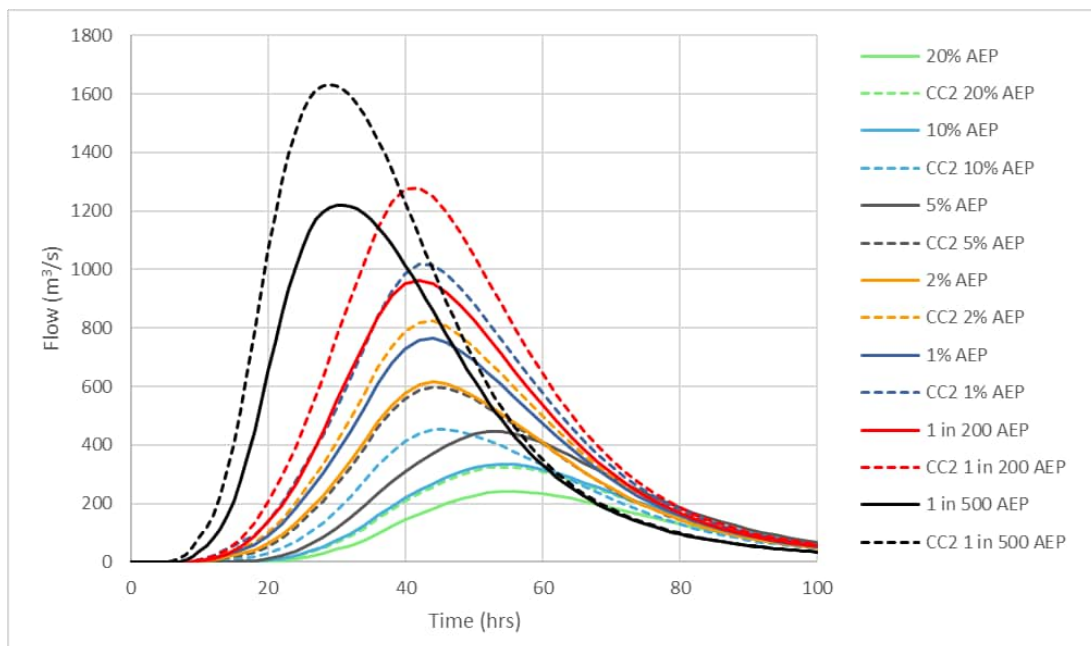


Figure 5-2 Climate Change 2 hydrographs at Cassidys Bridge

5.2 Flood depth mapping

Flood depth mapping is presented in Appendix A for the 1% AEP riverine and storm tide events under Current Climate and Climate Change 2 scenarios. The flood depth mapping shows that inundation throughout South Warrnambool is quite broad but generally restricted to the floodplain reserve areas. However, there are residential areas that are subject to inundation including along Stanley Street and MacDonald Street, near the

Flood mapping and intelligence outputs

37

intersection of Elliott Street and McGennan Street, along Wellington Street, Younger Street, Landmann Street and other isolated properties.

5.3 Flood velocity mapping

Flood velocity mapping is presented in Appendix B for the 1% AEP riverine and storm tide events under Current Climate and Climate Change 2 scenarios. In riverine events velocities across the floodplain are generally less than 0.5 m/s. In the Merri River channel velocities are higher and largest where the channel becomes most restricted. At the Princes Highway, MacDonald Street and the Merri River mouth velocities exceed 2.0 m/s. These locations correspond with the locations where the greatest drops in water level are observed as described in Section 5.5. In storm tide events velocities across the floodplain are generally less than 0.5 m/s with the exception of a few limited areas in the Merri River channel.

5.4 Flood hazard mapping (velocity x depth product)

Flood hazard (velocity x depth) mapping is presented in Appendix C for the 1% AEP riverine and storm tide events under Current Climate and Climate Change 2 scenarios. In riverine events velocity x depth upstream of the Princes Highway are generally greater than 0.3 m²/s which is considered hazardous for vehicles and people. Downstream of the Princes Highway through South Warrnambool higher velocity x depths are restricted to the Merri River channel and areas of greater depth. In storm tide events velocity x depths across the floodplain are generally less than 0.3 m²/s with the exception Merri River cutting channel downstream of Swinton Street.

5.5 Flood levels

Peak flood levels at the Merri River at Woodford, Merri River at Dennington and Merri River at Warrnambool stream gauges are presented in Table 5-2.

Figure 5-3 shows a long-section of flood levels along the Merri River for riverine events. As shown in Figure 5-3 the water level grade in the riverine events through Dennington is relatively constant before there is a significant drop in water level as the floodplain narrows near the Princes Highway. The water level grade then flattens off as it flows into the South Warrnambool floodplain and Kelly Swamp. Further downstream as the Merri River Cutting flows through several points of constriction the water grade steps down to the Merri River mouth at Stingray Bay with the most notable constriction point been the narrow channel at MacDonald Street.

Figure 5-4 shows a long-section comparison of 1% AEP climate change scenario and previous South Warrnambool (Water Technology 2007a) and Dennington (Water Technology 2007b) flood levels. The 1% AEP current climate levels are approximately 0.5 to 0.8 m higher through South Warrnambool and 0.8 to 1.3 m higher through Dennington than the 2007 studies where the 1% AEP water levels were similar to the October 2020 event that had rainfalls consistent with approximately a 36 hour 15% AEP event. This indicates that flood levels were being underestimated in the 2007 studies. Climate Change 2 riverine event water levels are approximately 0.6 m higher than current climate conditions through South Warrnambool with greater increases upstream of the Princes Highway. This is approximately equivalent to the current conditions 1 in 350 AEP event.

As shown in Figure 5-5 the water levels up the Merri River during storm tide events drop off from the levels at the Stingray Bay as water travels up the Merri River cutting before flattening off upstream of Swinton Street. Increases in 1% AEP Climate Change 2 flood levels (Figure 5-6) is consistent with the amount of sea level rise but higher sea levels mean that water is able to flow through the swamps from Ruteledges Cutting resulting in the drop in water levels along the Merri River cutting not being as pronounced.

Flood mapping and intelligence outputs

38

Table 5-2 Flood levels (m AHD)

Event (AEP)	Riverine						Storm tide			
	Merri River at Woodford gauge ¹		Merri River at Dennington gauge ¹		Merri River at Warrnambool gauge		Merri River at Dennington gauge ¹		Merri River at Warrnambool gauge	
	Current Climate	Climate Change 2	Current Climate	Climate Change 2	Current Climate	Climate Change 2	Current Climate	Climate Change 2	Current Climate	Climate Change 2
20%	12.90 (7.04)	13.48 (7.62)	2.81 (2.92)	3.56 (3.67)	0.78	1.66	1.04 (1.15)	2.30 (2.41)	1.36	2.53
10%	13.54 (7.68)	14.18 (8.32)	3.12 (3.23)	3.73 (3.84)	0.92	1.68	1.08 (1.19)	2.40 (2.51)	1.45	2.60
Apr 2009							0.99 (1.1)		1.48	
Oct 2020	14.00 (8.14) ²		3.23 (3.34)		0.97 ²					
5%	14.10 (8 .24)	14.73 (8.87)	3.44 (3.55)	3.95 (4.06)	1.07	1.71	1.10 (1.21)	2.48 (2.59)	1.53	2.65
Jun 2014							1.00		1.56	
2%	14.79 (8.93)	15.38 (9.52)	3.83 (3.94)	4.43 (4.54)	1.23	1.80	1.13 (1.24)	2.57 (2.68)	1.61	2.71
1%	15.23 (9.37)	15.82 (9.96)	4.17 (4.28)	4.81 (4.92)	1.37	1.91	1.15 (1.26)	2.64 (2.75)	1.68	2.75
Mar 1946	15.46 (9.60)		4.21 (4.32)		1.44					
1 in 200	15.68 (9.82)	16.27 (10.41)	4.59 (4.7)	5.28 (5.39)	1.55	2.08	1.17 (1.28)	2.70 (2.81)	1.73	2.79
1 in 500	16.18 (10.32)	16.79 (10.93)	5.04 (5.15)	5.78 (5.89)	1.81	2.29	1.19 (1.30)	2.77 (2.88)	1.8	2.89
PMF (Tsunami)	21.35 (15.49)		9.78 (9.89)		4.06		3.91 (4.02)		3.9	

¹ Levels in gauge datum presented in parentheses.

² Recorded flood level at stream gauge.

Flood mapping and intelligence outputs

39

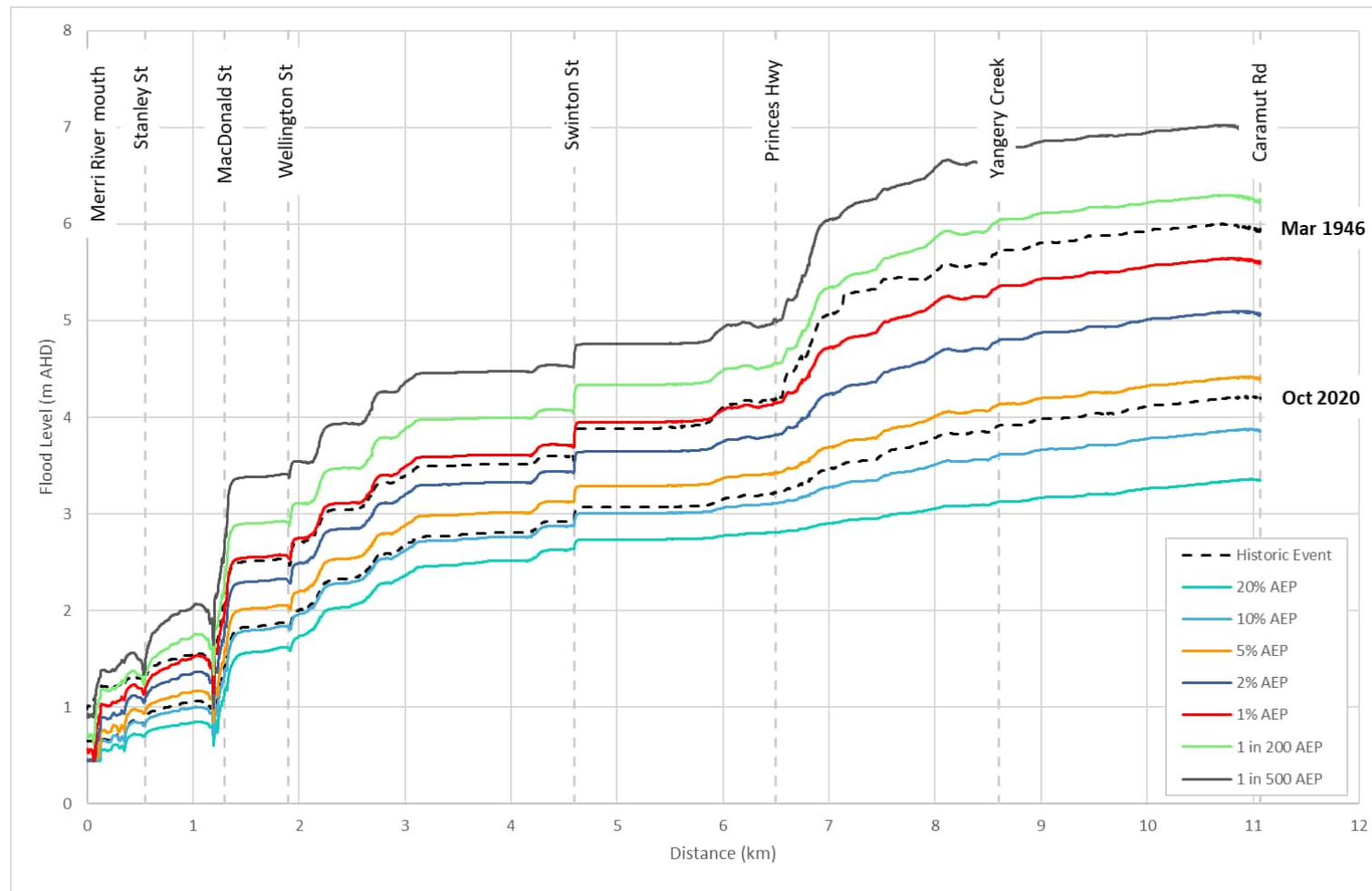


Figure 5-3 Riverine event flood level long-section

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Flood mapping and intelligence outputs

40

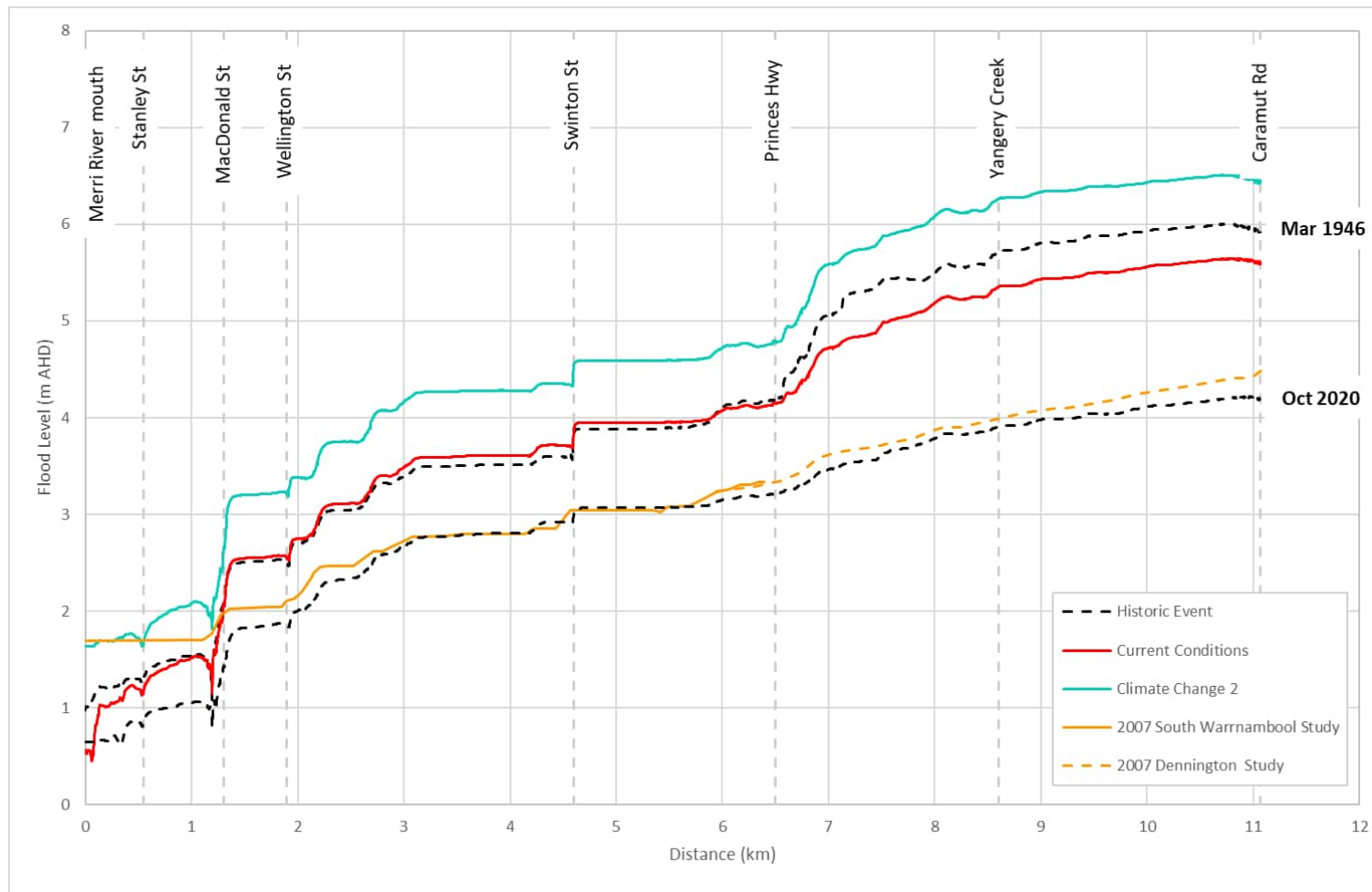


Figure 5-4 Riverine event 1% AEP flood level long-section scenario comparison

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Flood mapping and intelligence outputs

41

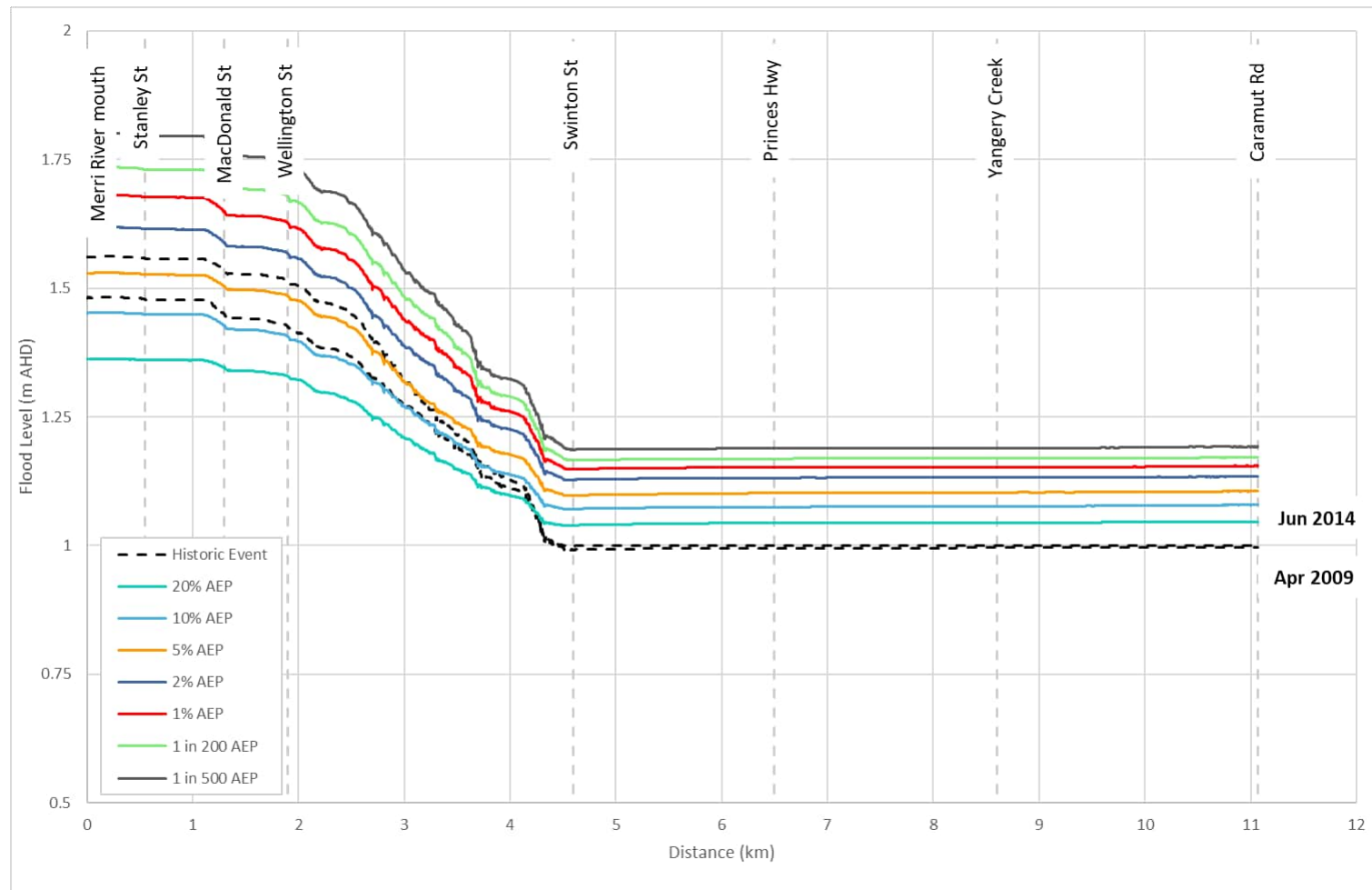


Figure 5-5 Storm tide event flood level long-section

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Flood mapping and intelligence outputs

42

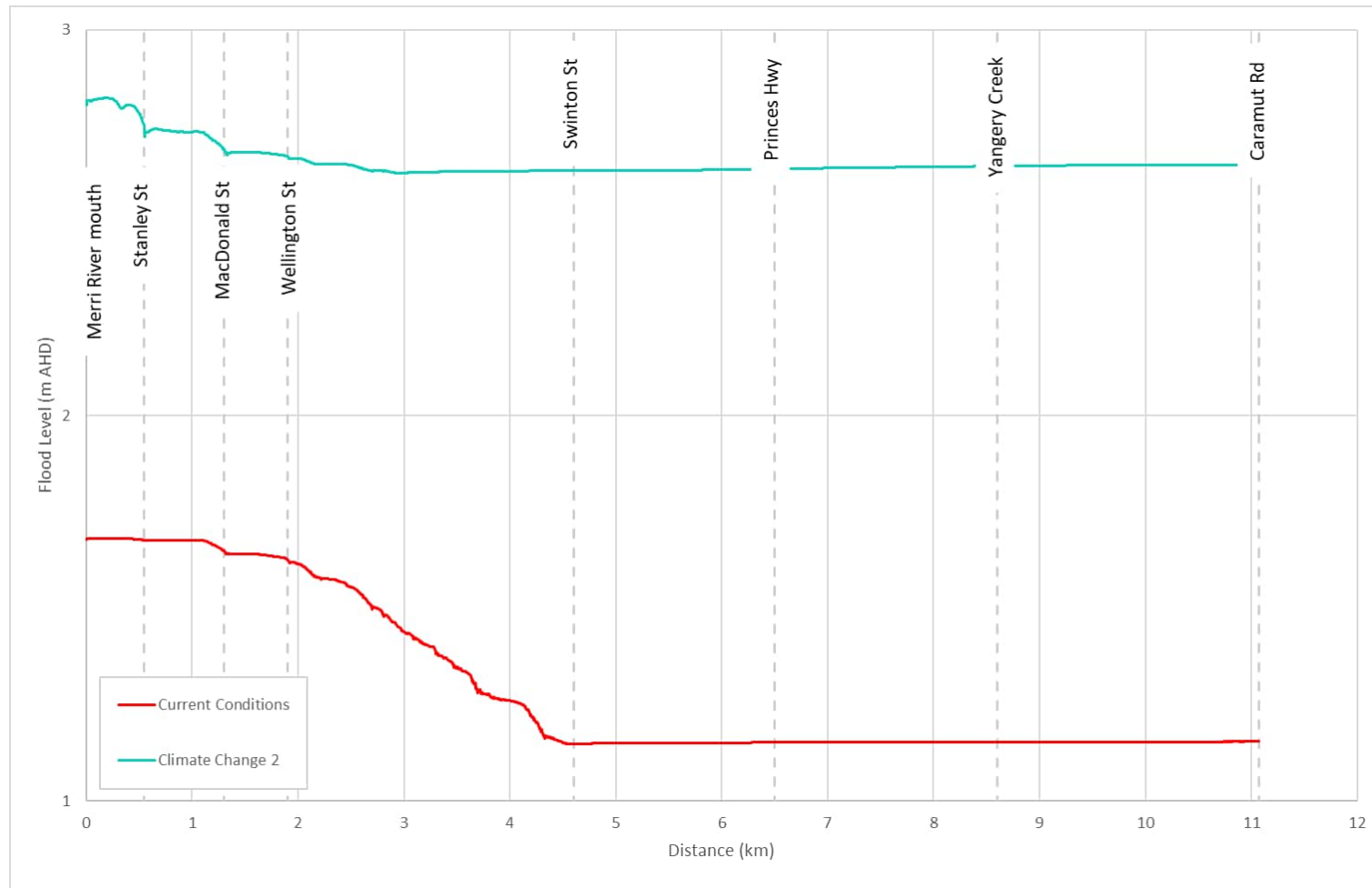


Figure 5-6 Storm tide event 1% AEP flood level long-section scenario comparison

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5.6 Property and building inundation

Counts of properties with flooding within their boundary and buildings with flooding above the floor level for riverine and storm tide events are shown in Table 5-3. Inundated properties and buildings are also shown in the depth mapping (Appendix A). The inundated buildings include residential buildings and commercial and industrial buildings. Caravan park cabins, sheds and garages associated with residential properties and pump stations are not included in Table 5-3. However, for emergency response purposes the caravan park cabins inundated are shown on the depth mapping.

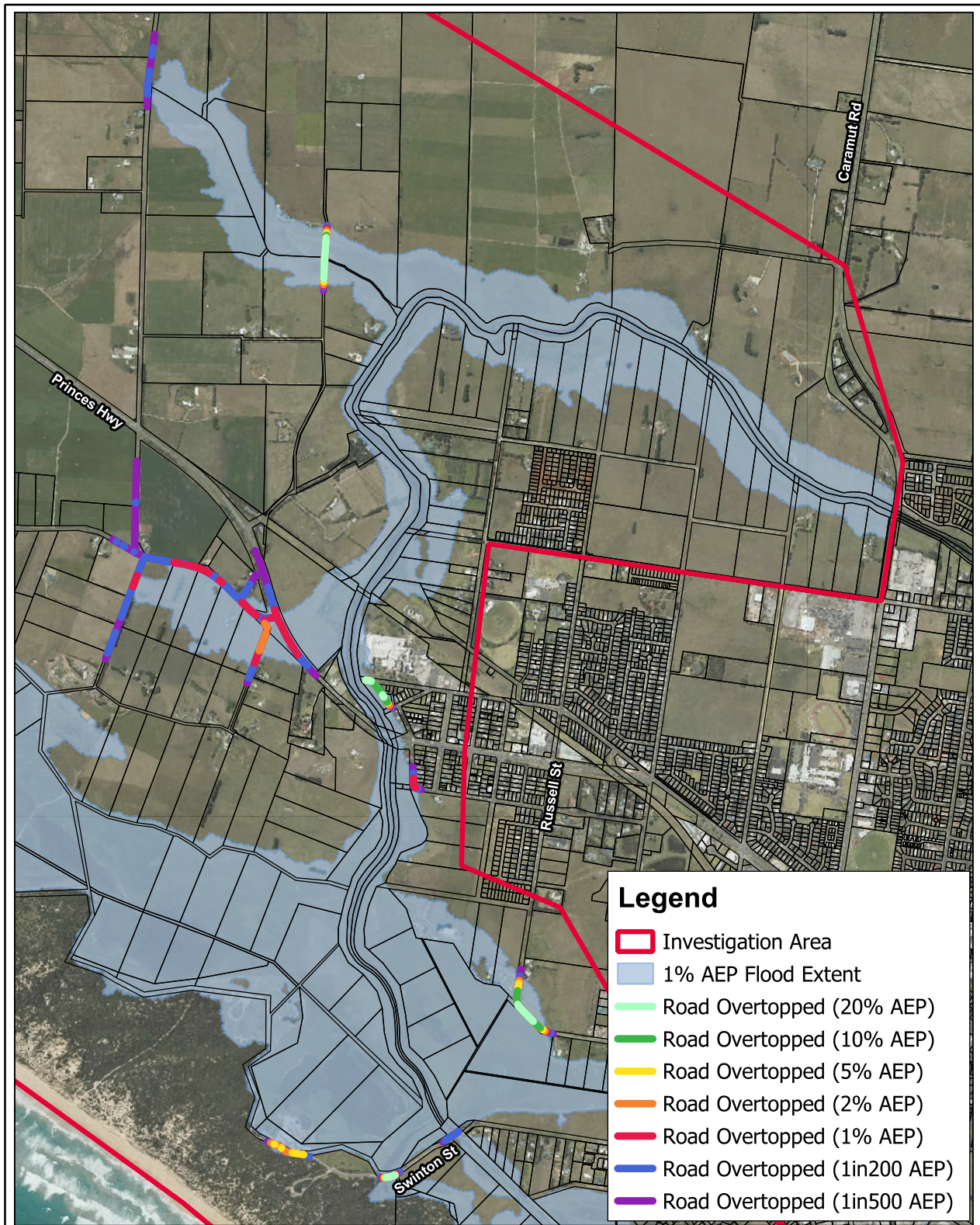
Properties zoned Public Park and Recreation (PPRZ) and Public Conservation and Resource (PCRZ) have been removed from the inundated properties counts. Properties within transport reserves and within the waterways have also been removed.

Table 5-3 Inundated properties and buildings with above floor flooding

Event (AEP)	Current Climate				Climate Change Scenario 2			
	Riverine		Storm Tide		Riverine		Storm Tide	
	Property	Building above floor flooding	Property	Building above floor flooding	Property	Building above floor flooding	Property	Building above floor flooding
20%	220	0	142	0	343	7	318	55
10%	243	0	154	0	362	9	325	58
5%	272	2	169	1	387	20	374	62
2%	336	9	183	2	483	55	396	65
1%	379	25	196	2	560	97	403	68
1 in 200	478	61	200	3	613	137	415	70
1 in 500	569	109	211	3	752	180	426	71
PMF / Tsunami	1093	245	627	122				

5.7 Road inundation

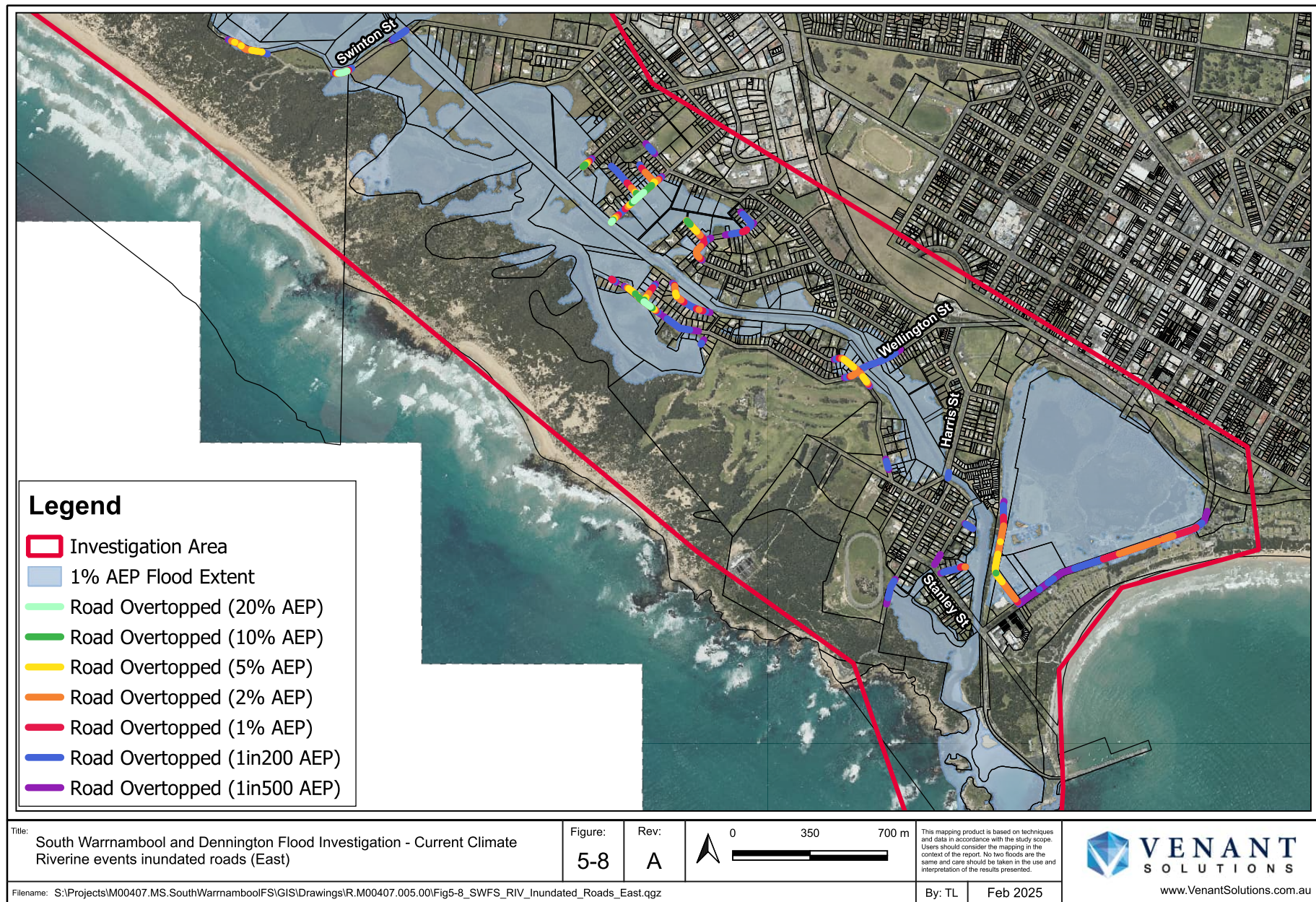
Inundated roads for current climate are shown in Figure 5-7 to Figure 5-12. Road sections are coloured by the smallest event at which overtopping occurs. Inundated roads that are inundated by less than 0.05 m are excluded.

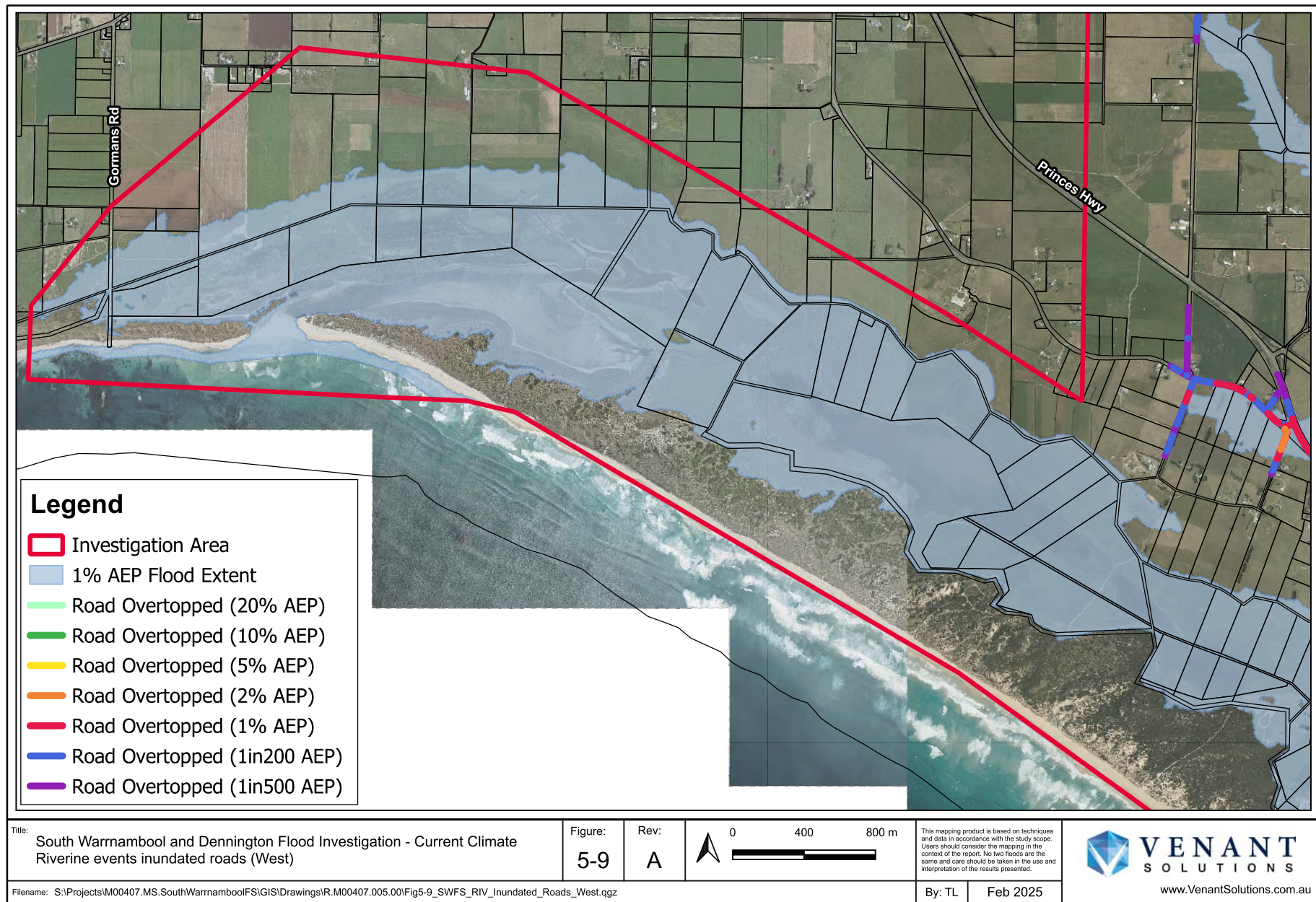


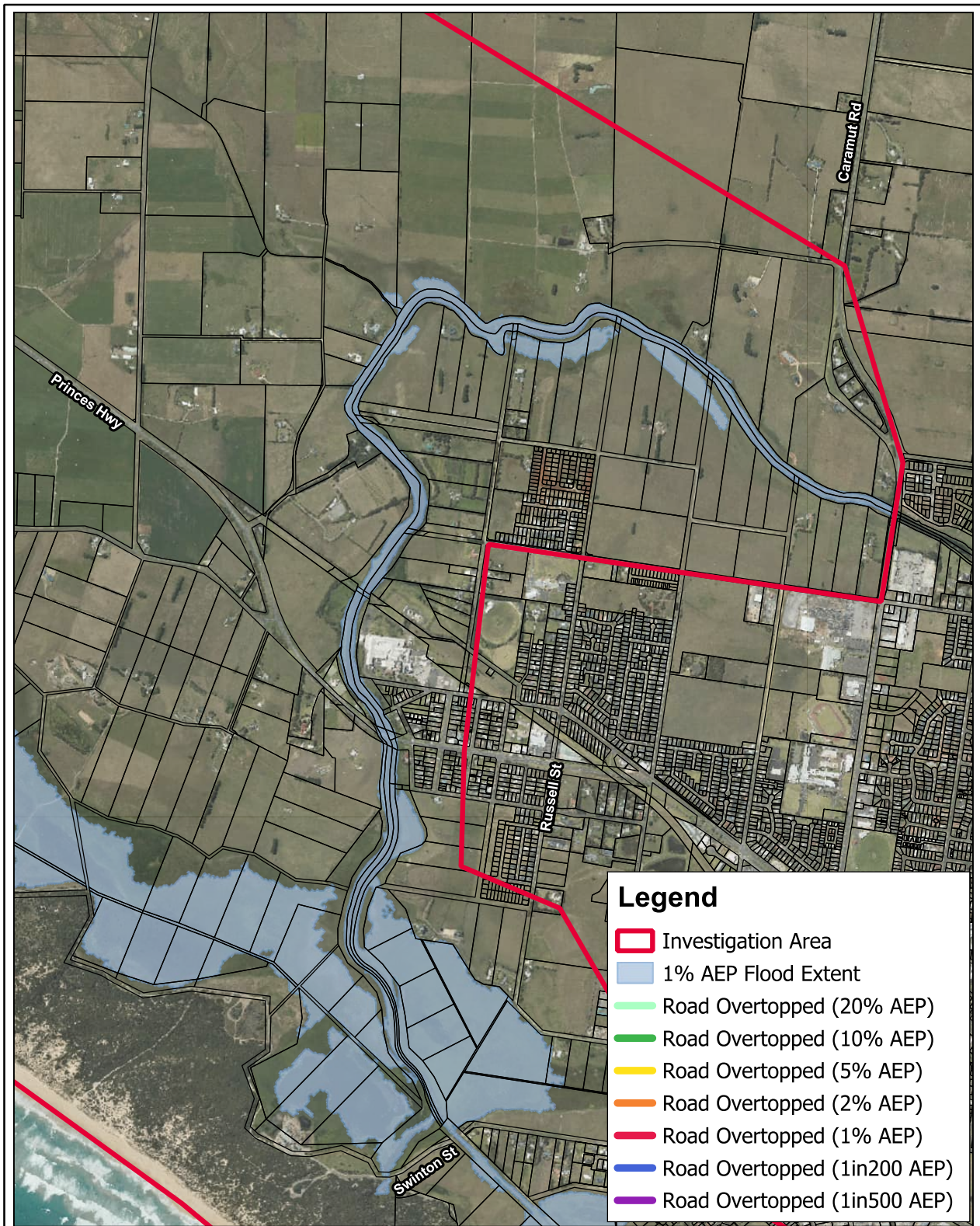
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Riverine events inundated roads (North)

Figure: 5-7	Rev: A	0 0.35 0.7 km	This mapping product is based on techniques and data in accordance with the study scope. Users should consider the mapping in the context of the report. No two floods are the same and care should be taken in the use and interpretation of the results presented.	By: TL Date: Feb 2025	 www.venantsolutions.com.au
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Storm Tide events inundated roads (North)

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This mapping product is based on techniques and data in accordance with the study scope. Users should consider the mapping in the context of the report. No two floods are the same and care should be taken in the use and interpretation of the results presented.

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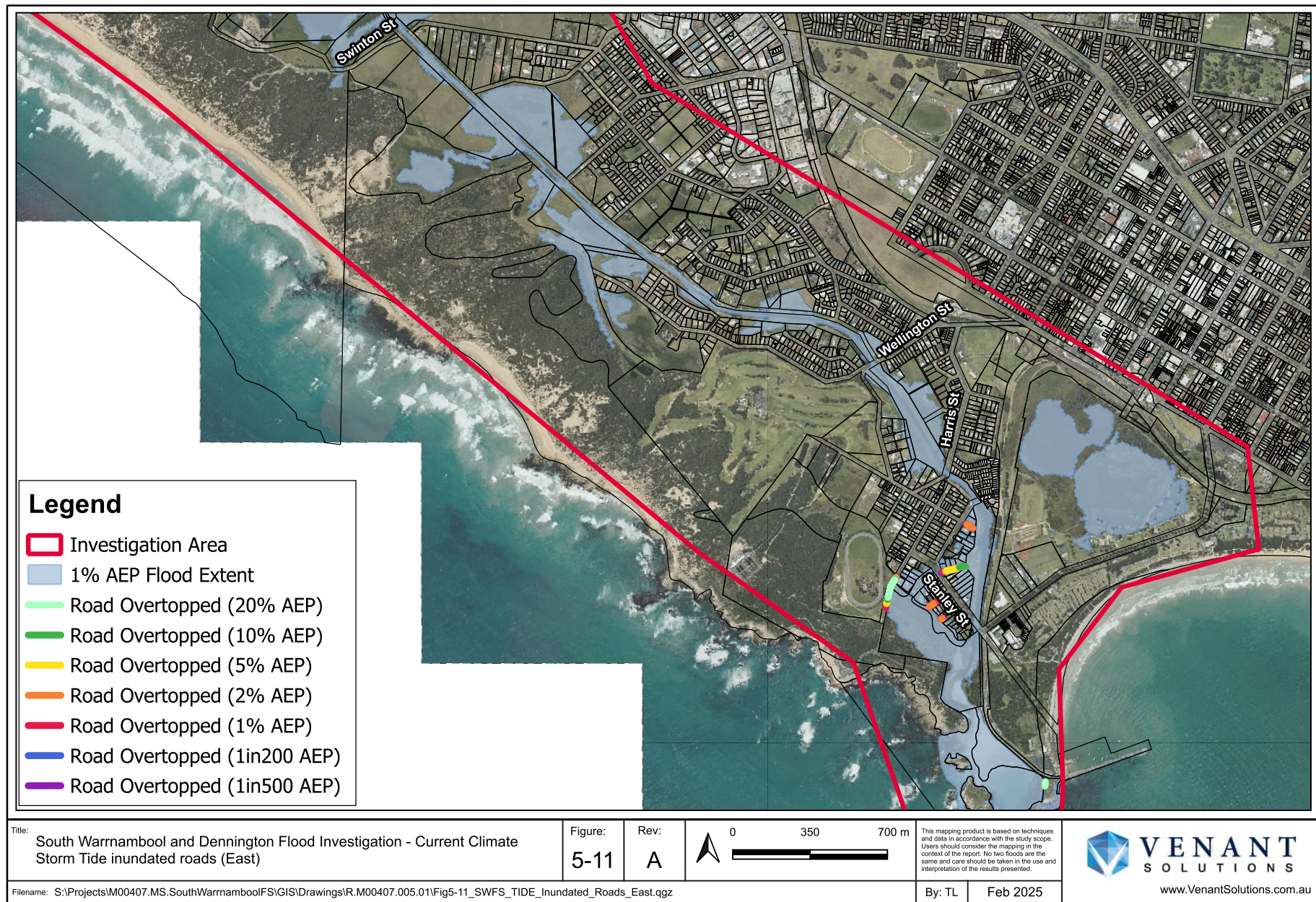
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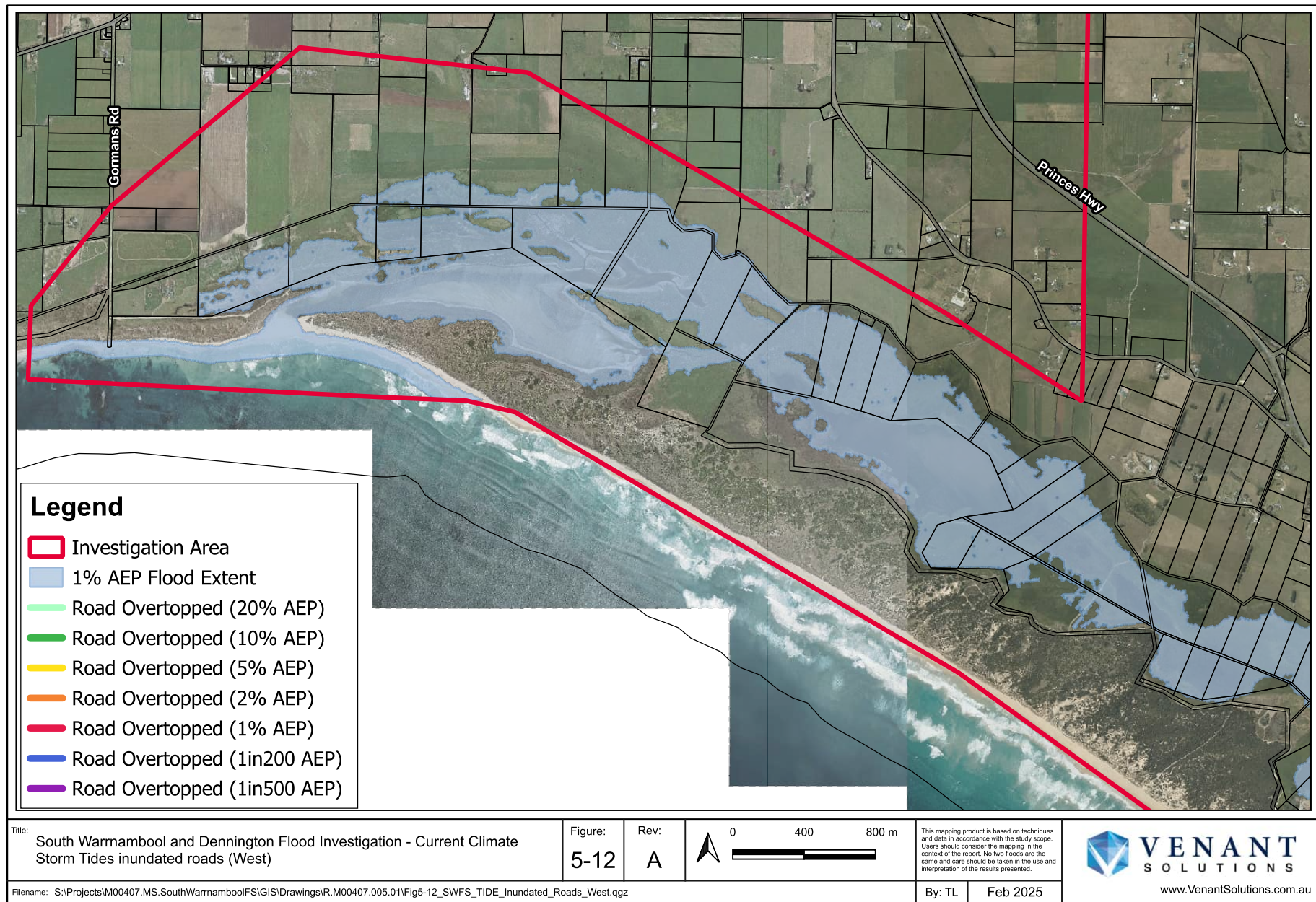


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Flood mapping and intelligence outputs

50

5.8 Travel times

From the start of rainfall it typically takes approximately 10-20 hours for water levels in the Merri River to start rising significantly in Dennington and South Warrnambool. However, this time can be significantly reduced if heavy rainfalls occur over the lower catchment resulting in high flows from tributaries such as Russell Creek and Yangery Creek.

Flood peaks at Woodford typically occur 1-2 days from the start of rainfall in the mid/upper catchment reaching Dennington (Princes Highway) 5-6 hours later and then South Warrnambool (Stanley Street) another 6-10 hours later depending on tide heights.

Table 5-4 presents the estimated travel times relative to start of rainfall in the mid/upper catchment. It should be noted that these travel times are similar to those currently presented in Appendix B of the MFEP.

The travel times can vary significantly for individual flood events as a result of several factors including:

- Antecedent conditions - Catchment antecedent (wetness) conditions (including waterway baseflow) altering the time to convert rainfall to runoff
- Storm durations - Intense short duration storms are likely to result in shorter travel times than longer less intense storms
- Temporal patterns - The time distribution of rainfall within a storm event can alter the travel times
- Spatial patterns - The location of storm in the catchment can alter travel times. For example, a storm centred over the upper catchment is likely to have a longer travel time than a storm centred over the Russell Creek in the lower catchment

Table 5-4 Estimated travels times

Location from	Location to	Typical travel time	Comments	Duration
Start of rainfall (upper catchment)	Woodford	1-2 days	To peak, begins steep rise after 10-20 hours	1-2 days
Woodford	Dennington (Princes Hwy)	5-6 hours	To peak, may begin to rise earlier than 10-20 hours if rainfall over lower catchment results in flooding from Russell Creek	
Dennington (Princes Hwy)	South Warrnambool (Stanley Street)	6-10 hours	To peak, dependent on tide levels	

6 Flood damages assessment

This section summaries the methods used to calculate the Average Annual Damage (AAD) estimate for the Study Area of \$625,000 for riverine events and \$101,000 for storm tide events resulting in a combined AAD estimate \$726,000.

Quantification of flood damages enables floodplain managers and decision makers to gain an understanding of the monetary cost of flooding. For this assessment the flood damages are presented as AAD which is the average flood damage in monetary terms per year that would occur over a long period of time.

As shown in Figure 6-1 flood damages can be categorised as either direct or indirect damages. Direct damages comprise the physical impact of the flood, for example, damages to structure and contents of buildings, agricultural enterprises and regional infrastructure. Indirect damages comprise losses from disruption of normal economic and social activities that arise because of flooding; for example, costs associated with emergency response, clean-up, community support, as well as disruption to transport, employment and commerce.

Further, depending on the difficulty of assigning a monetary value, damages can also be categorised as tangible or intangible. Tangible flood damages are those which can easily be assigned a monetary value such as damages to buildings. Intangible flood damages are those which cannot be easily assigned a monetary value such as environmental and social costs.

Potential flood damages can be reduced by actions taken during the warning time available in response to a flood event referred to as actual damages.

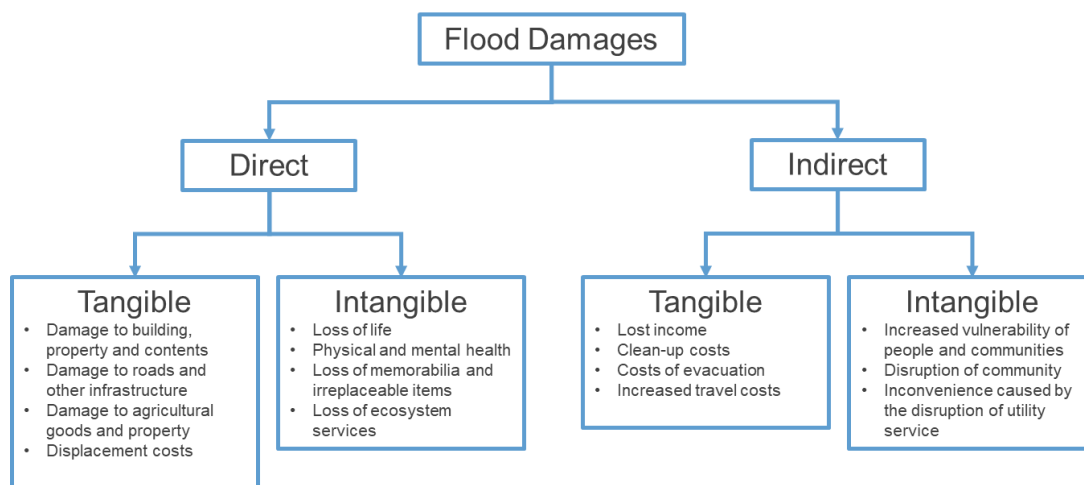


Figure 6-1 Categories of flood damage

6.1 Economic inputs

The following economic input data, indexed to a monetary value relative to that at the end of the September quarter of 2024, were used as inputs into the damage calculations:

- **Building and property damages**
 - **Residential direct damages** – Residential direct damages are comprised of several aspects; structural damage, contents damage, external (property) damage and relocation costs.
The inundation depth-damage curves for residential buildings which include structural and contents damages were sourced from the NSW Department of Planning and Environment's Flood risk

Flood damages assessment

52

management measures: Flood risk management guideline MM01 (DPE 2023) factored for the Warrnambool Local Government Area.

External damages were applied to each residential property with a building on it when inundated above 0.3 m as recommended in DPE (2023).

Relocation costs are based on the June 2024 quarter median rental rates for regional Victoria published by the Department of Families, Fairness and Housing applied via an inundation depth-relocation duration curve provided in the Flood Damage Assessment FRM Tool DT01 developed by the NSW Department of Planning and Environment

- **Commercial and industrial building direct damages** - Commercial and industrial building direct damages are comprised of structural and contents damage. The inundation depth-damage curves for commercial and industrial buildings were sourced from DPE (2023)
- **Public building damage** - Public building direct damages are comprised of structural and contents damage. The inundation depth-damage curves for public buildings were sourced from DPE (2023) and are classified in three categories; schools, hospitals and other public buildings
- **Road and other infrastructure damages** - Road damages were defined by Rapid Appraisal Method (RAM) for Floodplain Management (DNRE 2000) and include initial road repair, subsequent accelerated deterioration and bridge repair and accelerated deterioration.
Other infrastructure damages are assumed to be 5% of residential property damages as recommended in the Flood Damage Assessment FRM Tool DT01 developed by the NSW Department of Planning and Environment.
- **Agricultural damages** - The predominant agricultural land use type in the Investigation area is dryland pasture which is not expected to experience plant death during inundation periods of less than five to seven days (DNRE 2000). As such only clean-up costs have been accounted for
- **Indirect damages** - For residential clean-up costs when buildings are inundated above floor level a clean-up cost has been applied as recommended in DPE (2023). Non-residential Indirect damages are assumed to be 30% of total direct damages as recommended in DNRE (2000)
- **Intangible damages** - Intangible damages are assumed to be 100% (Deloitte 2016 and Werritty et al. 2007) of total direct damages. Intangible damages are comprised of non-physical and unpriced damages that result from direct and indirect impacts. These include but are not limited to the following:
 - Physical health (including loss of life)
 - Psychological health impacts (e.g. mental health impacts, trauma, concerns of future floods and loss of confidence in authorities and services)
 - Social impacts (loss of community and irreplaceable societal memorabilia)
 - Cultural and heritage impacts
 - Flora and fauna impacts

6.2 Current climate average annual damages

The riverine event AAD estimate of \$625,000 and storm tide event AAD estimate of \$101,000 are based on independent events so there is a combined AAD estimate \$726,000.

The AAD and the breakdown from each type of damages for riverine and storm tide flooding are presented in Table 6-1 and Table 6-2 respectively. The composition of the type of damage contributing to the AAD for riverine and storm tide flooding are shown in Figure 6-2 and Figure 6-3 respectively. These figures show that except for intangibles, damages to building and property contribute the largest portion of damages, approximately 45%. This is expected given the relative high worth of residential and other use type buildings and property in comparison to road and other infrastructure and agricultural land per unit of area.

Flood damages assessment

53

Table 6-1 Riverine event current climate damages summary

AEP	Building and property damages	Road and other Infrastructure Damages	Agricultural Damages	Intangible Damages	Total Damages	Contribution to AAD
PMF	\$74,354,000	\$5,955,000	\$44,000	\$76,879,000	\$157,232,000	\$201,000
1 in 500	\$20,591,000	\$1,728,000	\$21,000	\$21,321,000	\$43,661,000	\$102,000
1 in 200	\$11,322,000	\$1,031,000	\$17,000	\$11,750,000	\$24,120,000	\$86,000
1%	\$4,757,000	\$480,000	\$14,000	\$4,985,000	\$10,236,000	\$72,000
2%	\$1,901,000	\$238,000	\$11,000	\$2,044,000	\$4,194,000	\$83,000
5%	\$571,000	\$98,000	\$9,000	\$637,000	\$1,315,000	\$46,000
10%	\$216,000	\$52,000	\$7,000	\$258,000	\$533,000	\$29,000
20%	\$0	\$20,000	\$7,000	\$20,000	\$47,000	\$7,000
Average Annual Damages						\$625,000

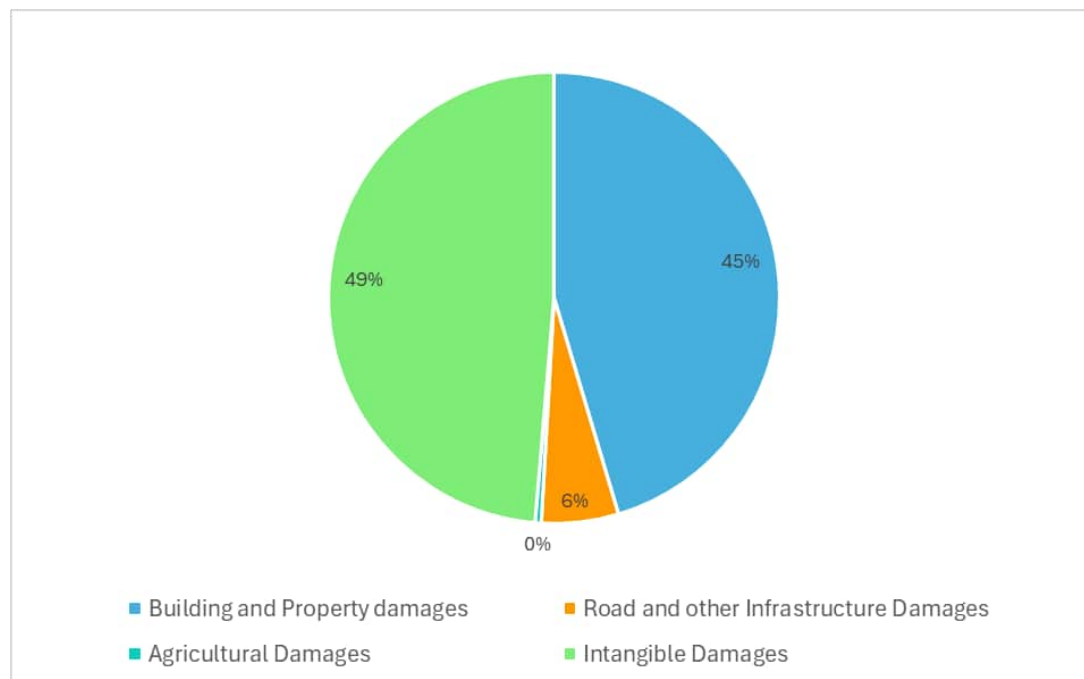


Figure 6-2 Riverine event current climate AAD composition

Flood damages assessment

54

Table 6-2 Storm tide event current climate damages summary

AEP	Building and property damages	Road and other Infrastructure Damages	Agricultural Damages	Intangible Damages	Total Damages	Contribution to AAD
Tsunami	\$37,476,000	\$2,796,000	\$13,000	\$38,103,000	\$78,387,000	\$76,000
1 in 500	\$577,000	\$56,000	\$2,000	\$610,000	\$1,245,000	\$3,000
1 in 200	\$379,000	\$41,000	\$2,000	\$404,000	\$826,000	\$3,000
1%	\$250,000	\$32,000	\$2,000	\$268,000	\$552,000	\$4,000
2%	\$138,000	\$23,000	\$1,000	\$153,000	\$315,000	\$8,000
5%	\$83,000	\$14,000	\$1,000	\$90,000	\$188,000	\$5,000
10%	\$0	\$6,000	\$1,000	\$5,000	\$12,000	\$1,000
20%	\$0	\$5,000	\$1,000	\$4,000	\$9,000	\$1,000
Average Annual Damages						\$101,000

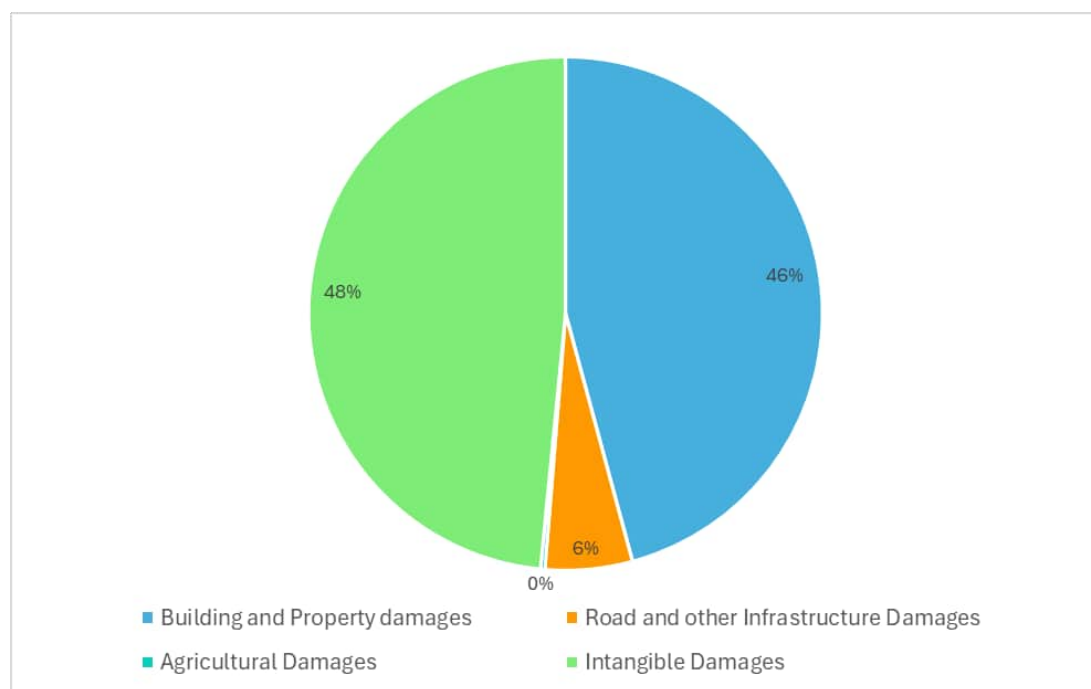


Figure 6-3 Storm tide event current climate AAD composition

7 Draft planning overlay mapping

A key objective of the Victorian Floodplain Management Strategy (DELWP 2016) is “*not making things worse*” and the strategy recognises avoidance and minimisation of flood risk via the Victorian land use and development and building approval systems as key to achieving this objective.

Land use planning controls are one of the most, if not the most, effective instruments available to mitigate the risk of flooding on communities. The objectives of the State and Warrnambool City Council planning policy for floodplain management is to assist the protection of:

- Life, property and community infrastructure from flood hazard, including coastal inundation, riverine and overland flows
- The natural flood carrying capacity of rivers, streams and floodways
- The flood storage function of floodplains and waterways
- Floodplain areas of environmental significance or of importance to river, wetland or coastal health

The strategy to achieve these objectives includes identifying land affected by flooding, including land inundated by 1% AEP or as determined by the floodplain management authority in planning schemes. For this Study the 1% AEP event is defined as a combination of the maximum of 1% AEP riverine (allowing for the influence of joint probability, refer to Section 4.6) and 1% AEP storm tide events.

As shown in Figure 7-1 and Figure 7-2 there are currently a number of flood risk related planning controls in place for Dennington and South Warrnambool including Urban Flood Zone (UFZ), Floodway Overlays (FO) and Land Subject to Inundation Overlay (LSIO). In South Warrnambool the planning controls were first implemented in the mid-1990s. In the mid-2010s the planning controls were updated north-west of Block Street and extended to include Dennington based on the South Warrnambool Flood Study (Water Technology 2007a) and Dennington Flood Study (2007b).

The flood risk mapping produced by this Investigation provides the foundation for updating and providing consistency in the planning controls.

Flood prone land is defined by the 1% AEP and shows where development is generally permissible and is represented by LSIOs. Waterways, major floodpaths, drainage depressions and high hazard areas which have the greatest risk and frequency of being affected by flooding where development should generally not be permitted are represented by UFZs and FOs. For this Investigation these areas have been identified using safety criteria where the 1% AEP flood depth is likely to reach or exceed 0.5 m, and/or land where the 1% AEP flood hazard factor (the product of depth and velocity) is likely to reach or exceed 0.4 m²/s, and/or water velocity is likely to be 2 m/s or more. This is based on the safety thresholds for children and light building structures as presented in the Guidelines for Development in Flood Affected Areas (DELWP 2019).

An objective of the State and Warrnambool City planning policy is to minimise the impacts of natural hazards and adapt to the impacts of climate change by identifying at risk areas using the best available data and climate change science. Therefore, the draft planning mapping has been prepared based on the Climate Change 2 scenario, described in detail in Section 1.4, to represent the best available climate science at the time of this Investigation and is widely adopted for land use and development planning purposes in Victoria and throughout Australia.

Increased rainfall intensity has been defined in accordance with the guidance provided in the Draft Update to the Climate Change Considerations Chapter in Australian Rainfall and Runoff: A guide to Flood Estimation (DCCEEW 2023) resulting in a 41% increased rainfall intensity from the 1961 to 1990 baseline. The applied increased rainfall intensity factor accounts for the likely impact of climate change on the amount of inland catchment rainfall runoff, which affects the magnitude of flood flows in the Merri River. Flood risk is also

Draft planning overlay mapping

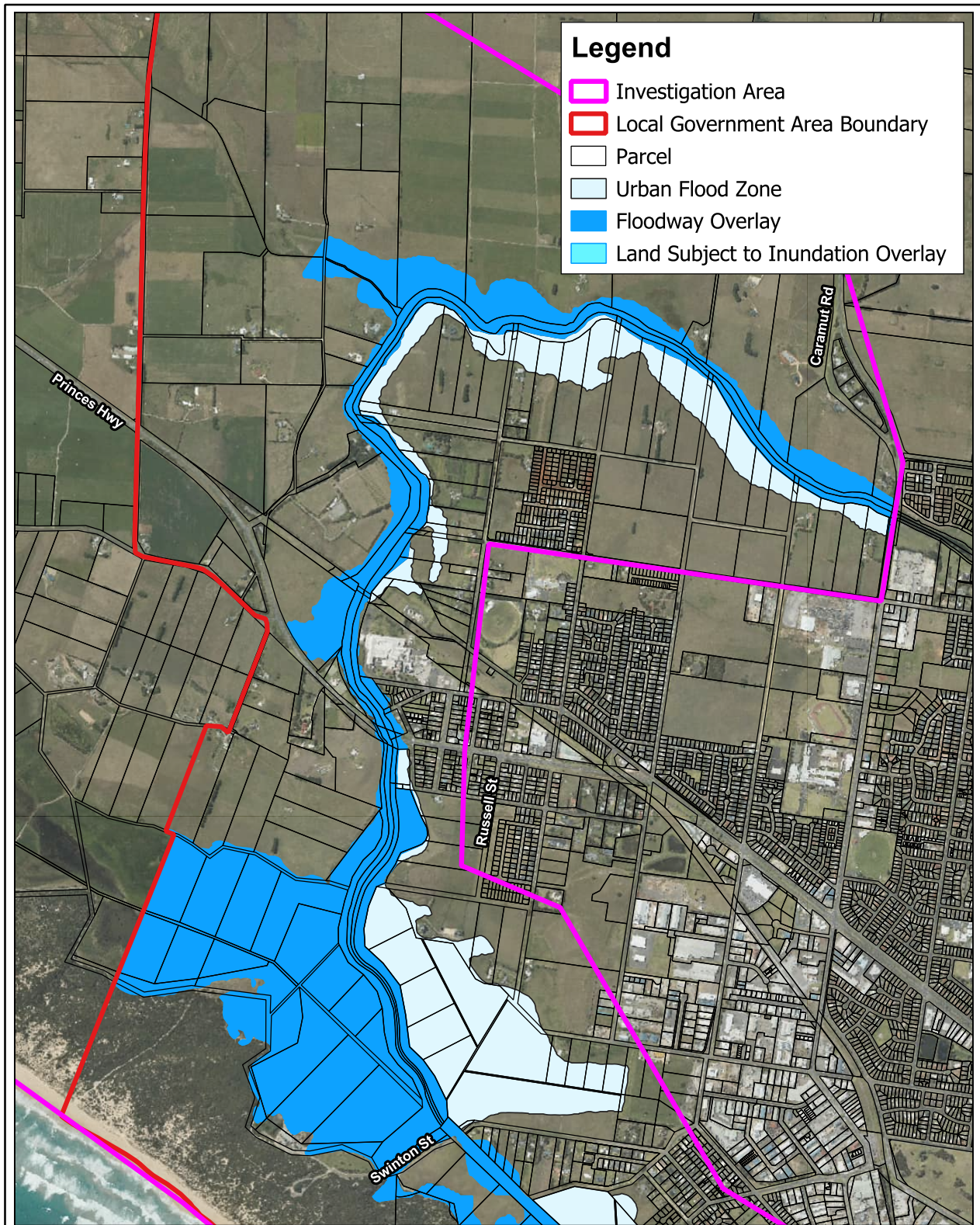
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affected by the height of the ocean at the Merri River mouth (Stingray Bay) and Rutledges Cutting. This is because sea level rise results in higher ocean levels making the impact of storm tide events more severe and backs water up the Merri River estuary during riverine flood events.

Victoria's current sea level rise planning policy (Clause 13.01-2s of the Victoria Planning Provisions) is to plan for not less than 0.8 m of sea level rise by the year 2100. It is understood at the time of the Study, that this policy has been reviewed as per Action 3.9 of the Marine and Coastal Strategy (DELWP 2022). It is also understood that this review responds to the IPCCs 6th assessment report finding that the global average increase in mean sea level can be expected to be in the order of up to 1.1 metres by the year 2100, given the current trajectory of greenhouse gas emissions and the potential impact of this trajectory on the future mean surface temperature. Consequently, Victoria's minimum required planning allowance for sea level rise is likely to be revised upward to account for more than 0.8 m of rise in alignment with Climate Change Scenario 2.

A notable decision relating to this and Victoria's adaptive approach to dealing with the sea level rise risk was made by the Minister for Planning in early October 2024. The decision related to amendment C69 of the Moyne Shire planning scheme. The Ministers Decision was to revise the flood risk related planning controls (overlays) covering the coastal and riverine floodplains at Port Fairy to account for up to 1.2 m of sea level rise. The decision accounts for the fact that there is high confidence that sea levels will continue to rise for centuries beyond 2100 due to continuing deep ocean heat uptake and mass loss of glaciers and ice sheets and remain elevated for thousands of years (IPCC 2019). Therefore the 1.2 m sea level rise mapping is an appropriate tool for understanding, planning for and adapting to, future levels of risk.

The resulting draft planning mapping is shown in Figure 7-3 and Figure 7-4. Please note, the mapping presented is likely to be subject to change prior to use in any planning scheme amendment as review of the extents on an individual lot scale is undertaken.

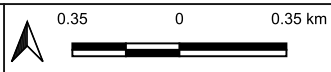


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South Warrnambool and Dennington Flood Investigation
Existing flood related planning controls (North)



Figure:
7-1

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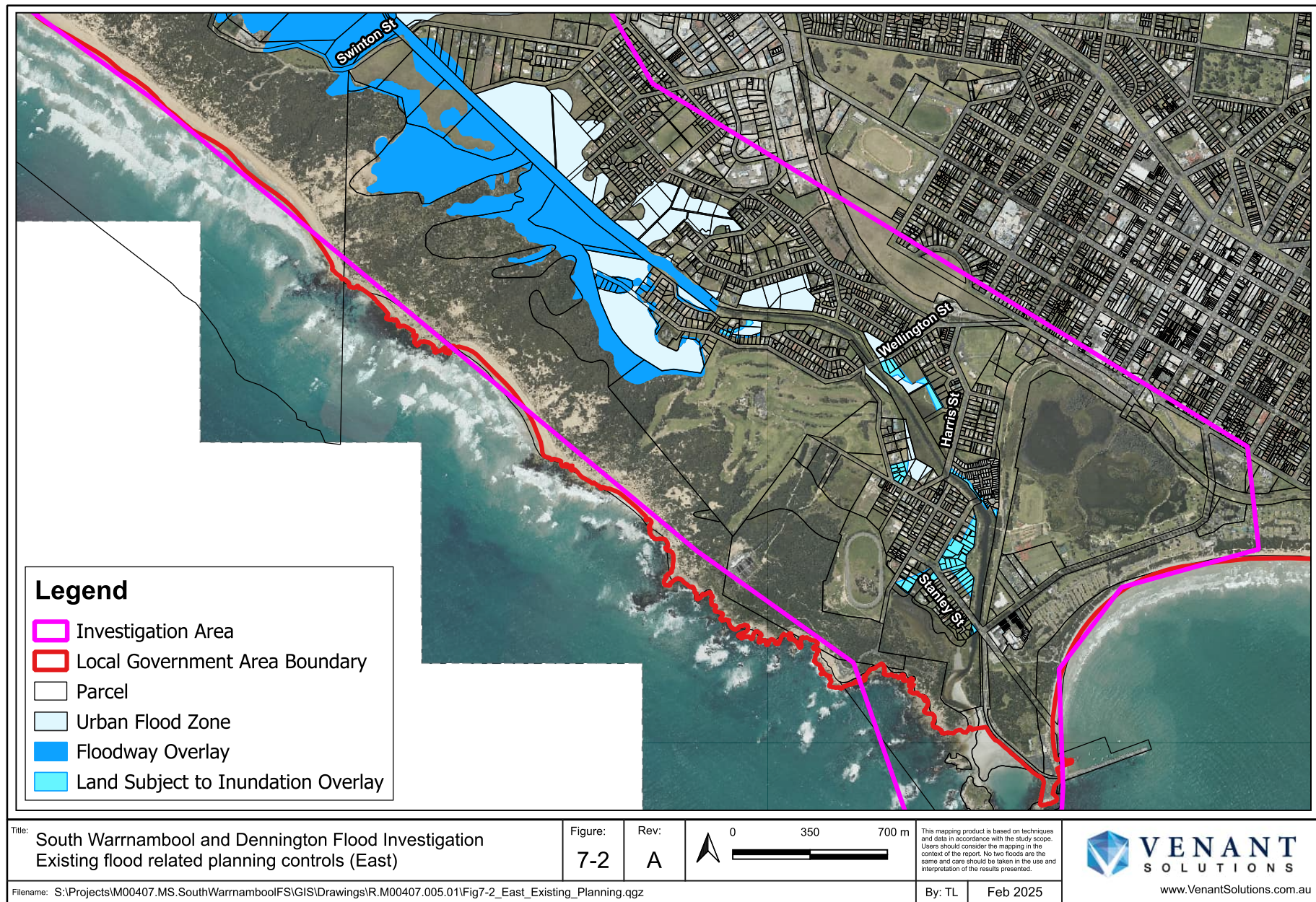
This mapping product is based on techniques and data in accordance with the study scope. Users should consider the mapping in the context of the report. No two floods are the same and care should be taken in the use and interpretation of the results presented.

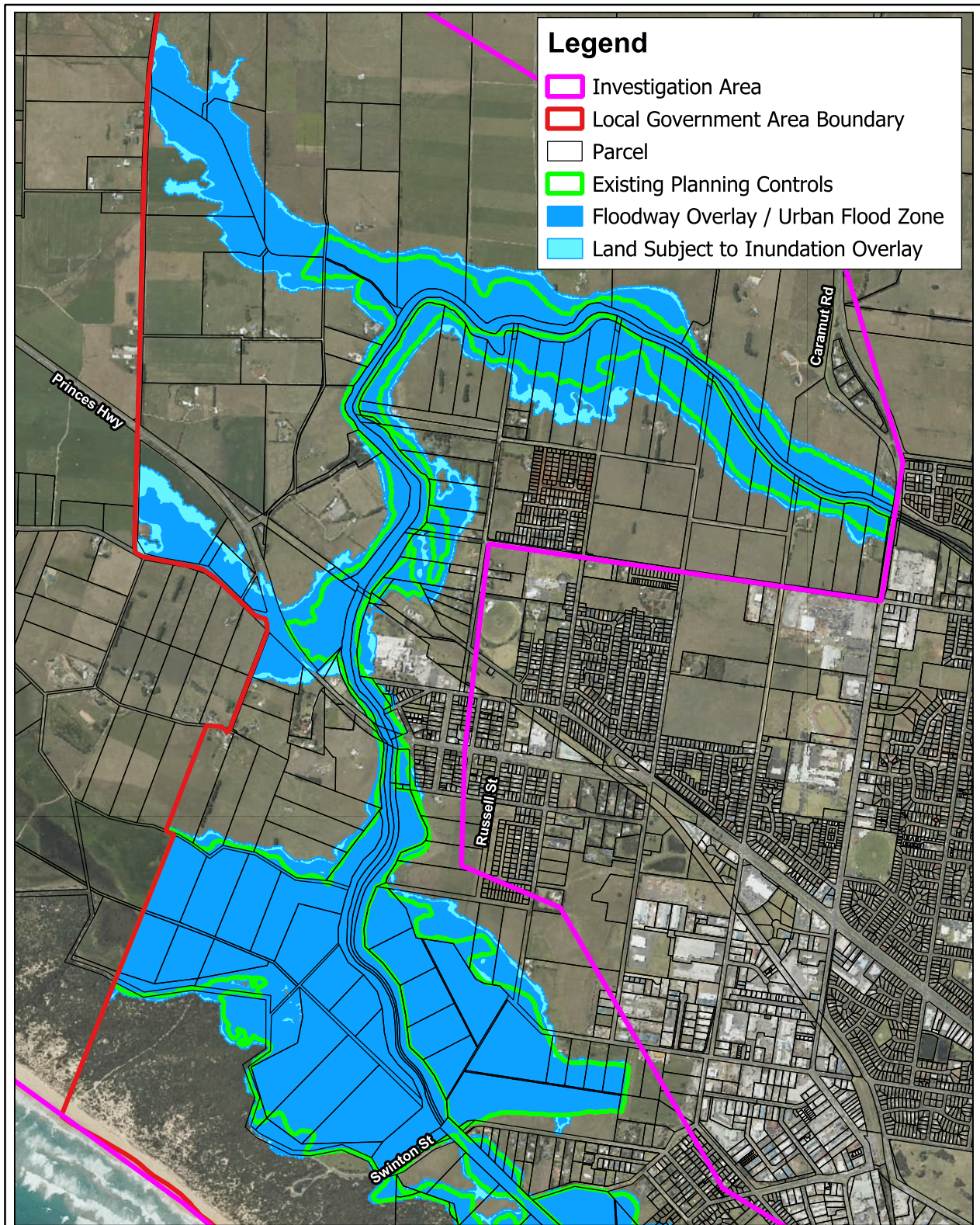
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Title:
South Warrnambool and Dennington Flood Investigation - Climate Change 2
Draft Planning Overlay Mapping (North)



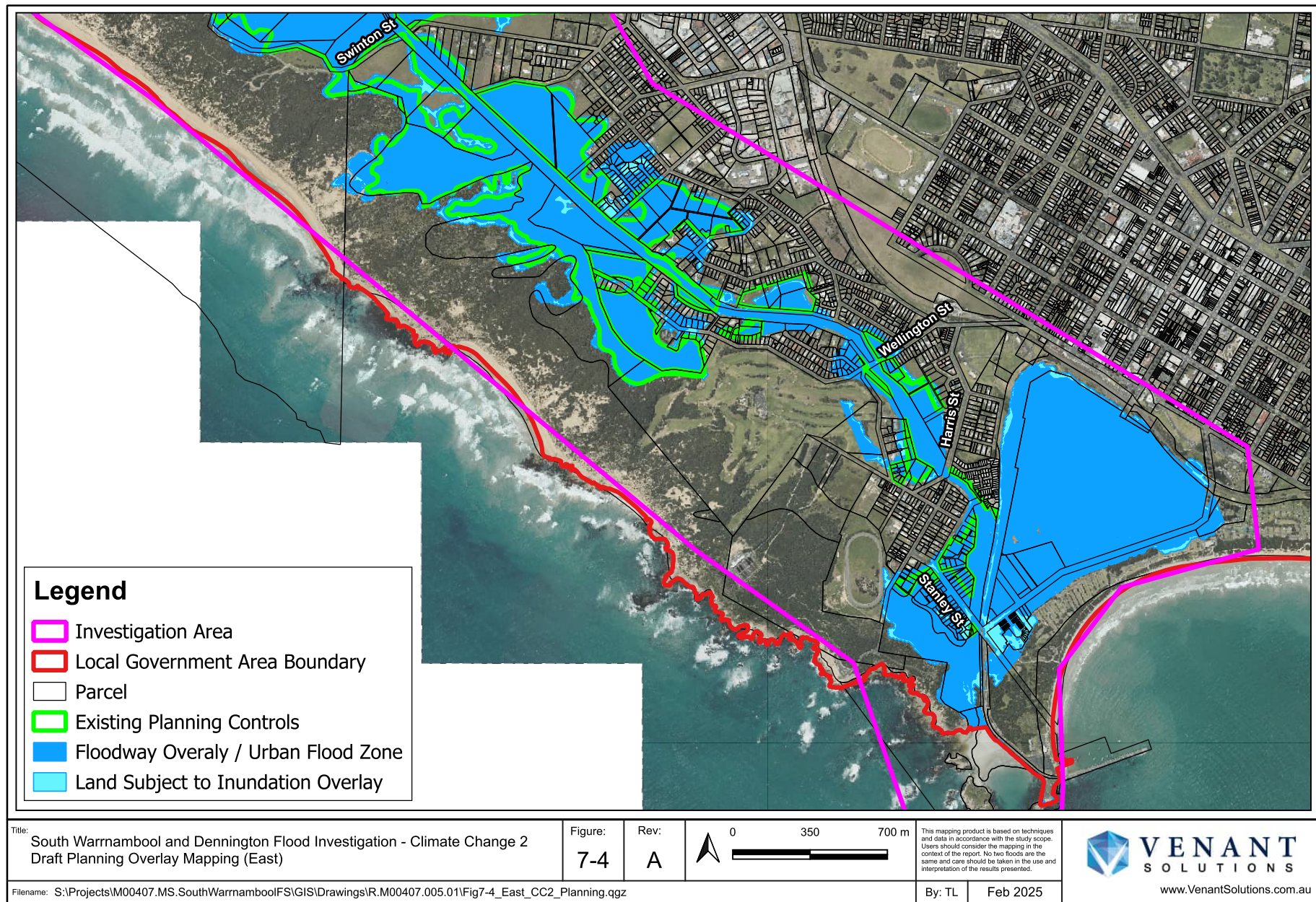
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8 Structural mitigation options feasibility assessment

Structural mitigation measures are physical works to reduce the likelihood of flooding. For this Investigation the feasibility assessment of three structural mitigation options has been assessed.

8.1 Mitigation option selection

A mitigation option selection process was undertaken to identify the structural mitigation options for the feasibility assessment. The mitigation option selection process was undertaken in three stages:

1. Identification of 27 potential structural mitigation options throughout the preceding tasks of the Investigation from the following sources:
 - a) Local community from feedback provided prior to the Community Session held on the 8th of November 2023
 - b) Project Reference Group (PRG)
 - c) Project team (Council, GHCA and Venant Solutions)
2. Collation and review all the identified potential structural mitigation options to develop a consolidated list of six options listed in Table 8-1 to present to the community at the session held on the 8th of November 2023.
3. Following presentation of the pre-feasibility assessment each community member in attendance at the meeting was provided with two votes which they could use for the option that they wished to be further assessed. The votes were collated and the options selected for the feasibility assessment were confirmed at the PRG meeting held on the 9th of November 2023. The results of the votes are presented in Table 8-1

Table 8-1 Potential structural mitigation option community votes results

Option	Votes	Rank
Merri River Levees	1	6
Creation of an opening at Levys Point	3	5
Restrict flow through Swinton Street Bridge	9	1
Increase capacity of Merri River bridge openings	9	1
High flow bypass into Kellys Swamp	4	5
Improve flow across Kellys Swamp (Boardwalk and Kellys Swamp / Saltwater Swamp high point)	8	3

Following the community vote at the PRG meeting on the 9th of November 2023 the outcomes of the votes were confirmed and three options were developed for feasibility assessment using the flood model:

- Option 1 – Restrict flow across Swinton Street with Kelly Swamp / Saltwater Swamp works
- Option 2 – Excavation of the Merri River Cutting channel under and downstream of the MacDonald Street bridge
- Option 3 – High flow bypass from the Merri River into Kelly Swamp

In the early stages of flood mitigation options feasibility assessment using the flood model it became apparent that Option 2 and 3 would not provide as significant improvements in flood risk as expected.

Structural mitigation options feasibility assessment

62

For Option 2, the flood model showed that excavation of the Merri River Cutting channel under and downstream of the MacDonald Street bridge would provide reductions in peak riverine event flood levels that were primarily limited in extent to between MacDonald Street and Wellington Street where reductions in the 1% AEP riverine peak flood level of -0.4 m are achieved. Further upstream reductions in peak flood level of less than 0.05 m are achieved.

For Option 3, the bypass channel did not show any significant benefit in reducing flow and in turn flood levels downstream of Swinton Street through South Warrnambool.

Therefore, two new options were developed for feasibility assessment using the flood model:

- Option 4 – Excavation of the Merri River Cutting at four locations
- Option 5 – Install flood gates at the Swinton Street bridge with Kelly Swamp / Saltwater Swamp works

The options selected are focused on mitigating the impact of riverine flooding which is of the highest flood risk for the majority of the floodplain as opposed to storm tide flooding.

8.2 Selected mitigation option descriptions

8.2.1 Option 1 - Restrict flow across Swinton Street with Kelly Swamp / Saltwater Swamp works

The aim of Option 1 is to further increase the proportion of flow that discharges via Rutledges Cutting to reduce the flood flows and in turn flood levels in the urbanised area of South Warrnambool.

As shown in Figure 8-1 Option 1 consists of the following works:

- Placement of 200 m³ of rock reinforcement under the Swinton Street bridge to restrict flows. This narrows the channel width under the bridge by approximately 5 m
- Raising of a 50 m section of Swinton Street at the corner near the quarry entrance to a level of 4.3 m AHD equal to the next lowest point in the road approximately 20 m south-east of the Swinton Street bridge
- Excavation of the higher land between Kelly Swamp and Saltwater Swamp to a level of 0.8 m AHD to allow for more flow to pass towards Rutledges Cutting. This results in an estimated 400,000 m³ of material been excavated and disposed of offsite
- Clearing of the Spiny Rush that is growing in the swamp system. The GHCMa has estimated that the Spiny Rush currently covers an area of 4.2 ha



Figure 8-1 Option 1 layout

8.2.2 Option 4 - Excavation of the Merri River Cutting at four locations where the channel narrows

There are several locations along the Merri River Cutting where the channel width narrows restricting the flow capacity to the outlet at Stingray Bay. The aim of Option 4 is to increase the flow capacity of the Merri River Cutting by widening the channel at the narrowest points. To offset the additional flow that passes through the channel downstream of MacDonald Street, ground levels on the west bank of the channel between Stephens Street and Stanley Street need to be raised.

As shown in Figure 8-2 Option 4 consists of the following works:

- Excavation of the Merri River Cutting at four locations with a total excavation volume of 14,300 m³.
- Raise Denman Drive by between 50 mm and 350 mm.
- A 50 to 350 mm high bund with a 0.5 m top width and 1 in 8 batters.

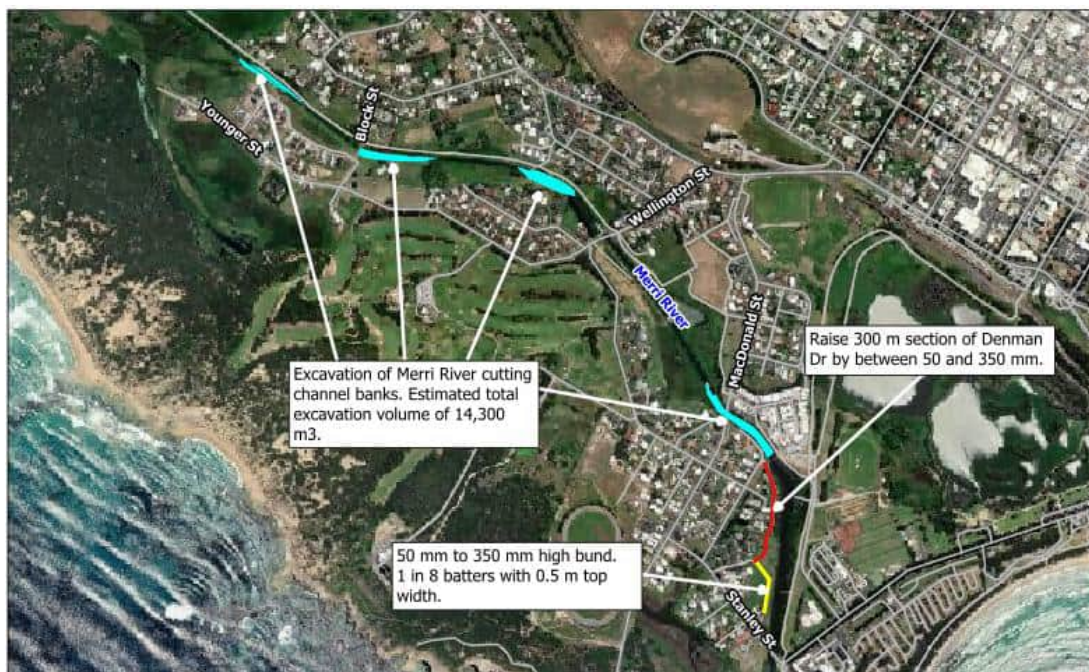


Figure 8-2 Option 4 layout

Structural mitigation options feasibility assessment

65

8.2.3 Option 5 - Install a flood gate at the Swinton Street bridge with Kelly Swamp / Saltwater Swamp works

The aim of Option 5 is to further the concept tested in Option 1 (Section 8.2.1) by completely blocking flow at Swinton Street to a level of 4.3 m AHD or a current climate conditions 1% AEP riverine event. To compensate for the increase in flood level upstream through Dennington, the Kelly and Saltwater Swamp works are required.

As shown in Figure 8-3 Option 5 consists of the following works:

- Install flood gates at Swinton Street involving:
 - Construction of a concrete headwall upstream of Swinton Street to attach the flood gates to
 - Four 4000 mm wide x 2700 mm high penstocks
 - Actuators to raise and lower penstocks
- Raising of a 50 m section of Swinton Street at the corner near the quarry entrance to a level of 4.3 m AHD to equal to the next lowest point in the road approximately 20 m south-east of the Swinton Street bridge
- Install flap valve on the 750 mm culvert under Swinton Street
- Excavation of the higher land between Kelly Swamp and Saltwater Swamp to a level of 0.8 m AHD to allow for more flow to pass towards Rutledges Cutting. This results in an estimated 400,000 m³ of material been excavated and disposed of offsite
- Clearing of the Spiny Rush that is growing in swamp system. The GHCMa has estimated that the Spiny Rush currently covers an area of 4.2 ha

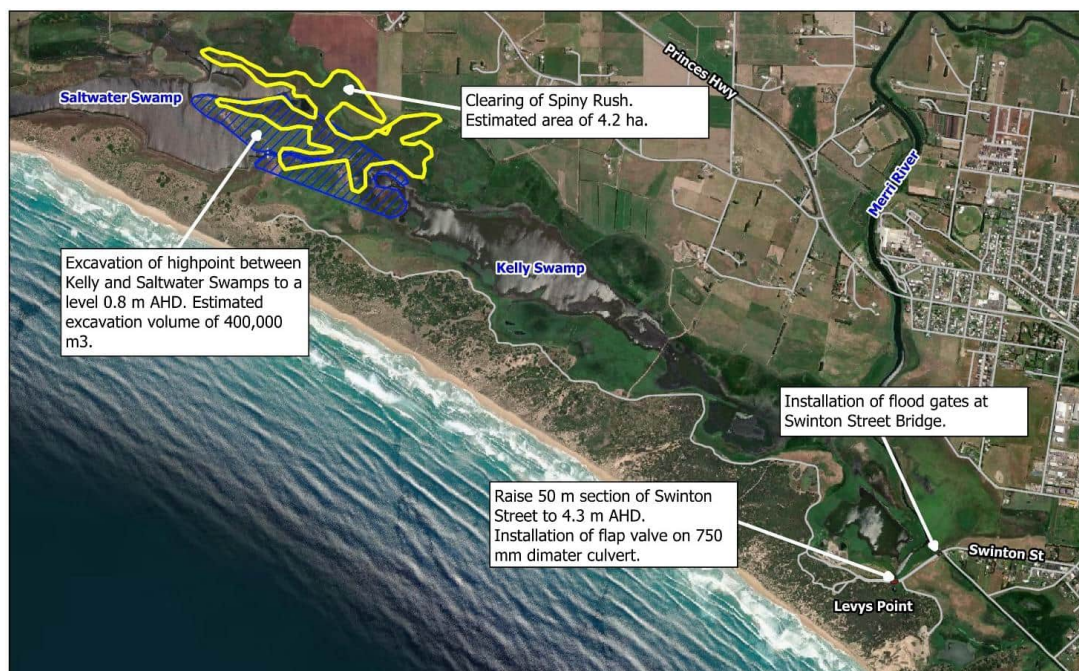


Figure 8-3 Option 5 layout

Structural mitigation options feasibility assessment

66

8.3 Feasibility assessment results

Each structural mitigation option is assessed against the effectiveness in reducing flood levels using the flood model and the economic benefit.

8.3.1 Flood level reductions

To determine the effectiveness of a structural mitigation option in reducing flood risk, flood level impact mapping is used to compare the reduction (or increase) in peak flood levels as a result of the works. The reduction in the number of houses with above floor flooding is also assessed.

The flood level impact mapping for 1% AEP riverine Current Climate and Climate Change 2 scenarios is presented in Appendix D. To interpret flood level impact maps the yellow colour indicates no change in flood level within a +/- 0.05 m tolerance, reductions in flood level are shaded with greens and increases in flood level are shaded with oranges/reds. The magenta colour indicates a region where flooding currently occurs, but would no longer occur if the option was implemented, and the blue colour indicates a region where flooding currently does not occur but would if the option was implemented.

The number of houses with above floor flooding in the Current Climate 1% AEP riverine event are shown in Table 8-2.

The modelling indicates that Option 1 results in the amount of flow discharging to Rutledges Cutting in a 1% AEP riverine event increasing from 88% to 92%. This results in decrease in flood level across the South Warrnambool and Dennington floodplain in all modelled events. In the current climate 1% AEP riverine event these decreases are up to 0.5 m in the Landmann Street area with inundation of the properties on the west side of Landmann Street, Silesia Court and Rentsch Court prevented. Further upstream decreases in current climate 1% AEP riverine event of between 0.05 to 0.1 m up to the Yangery Creek confluence are shown. West of the excavation area increases in peak flood level are limited to below 0.1 m. As shown in Table 8-2 Option 1 is successful in reducing riverine event above floor flooding of houses in South Warrnambool in a 1% AEP riverine flood event from 25 to 5.

For Option 4 in the 1% AEP current climate conditions riverine event the additional flow capacity of the Merri River cutting lowers flood levels in the Landmann Street area by approximately 0.15 m and upstream of the MacDonald Street bridge by 0.3 m. As shown in Table 8-2 Option 4 is successful in reducing riverine event above floor flooding of houses in South Warrnambool in a 1% AEP riverine flood event from 25 to 17.

For Option 5 in events up to and including the current climate 1% AEP event Merri River flow is prevented from crossing Swinton Street with the inundation shown in the flood level impact maps being that from the local rainfall and the tide. As a result, all inundation in these events is confined within the Merri River Cutting channel, wetland areas and flooding from Lake Pertobe. In the current climate 1% AEP (and less frequent events) riverine event the swamp excavation works ensure that there no increases in flood levels upstream through Dennington. As shown in Table 8-2 Option 5 is successful in reducing riverine event above floor flooding of houses in South Warrnambool in a 1% AEP riverine flood event from 25 to 2.

Table 8-2 Current climate 1% AEP riverine event houses flooded above floor level

Existing Conditions	Option 1 ¹	Option 4 ¹	Option 5 ¹
25	5 (20)	17 (8)	2 (23)

¹ Reductions presented in parentheses.

Structural mitigation options feasibility assessment

67

8.3.2 Economic assessment

The economic viability of a scheme is initially assessed by calculating the monetary benefit-cost ratio (BCR). A benefit-cost ratio of 1.0 indicates that the monetary benefits are equal to the monetary costs. A ratio greater than 1.0 indicates that the benefits are greater than the costs while a ratio less than 1.0 indicates that the costs are greater than the benefits.

Assuming that construction starts in 2026 and that options have a 50 year lifespan the benefit-cost ratio for each option is summarised in Table 8-3. Due to the high capital costs of each option the benefit-cost ratios are well below 1.0.

Table 8-3 Benefit-cost ratio summary

Item	Existing Conditions	Option 1	Option 4	Option 5
AAD (Current Climate Riverine Event without Intangibles)	\$321,000	\$199,000	\$278,000	\$183,000
Benefit (per Annum)		\$122,000	\$43,000	\$138,000
Total Benefit (Present Value)		\$1,284,480	\$1,284,480	\$1,926,720
Capital Cost		\$26,400,000	\$2,550,000	\$27,900,000
Total Cost (Present Value)		\$21,550,260	\$2,081,560	\$22,774,710
Benefit-Cost Ratio		0.06	0.23	0.08

8.4 Feasibility assessment outcomes

The feasibility of the three selected structural mitigation options were assessed in the flood model. The options assessed had the aim of mitigating riverine flooding in the urban area of South Warrnambool downstream of Swinton Street. The assessment showed that restricting flow through Swinton Street either by reducing the flow area under the Swinton Street bridge (Option 1) or by installing flood gates (Option 5) provides a great benefit to reducing flood levels and reducing the number of houses with above floor flooding in comparison to increasing the flow capacity of the Merri River Cutting (Option 4). The flood gates (Option 5) perform better and could be left open during storm tide events removing any detrimental impacts. However, to manage the increases in flood level upstream significant works are required in Kelly Swamp and Saltwater Swamp to allow more flow to pass through Rutledges Cutting. These works include extensive excavation with a very high capital cost and the potential to have detrimental environmental and cultural heritage impact on the nationally significant Lower Merri River Wetlands.

Given the high capital cost estimates of all three options the benefit-cost ratios are far lower than one indicating that costs outweigh the financial benefits. However, in floodplain management, a benefit-cost ratio substantially less than 1.0 may still be considered viable because the economic analysis does not include all of the benefits gained by flood mitigation works.

If further assessment of the structural flood mitigation options whose feasibility was assessed in the Investigation or of other structural mitigation options it is recommended that:

- Any further assessment of mitigation options should include:
 - Refinement of design to incorporate design factors such as land ownership, existing utilities, etc
 - Cost estimation commensurate with the level of design
 - Environmental assessments and approvals

Structural mitigation options feasibility assessment

68

- Cultural heritage assessments and approvals
 - Stakeholder consultation with parties such as landowners, the Eastern Maar Aboriginal Corporation, Parks Victoria and DEECA
- Any further assessment of mitigation options should incorporate climate change into the evaluation of options. This includes how the options perform in relation to flood risk reduction measures (flood level reductions, number of buildings with above floor flooding saved, etc) in the future, incorporation of climate change into the benefit-cost ratio and consideration of what the floodplain characteristics will be in the future allowing for considerations such as sea level rise, expected growth and urban renewal
- Further assessment of mitigation options should consider developing more specific estimates of intangible damages for inclusion in the benefit-cost ratio
- The options assessed for this Investigation are broadscale flood mitigation options with the aim of reducing flood risk across large parts of the floodplain. Consideration should also be given to localised structural flood mitigation options that target specific areas of high risk
- The options assessed for this Investigation are primarily focused on mitigating the impact of riverine flooding which is of the highest flood risk for the majority of the floodplain. Consideration could also be given to flood mitigation options that address the risk of storm tide flooding which affects the lower areas of the floodplain at present and is to create an increasing risk as sea levels rise

9 Flood warning feasibility assessment

A review of the current flood warning arrangements found that for riverine flooding at present the Bureau of Meteorology (BoM) does not offer a flood warning service for the Merri River. Nor is it believed that any other agencies or community groups have established a flood warning system for South Warrnambool or Dennington for riverine flooding. As such flood warnings for riverine flood events are limited to general warnings for the region or VICSES notifications where there is a verified risk to life or property.

For storm tide flooding the BoM does provide Coastal Hazard Warnings for abnormally high tides or storm tides which provides a good indicator of potential storm tide flooding in South Warrnambool but is limited in estimating magnitude accurately as the magnitude of wave setup for any given storm tide event greatly influences the tide flood levels.

The Warrnambool City Council Flood Emergency Plan (MFEP) currently includes a description of riverine and storm tide flooding for the Merri River, flood peak travel times to the Merri River at Woodford gauge and to Warrnambool and has a sub-plan (Appendix C2) for Merri River flooding. The current MFEP provides a good summary of the mechanisms of flooding from the Merri River based on a combination of observed past event information and previous flood studies. However, there is limited detailed information identifying the specific consequences in terms of impacted buildings and inundated roads.

Most of the recommended potential improvement actions are focused on using information, services and systems that are currently in place to communicate and incorporate the information derived from this Investigation. This includes building the community's resilience to flooding via awareness and education products primarily through making the outcomes of this Investigation publicly available and easily assessable via online web portals(s) and an update of the Local Flood Guide.

Documenting expected consequences of flooding and appropriate response actions in the MFEP will greatly reduce the burden on emergency response agencies in the event of expected flooding in Dennington and South Warrnambool and allow for targeted response actions to be undertaken. The rainfall based indicative flood tool and stream gauge relationships will also greatly aid predicting the magnitude and consequences of an event.

One recommendation that will greatly improve the reliability of flood warning information provided is to install a sub-daily rainfall gauge in the mid or upper catchment. Currently the only gauge located in the catchment is the Warrnambool AWS (90186) in the lower catchment with the next closest gauges been located at Mortlake, Hamilton, Gerrigerrup and Willatook.

There is a good stream gauge network already in place, in particular the Merri River at Woodford and Merri River at Dennington gauges, to allow for the establishment of a formal flood warning system. However, there are considerable cost and time requirements in making and providing a forecast system including setting up and calibrating a new hydrologic model, establishing stream gauge management arrangements (Merri River at Dennington), verifying rating curves which could include survey and or hydraulic modelling, establishing flood class levels, training and coordination with emergency services. As such establishment of any new system by the BoM would be prioritised across catchments country wide. The flood risk outputs of this Investigation provide the basis for comparing the flood risk in Dennington and South Warrnambool to other catchments. It should be noted that other areas not within the scope of this Investigation including North Warrnambool, Woodford and Bushfield would also benefit from this system.

Flood warning feasibility assessment

70

9.1 Flood warning feasibility assessment recommendations

The feasibility of improving flood warning arrangements for Dennington and South Warrnambool have been assessed with the recommended potential improvement actions presented in Table 9-1.

Many of the actions are focused on using information, services and systems that are currently in place to incorporate the information derived from this Investigation. These improvements are achievable and sustainable with relatively little effort and cost, whereas others would require more significant investment. As such each potential improvement action has been assigned a priority based on the following criteria:

High	Actions achievable in the near-term (0 - 1.5 years) using information, services and systems that are currently in place and require minimum investment and will provide the greatest benefit.
Medium	Actions achievable in the mid-term (1.5 – 3 years) requiring a greater level of investment to implement.
Low	Actions achievable in the long-term (+3 years) requiring a greater level of investment to implement but do not provide a significant benefit in comparison to high or medium priority actions.

Flood warning feasibility assessment

71

Table 9-1 Recommended potential improvements

TFWS Element	No.	Potential Improvement Actions for South Warrnambool and Dennington	Lead Agency(s)	Partner Agency(s)
Building community resilience to disasters	1	<ul style="list-style-type: none"> Continue flood awareness activities that emphasise personal safety and damage reduction. This includes: <ul style="list-style-type: none"> Provide links to the Final Summary Report (at a minimum), Local Flood Guide and Municipal Flood Emergency Management Plan on Council's and GHCMA's website Upload the flood mapping onto the regional Flood Information Portal hosted by the GHCMA 	Council	GHCMA
	2	<ul style="list-style-type: none"> Continue to investigate the feasibility of a new web portal (such as the WISER platform) that can be linked to stream gauge levels, present more detailed flood mapping and prepare property specific flood information. 	Council	GHCMA
	3	<ul style="list-style-type: none"> Update the Warrnambool Local Flood Guide (LFG). 	VICSES	Council
	4	<ul style="list-style-type: none"> Identify appropriate locations in South Warrnambool and Dennington for the installation of a flood pole(s) to aid in increasing and maintaining the community's and visitor's awareness of flooding and to help visualise the magnitude of past flood events, flood class levels and provide context to the design flood levels developed by this study. The flood pole would also make a suitable location to display flood intelligence products such as posters with links to the LFG. 	Council	Relevant landowner / manager of identified location
Monitoring and prediction	5	<ul style="list-style-type: none"> Incorporate the rainfall based indicative flood tool and gauge level relationships into the Municipal Flood Emergency Management Plan. 	VICSES	Council, GHCMA
	6	<ul style="list-style-type: none"> Council, GHCMA and VICSES agree who will maintain the gauge level relationships (post event review and update and/or incorporation of updated flood mapping information) and undertake the predictive assessments during an event. 	VICSES	Council, GHCMA
	7	<ul style="list-style-type: none"> Investigate installing a sub-daily gauge located in the mid to upper catchment such as at Woolsthorpe, Minjah or Minhamite. 	Council	DEECA, BoM, GHCMA

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Flood warning feasibility assessment

72

	8	<ul style="list-style-type: none"> Through the South West Regional Water Monitoring Partnership investigate making the Merri River at Dennington gauge operated by the GHCMA data publicly available (via the Water Management Information System (WMIS) for use by other emergency response agencies for flood forecasting and intelligence. Ideally the live gauge levels would also be made available via BoM's website as a river data location. 	Council	DEECA, BoM, GHCMA
	9	<ul style="list-style-type: none"> Request BoM to establish a flood warning system for the Merri River. Prior to the development of a flood warning system other actions need to be taken including resolving management of the Merri River at Dennington gauge (preferable warning location for South Warrnambool and Dennington) and establishment of flood class levels. 	Council	BoM, DEECA, GHCMA
	10	<ul style="list-style-type: none"> In lieu of a BoM flood warning service, an information location can be established for the Merri River at Woodford gauge. 	Council	BoM, DEECA, GHCMA
Interpretation	11	<ul style="list-style-type: none"> Establish flood class levels for the Merri River at Woodford (riverine events), Merri River at Dennington (riverine events) and Merri River at Warrnambool (riverine and storm tide events) gauge. 	GHCMA	VICSES, Council
Message construction	12	<ul style="list-style-type: none"> If specific flood access/egress routes are established messaging should include instructions about the location and use of these routes when constructing flood warnings and bulletins. 	VICSES	BoM
Communication	13	<ul style="list-style-type: none"> In lieu of a BoM flood warning service, an information location can be established for the Merri River at Woodford gauge. 	Council	BoM, VICSES
Community Response	14	<ul style="list-style-type: none"> Confirm and incorporate emergency response actions into the Municipal Flood Emergency Management Plan. 	VICSES	GHCMA, Council
Continuous review and improvement	15	<ul style="list-style-type: none"> Review and update all aspects of the Total Flood Warning System including: <ul style="list-style-type: none"> Ensuring locations and links to flood information are up to date and accessible to the community Additional flood behaviour information and post response review findings following flood events are incorporated into emergency response documentation and actions Incorporate updated flood mapping and intelligence information if it becomes available 	Council	VICSES, GHCMA

Flood warning feasibility assessment

73

		<ul style="list-style-type: none"> It is recommended that this review be undertaken periodically or after an event by Council's Emergency Management Unit with input from VICSES, GHCMA and other agencies engaged in emergency response. 		
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10 Key outcomes

This report provides a summary of the South Warrnambool and Dennington Flood Investigation. For a detailed description of the Investigation inputs, approach and outcomes the accompanying detailed technical reports should be referred to.

The key outcomes of the Investigation are:

- Thorough documentation of the history of flooding across the Investigation Area based on the historical information discovered during the study
- Hydrologic (RORB) and hydraulic (TUFLOW) models that are well calibrated to the available historic flood event data providing confidence that the flood risk mapping and flood emergency response planning (flood intelligence) outputs reflect the likely real world extent, depth and velocity of the modelled flood risk scenarios. The calibrated models have enabled:
 - Provision of knowledge and data around the expected effects of climate change (primarily increase in rainfall intensity and rising mean sea level) on flood risk into the foreseeable future
 - Delineation of appropriate extents for land use and development planning controls for incorporation into the Warrnambool Planning Scheme and mitigation of flood risk via the planning system
 - Development of a range of reliable products to support improvement of flood emergency response procedures and actions, including updating of the Municipal Flood Emergency Plan (MFEP)
- Average annual damage (AAD), which represent the average flood damage in present day monetary terms per year that would occur over a long period of time, estimates of \$625,000 for riverine events and \$101,000 for storm tide events bringing the total AAD estimate up to \$726,000
- The feasibility of three structural mitigation options were assessed in the flood model. The options assessed were broadscale options with the aim of mitigating riverine flooding in the urban area of South Warrnambool downstream of Swinton Street. While these options were successful in mitigating the risk of riverine flooding, they involve extensive excavation with a high capital cost (and in turn a low benefit-cost ratio) and the potential to have detrimental environmental and cultural heritage impact on the nationally significant Lower Merri River Wetlands.
- Demonstrated that the development of a flood warning service operated by the Bureau of Meteorology for the communities of South Warrnambool and Dennington is feasible with much of the infrastructure required already in place. However, there is still significant investment required and the Bureau of Meteorology will prioritise the development of a system across catchments country wide. This Investigation has provided tools and identified measures that will improve the flood warning arrangements in lieu of a formalised service.

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75

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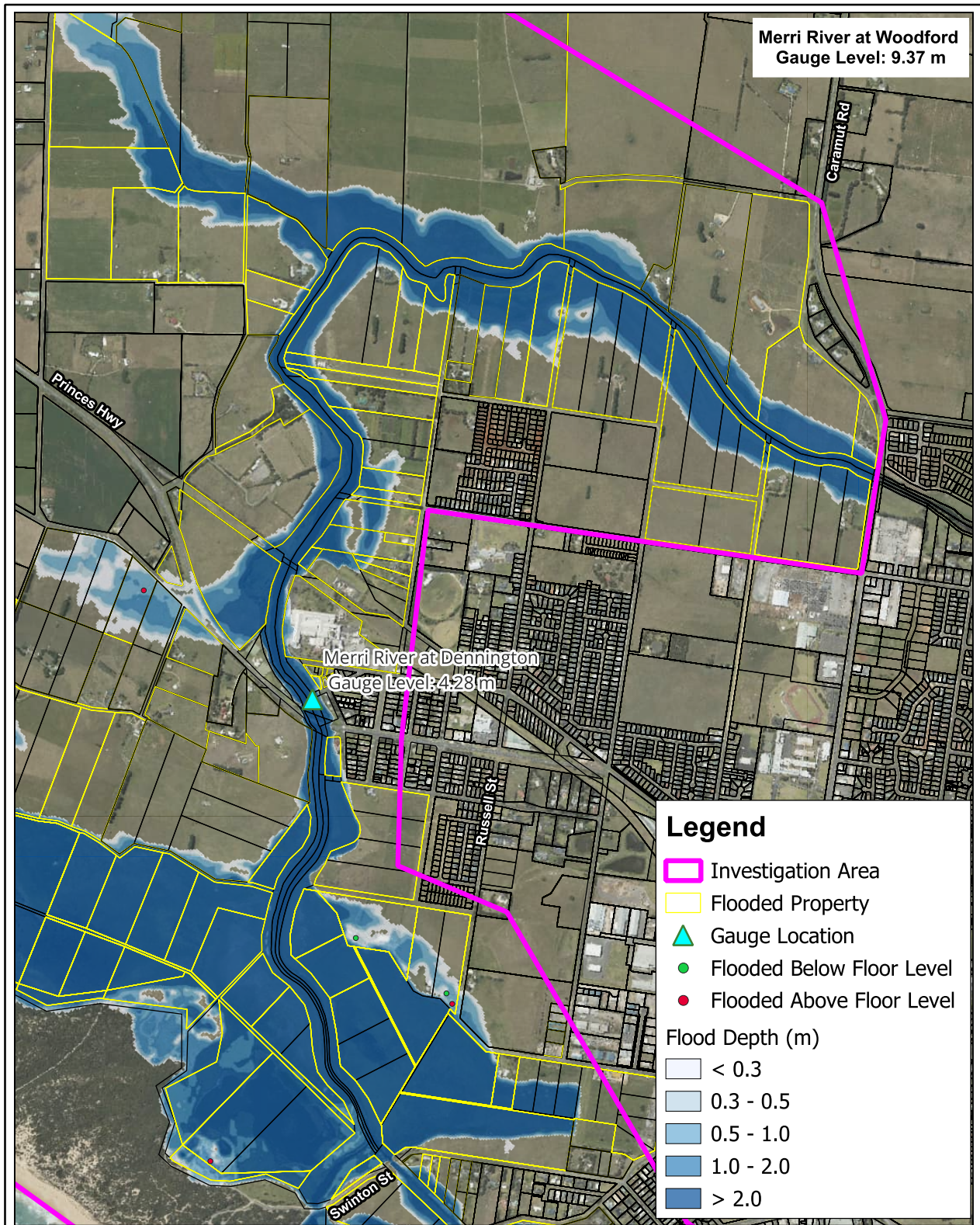
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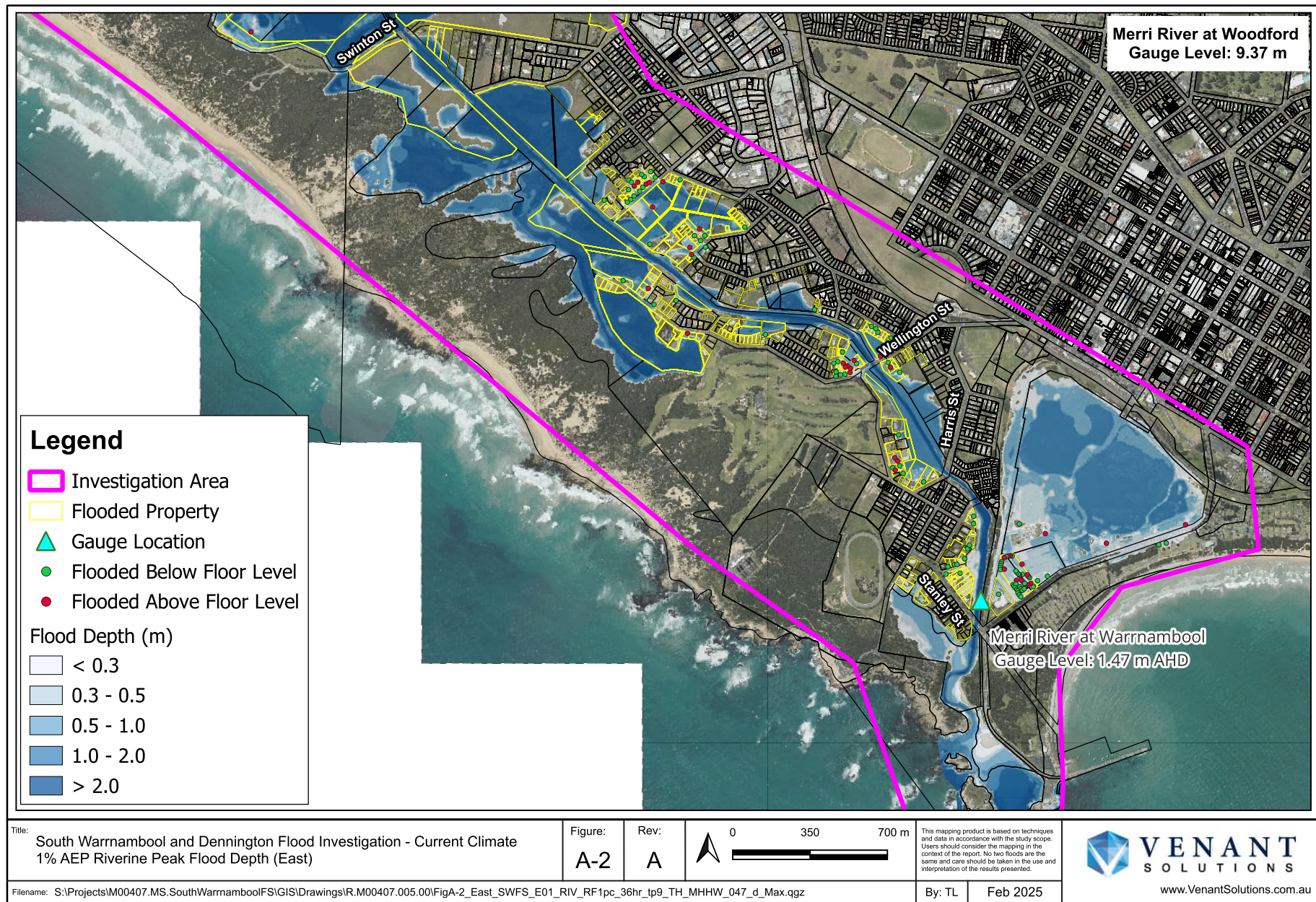
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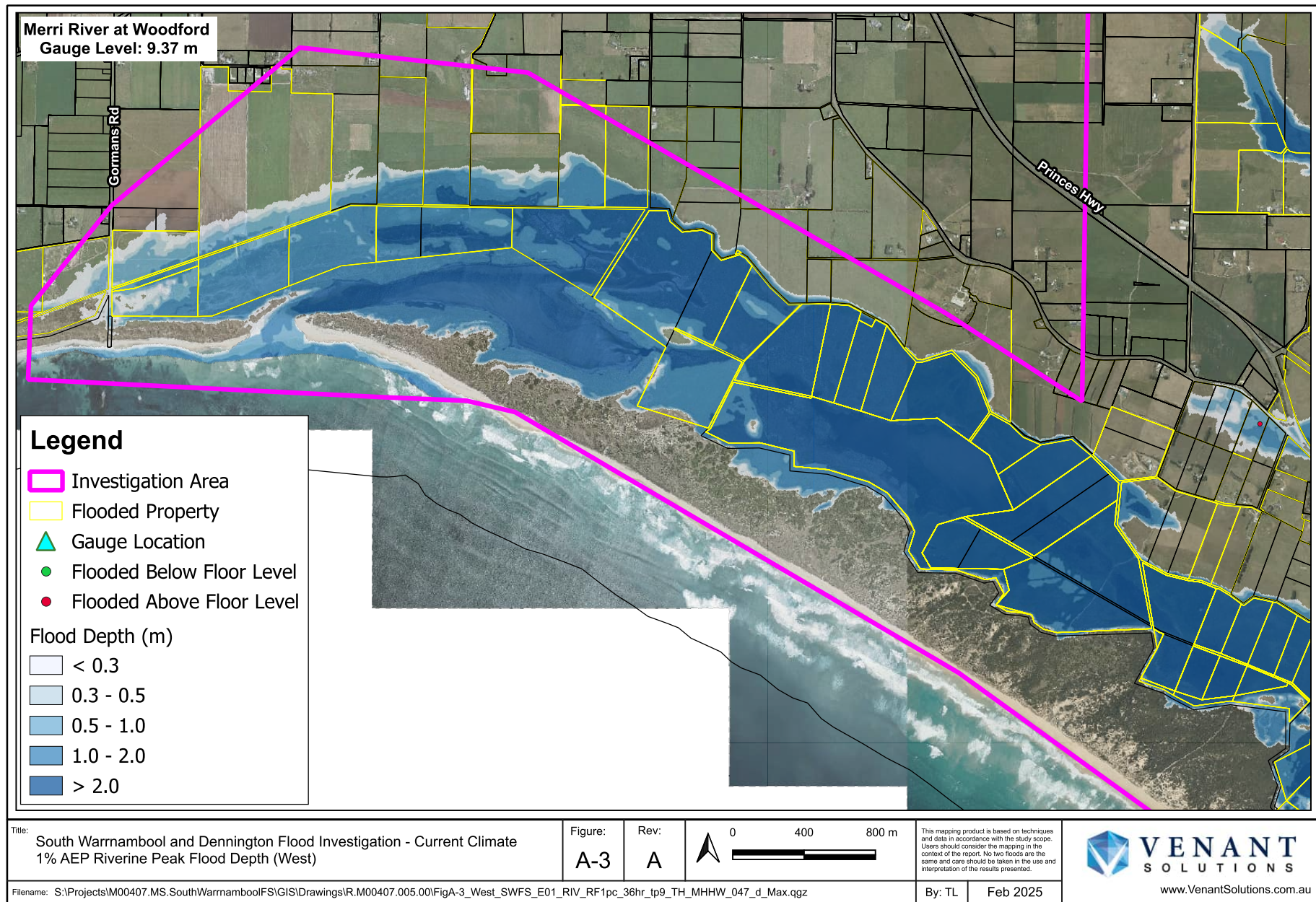


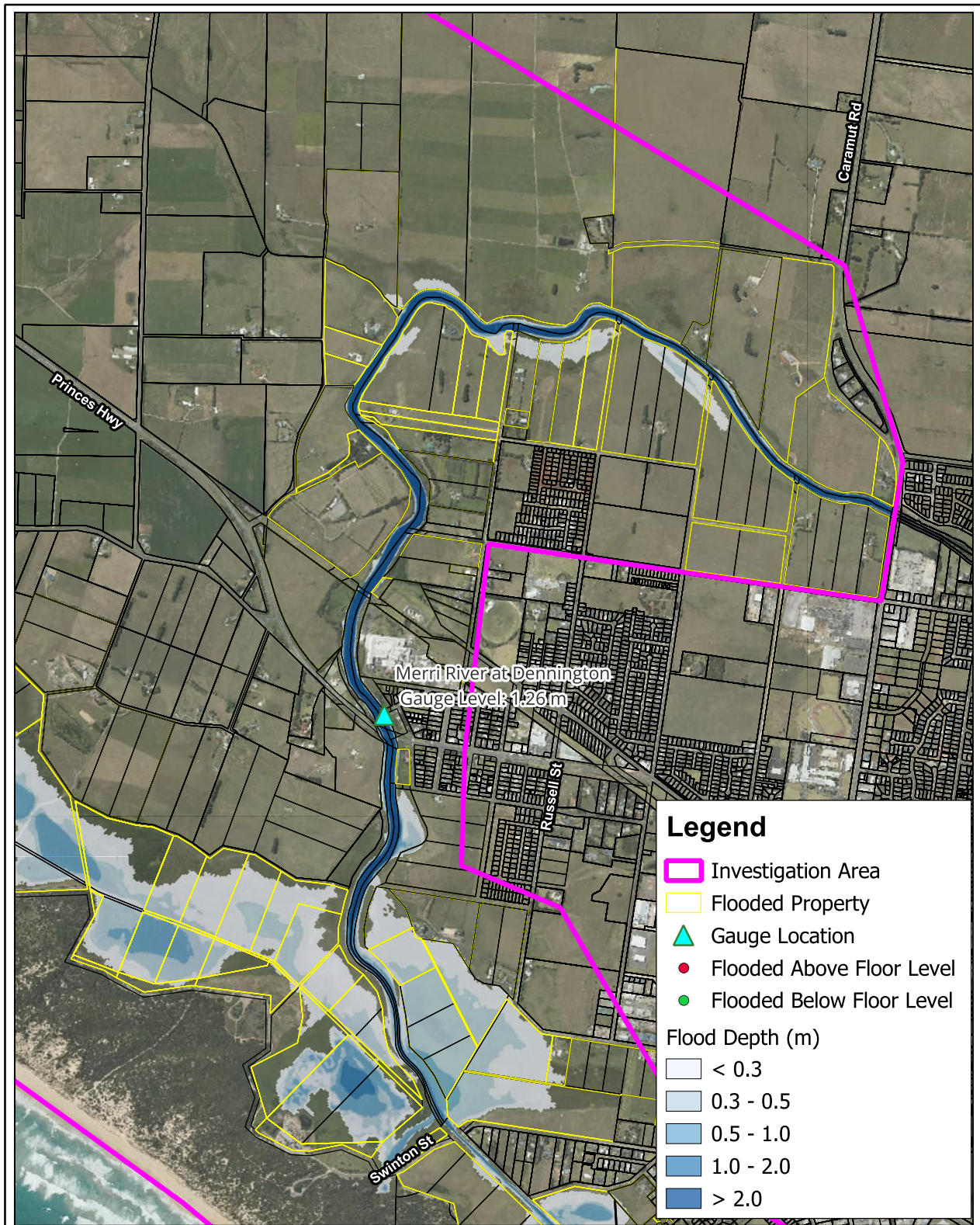
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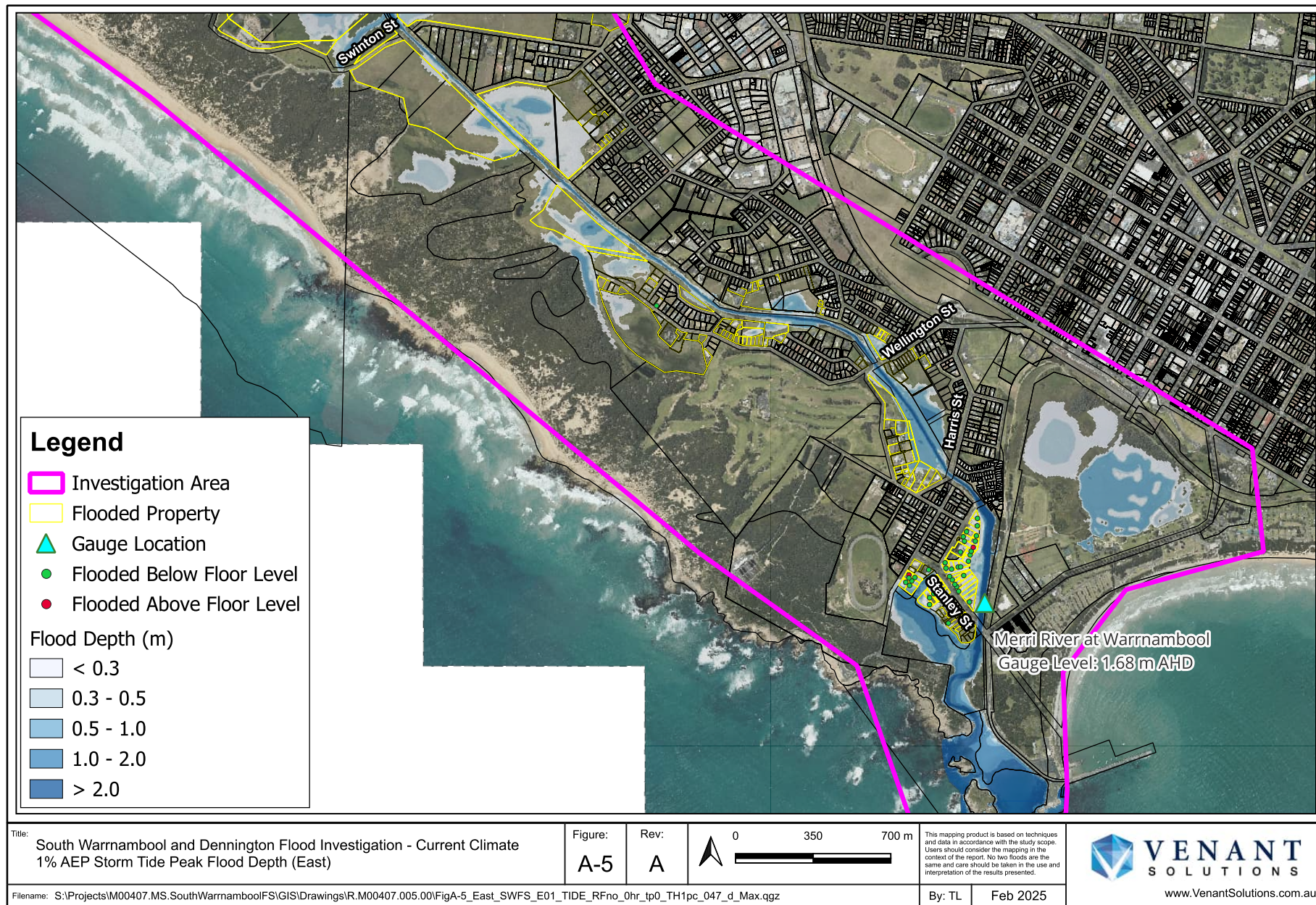


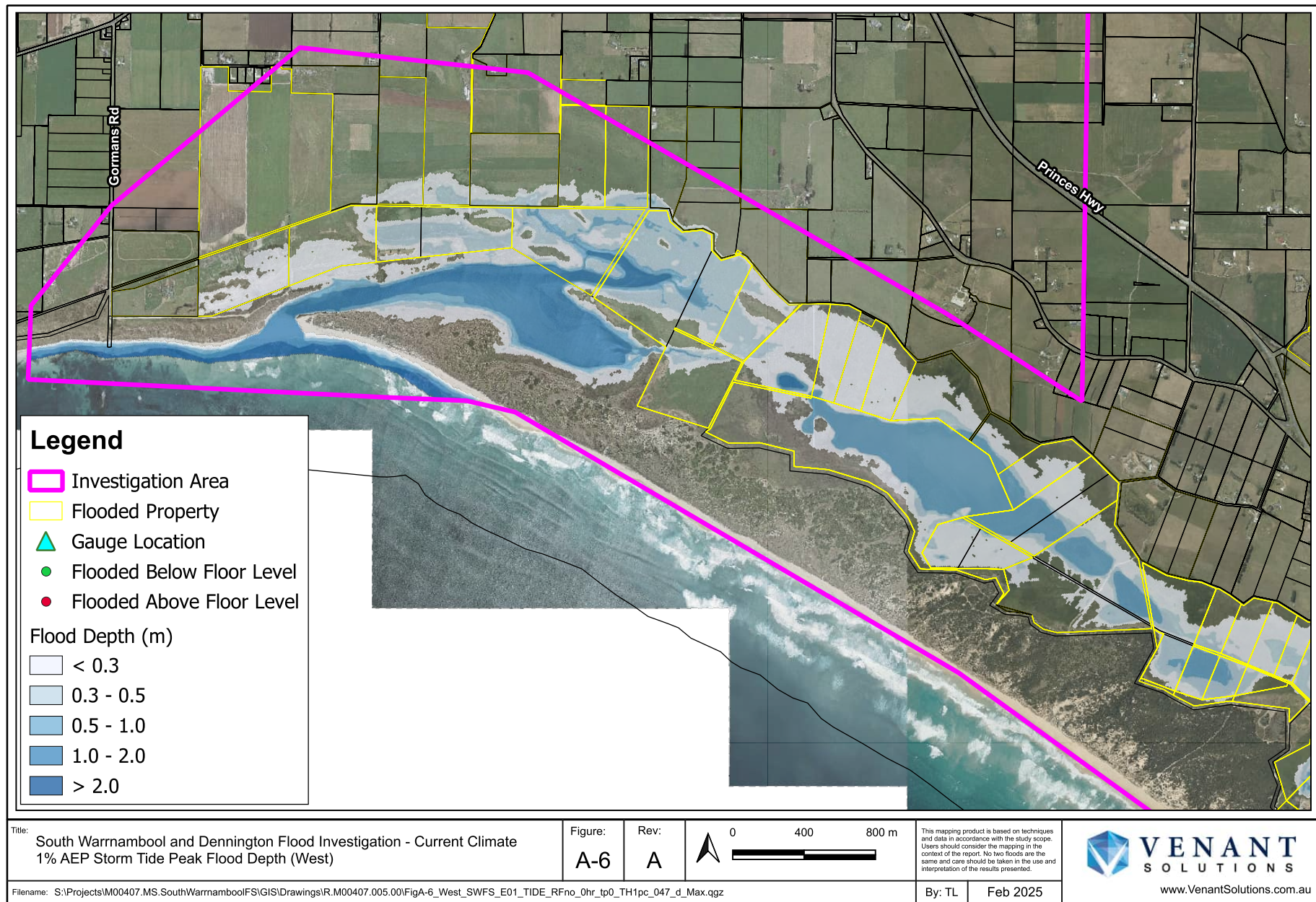


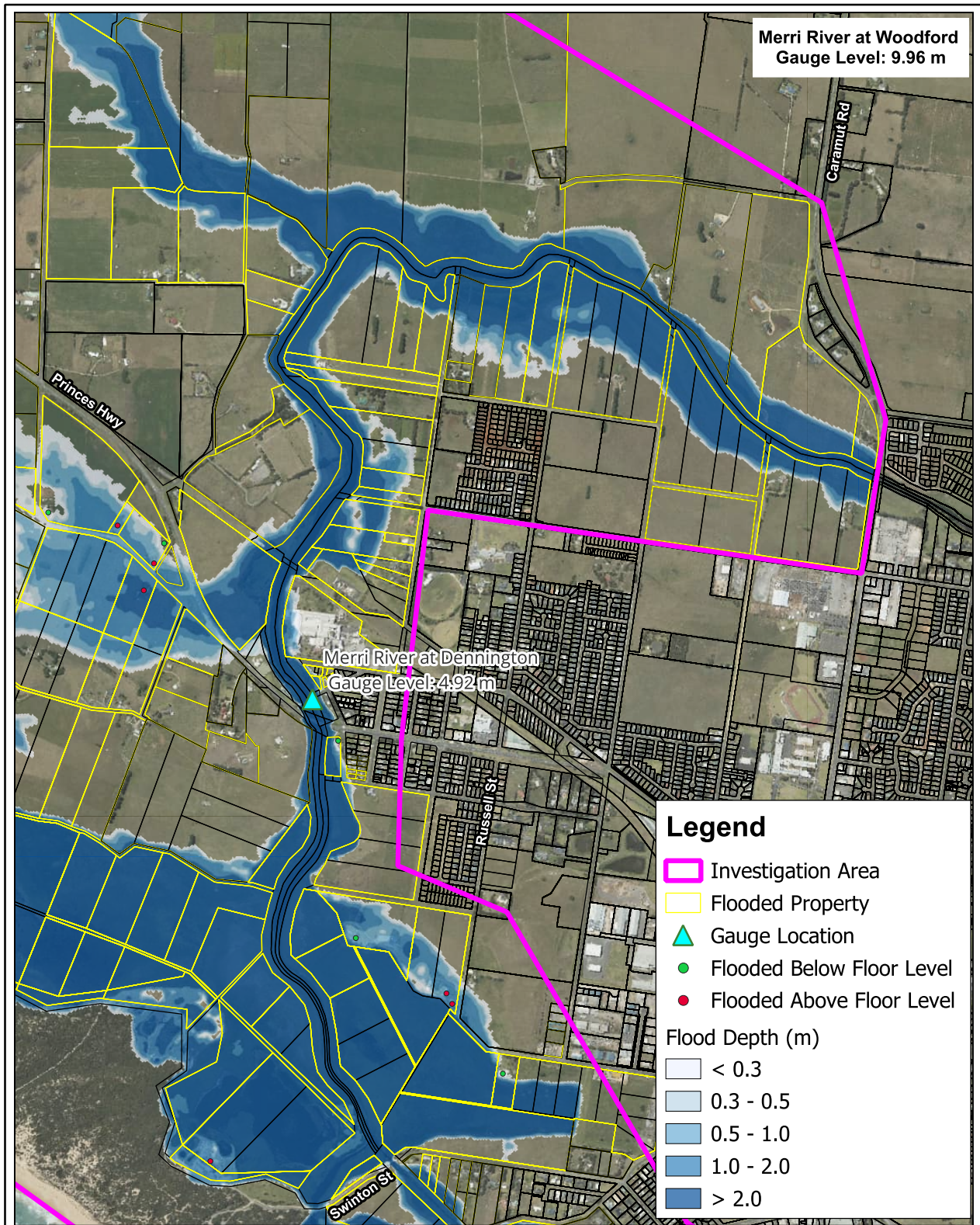
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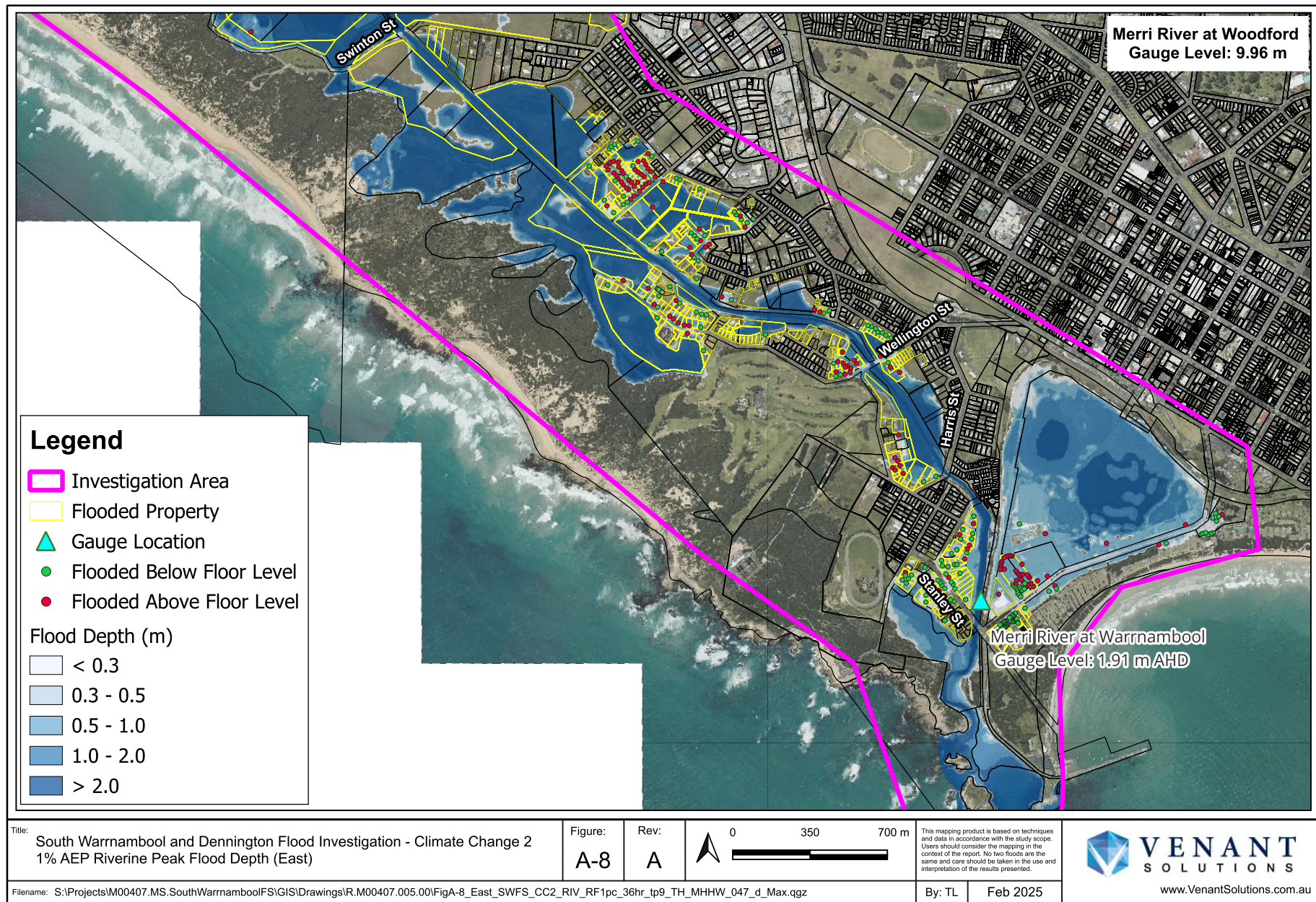


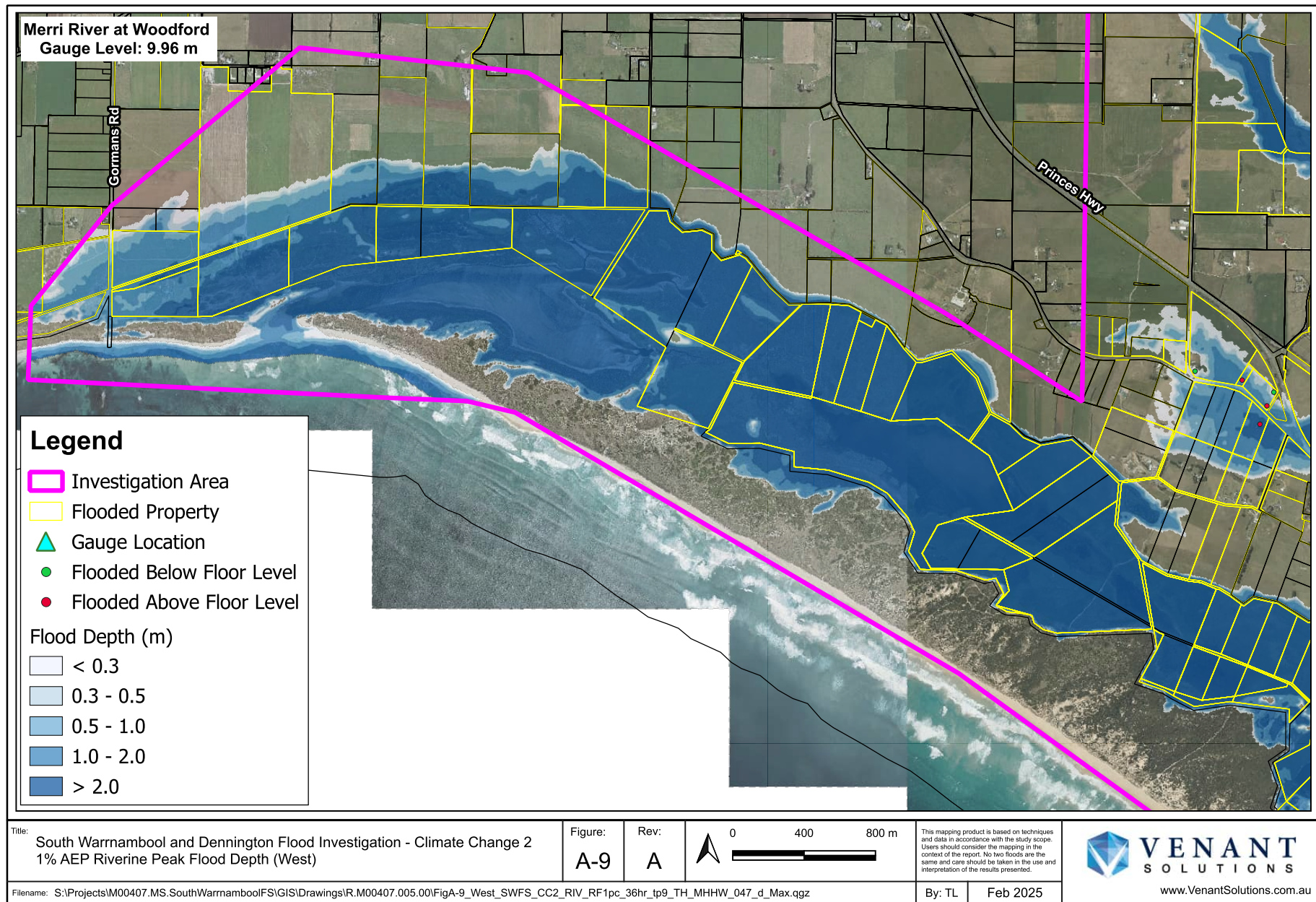


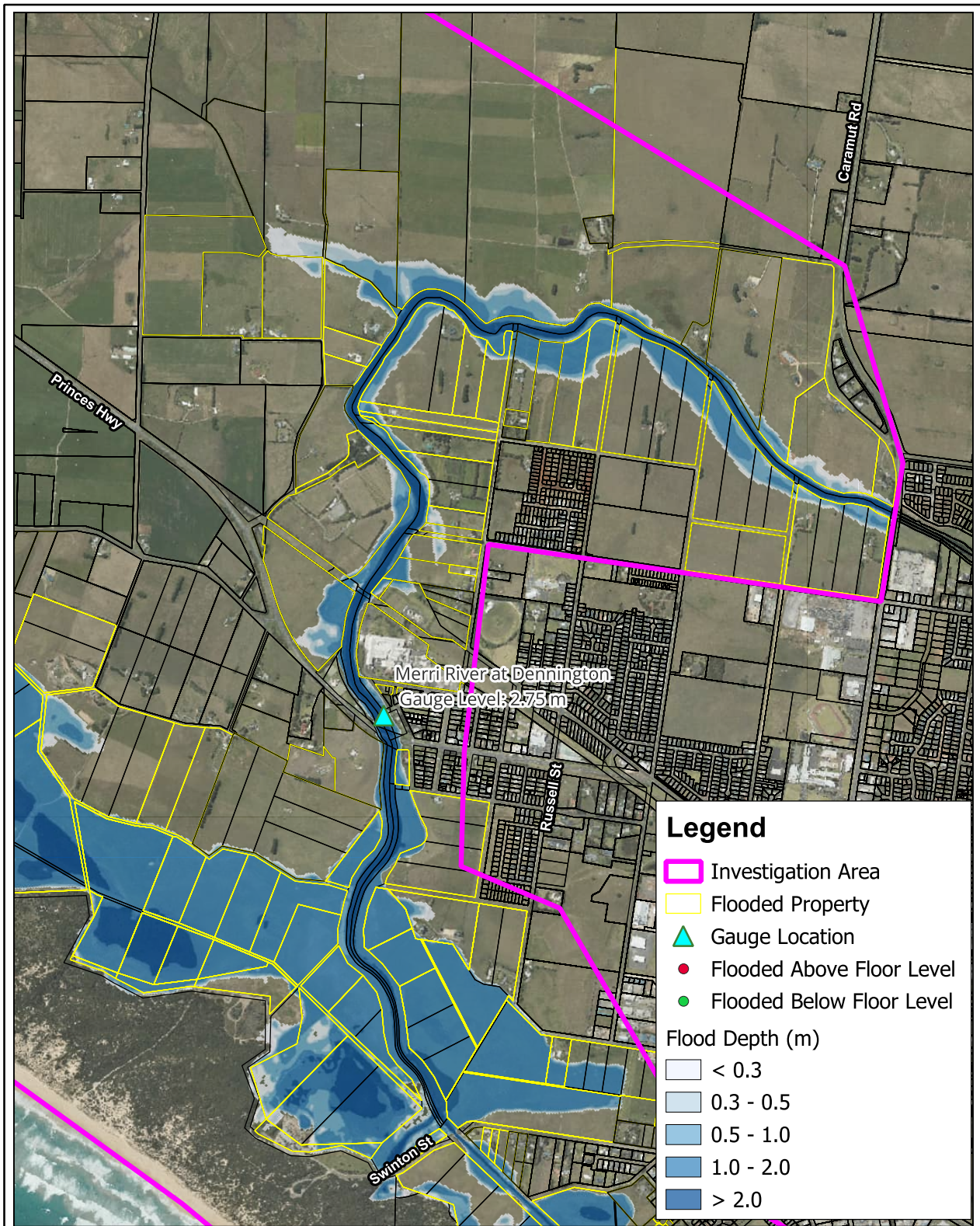
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1% AEP Storm Tide Peak Flood Depth (North)

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A-10

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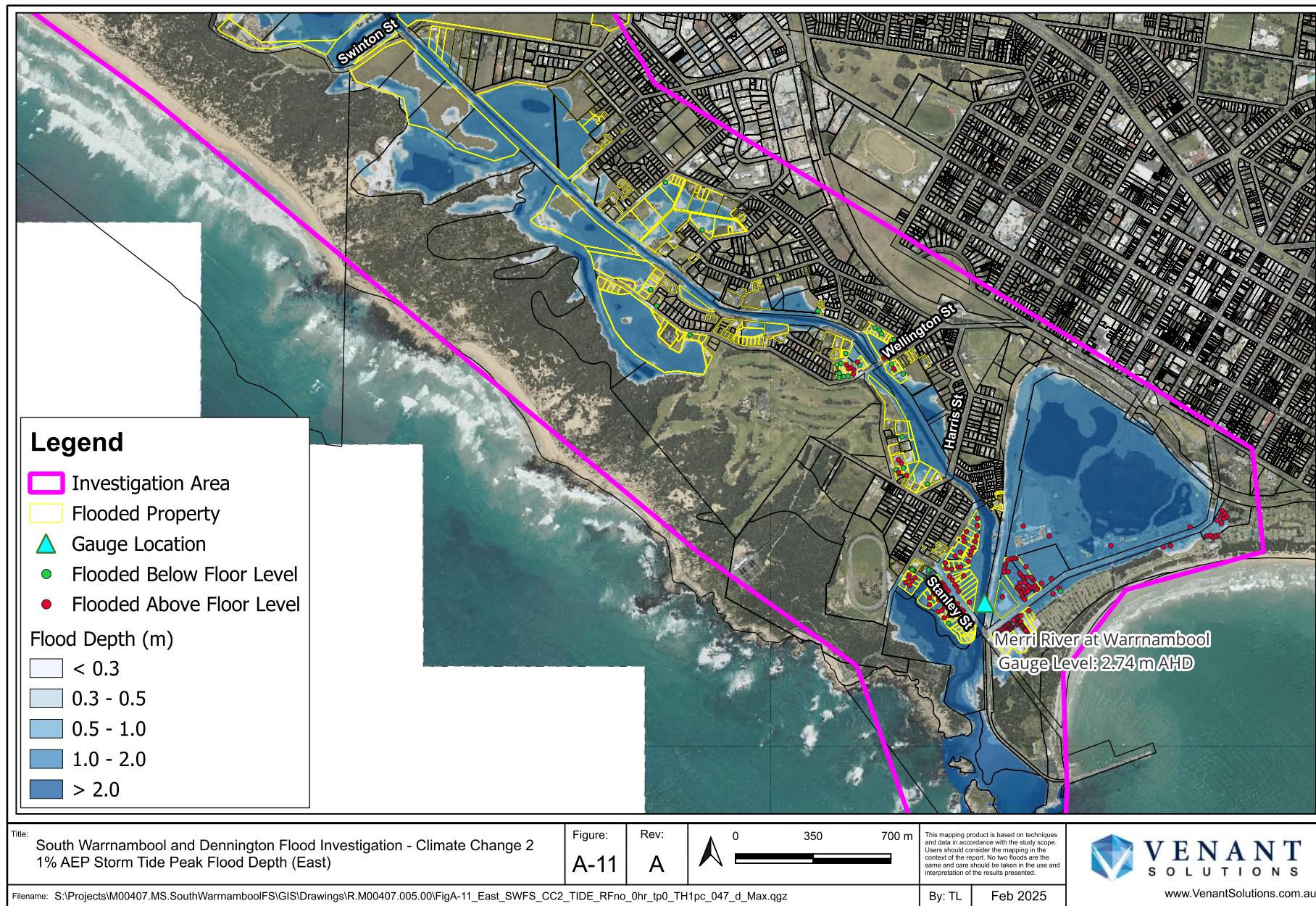
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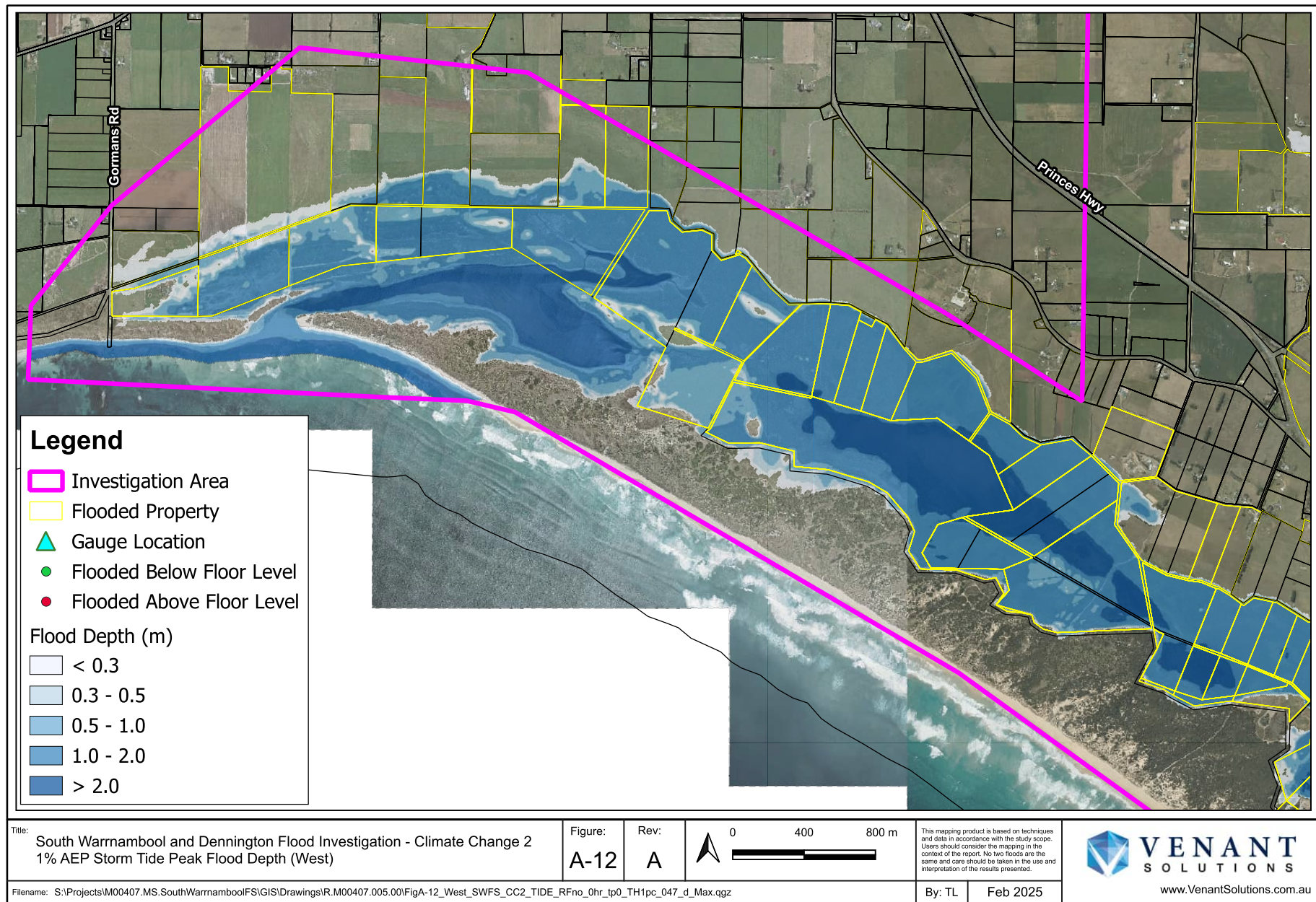


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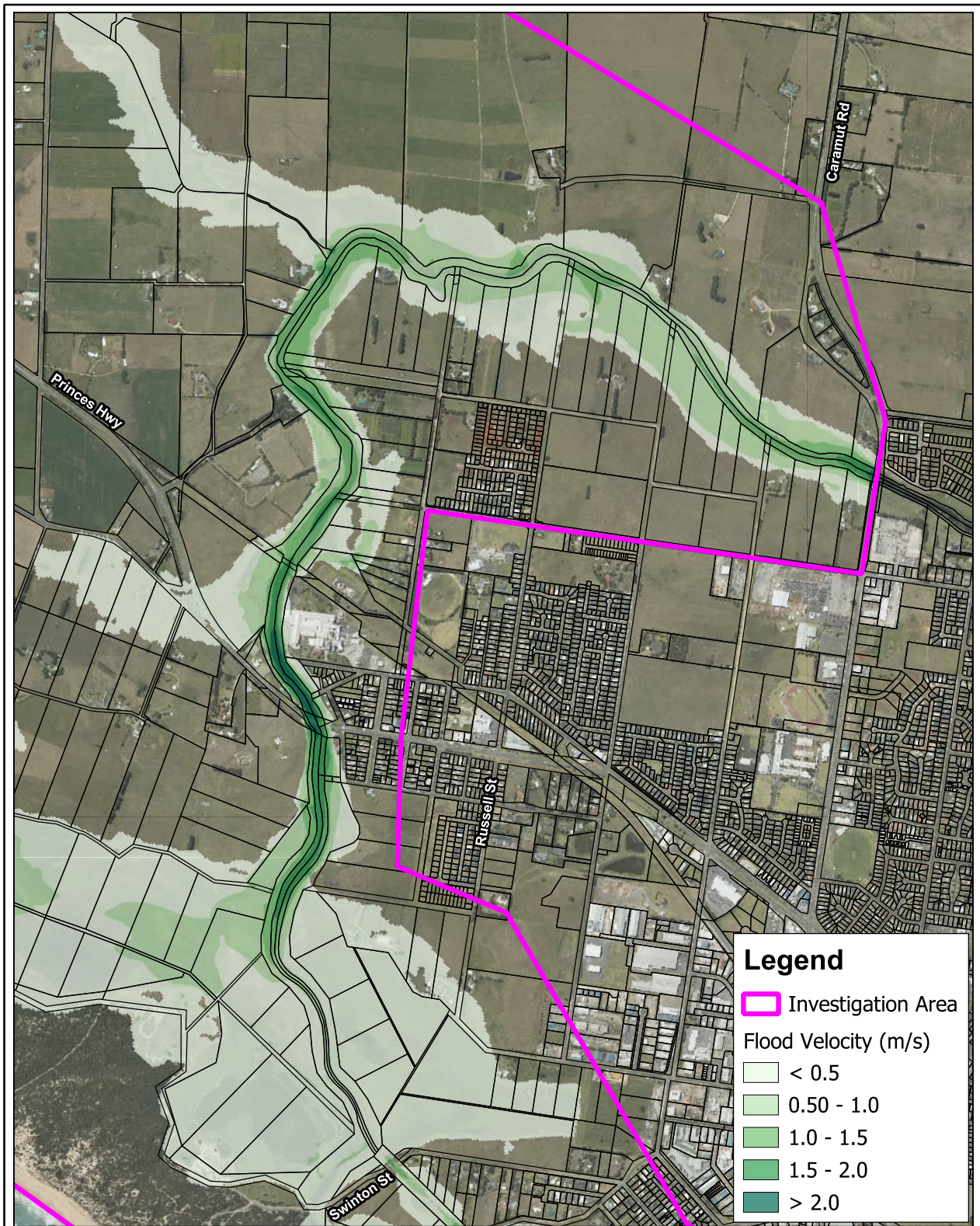
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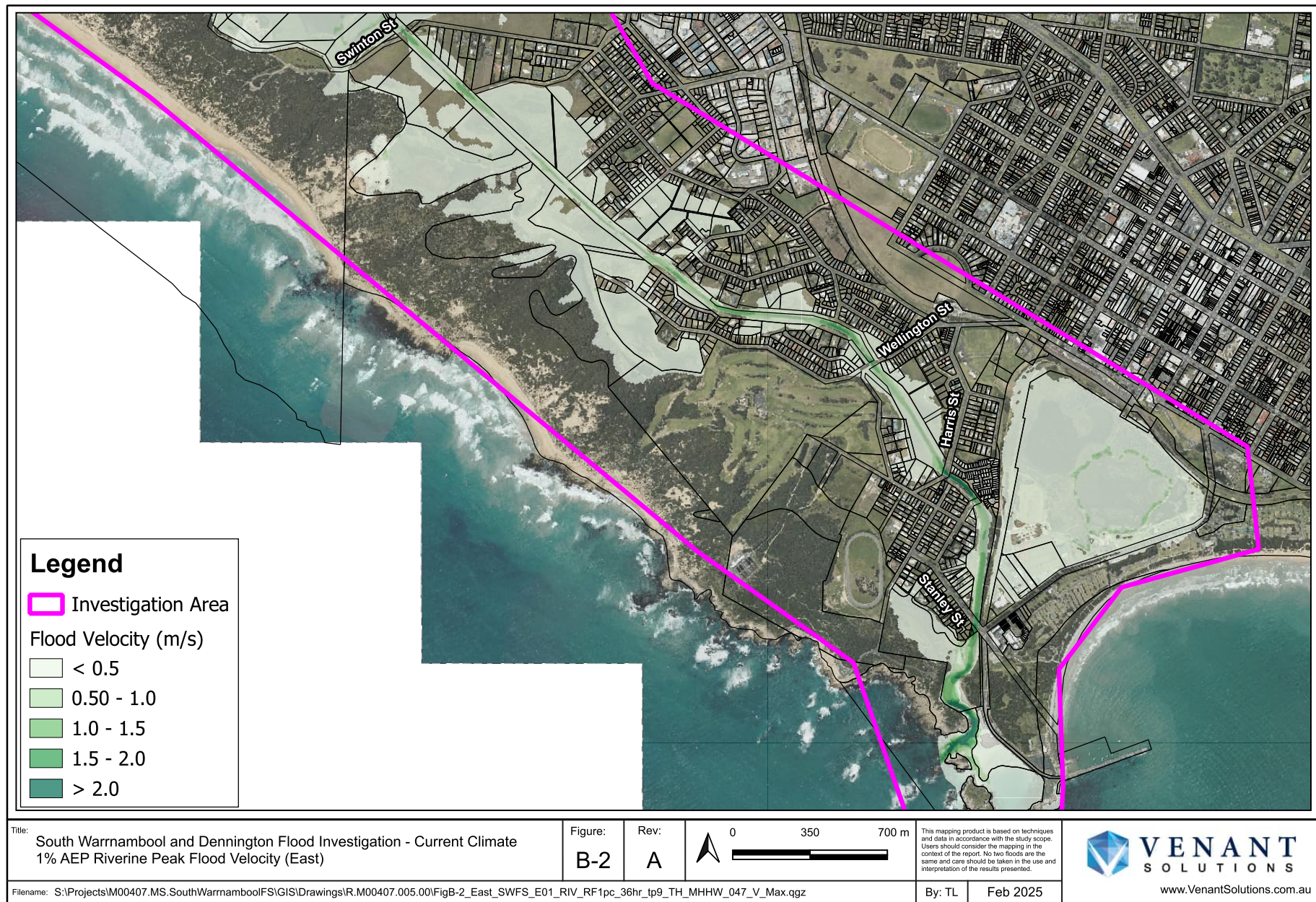
Appendix B Flood velocity mapping

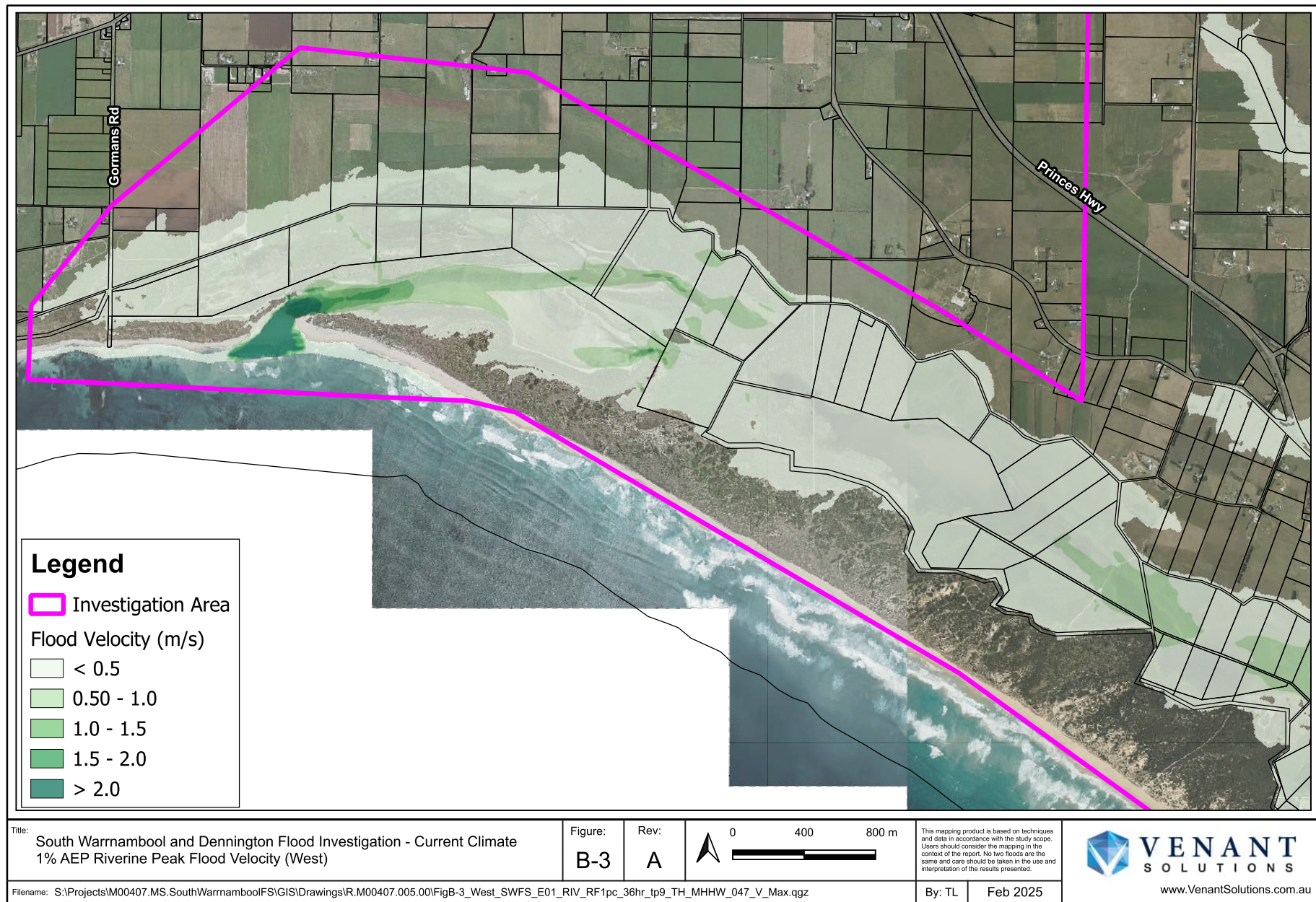


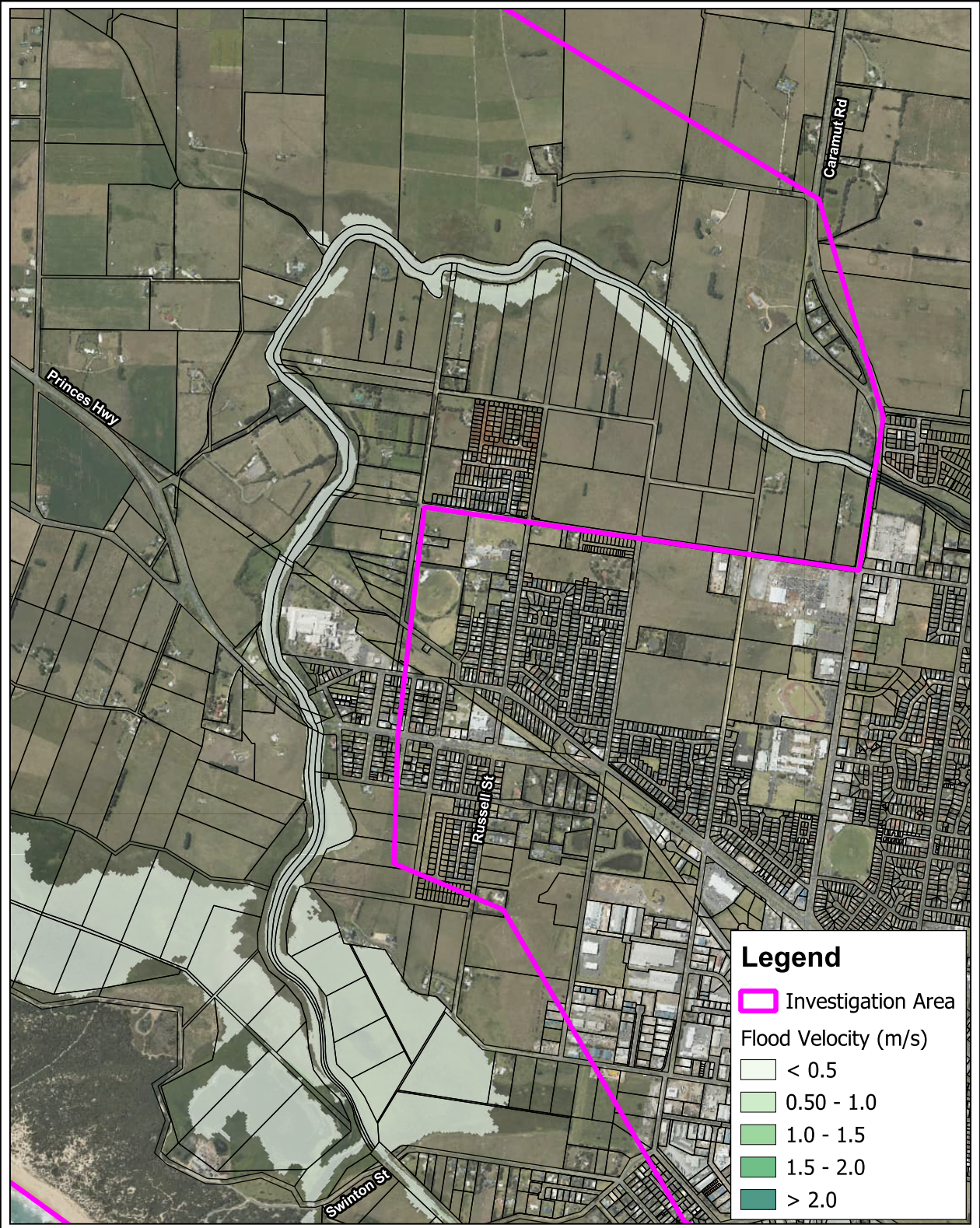
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1% AEP Riverine Peak Flood Velocity (North)

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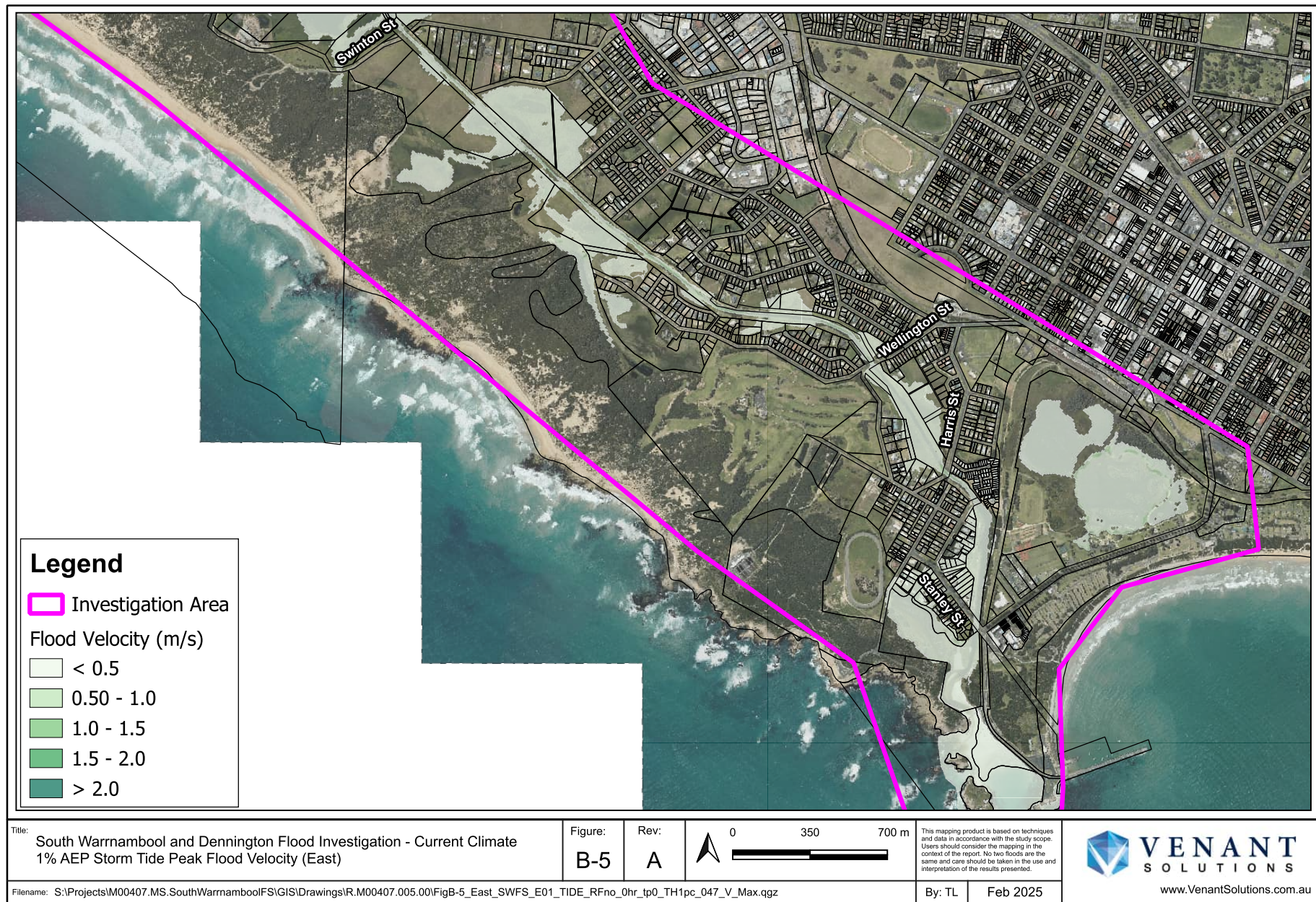
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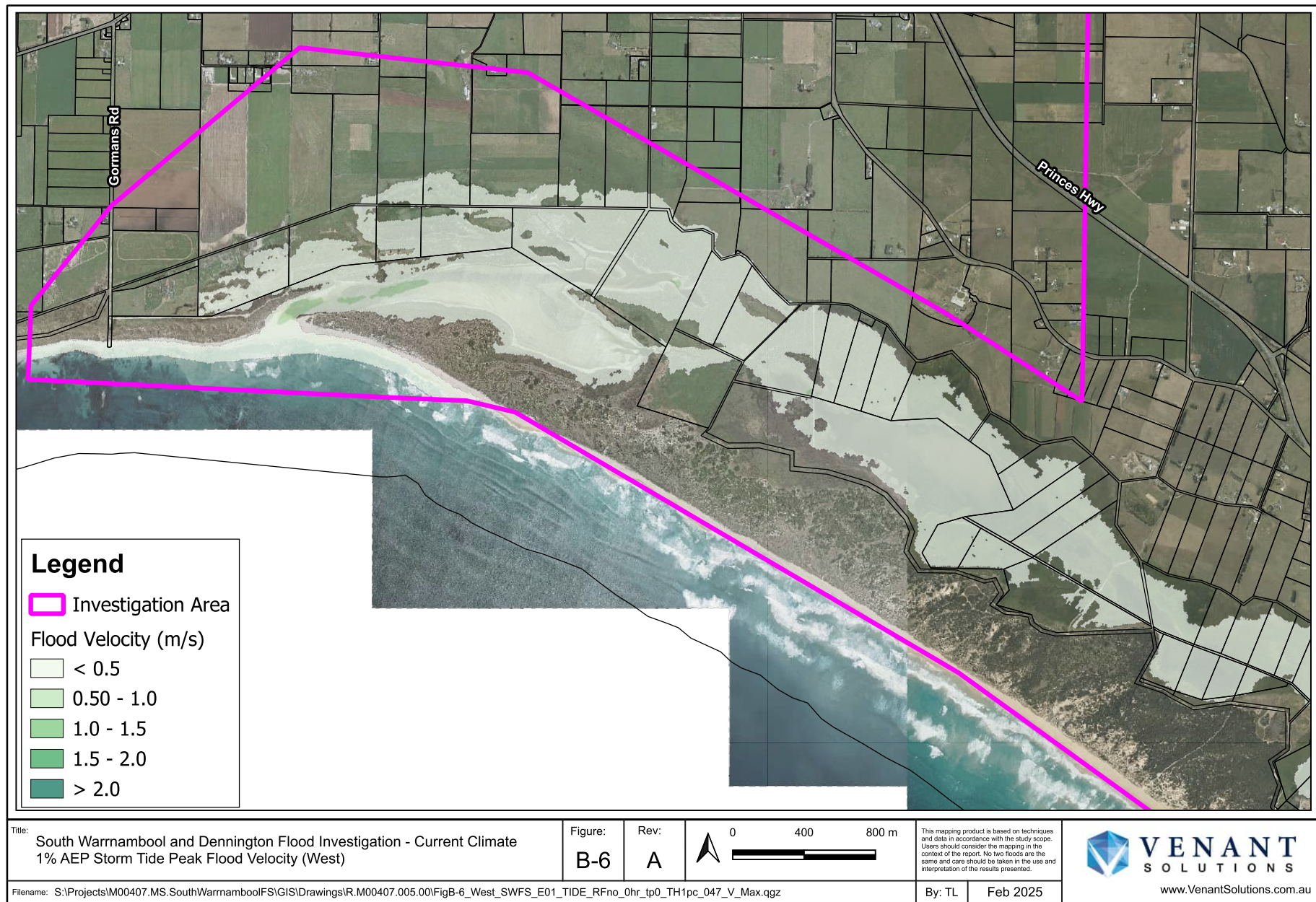


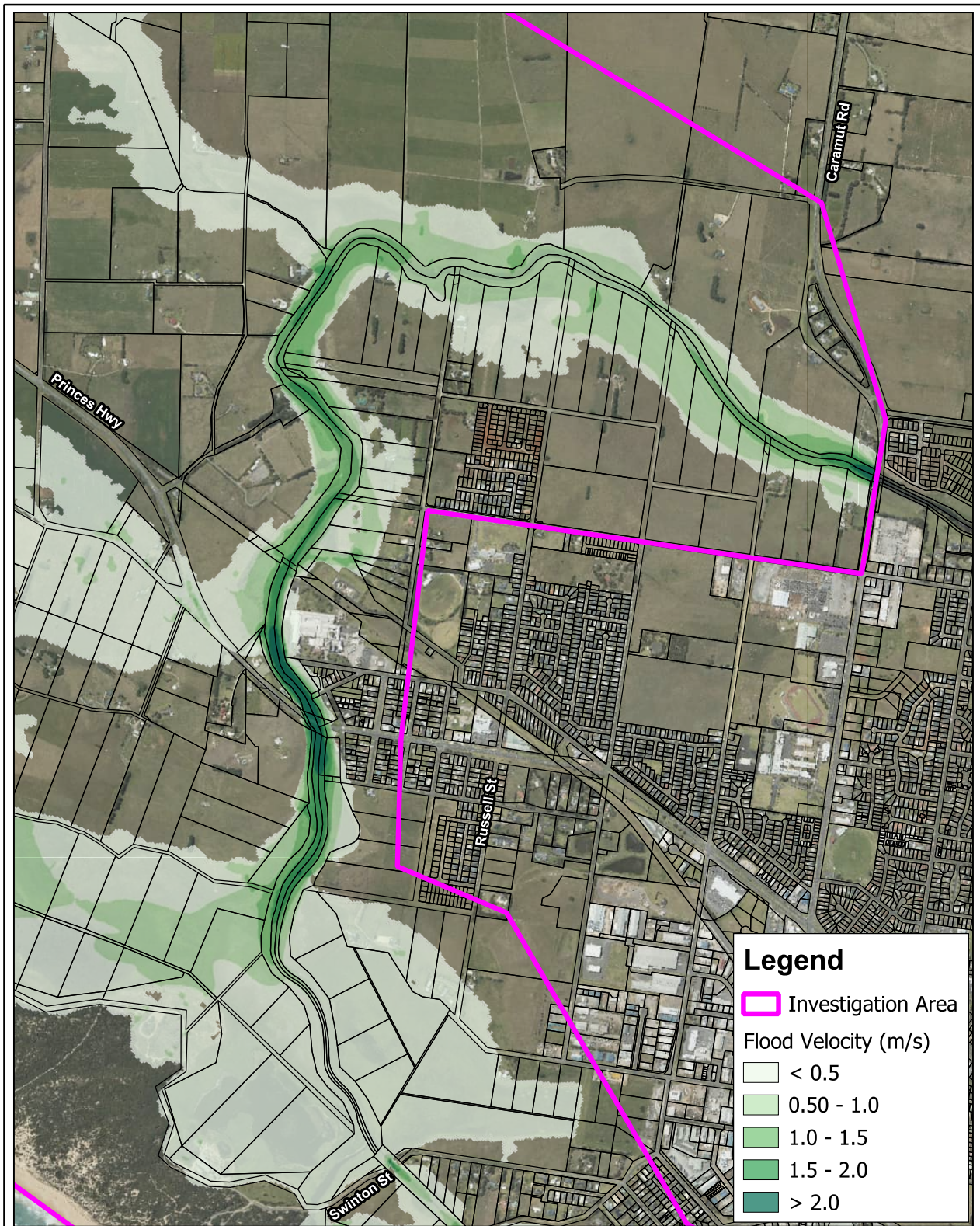




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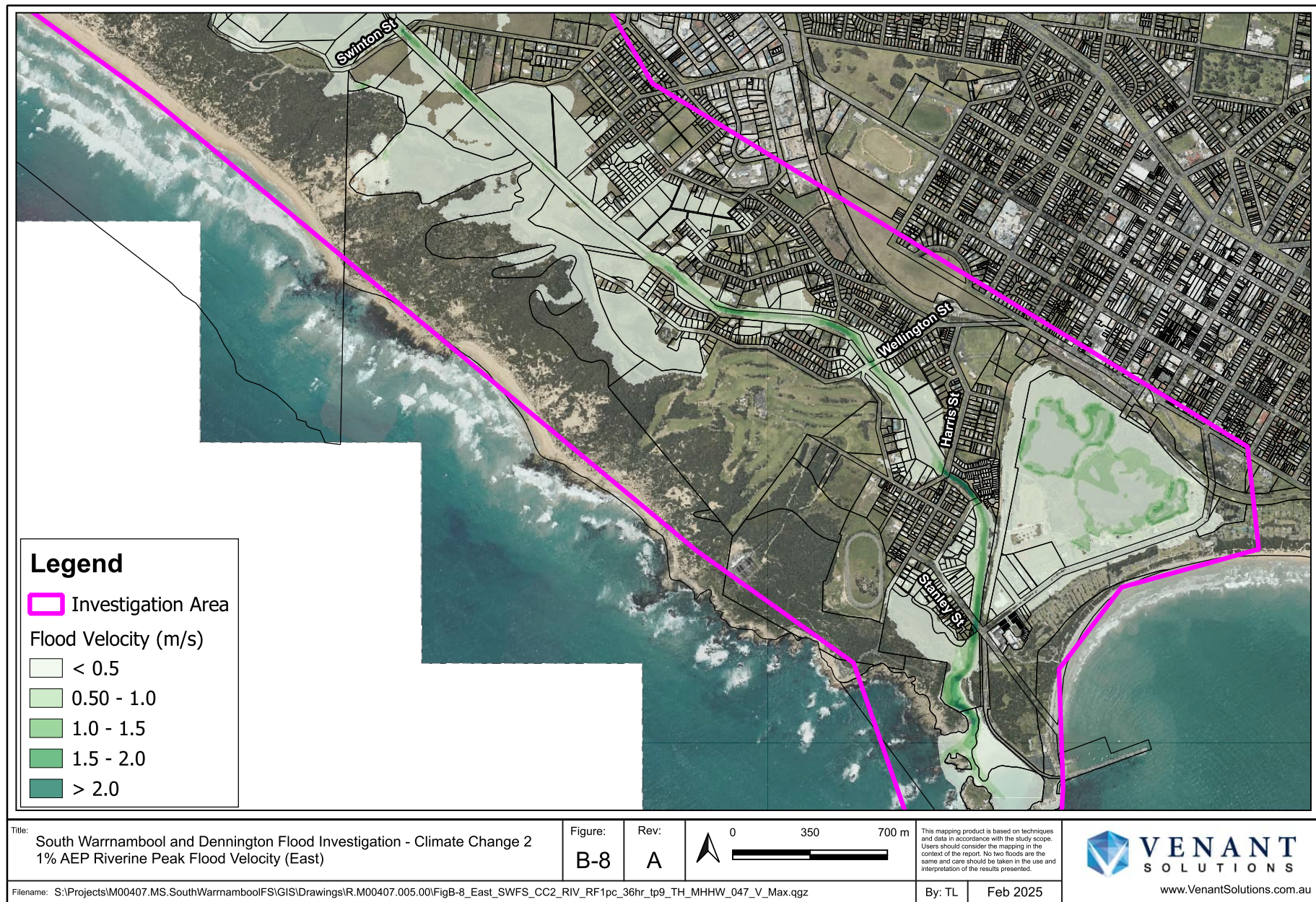


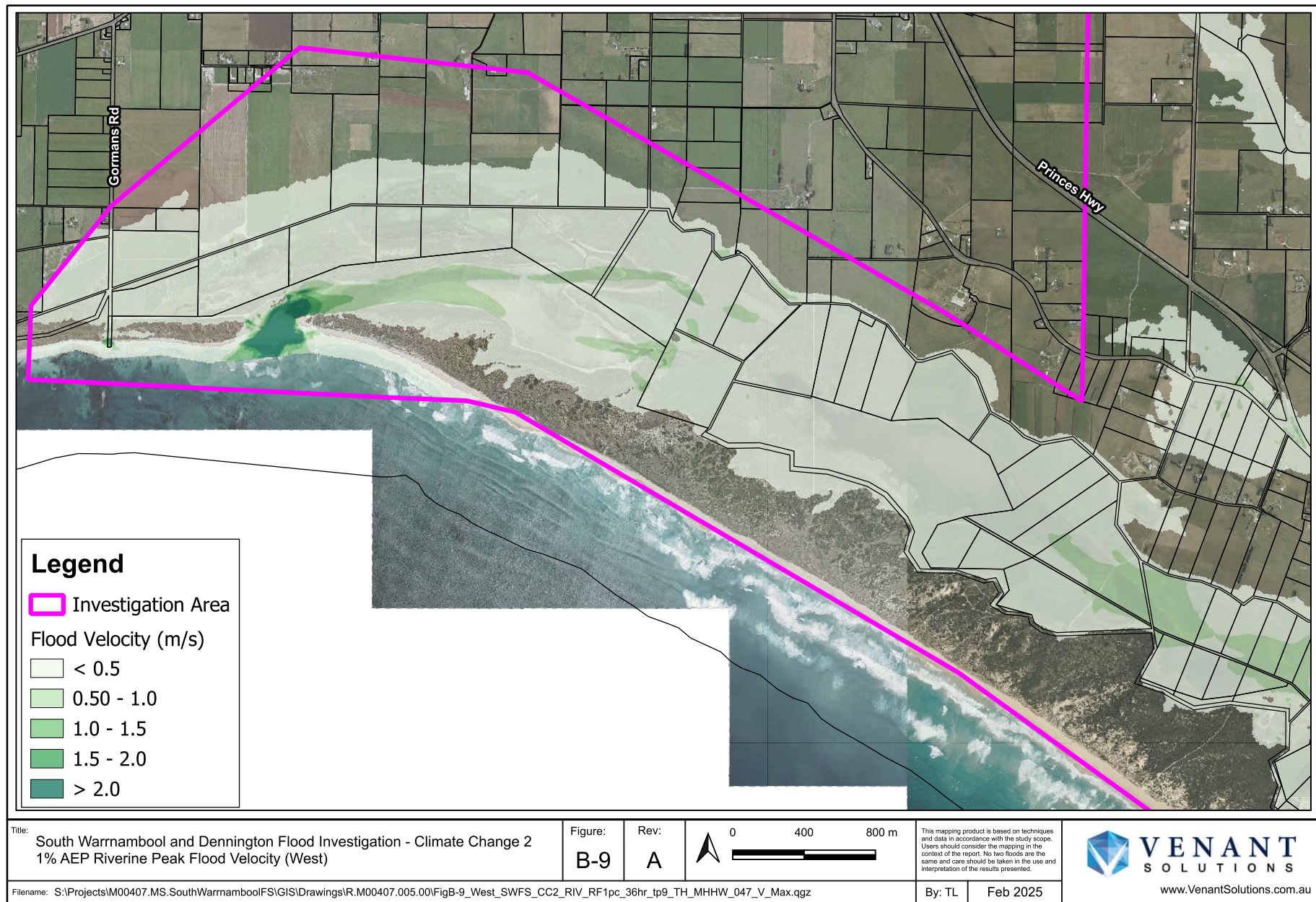


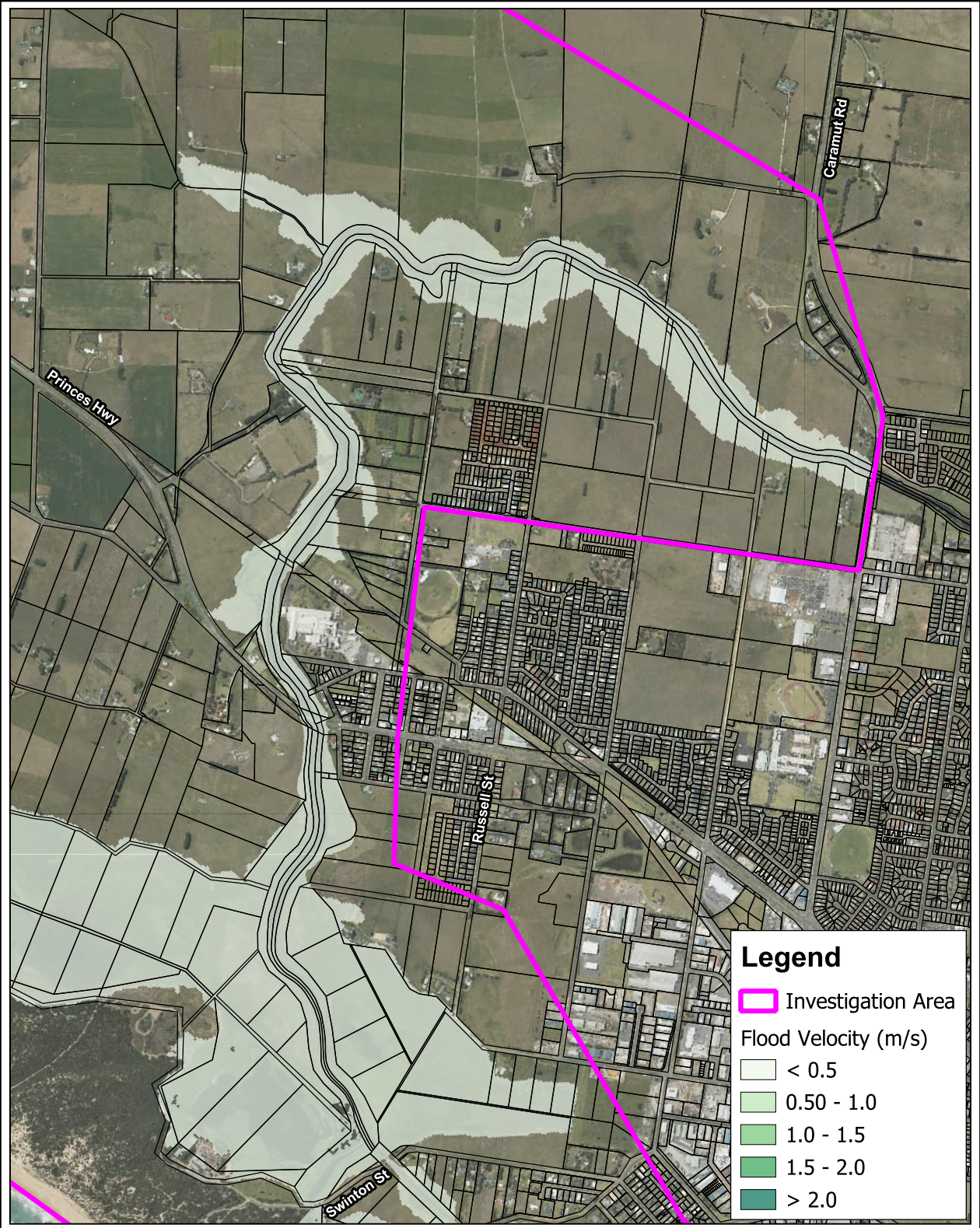
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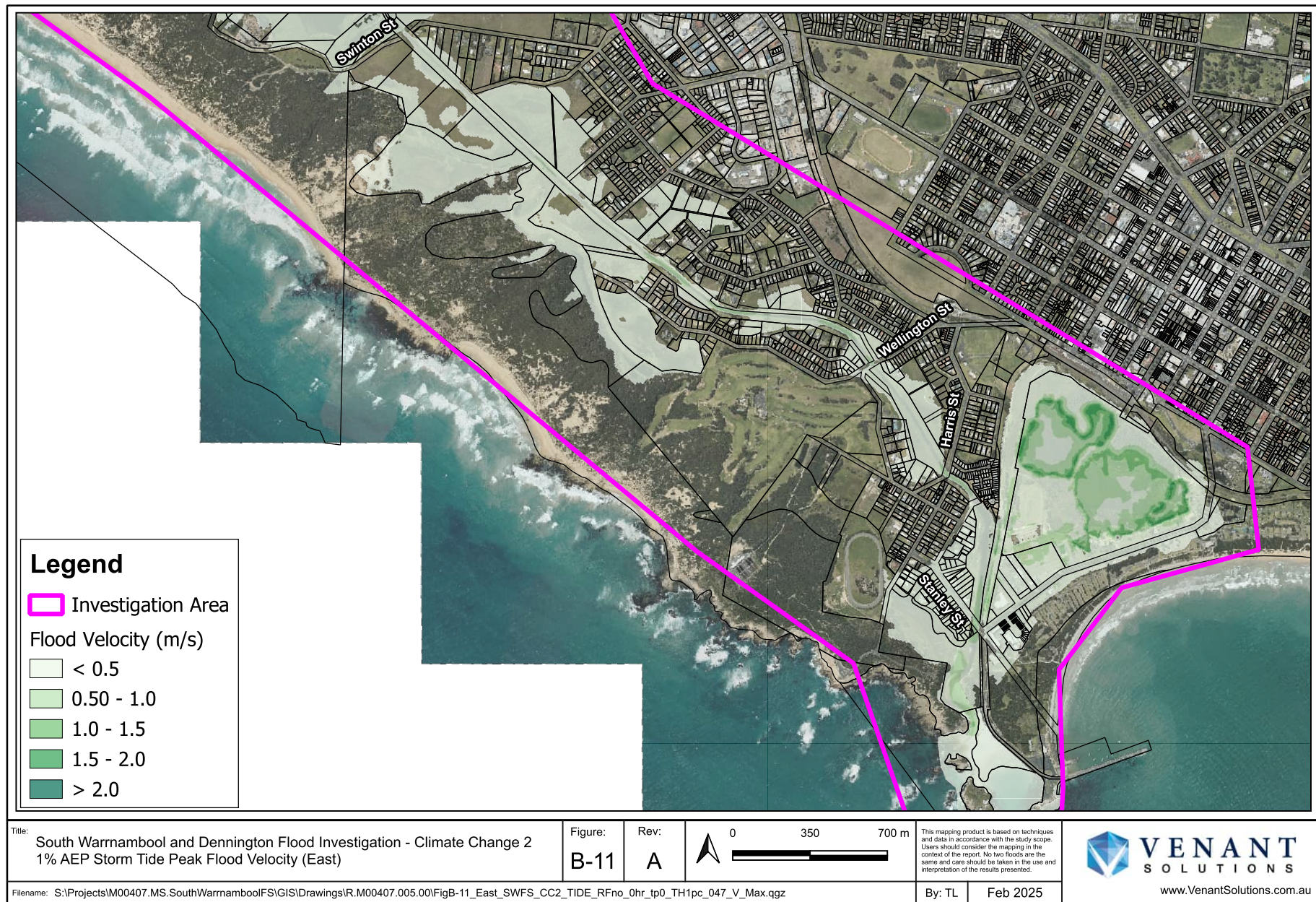
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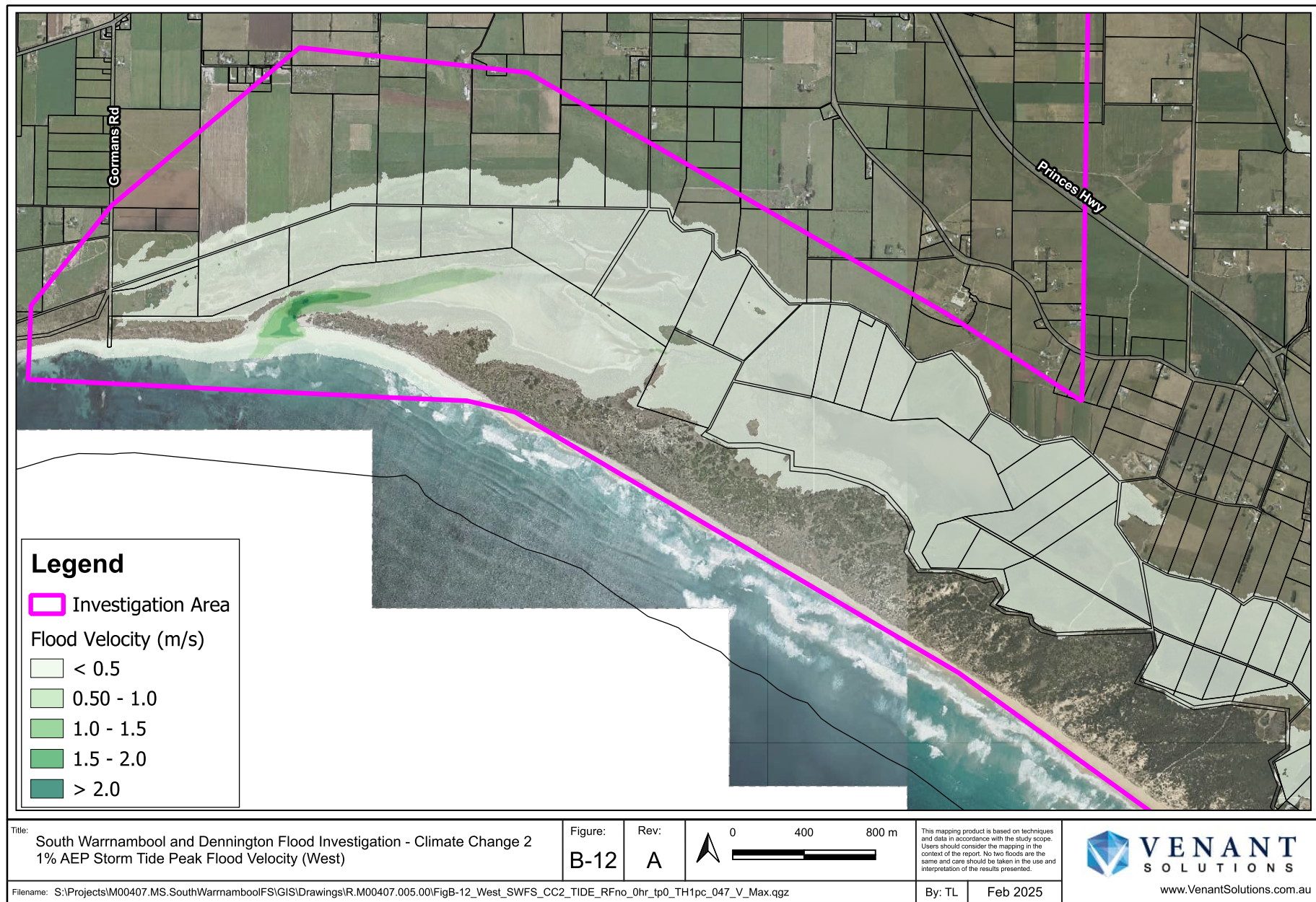




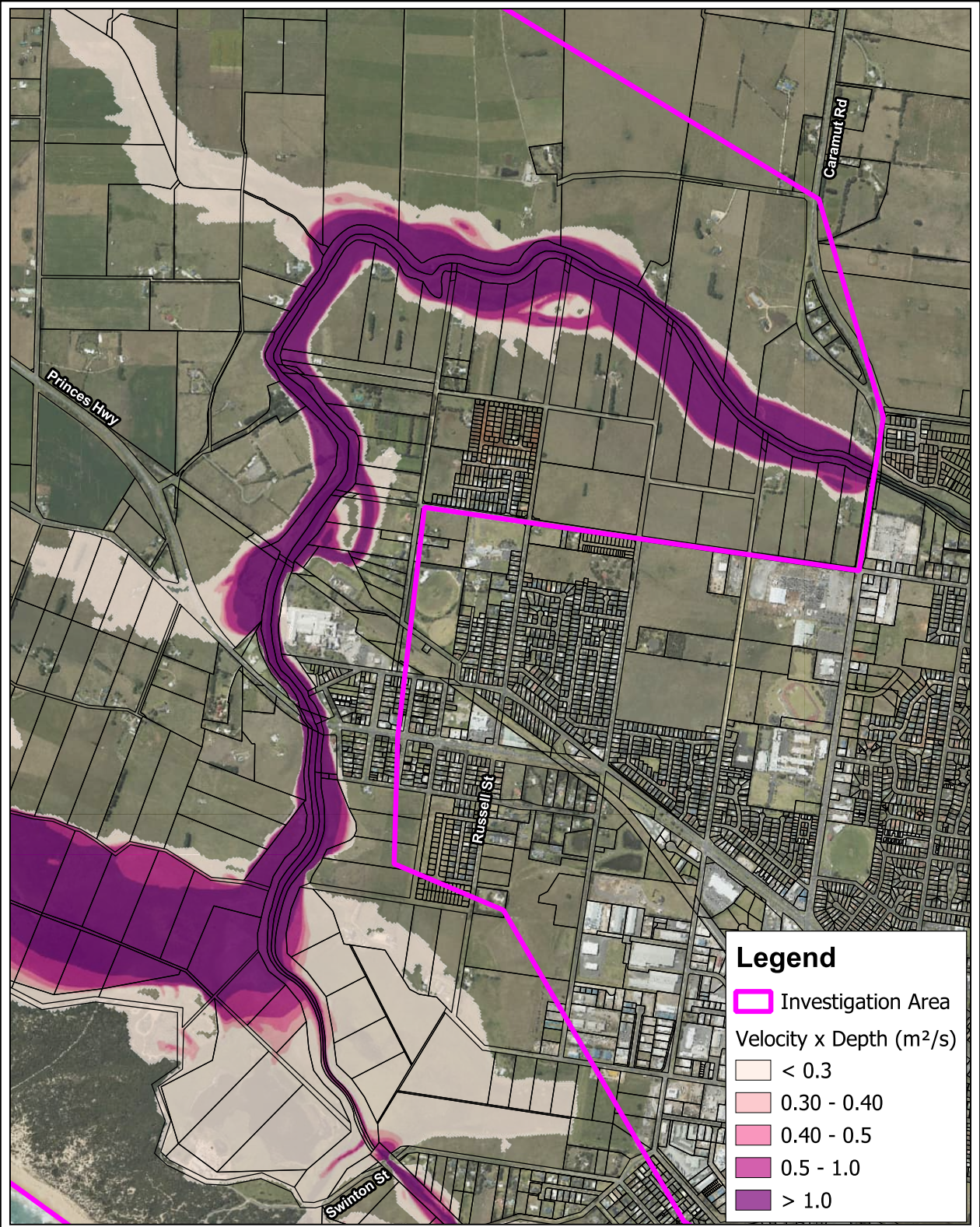




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<p>Figure: B-10</p>	<p>Rev: A</p>	<p>0 0.35 0.7 km</p>	<p>This mapping product is based on techniques and data in accordance with the study scope. Users should consider the mapping in the context of the report. No two floods are the same and care should be taken in the use and interpretation of the results presented.</p>	<p>By: TL</p> <p>Date: Feb 2025</p>	<p> VENANT SOLUTIONS www.venantsolutions.com.au</p>
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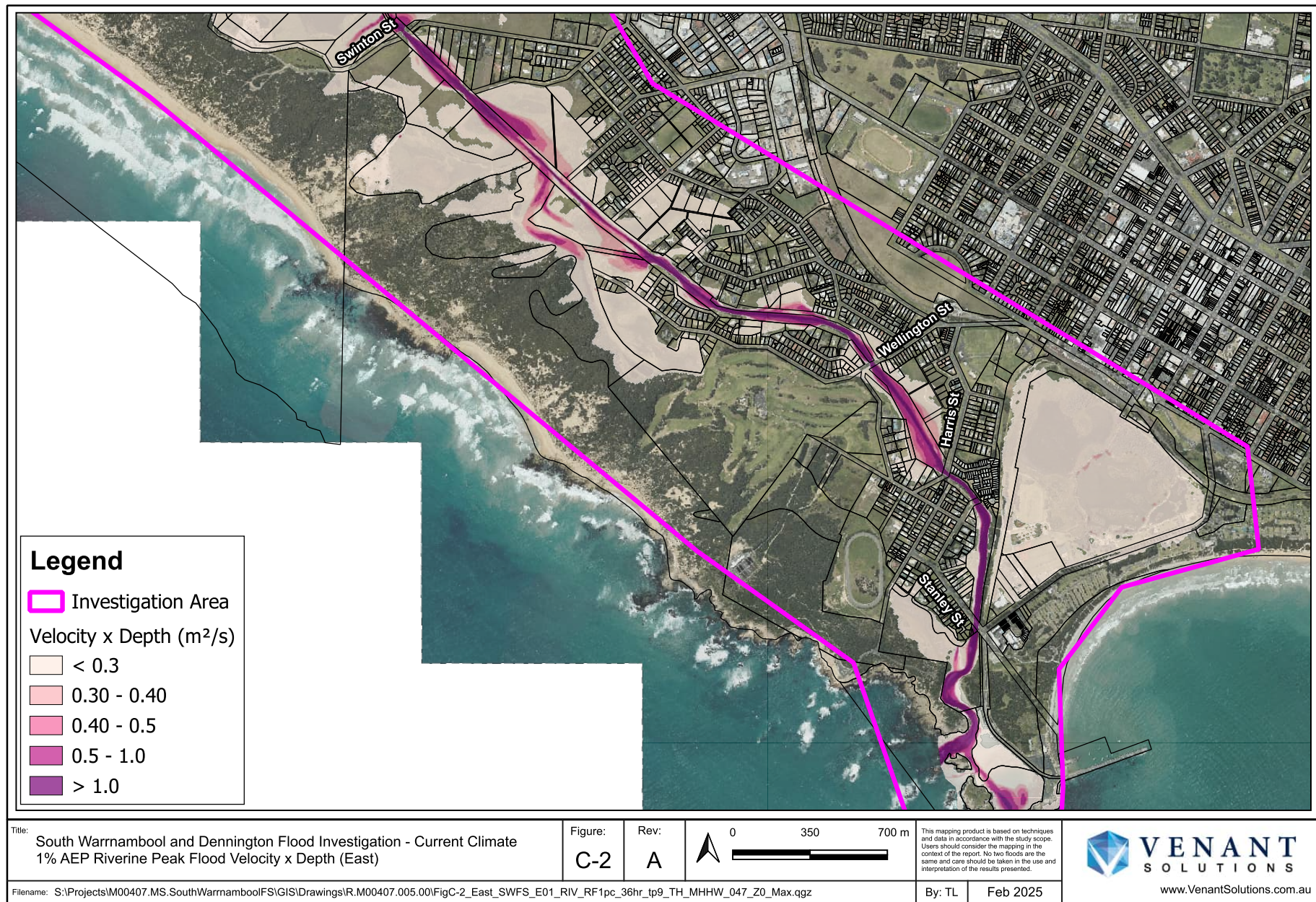


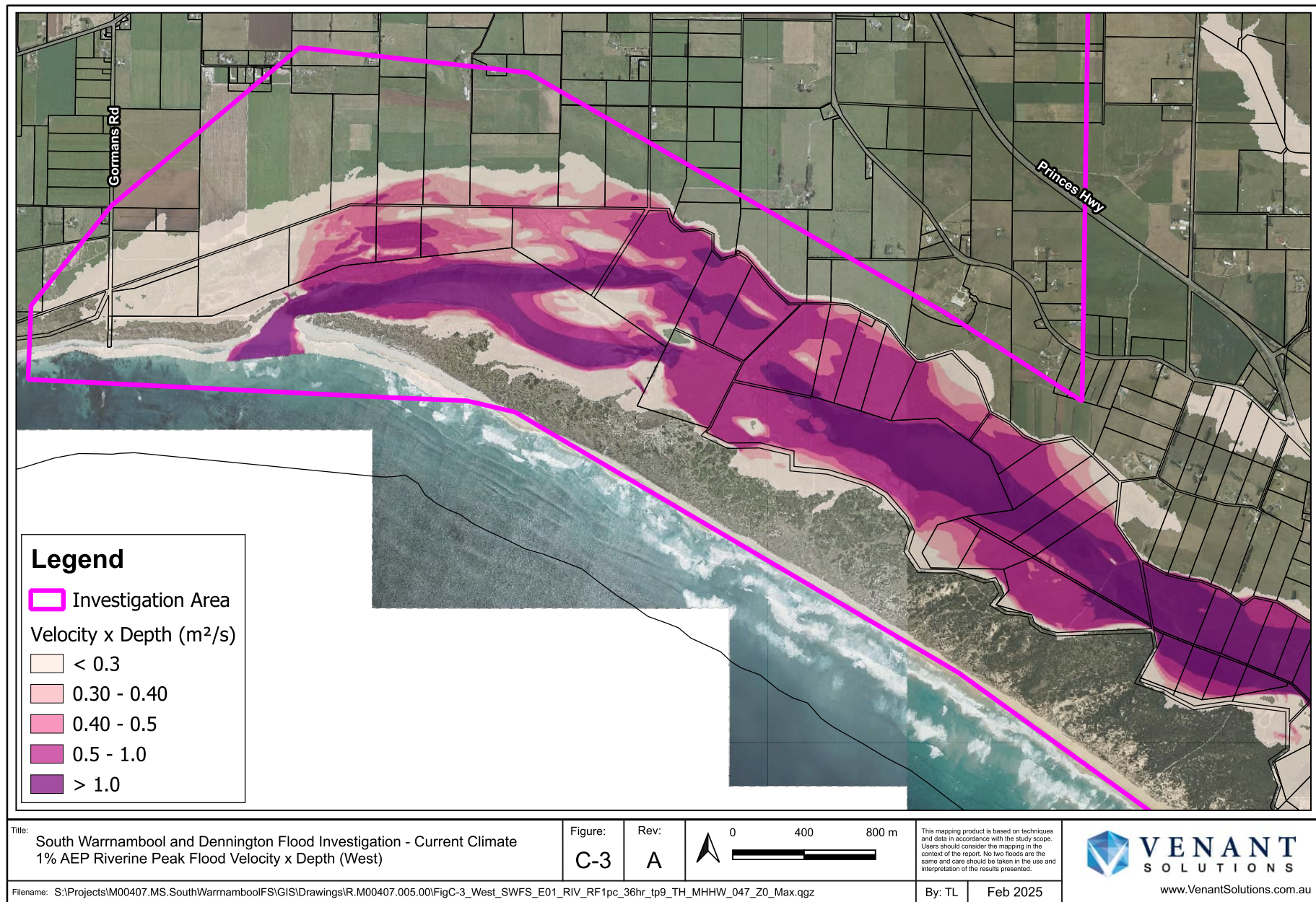


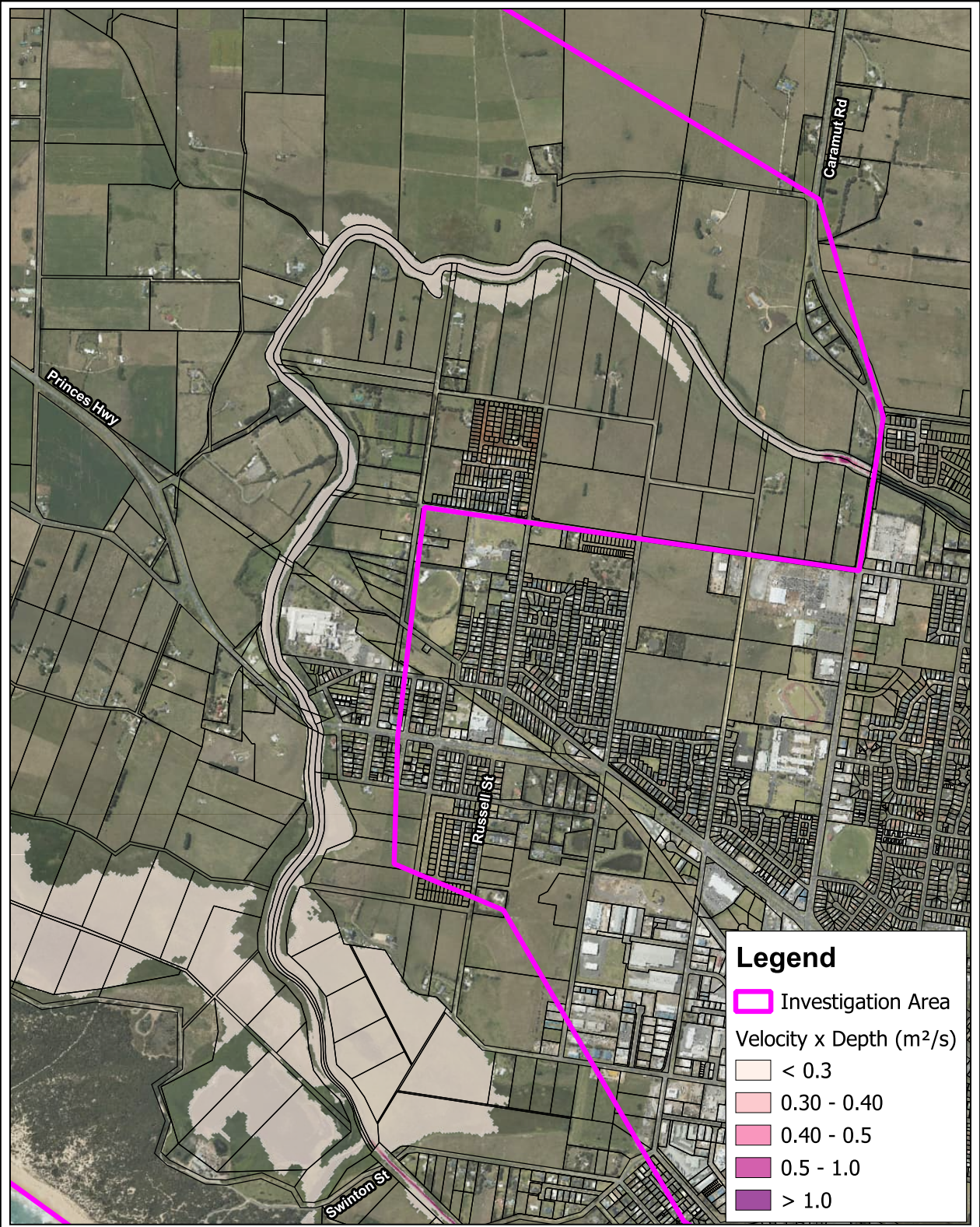
Appendix C Flood velocity x depth mapping



Title: South Warrnambool and Dennington Flood Investigation - Current Climate 1% AEP Riverine Peak Flood Velocity x Depth (North)				
Figure: C-1	Rev: A	 0 0.35 0.7 km	<small>This mapping product is based on techniques and data in accordance with the study scope. Users should consider the mapping in the context of the report. No two floods are the same and care should be taken in the use and interpretation of the results presented.</small>	By: TL Date: Feb 2025
			 www.venantsolutions.com.au	
<small>Filename: S:\Projects\IM00407.MS.SouthWarrnamboolFS\GIS\Drawings\R.M00407.005.00\FigC-1_North_SWFS_E01_RIV_RF1pc_36hr_tp9_TH_MHHW_047_Z0_Max.qgz</small>				



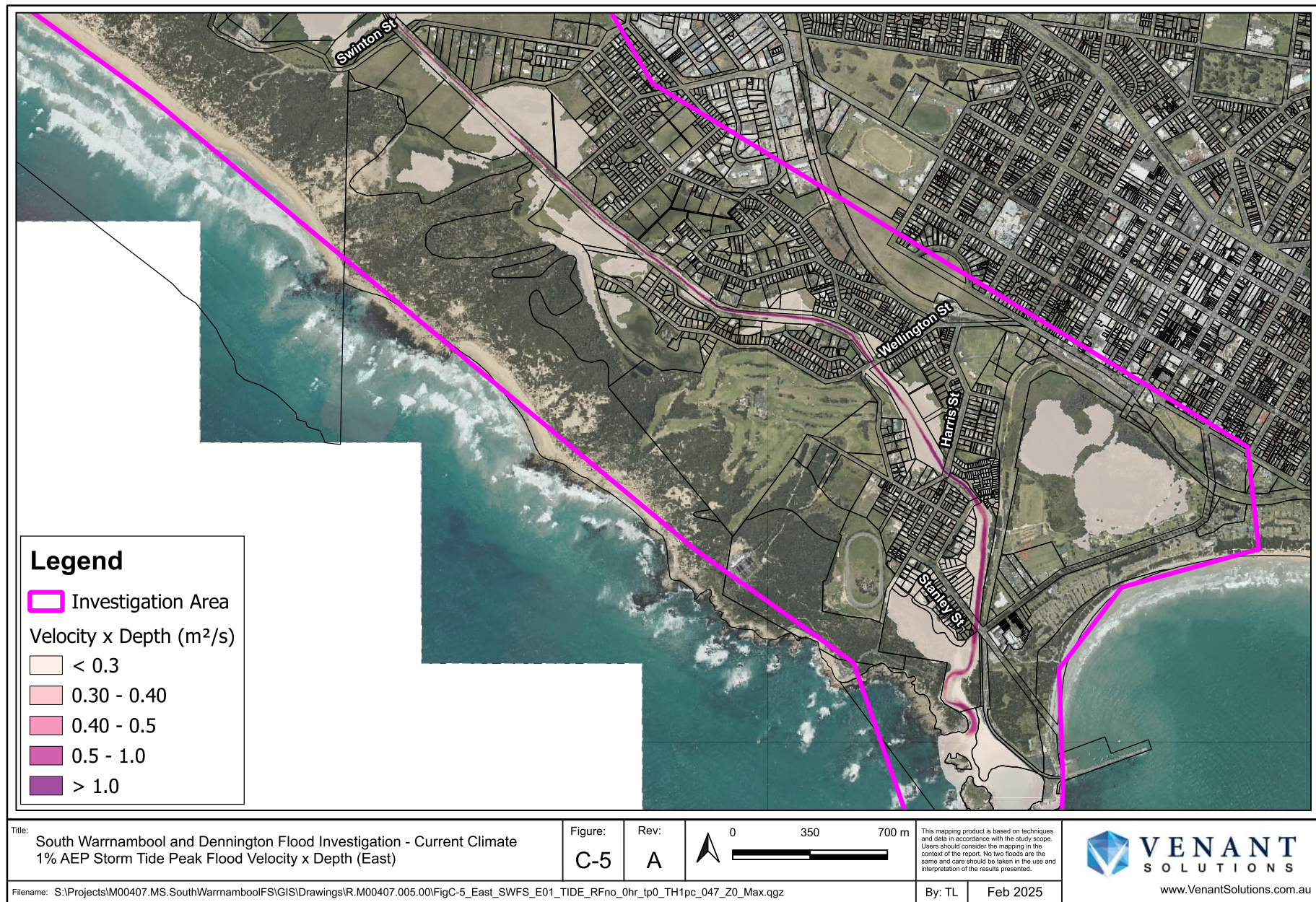


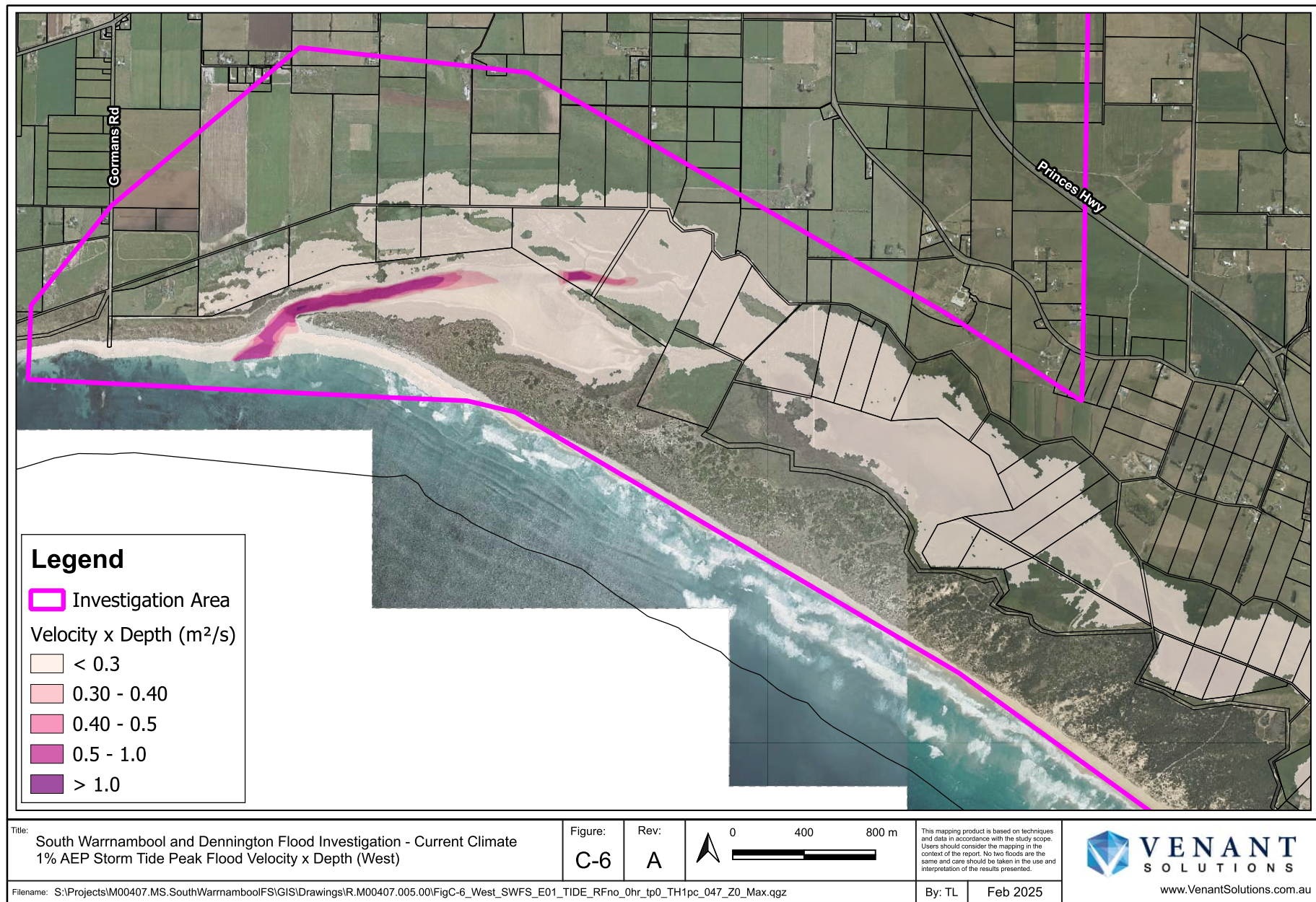


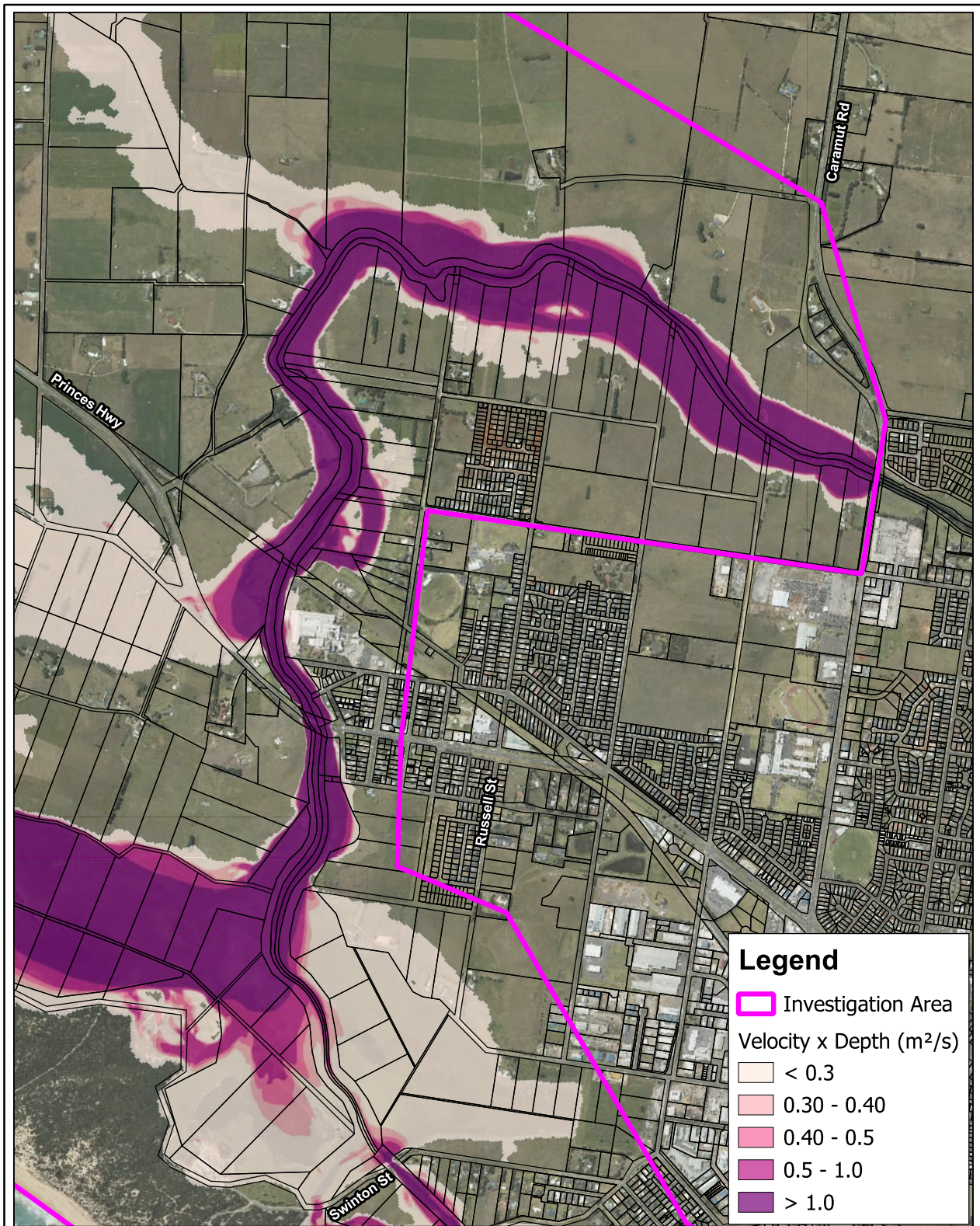
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1% AEP Storm Tide Peak Flood Velocity x Depth (North)

Figure: C-4	Rev: A	0 0.35 0.7 km 	This mapping product is based on techniques and data in accordance with the study scope. Users should consider the mapping in the context of the report. No two floods are the same and care should be taken in the use and interpretation of the results presented.	By: TL Date: Feb 2025	 www.venantsolutions.com.au
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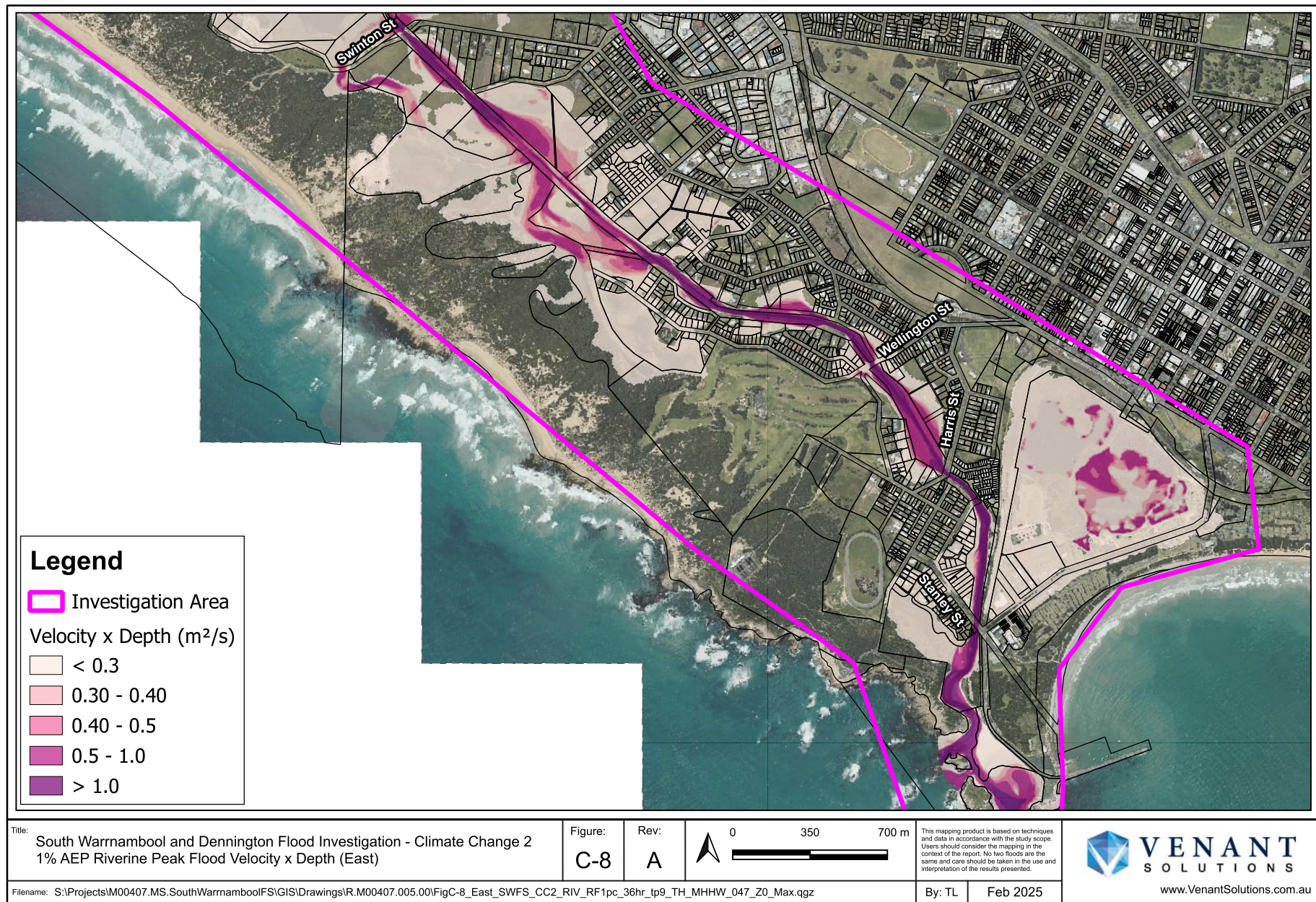


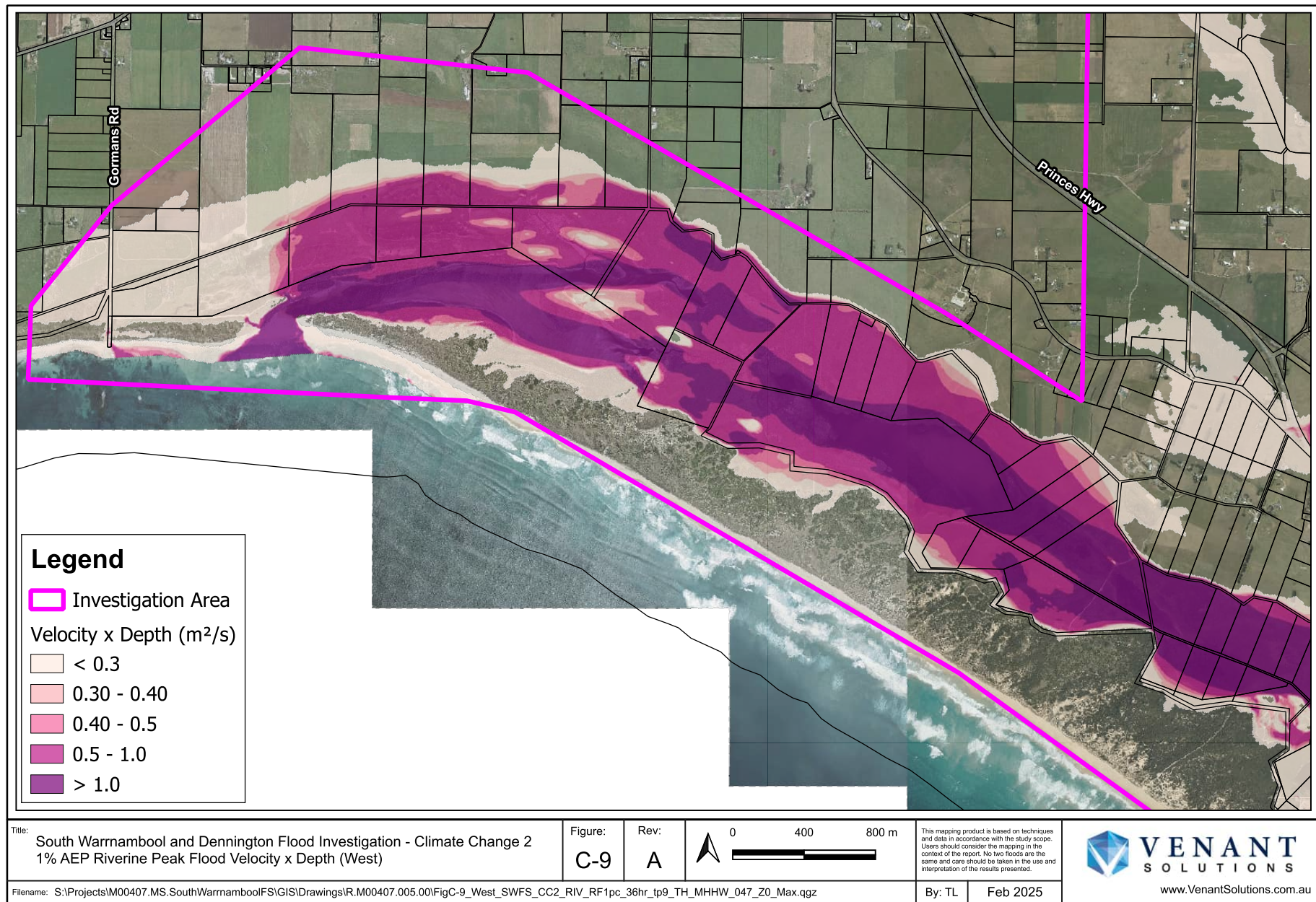


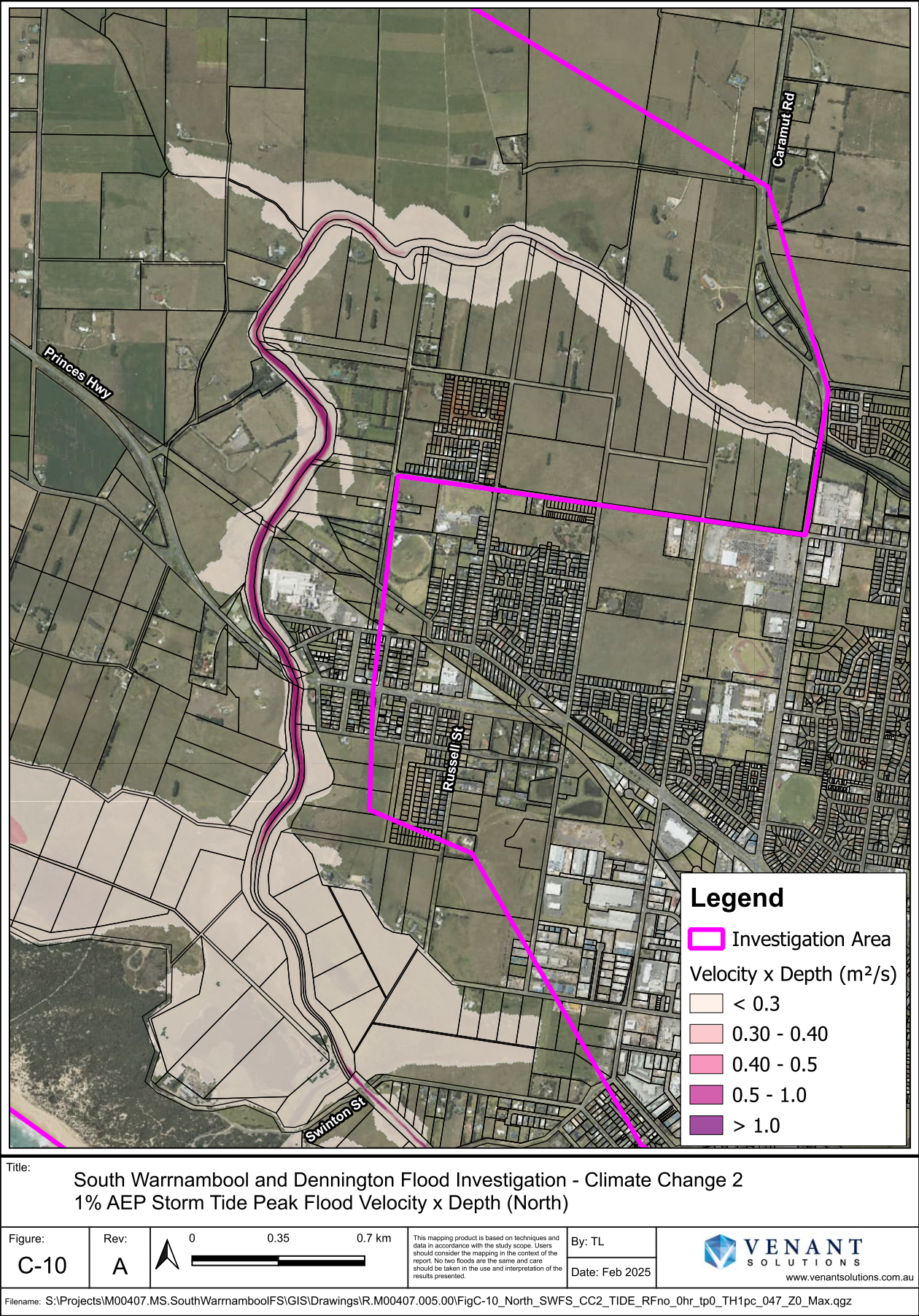
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1% AEP Riverine Peak Flood Velocity x Depth (North)

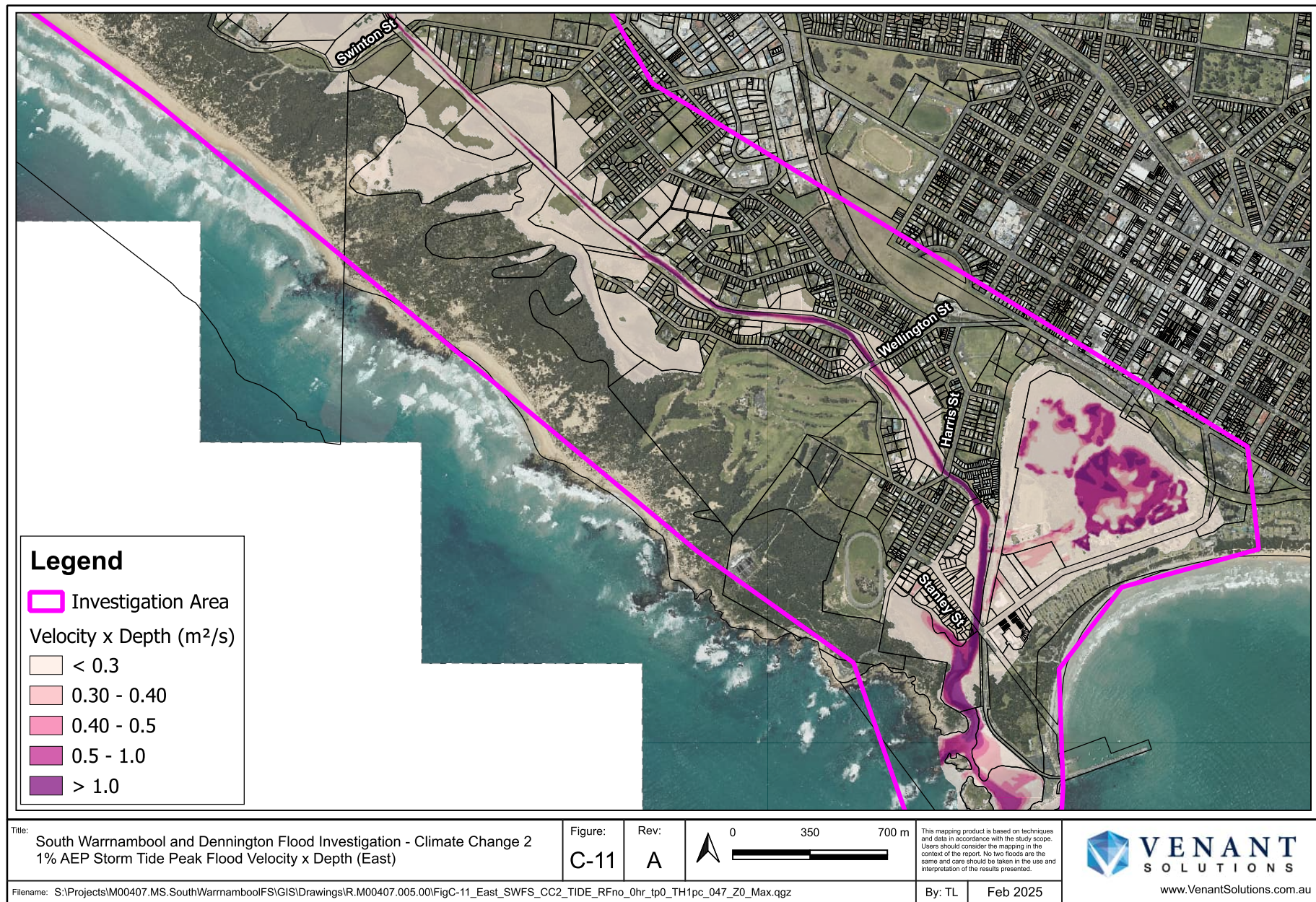
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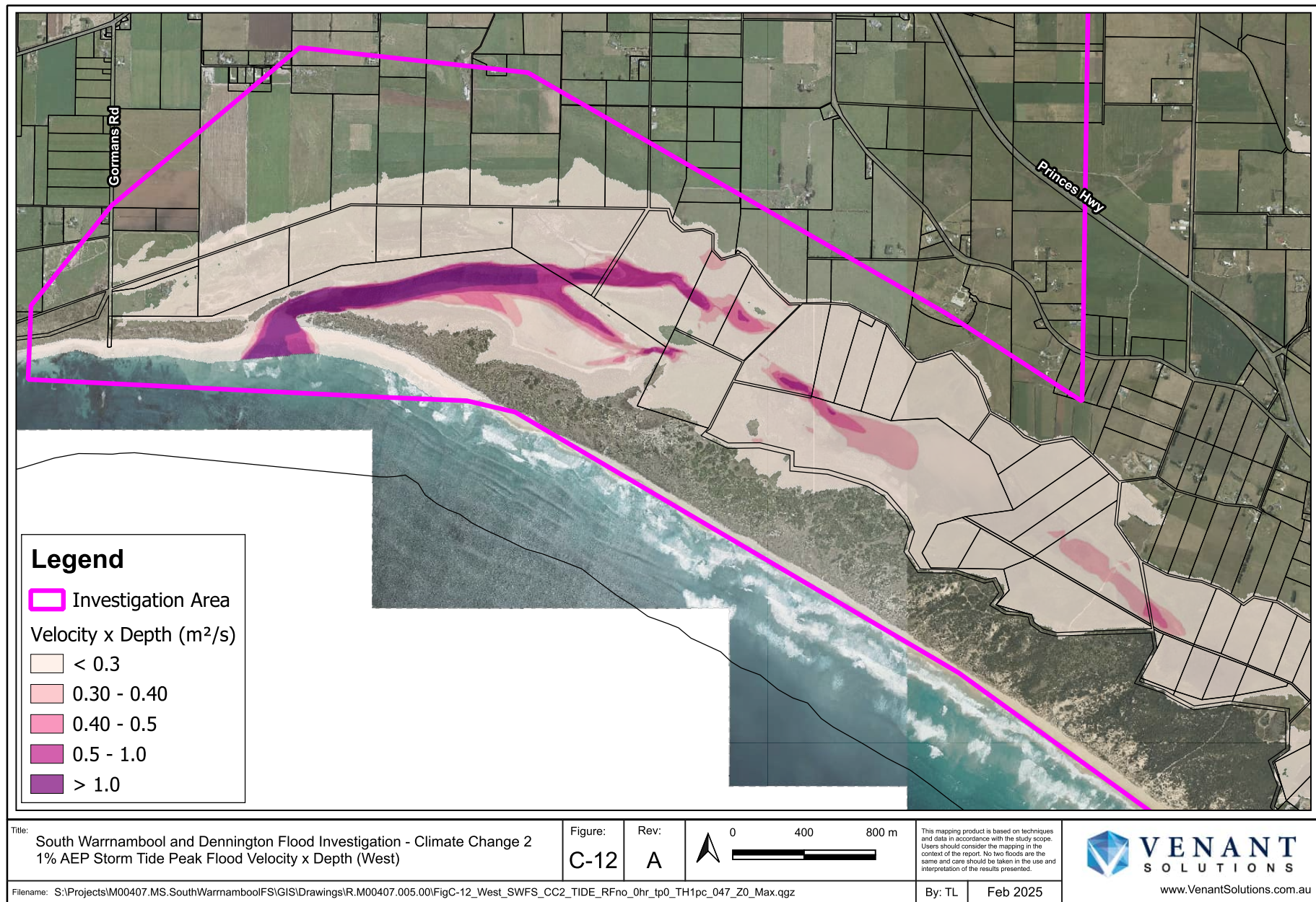
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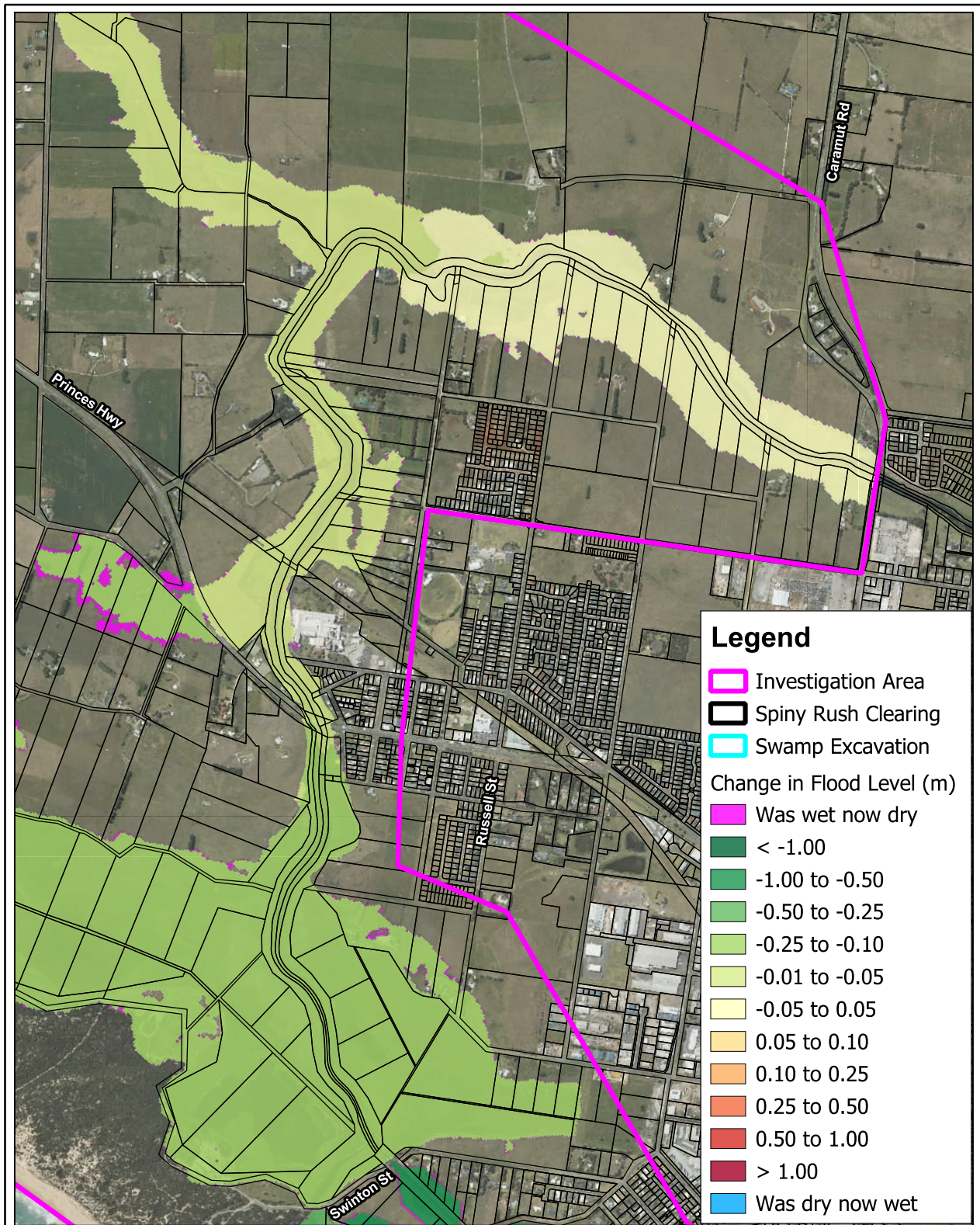
Appendix D - Structural mitigation options flood level impact mapping

D-4

Appendix D Structural mitigation options flood level impact mapping

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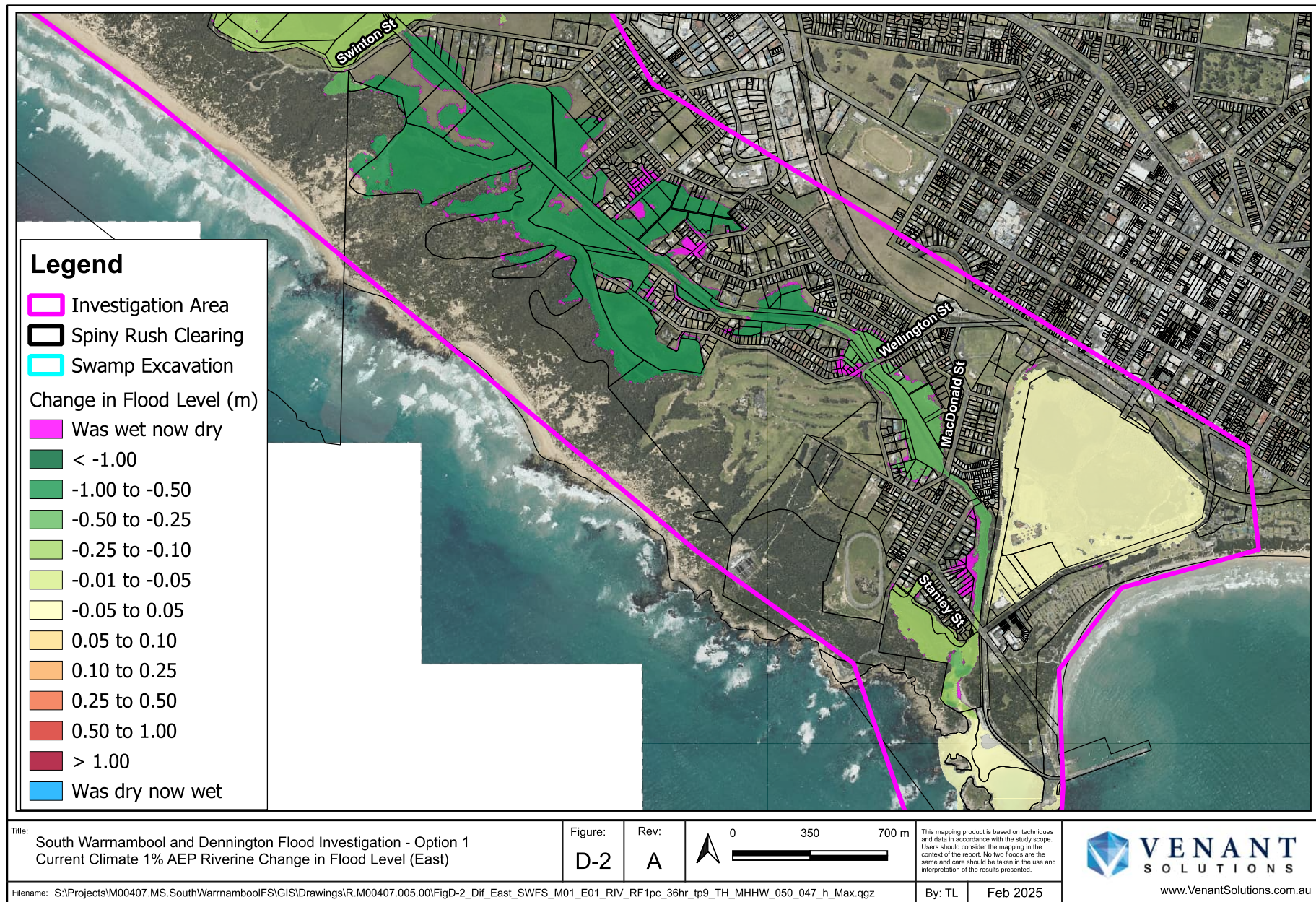


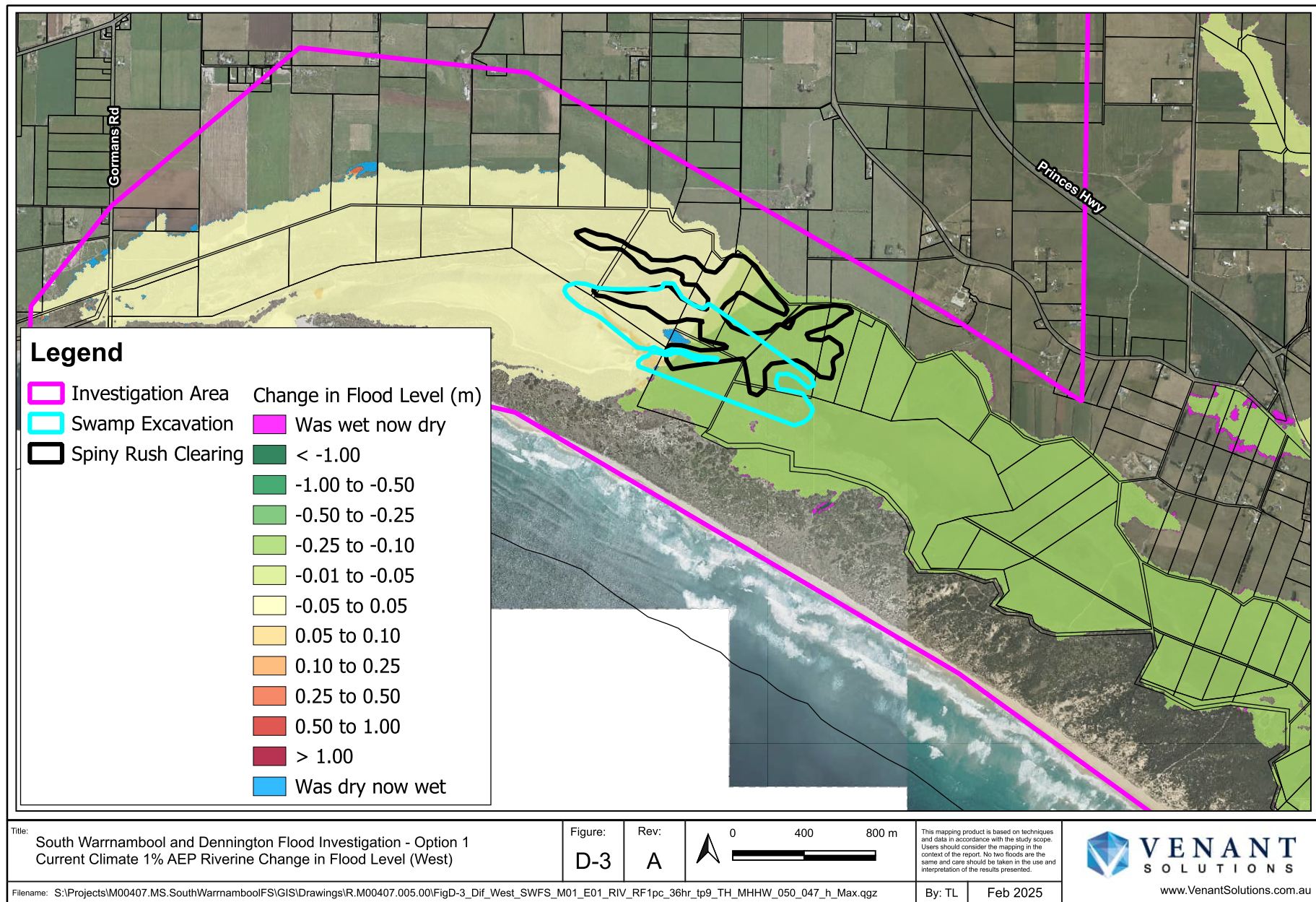


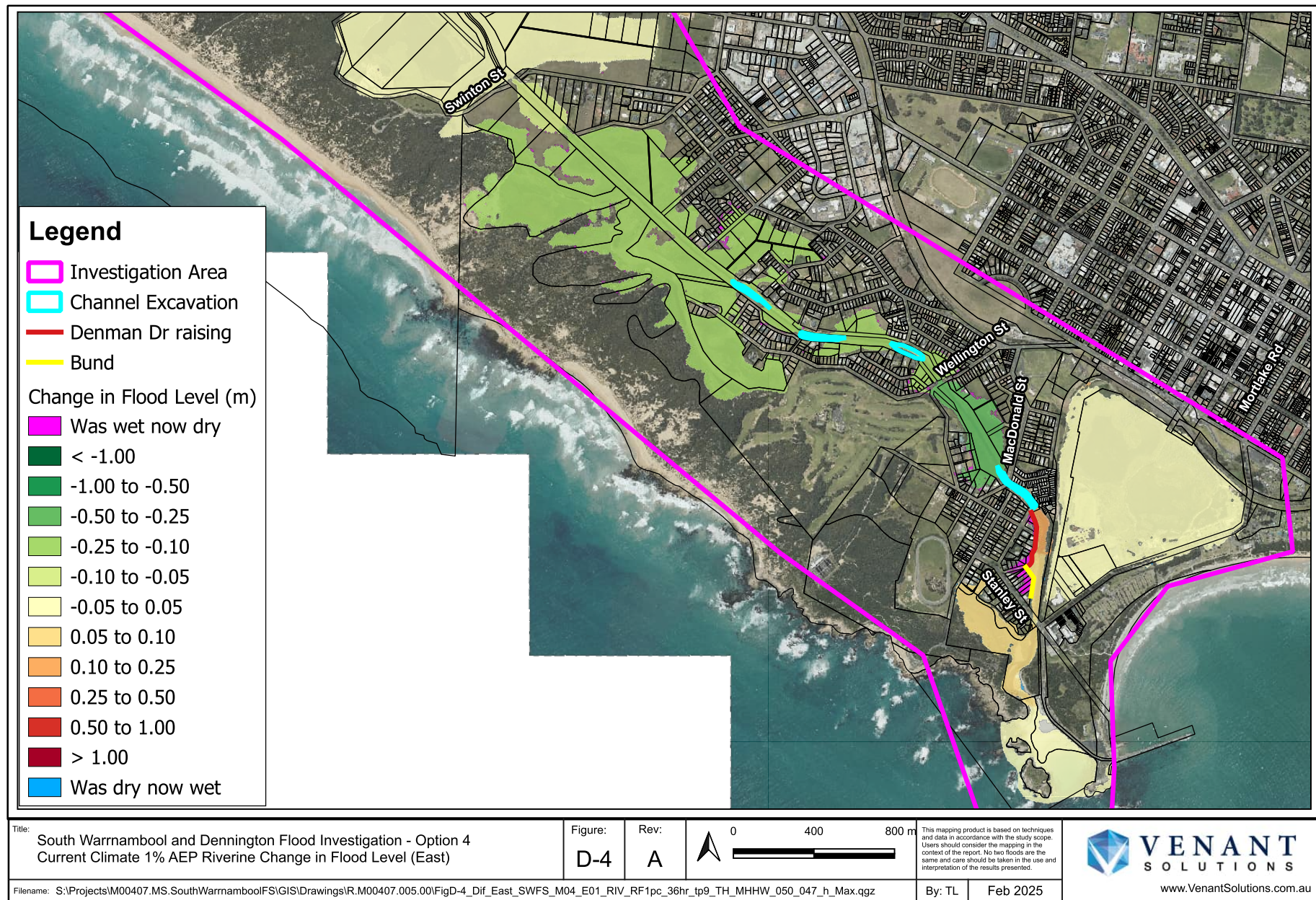
Title: South Warrnambool and Dennington Flood Investigation - Option 1
Current Climate 1% AEP Riverine Change in Flood Level (North)

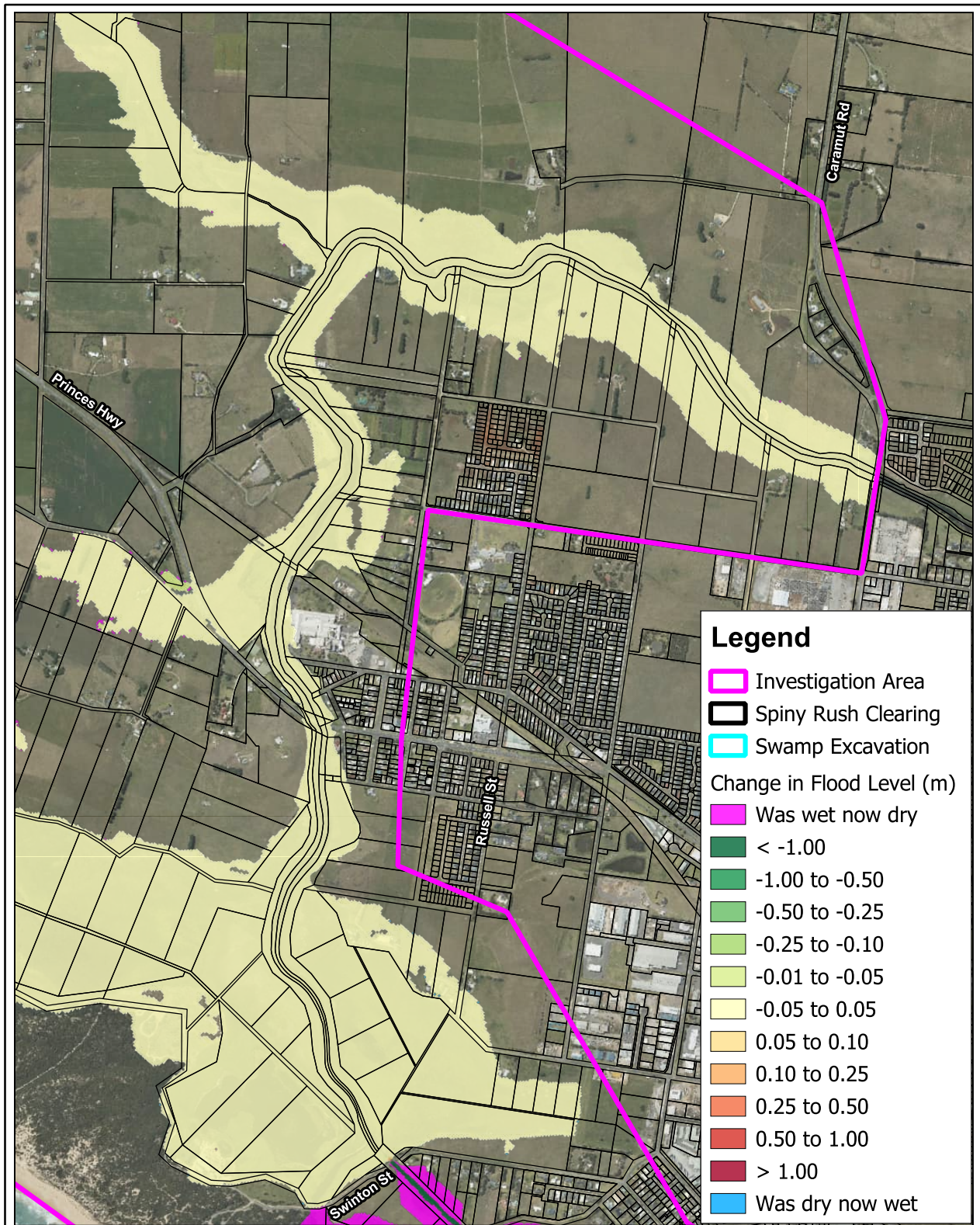
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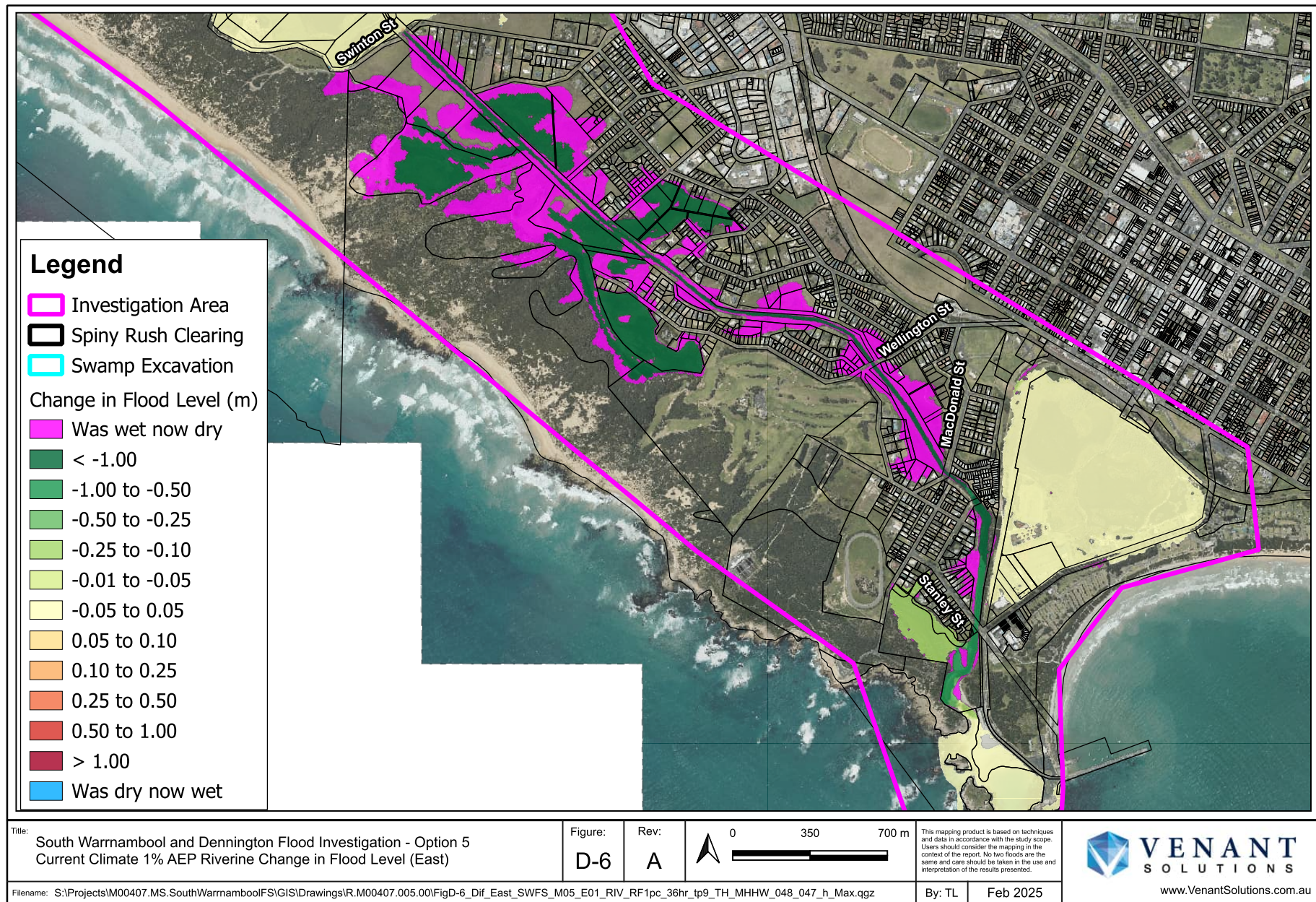


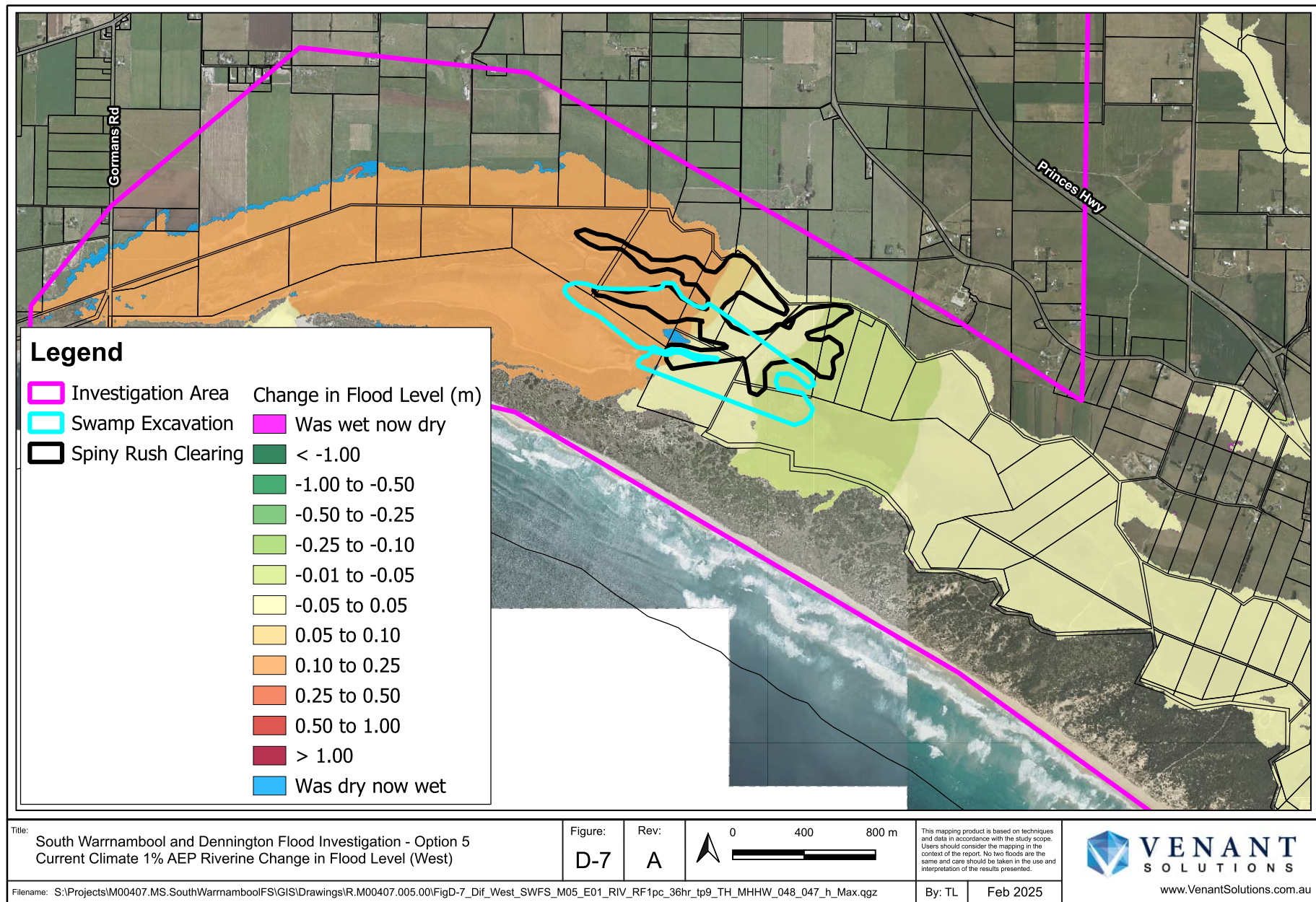


Title: South Warrnambool and Dennington Flood Investigation - Option 5
Current Climate 1% AEP Riverine Change in Flood Level (North)

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7.2. Youth Strategy (Warrnambool & Moyne) 2025 - 2030 Council Adoption

Directorate: Community Development

Purpose:

This report provides information on the development of the joint Moyne Shire Council and Warrnambool City Council Youth Strategy 2025-2030 and to provide context for the adoption of the Strategy by Council.

Executive Summary

Warrnambool City Council (WCC) and Moyne Shire Council (MSC) have collaborated to produce a joint Youth Strategy (the Strategy) that crosses municipal boundaries. The aim of the Strategy is to enable Council to take a proactive approach in engaging young people in Warrnambool, who make up over 15% of Warrnambool's population. It includes an action plan, which identifies joint and individual Council's actions and responsibilities. The strategy will set the direction of Council's work in collaboration with young people and other stakeholders.

Future Tense were engaged as consultants to facilitate the Strategy development through a joint procurement managed by MSC.

A Youth Co-Design Panel was established, comprising of 20 young people (10 Warrnambool, 10 Moyne). The panel met throughout the process to shape and guide the development of the strategy.

On 25 Nov 2024 Council released the draft Youth Strategy for public comment between 11 Dec 2024 and 8 Jan 2025. Submissions were received from:

- Let's Talk Australia - Abbi Power
- Youth Advisory Council Victoria - Karen Walsh, Brit Watts and Derm Ryan
- WRAD - Mark Powell

Where appropriate, changes were made to the Strategy because of these submissions.

MOVED: CR BILLY EDIS

SECONDED: CR MATTHEW WALSH

That Council adopt the Moyne and Warrnambool Youth Strategy 2025-2030.

CARRIED - 7:0

Next Steps

1. The Strategy be adopted by Council on the 3 March 2025.

Background

The Victorian State Government's Youth Strategy defines young people as those between 12-25 years. Council offers over 30 services to the community which have a direct impact on the lives of this cohort.

Developing a youth strategy aligns with the Warrnambool 2040 Plan, Victoria's Youth Strategy 2022-2027 and the Victorian Local Government Partnership project, "Leading the Way, Engaging Young Voices for Change" which is implemented in conjunction with VicHealth. The Youth Strategy is also expected to provide input into future Council Plans and strategies.

A briefing paper submitted to Council in April 2024 outlined the youth strategy development process in collaboration with MSC. This process is managed by MSC. It noted that young people in the region do not live their lives by LGA boundaries. Warrnambool and Moyne are not seen separately from the viewpoints of young people and the two are not distinguishable for them. Many young people live in one municipality but access services, recreation, education, or work in the other. From this perspective, a collaboration between Warrnambool and Moyne Councils allowed for better engagement with young people across municipal boundaries. A joint strategy also prevented over consultation of the region's young people, combined resources and strengthened Council's partnership with Moyne Shire Council.

A briefing paper submitted to Council in September 2024 outlined the engagement with young people and adults in their lives, along with the findings. Future Tense presented the Context and Engagement report. This report contains details of the investigation, key findings and next steps. Refer attached.

Direct conversations were had with 271 young people and 126 adults in young people's lives across 41 engagement activities. Online surveys gathered input from 389 young people and 69 adults in young people's lives.

Preliminary findings from the engagement process were shared with stakeholders, which also included 12 support service providers who work with young people and staff from the two Councils.

Key findings from the overall engagement reveal that:

- Young people love the region
- Hanging out in-person is the most valued type of connection
- Young people are looking for a sense of belonging
- The weight of the world hangs heavy on young people
- Issues around transportation have a huge impact
- Young people are disconnected from opportunities and resources, and
- Programming often misses the mark.

Issues

The community engagement findings were considered by the Youth Co-design Panel and used to draft the Youth Strategy for MSC and WCC, then workshopped with individual council staff to further develop the action plan.

The 3 areas of focus identified in the strategy are:

1. Creating better spaces and places

Provide spaces for young people to feel comfortable, engage with their peers and increase their visibility in community life.

2. Improving accessibility and encouraging participation.

Enable young people to participate and access opportunities to enhance their quality of life through improvements to transportation, greater visibility of assets, better connection to employment opportunities, and smoother processes for accessing resources.

3. Fostering belonging and acceptance.

For young people to feel safe and free to express their ideas and identities by celebrating young people's activities, interests and achievements. The goal is to create a supportive environment where young people can thrive.

An Action Plan has been created that reflects the wants and needs of the region's young people. This is included in the Strategy.

Financial Impact

The engagement of Future Tense consultants has cost \$50,000 which is shared equally with the Moyne Shire Council and has been managed through allocation of costs recovered through grant funding.

In addition, participants in the youth co-design panel are being remunerated for their time, expertise and services. Council is contributing an estimated \$8,000 from the State Government's Youth Engage! Funding.

The graphic design company Hours After has been engaged to develop the final document. Council is contributing \$7,805 from the State Government's Youth Engage! funding.

A Project Control Group, consisting of Council officers from Warrnambool and Moyne Shire, are overseeing the project and has representation from key external stakeholders, Youth Affairs Council Vic (YACVic) and the Department of Premier and Cabinet.

A budget request of \$15,000, to implement the Strategy, will be considered through the Warrnambool City Council 2025-2026 budget development process.

Legislation / Policy / Council Plan Context

1 A healthy community

1.1 Be a welcoming and inclusive city: Warrnambool will be a city that is more welcoming to all and which fosters diversity.

1.2 Engage with the Aboriginal community: Council will pursue improved partnerships and meaningful engagement with Aboriginal people to grow opportunities and better outcomes for Aboriginal people.

1.3 Health and wellbeing: Council will take action to improve health, wellbeing and safety outcomes for Warrnambool's community.

1.4 An accessible city: Council will improve physical and social accessibility to community services, facilities, places and precincts.

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.

1.6 Community learning pathways: Council will support and encourage lifelong learning that helps build community resilience and preparedness for change.

2 A Sustainable environment

2.1 Natural environment: Council will enhance open spaces and infrastructure that support a healthy community, wildlife, flora, fauna and biodiversity.

3 A strong economy

3.2 Emerging industries: Council will encourage emerging industry sectors that contribute to Warrnambool's economic growth and diversity.

5 An effective Council

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

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

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

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

Timing

Warrnambool City Council and Moyne Shire are pursuing a joint development process for the Youth Strategy. The timeline for the review and adoption of the strategy is outlined below.

	Warrnambool City Council	Moyne Shire
Executive Management Team Presentation	4 Feb 2025	3 Feb 2025
Informal Council Presentation	17 Feb 2025	11 Feb 2025
Council Adoption	3 Mar 2025	25 Feb 2025

Community Impact / Consultation

Extensive consultation was undertaken as part of the engagement process between June and August 2024. The diverse group of people engaged across two stages of the engagement process include:

1. Diverse range of young people from the following cohorts:

- First Nations youth
- Multicultural youth
- Disabled youth
- Sports-focused youth
- Creative youth
- The 'young ones' (12–14 years)
- Senior high school students (15–17 years)
- Young adults (18–24 years)
- Higher education students
- Young people out of or struggling to access school
- Queer young people
- Youth at risk of homelessness
- Neurodivergent youth
- Youth struggling with mental health
- Rural and remote youth
- Unemployed youth
- Those in care and custody
- Young parents
- Gap year crew
- Lower socioeconomic young people
- Gamers (tabletop, RPG, digital)
- Youth struggling with substance issues
- Tradespeople

2. Council staff.

3. Service providers.

Further internal consultation was undertaken between 21 October and 25 October to gain insight from across council into the proposed action plan.

The draft Strategy was released for public consultation and review between 12 December 2024 and 22 January 2025.

Feedback was received from the Youth Advisory Council of Victoria, Let's Talk Australia and WRAD.

Responses to the draft report centred on several issues including:

- Lack of reference to Child Safe principles in the delivery of services.
- Failure to identify sections of the youth community which the Strategy could focus on.
- Insufficient context regarding demographic and social issues within the Strategy.
- Absence of reference to mental health issues or initiatives.

After deliberation Council officers address these concerns by:

1. Expanding the introduction to:
 - Add the number of young people in the two LGAs;
 - Reiterate the Strategy is designed to focus the councils' activities to create better outcomes for young people (including listening to them)
 - State the intention to support the work of the youth sector
 - Add an acknowledgement of young people and their diversity
 - Confirm support of child safe standards, and
 - Identify and thank the participants in the Project Control Group and Councilors.

2. Add specific mention of mental health challenges, diversity and accessibility at key points throughout the document.
3. Add a link to the context report at the end of the 'How we developed this strategy' section (pages 8 & 9).
4. Improve the introduction to 'The councils' role' section (pages 14 & 15) to be clear about the key ways Council can support young people and the youth sector in its service delivery work.
5. Add a closing paragraph to the 'Areas of focus' section (pages 16 & 17) to explain how action in these areas will contribute to overcoming mental health, connection and accessibility challenges.

In considering these changes, Council officers were cognisant of what Council can control and what they can influence.

Legal Risk / Impact

There is no risk to Council. Adoption of the Strategy will inform the Council plan and allow for actions to be built into department work plans.

A gender impact assessment has been completed for this project.

Officers' Declaration of Interest

No conflict of interest exists.

Collaborative Procurement

A collaborative procurement was undertaken with MSC to develop the Youth Strategy with equal resource contributions. The procurement is managed by Moyne Shire Council.

Conclusion

The development of a Youth Strategy provides young people with the platform they need to be heard, so we in local government can listen and with clear direction support them to thrive. Collaboration with Moyne Shire Council produces an inclusive document that transcends municipal boundaries. Following thorough stakeholder and community consultation and an opportunity for public comment, the Youth Strategy 2025-2030 is ready to be adopted by Council.

ATTACHMENTS

1. Feb 2025 - Youth Strategy Full V 14 [7.2.1 - 17 pages]
2. Youth Strategy Context and Engagement Report 240829 [7.2.2 - 38 pages]
3. Gender Impact Assessment - Youth Strategy 2025-2030 [7.2.3 - 9 pages]
4. Combined feedback from public commentary - Youth Strategy [7.2.4 - 8 pages]

MOYNE AND WARRNAMBOOL YOUTH STRATEGY



2025

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30



Acknowledgement of Country	2
Introduction	4
Strategic Context	6
How we Developed the Strategy	8
Vision for the Future	12
The Councils’ Roles	14
Areas of Focus	16
Programs and Initiatives	18
The Impact we want to See	26
Governance	28

ACKNOWLEDGEMENT OF COUNTRY

Moyne Shire Council and Warrnambool City Council acknowledge the Gunditjmara and Eastern Maar People as the Traditional Custodians of the lands that encompass the region. We recognise Traditional Owners' care for and connection to Country, a relationship which has endured for tens of thousands of years and continues today. We pay our respect to Elders past, present and emerging, as well as to all Aboriginal and Torres Strait Islander people living in the region.

INTRODUCTION

INTRODUCTION

This **SHARED** Youth Strategy guides how Moyne Shire Council and Warrnambool City Council will work **TOGETHER** to **ENHANCE** the lives of young people across the region.

Young people are defined as those aged between 12 and 25 years old. This time encompasses key stages of life and essential moments of development. The goal of this strategy is to articulate what the councils can do to enhance this important time in the lives of young people and set them up for the future.

Our region is undergoing significant transformation, driven by a growing population and changes to industry and employment. It is home to approximately 8000 young people. Supporting them, creating an environment where they can thrive, and ensuring they can make a life here significantly benefits our whole community.

While delivery of support services for young people are handled by a range of organisations and agencies, there are significant opportunities for the councils to make a positive impact. This includes shaping the way places are designed, nurturing community connections, and creating opportunities for growth and empowerment. These works will support the crucial activities of the wider youth sector.

In delivering the actions outlined in this strategy, Moyne Shire Council and Warrnambool City Council

are committed to upholding the Victorian Government’s Child Safe Standards and will work to ensure spaces, programs and events are inclusive to and respectful of all youth in the region – regardless of location, identity or ability.

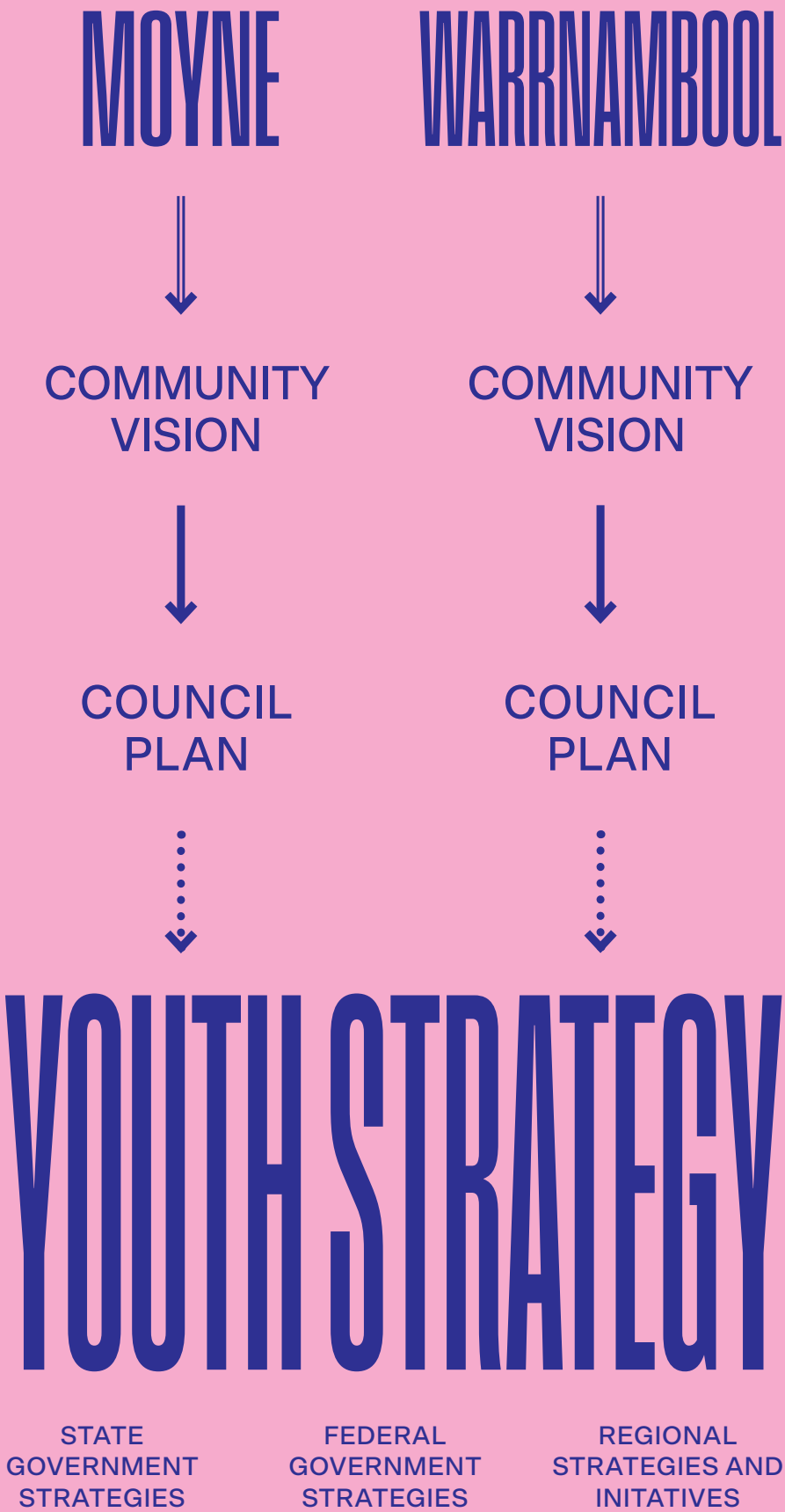
The two councils are cooperating on this strategy to provide a consistent regional approach and ensure benefits flow to both rural and urban young people. It builds on past collaborations, formalises the partnership, and positions the organisations to capitalise on future opportunities.

Finally, the councils would like to thank representatives of the Youth Affairs Council of Victoria, First Peoples State Relations and Councillors who guided the development of this strategy, as well as all the young people, community members and key stakeholders who shared their perspectives and insights.

The following pages present the different elements of the strategy and what the councils will do to achieve its aims.

STRATEGIC CONTEXT

This **SHARED** strategy is informed by and responds to a range of **ASPIRATIONS** and **OBJECTIVES**.



HOW WE DEVELOPED THE STRATEGY

The strategy was developed through a rigorous process, **INFORMED** and **GUIDED** by **YOUNG PEOPLE** and relevant local, regional and national strategies.

ONE

WE CONVENED A YOUTH
CO-DESIGN PANEL

TWO

MET YOUNG PEOPLE
WHERE THEY WERE

THREE

RESPONDED TO
WHAT WE HEARD

OUR YOUTH CO-DESIGN PANEL

This strategy was developed in partnership with representatives of the region’s youth. A Co-Design Panel comprising 20 young people (10 from Warrnambool and 10 from Moyne) was convened. They met at key stages throughout the process to guide the work and make key decisions about the shape of the strategy and its direction.

The Youth Co-design Panel consisted of:
ARTHUR BREUNIG
JESS BUSHELL
EVIE DALTON
JULIA DELANEY
NAEVE DENIGAN
BAILEY ELSE
LIAM FLAHERTY
JAALI LANG
MADELINE MAIN
BRIAR MERRETT
NICK NORTHEAST
LILY POTTER
EMMA RAG
ISABELLA REESINK
FRANCES ROBERTS
SHARNA ROGERS
MITCHELL SPENCER
BRYANNA WILLIE
JENNA WINNEN
TILLY WOODWARD

ENGAGEMENT ACTIVITIES

Extensive consultations were undertaken with young people across the region, as well as with the various adults in their lives. This included:

CONSULTATIONS with schools, support service providers, sporting clubs, community organisations, employers, Traditional Owners, and council stakeholders

41 IN-PERSON CONVERSATIONS engaging 271 young people and 126 adults

TWO ONLINE SURVEYS capturing the views of 389 young people and 69 adults

KEY FINDINGS

The engagements produced a series of key findings:

YOUNG PEOPLE LOVE THE REGION
Despite some challenges and discontent, there was an overwhelming gratitude for where they live

HANGING OUT IN-PERSON IS THE MOST VALUED TYPE OF CONNECTION
Yes, screens are a constant part of life, but unstructured time together is what young people crave

YOUNG PEOPLE ARE LOOKING FOR A SENSE OF BELONGING
They want to feel like an accepted part of the community (in all their diversity) and be connected to it

THE WEIGHT OF THE WORLD HANGS HEAVY ON YOUNG PEOPLE
Cost of living, mental health and housing challenges lead to many either not engaging with the future or reducing their vision for what it could be

ISSUES AROUND TRANSPORTATION HAVE A HUGE IMPACT
Getting around is a perennial challenge impacting autonomy, safety and career opportunities

YOUNG PEOPLE ARE DISCONNECTED FROM OPPORTUNITIES, SERVICES AND RESOURCES
While many are available, they are either invisible to young people or there are significant barriers to accessing them

PROGRAMMING SOMETIMES MISSES THE MARK
There’s lots for children and adults, but limited opportunities reflecting the tastes of young people.

The Youth Co-Design Panel considered these findings to decide on the **AREAS OF FOCUS** for the strategy.

The full context and engagement report is available at either moyne.vic.gov.au/our-community/youth or warrnambool.vic.gov.au/youth.

VISION FOR THE *FUTURE*

This vision statement articulates an ideal **FUTURE** young people want for **THEMSELVES**. It describes what they want their lives in the region to be like.

The Moyne and Warrnambool region is full of **ACCESSIBLE** and **AFFORDABLE** opportunities for young people. It's a **FUN** and **EXCITING** place to be! Young people are a prominent part of our community. They feel **COMFORTABLE, SAFE** and **AT HOME**, surrounded by and part of an accepting community open to new ideas and change.

Realising this vision is a shared community responsibility and requires the energies and input of:

- FAMILIES
- SCHOOL AND EDUCATION INSTITUTIONS
- YOUTH SERVICE PROVIDERS
- COMMUNITY GROUPS
- EMPLOYERS
- PEAK BODIES
- THE COUNCILS
- STATE AND FEDERAL GOVERNMENTS

The following sections outline the councils' contributions to achieving these aspirations.

THE COUNCILS' ROLE

There are a number of **KEY WAYS** the councils will foster a **POSITIVE ENVIRONMENT** for young people and support the work of the youth sector.

BE THE CONNECTOR

Between resources, opportunities and young people. The councils will actively engage with relevant parties, fostering links between groups, communities, support services, opportunities, and resources.

GENUINELY ENGAGE YOUNG PEOPLE

The councils will actively involve young people when developing strategies and plans or undertaking major projects, valuing their contributions and responding to their perspectives and insights.

SEEK FUNDING FOR INITIATIVES

The councils will pursue external funding to deliver programs and initiatives for and with young people across the region, continuously monitoring and assessing opportunities.

UNDERTAKE ADVOCACY WORK

The councils will advocate to state and federal governments for the needs of young people, working with strategic partners on changes that will enhance their experiences and opportunities.

DELIVER TARGETED PROGRAMS

The councils will use secured funding to provide a range of programs to support, delight and expand the lives of young people across the region, from practical upskilling to creative entertainment.

AREAS OF FOCUS

These are the areas the councils will **FOCUS** on over the five year life of the Strategy. All the **PROGRAMS**, initiatives, and behind the scenes activities the councils do will be to further these **GOALS**.

CREATING BETTER SPACES AND PLACES

Young people need places to connect with their peers, enjoy unstructured hang outs and just be. These should encourage connections between young people and increase their visibility in community life, whether they are in the city or out in the regions. This could involve better utilisation of existing spaces or tweaks to public infrastructure. The goal is to provide accessible spaces where young people feel comfortable.

IMPROVING ACCESSIBILITY AND ENCOURAGING PARTICIPATION

Enabling young people to participate in the life of the community increases their connections, fosters good mental health, and enhances their quality of life. Being able to access opportunities and develop their capabilities will expand their worldviews and prospects. This could include improvements to transportation, greater visibility of assets, better connection to employment opportunities, and smoother processes for accessing resources. The goal is to widen the scope of what’s possible for young people.

FOSTERING BELONGING AND ACCEPTANCE

For young people to feel part of their community they need to feel safe and free to express their ideas and identities. Achieving this will require the removal of stigma and the enthusiastic embrace of all people and cultures by the community. This could include increasing the visibility of difference and diversity, and celebrating young people’s activities, interests and achievements. The goal is to create a supportive and inclusive environment where young people can thrive.

These areas reflect ways the councils can improve the environment for young people and empower them to participate in community life. This complements and supports the delivery of essential support services by the youth sector and other stakeholders.

PROGRAMS AND INITIATIVES

The councils will undertake a series of **INITIATIVES, PROGRAMS** and behind the scenes **ACTIVITIES** to deliver the strategy.

JOINT PROGRAMS AND INITIATIVES

YOUTH ADVISORY BOARD

The councils will establish an advisory board which they will report to and consult with on key council business impacting young people. The team will comprise half Moyne and half Warrnambool youth and be refreshed every year. Its members will receive training in governance, be paid, and actively participate in driving the Youth Strategy.

REIMAGINING VOLUNTEERING

Creating ways for young people to participate in volunteering opportunities will support the goals of creating connections across the community and enhancing their capabilities. This will require a change in the way volunteering operates in the region, working with organisations to adjust the way they offer and manage volunteer opportunities, as well as developing new ways of engaging and supporting young people to take them up. It will be a major project, including extensive work with community organisations, development of a new online platform, and promotion to young people.

PROGRAM AREAS

COLLABORATIVE EVENT PROGRAMMING

Create a consistent and engaging calendar of events for young people across the urban and rural parts of the region

SKILLS DEVELOPMENT TRAINING

Provide training opportunities that fill gaps not covered by other organisations, with an eye to creating pathways that support skill development

PUBLIC SPACE UPGRADES

Identify and pursue opportunities to create spaces for young people to gather, connect and hang out in unstructured ways

SUPPORT FOR EMPLOYMENT OPPORTUNITIES

Work with partners in government, academia and industry to establish new job opportunities for the region's youth

RESOURCE AND OPPORTUNITIES HUB

Make the assets, resources and opportunities available to young people visible and accessible

STRATEGIC CONNECTION FORUMS

Regularly bring together key stakeholders to align activities and planning, and consider insights, needs and opportunities

ADVOCACY FOR YOUNG PEOPLE'S NEEDS

Represent the needs of young people to government bodies and push for changes to make their lives better

PLANNING AND STRATEGY INCLUSION

Undertake genuine engagement with young people when developing new strategies or major projects to ensure their needs are considered

CELEBRATE YOUNG PEOPLE

Promote the incredible achievements and diversity of our region's young people

YOUTH GRANTS

Opening up access to the councils' community grants programs for young people to deliver initiatives for their peers, either through dedicated streams or targeted promotion

ALIGNMENT WITH AREAS OF FOCUS

	SPACES & PLACES	ACCESSIBILITY & PARTICIPATION	BELONGING & ACCEPTANCE
Youth Advisory Board			
Reimagining volunteering			
Collaborative event programming			
Skills development training			
Public space upgrades			
Support for employment opportunities			
Resource and opportunities hub			
Strategic connection forums			
Advocacy for young people's needs			
Planning and strategy inclusion			
Celebrate young people			
Youth grants			

BEHIND THE SCENES ACTIVITIES

These are the actions the two councils will undertake to enable the initiatives and programs to take place. This section of the strategy will be updated each year to reflect progress and the evolving requirements of the programs and initiatives.

ACTION	TIMING	RESOURCE	RESPONSIBILITY
Formalise collaborative processes between the two councils	2025	Staff time	Joint activity
Establish internal collaboration mechanisms within each council	2025	Staff time	Both councils
Design the Youth Advisory Board and training program	2025	Existing budget	Joint activity
Convene the Youth Advisory Board	Ongoing	External Funding	Joint activity
Develop scope, pitch and project plan for the Reimagining Volunteering initiative to take to potential funders	2025	External Funding	Joint activity
Design and deliver year-round FReeZA programs, identifying collaborative opportunities with relevant partners	2025–27	External funding	Both councils
Review training and skills development options for young people, and identify gaps, opportunities, and potential partners to meet these needs	2025	Staff time	Both councils
Design and deliver training and skills development programs with Engage funding	2025–27	External funding	Both councils

ACTION	TIMING	RESOURCE	RESPONSIBILITY
Establish a youth stream within the community grants programs	2025	Staff time	Moyne
Promote opportunities within community grants programs to young people	2025	Staff time	Warrnambool
Identify improvements to street furniture in laneways	2025	Staff time	Warrnambool
Scope potential enhancements to Koroit Youth Space	2025	Staff time	Moyne
Scope potential enhancements to Mortlake Market Square	2025	External funding	Moyne
Identify potential upgrades or changes to public spaces across the municipalities	2025	Staff time	Both councils
Explore adjusted opening times for libraries to create after school hang out spaces	2025	Existing budget	Both councils
Consider establishing dedicated spaces for young people to stage events without Council involvement	2025	Staff time	Both councils

ACTION	TIMING	RESOURCE	RESPONSIBILITY
Engage industry to understand future workforce needs and advocate for local job opportunities	2025	Staff time	Moyne
Engage stakeholders to understand future workforce needs and advocate for local job opportunities	2025	Staff time	Warrnambool
Establish a free public art wall	2025	External funding	Warrnambool
Regularly meet with schools, service providers and community groups to understand current situation, needs and opportunities	Ongoing	Staff time	Joint activity
Monitor funding bodies for relevant opportunities	Ongoing	Staff time	Both councils
Regularly profile young people from across the region on council channels	Ongoing	Staff time	Both councils
Host strategic connection forums throughout the year to bring relevant stakeholders together	Ongoing	Staff time	Joint activity
Youth Officer participation on strategic working groups relevant to young people	Ongoing	Staff time	Both councils

ACTION	TIMING	RESOURCE	RESPONSIBILITY
Report on progress of the Strategy and update behind the scenes actions annually	Ongoing	Staff time	Joint activity
Consider access processes for community assets and consider changes to improve youth participation	2026	Staff time	Both councils
Develop a scope for a collaborative online resource and opportunities hub	2026	External Funding	Joint activity
Identify improvements to bike paths and footpaths to foster greater use by young people	2026	Staff time	Both councils
Advocate to relevant authorities for upgrades to public transport options and safer roads	2026	Staff time	Joint activity
Work with transport partners to investigate holiday services to key facilities and events	2026	Staff time / External funding	Joint activity
Apply to FReeZA and Engage for new round of funding	2027	Staff time	Both councils

THE IMPACT WE WANT TO SEE

26

Moyne and Warrnambool Youth Strategy 2025–30

ACTIVITY

||

OUTCOMES

SHORT TERM

Improve connections between young people and existing resources, support and opportunities

||

Young people are able to participate in community life more easily

MEDIUM TERM

Transform spaces to be welcoming to young people and encourage connection and play

||

Young people have an improved sense of belonging and connection to community

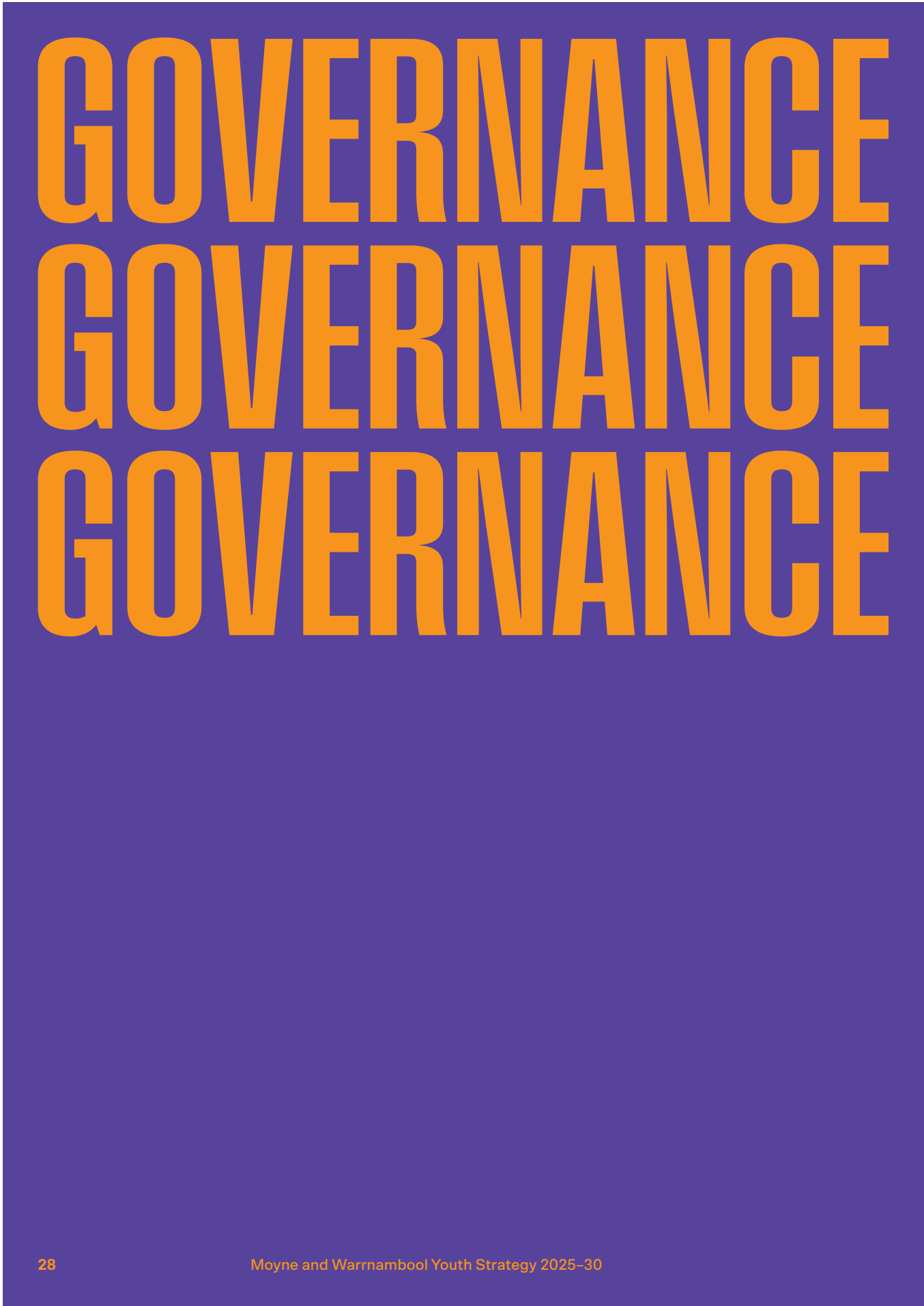
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LONG TERM

Fully integrate young people’s needs into decision making and project delivery

||

Young people are living flourishing lives in the region



RESPONSIBILITY

Delivering the Youth Strategy is a whole of council responsibility. While the community development units of each council will take the lead, the actions encompass all areas of the organisations. The Youth Officers will drive the relationship building and program delivery, drawing on resources from across council departments and foster collaborations.

ACCOUNTABILITY

The Youth Advisory Board will meet regularly to review the councils’ progress and provide input, direction and insights as relevant. The councils will update the Board on progress of the Youth Strategy and any relevant developments from other strategies, plans or projects.

REPORTING

The councils will report annually to the community on the progress of the strategy. This will include updates on each of the initiatives, programs and actions listed in the strategy. The list of behind the scenes activities will be updated each year to reflect developments in projects and incorporate any new actions being undertaken. This allows the strategy to evolve and respond to opportunities as they arise and ensure the community can see what is happening.

For more information visit
moyne.vic.gov.au/Our-community/youth and warrnambool.vic.gov.au/youth.

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MOYNE AND WARRNAMBOOL YOUTH STRATEGY: CONTEXT AND ENGAGEMENT REPORT

Prepared by Future Tense
26 August 2024

FUTURE TENSE

TABLE OF CONTENTS

1 SUMMARY	3
2 DETAILS OF THE INVESTIGATION	4
2.1 Overview	4
2.2 What we did	5
3 KEY FINDINGS	5
3.1 Young people love the region	5
3.2 Hanging out in-person is the most valued type of connection	5
3.3 Young people are looking for a sense of belonging	6
3.4 The weight of the world hangs heavy on young people	6
3.5 Issues around transportation have a huge impact	6
3.6 Young people are disconnected from opportunities and resources	6
3.7 Programming often misses the mark	6
4 NEXT STEPS	7
APPENDICES	8
Appendix A: Reviewed documents	9
Appendix B: Consultation discussion frames	10
Appendix C: List of consultations	11
Appendix D: Youth survey results	13
Appendix E: Adult survey results	29

ACKNOWLEDGEMENT OF COUNTRY

Future Tense acknowledges the Eastern Maar and Gunditjmara peoples as the Traditional Custodians of the lands described in this report. We recognise Traditional Owners’ maintenance of culture and their care for and connection to Country, a relationship which has endured for tens of thousands of years and continues today. We pay our respect to Elders past, present and emerging, as well as to all Aboriginal and Torres Strait Islander people living in the Moyne and Warrnambool region.

1 SUMMARY

This report compiles findings from investigations undertaken to develop a shared Youth Strategy for Moyne Shire Council and Warrnambool City Council.

A significant number of people were engaged between June and August 2024.

Direct conversations were had with 271 young people and 126 adults in young people's lives across 41 engagement activities.

Online surveys gathered input from 389 young people and 69 adults in young people's lives.

Key findings from this engagement are that:

- Young people love the region
- Hanging out in-person is the most valued type of connection
- Young people are looking for a sense of belonging
- The weight of the world hangs heavy on young people
- Issues around transportation have a huge impact
- Young people are disconnected from opportunities and resources, and
- Programming often misses the mark.

These findings will be considered by the Youth Co-design Panel and used to draft the shared Youth Strategy for Moyne Shire Council and Warrnambool City Council.

2 DETAILS OF THE INVESTIGATION

2.1 Overview

Extensive investigations were undertaken to ensure the shared Youth Strategy is informed by and responds to the realities of young peoples' lives. This occurred in two stages: first, a review of relevant local, regional, state and national strategies, plans and research, and second, through significant engagement with young people across the region and key stakeholders who engage with them.

The engagement targets included:

- Service providers
- Council staff
- Adults in young peoples' lives
- First Nations youth
- Multicultural youth
- Disabled youth
- Sports-focused youth
- Creative youth
- The 'young ones' (12–14 years)
- Senior high school students (15–17 years)
- Young adults (18–24 years)
- Higher education students
- Young people out of or struggling to access school
- Queer young people
- Youth at risk of homelessness
- Neurodivergent youth
- Youth struggling with mental health
- Rural and remote youth
- Those in care and custody
- Young parents
- Youth struggling with substance issues
- Gap year crew
- Lower socioeconomic young people
- Unemployed youth
- Gamers (tabletop, RPG, digital, etc), and
- Tradies.

The bulk of the engagement activities took place between 22 July and 18 August 2024.

2.2 What we did

- Held two sessions with the 20-person Youth Co-design Panel (10 from each municipality) to gain insight into their lives and workshop the findings of the other research activities
- Reviewed 33 strategies, plans, reports and submissions from local, regional, state and national governments and peak bodies¹
- Ran an online survey for young people between 22 July and 19 August 2024 which attracted 389 responses²
- Ran an online survey for adults in young people's lives between 22 July and 19 August 2024 which attracted 69 responses³
- Staged 11 public in-person and online sessions in a variety of spaces throughout the region between 1–15 August 2024, reaching 81 young people and 22 adults⁴
- Conducted 10 workshops in schools between 24 July and 8 August 2024, speaking with 120 students and 14 teachers and support staff⁵
- Dropped in on 10 activities, events, sites and forums between 27 June and 4 August 2024, speaking to 98 young people and 53 adults⁶
- Conducted individual consultations with 12 support service providers working with young people,⁷ and
- Held a workshop for each council engaging 26 staff across the organisations.⁸

3 KEY FINDINGS

3.1 Young people love the region

A consistent finding across the consultations was that young people deeply appreciate living in the region. The access to nature and the beach were key reasons. While some are excited at the prospect of moving away, many want to stay.

3.2 Hanging out in-person is the most valued type of connection

While online communication is an ever-present part of life, young people almost universally prefer being physically together with their friends, just hanging out in places where they feel comfortable and have permission to just be. Hectic schedules make this hard to realise.

- 1 See Appendix A for the complete list of reviewed documents.
- 2 See Appendix D for the complete results of the youth survey.
- 3 See Appendix E for the complete results of the adults survey.
- 4 See Appendix C for the details of activities.
- 5 Ibid.
- 6 Ibid.
- 7 Ibid.
- 8 Ibid.

3.3 Young people are looking for a sense of belonging

Feeling like an accepted and connected part of a community is empowering. There are many sporting clubs, creative activities, and community organisations that provide this. However, not everyone reported having access to this type of community. There is a strong wish for the community to be more accepting of difference (in all its forms).

3.4 The weight of the world hangs heavy on young people

Cost of living and housing pressures are bearing down really hard on young people. This contributes to many young people either not engaging with the future (living for the moment) or reducing their vision for what it could be (avoiding study or taking risks). The pressure applied by schools and families to have a life plan doesn't help. Poor mental health is an ever-present issue, with access to support services limited.

3.5 Issues around transportation have a huge impact

Getting around is a perennial challenge impacting autonomy. Under 18s are at the mercy of family to get anywhere as public transport options are either inaccessible, infrequent, or perceived to be unsafe. This can lead to potentially dangerous driving behaviour by those over 18, especially late at night.

3.6 Young people are disconnected from opportunities and resources

There are actually a lot of resources and opportunities available across the region, from sporting and social clubs to support services, training and other assets. However, they are often invisible to young people. Discussions across the region highlighted a lot of missed opportunities. The centralisation of services in Warrnambool, while good for some, excludes those who can't get to town.

3.7 Programming often misses the mark

Young people often feel the entertainment programming and recreational assets offered in the region were not targeted to them. The sense was that the region offers a lot for young children and older adults. This was particularly true for music programming. The impact is that young people don't feel like their communities are for them. Many high schoolers expressed a desire for events that were by and for kids their age. Another challenge highlighted was the lack of regularity in events or pathways for continued engagement around new skills.

4 NEXT STEPS

- Work with the Youth Co-design Panel to develop an outline of the shared Strategy, articulating a vision and areas of focus (August)
- Review the Strategy outline with Warrnambool City Council and Moyne Shire Council executives and councillors to get their input and confirm direction (September)
- Share the Strategy outline with engaged stakeholders and seek feedback on the approach (September)
- Develop a completed shared Strategy and individual Action Plans for each council with the Youth Co-design Panel (October)
- Present finalise shared Strategy and individual Action Plans to both councils' executives and councillors (TBC)
- Put the shared Strategy and individual Action Plans out for public exhibition (TBC)
- Take the shared Strategy and individual Action Plans to both councils for adoption (TBC)

APPENDICES

Appendix A: Reviewed documents

Appendix B: Consultation discussion frames

Appendix C: List of consultations

Appendix D: Youth survey results

Appendix E: Adult survey results

Appendix A: Reviewed documents

NATIONAL DOCUMENTS

Mission Australia Youth Survey 2023
Engage! Office for Youth
Homelessness and Overcrowding (article)
Life, Disrupted: Young People, Education and Employment Before and After COVID-19

STATE LEVEL DOCUMENTS

Our Promise, Your Future: Victoria's Youth Strategy 2022–27
Engage! 2022–2024 Program: Grant guidelines
Engage! 2025–2027 Program: Grant guidelines
FReeZA 2022–2024 Program: Grant guidelines
FReeZA 2025–2027 Program: Grant guidelines
Response into the Inquiry into the State Education System in Victoria
FUSE Evaluation Report
Taking Young People Seriously

REGIONAL LEVEL DOCUMENTS

Beyond The Bell Annual Report Card 2022–23
Youth Conversations (Deakin Report into Beyond the Bell)
In Plain Sight – Investing in social equity to drive economic growth
Growing Our Regional Futures Strategy 2021–2023

MOYNE DOCUMENTS

Moyne 2040 Community Vision
2021–2025 Council Plan
Youth Service Priorities 2020–2022
Moyne Youth Engagement Charter
Economic Development Strategy 2019–29
Moyne Aboriginal Engagement and Partnership Plan
Moyne Disability Inclusion and Access Plan 2024–2028
Port Fairy Play and Skate Space (Rationale and Report, 2023)
Moyne Arts and Culture Strategy 2024–2030

WARRNAMBOOL DOCUMENTS

W2040 Plan 2021
Warrnambool City Council Plan 2021–2025
Active Warrnambool Strategy 2019–30 Final Report September 2019
Healthy Warrnambool 2021–25 Plan
Green Warrnambool
Warrnambool Economic Development Strategy
Creative Industries Data Summary
Gender Equity Action Plan 2022–2026
Disability Access and Inclusion Policy 2020
Community Engagement Policy 2021

Appendix B: Consultation discussion frames

YOUTH ENGAGEMENT DISCUSSION FRAME

- Where do you live? (If relevant)
- What do you like to do? (Eg. Particular activities, hanging out with friends, learning new skills, etc)
- What is important to you? (Eg. Climate change, connection to community, opportunities for growth, having exciting things to do, etc)
- What are your biggest challenges? (Eg. Cost of living, access to transport, insecure housing, lack of service, personal mental health challenges, etc.)
- How do you feel about where you live? (Eg. Love it, can't wait to get out, etc)
- What do you wish you had more access to? (Eg. More creative learning opportunities, better health supports, more sports?)
- What are your aspirations for the future?

ADULT DISCUSSION FRAME

- What are the biggest issues facing young people in the region?
- What are the biggest challenges you have engaging with young people?
- What would make the lives of young people in the region better?
- What are your aspirations for the future of the region's young people?

Appendix C: List of consultations

Please note, the counts of individuals are cumulative so individuals are not double-counted.

DATE	WHO	YOUTH	ADULTS	NOTES
24 May 2024	Council stakeholders	0	4	Inception meeting
20 June 2024	Project Control Group (PCG)	0	3	First consults with Karen Walks (YACVIC) and Shane Bell (First Peoples State Relations)
27 June 2024	YouthLink forum	3	14	Service providers
27 June 2024	Brophy Annex	3	2	Staff from Kick and Brophy Foyer
4 July 2024	Youth Co-design Panel (YCP)	17	0	First session, online
24 July 2024	Find Your Voice Collection	5	4	Pathways program participants and facilitators
24 July 2024	Warrnambool College	15	1	Student Representative Council
24 July 2024	Warrnambool College	28	2	Multicultural Leaders Group
24 July 2024	Gunditjmara Aboriginal Co-op	0	3	Coedie Carter, Cody Chatfield, Jaynaya Miller
24 July 2024	One Day Studios	18	3	Storytelling and illustration course (12–15 years olds)
25 July 2024	Clontarf program	6	3	
25 July 2024	STARS program	4	2	
25 July 2024	Koorie Academy of Excellence		1	Manager
25 July 2024	Brauer College	25	2	Art teachers and students
25 July 2024	Brophy		2	Lyn (Manager, School and Community Programs) and other worker
25 July 2024	One Day Studios	6	1	Storytelling and illustration course (young adults)
25 July 2024	Russell Creek Football Netball Club	5	5	
1 August 2024	STARS	6	0	Year 10s
1 August 2024	South West TAFE	16	5	
1 August 2024	Mortlake P-12	8	3	
1 August 2024	Port Fairy Football Netball Club	42	7	Under 14s, Under 18s, coaches, club leaders, and families
2 August 2024	Brauer College	13	0	Years 7 and 8
2 August 2024	Brauer College	5	0	Years 9 and 11
2 August 2024	Deakin University	14	2	Cafe listening post (plus Bec's numbers)
2 August 2024	Civic Green	0	0	Olympics screening
3 August 2024	Port Fairy Library	4	2	
3 August 2024	RNG Tabletop Gaming	0	1	Owner
3 August 2024	Noodledoof	0	4	

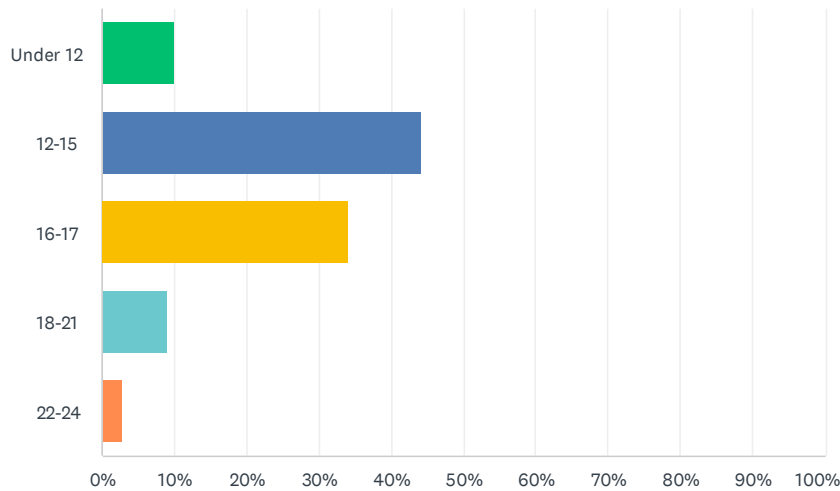
3 August 2024	Dart and Marlin	0	1	
4 August 2024	South West Academy of Sport	7	8	APEX and Ascend
4 August 2024	Deakin University	9	8	Open Day observation, councillors, students, NIKERI
5 August 2024	South West Health Care	0	1	Sexual health hub
5 August 2024	Western Region Alcohol and Drug Centre	0	2	
5 August 2024	Brophy	0	1	Youth Alcohol and other drugs
5 August 2024	Brophy	0	1	Young parents program
5 August 2024	Brophy	0	1	CEO and programs
7 August 2024	Moyne internal stakeholders	0	6	Straetgic planning, Libraries, Environment and Sustainability, EcoDev, Project Management and Tourism
7 August 2024	PCG	0	0	
8 August 2024	Hawksdale P-12	10	1	Years 6, 7 and 11
8 August 2024	Warrnambool internal stakeholders	0	20	Youth, sports, Flagstaff Hill, Rec, Library, Aquazone, Lighthouse Theatre, WAG, EcoDec, Visitor Economy, Governance, Strategic Policy, Children and Families, Sustainability, Circular Economy
8 August 2024	YCP	2	0	

Appendix D: Youth survey results

Moyne & Warrnambool Youth Strategy: Youth Survey

Q1 How old are you?

Answered: 388 Skipped: 1

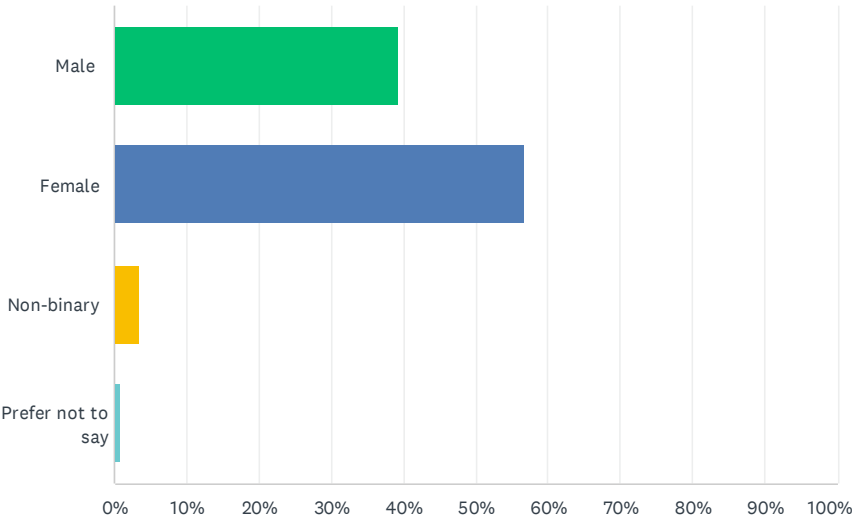


ANSWER CHOICES	RESPONSES	
Under 12	10.05%	39
12-15	44.07%	171
16-17	34.02%	132
18-21	9.02%	35
22-24	2.84%	11
TOTAL		388

Moyne & Warrnambool Youth Strategy: Youth Survey

Q2 What gender do you identify with?

Answered: 388 Skipped: 1

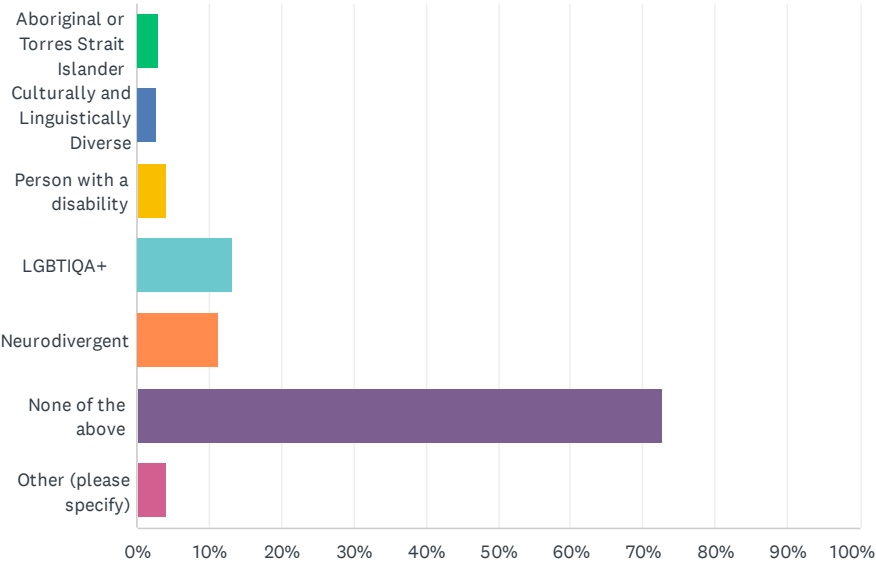


ANSWER CHOICES	RESPONSES	
Male	39.18%	152
Female	56.70%	220
Non-binary	3.35%	13
Prefer not to say	0.77%	3
TOTAL		388

Moyne & Warrnambool Youth Strategy: Youth Survey

Q3 Do you identify as any of the following? (Choose all that apply)

Answered: 363 Skipped: 26



ANSWER CHOICES	RESPONSES	
Aboriginal or Torres Strait Islander	3.03%	11
Culturally and Linguistically Diverse	2.75%	10
Person with a disability	4.13%	15
LGBTQIA+	13.22%	48
Neurodivergent	11.29%	41
None of the above	72.73%	264
Other (please specify)	4.13%	15
Total Respondents: 363		

Moyne & Warrnambool Youth Strategy: Youth Survey

Q4 Where do you live?

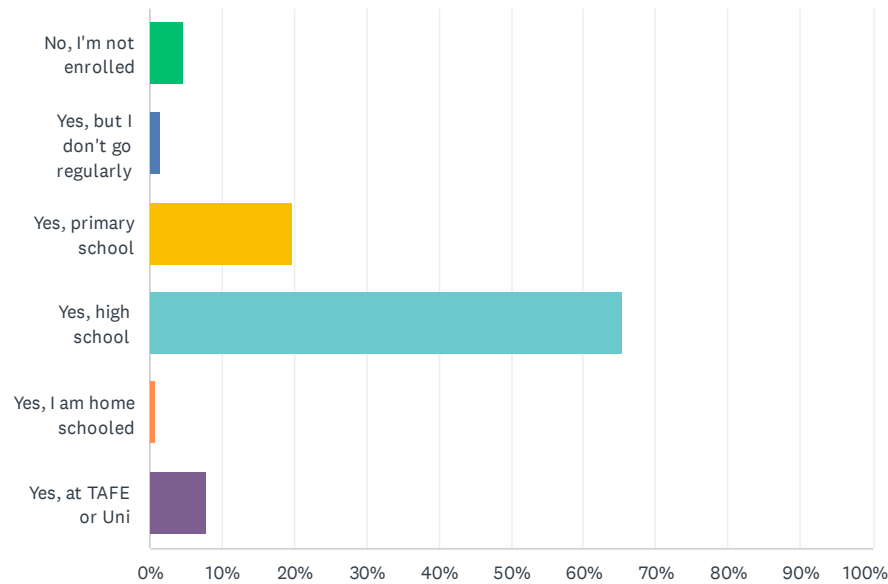
Answered: 364 Skipped: 25

Hexham Geelong Sisters 3280 woorndoo Wangoom Koroit Woodford
Port Fairy Caramut Warrnambool Allansford
Mortlake Hawkesdale Vic Kirkstall Dennington Victoria Australia Victoria

Moyne & Warrnambool Youth Strategy: Youth Survey

Q5 Are you currently studying?

Answered: 385 Skipped: 4

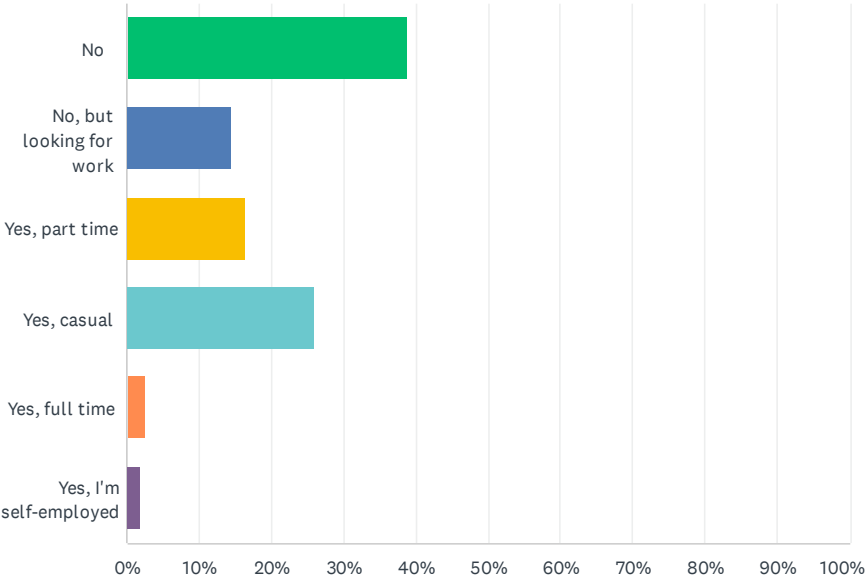


ANSWER CHOICES	RESPONSES	
No, I'm not enrolled	4.68%	18
Yes, but I don't go regularly	1.56%	6
Yes, primary school	19.74%	76
Yes, high school	65.45%	252
Yes, I am home schooled	0.78%	3
Yes, at TAFE or Uni	7.79%	30
TOTAL		385

Moyne & Warrnambool Youth Strategy: Youth Survey

Q6 Are you working at the moment?

Answered: 386 Skipped: 3

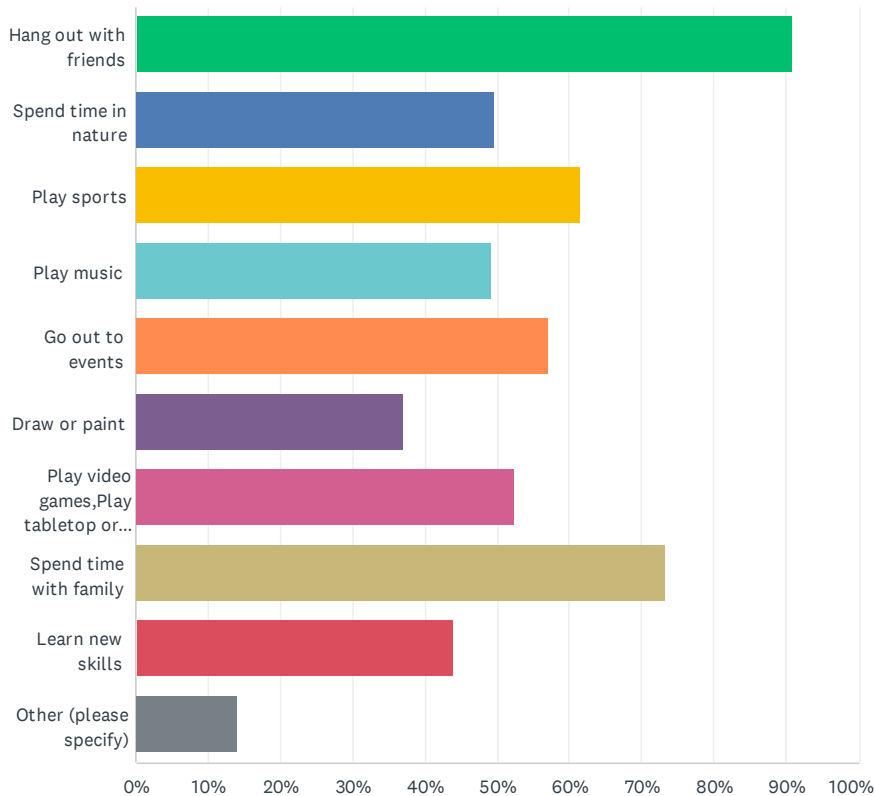


ANSWER CHOICES	RESPONSES	
No	38.86%	150
No, but looking for work	14.51%	56
Yes, part time	16.32%	63
Yes, casual	25.91%	100
Yes, full time	2.59%	10
Yes, I'm self-employed	1.81%	7
TOTAL		386

Moyne & Warrnambool Youth Strategy: Youth Survey

Q7 Please select all the options that apply to you - and feel free to add anything that isn't covered here!

Answered: 375 Skipped: 14

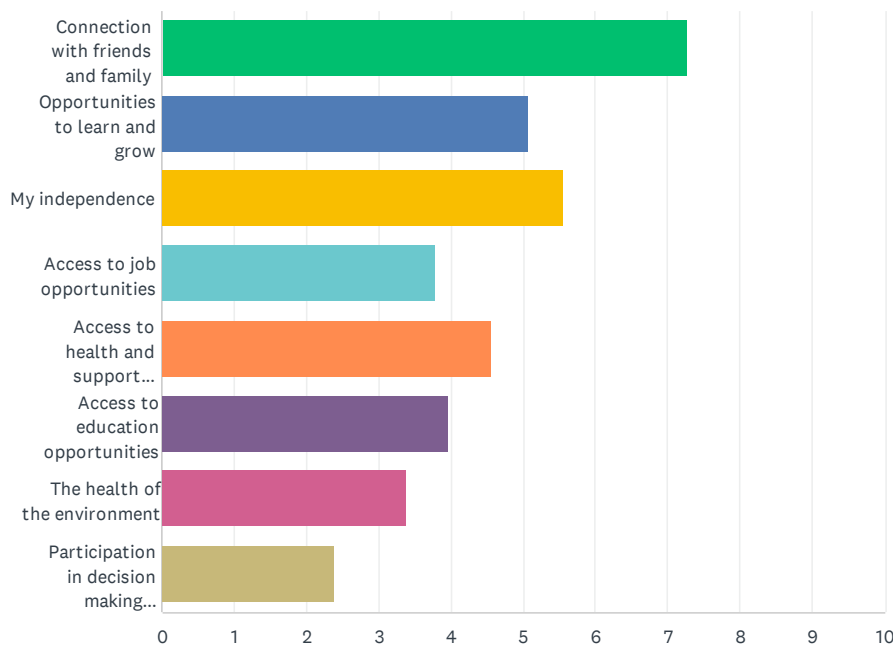


ANSWER CHOICES	RESPONSES	
Hang out with friends	90.93%	341
Spend time in nature	49.60%	186
Play sports	61.60%	231
Play music	49.33%	185
Go out to events	57.07%	214
Draw or paint	37.07%	139
Play video games, Play tabletop or roleplay games	52.53%	197
Spend time with family	73.33%	275
Learn new skills	44.00%	165
Other (please specify)	14.13%	53
Total Respondents: 375		

Moyne & Warrnambool Youth Strategy: Youth Survey

Q8 Please rank the following things in order of importance, with 1 being the most important and 8 being the least important.

Answered: 336 Skipped: 53



	1	2	3	4	5	6	7	8	TOTAL	SCORE
Connection with friends and family	63.99% 215	19.05% 64	8.33% 28	2.68% 9	2.38% 8	2.38% 8	0.30% 1	0.89% 3	336	7.27
Opportunities to learn and grow	7.44% 25	19.05% 64	20.83% 70	16.67% 56	14.58% 49	9.82% 33	6.85% 23	4.76% 16	336	5.07
My independence	15.18% 51	23.21% 78	20.24% 68	13.39% 45	11.61% 39	7.44% 25	6.55% 22	2.38% 8	336	5.57
Access to job opportunities	1.49% 5	5.65% 19	12.20% 41	19.94% 67	16.07% 54	15.18% 51	16.67% 56	12.80% 43	336	3.80
Access to health and support services	4.76% 16	16.37% 55	12.20% 41	16.37% 55	20.54% 69	12.20% 41	12.20% 41	5.36% 18	336	4.56
Access to education opportunities	1.49% 5	7.74% 26	11.61% 39	17.26% 58	16.96% 57	24.11% 81	13.10% 44	7.74% 26	336	3.96
The health of the environment	5.36% 18	6.55% 22	7.14% 24	8.63% 29	11.31% 38	15.48% 52	27.08% 91	18.45% 62	336	3.39
Participation in decision making opportunities	0.30% 1	2.38% 8	7.44% 25	5.06% 17	6.55% 22	13.39% 45	17.26% 58	47.62% 160	336	2.38

Moyne & Warrnambool Youth Strategy: Youth Survey

Q9 Please let us know if there are any other things that are really important to you.

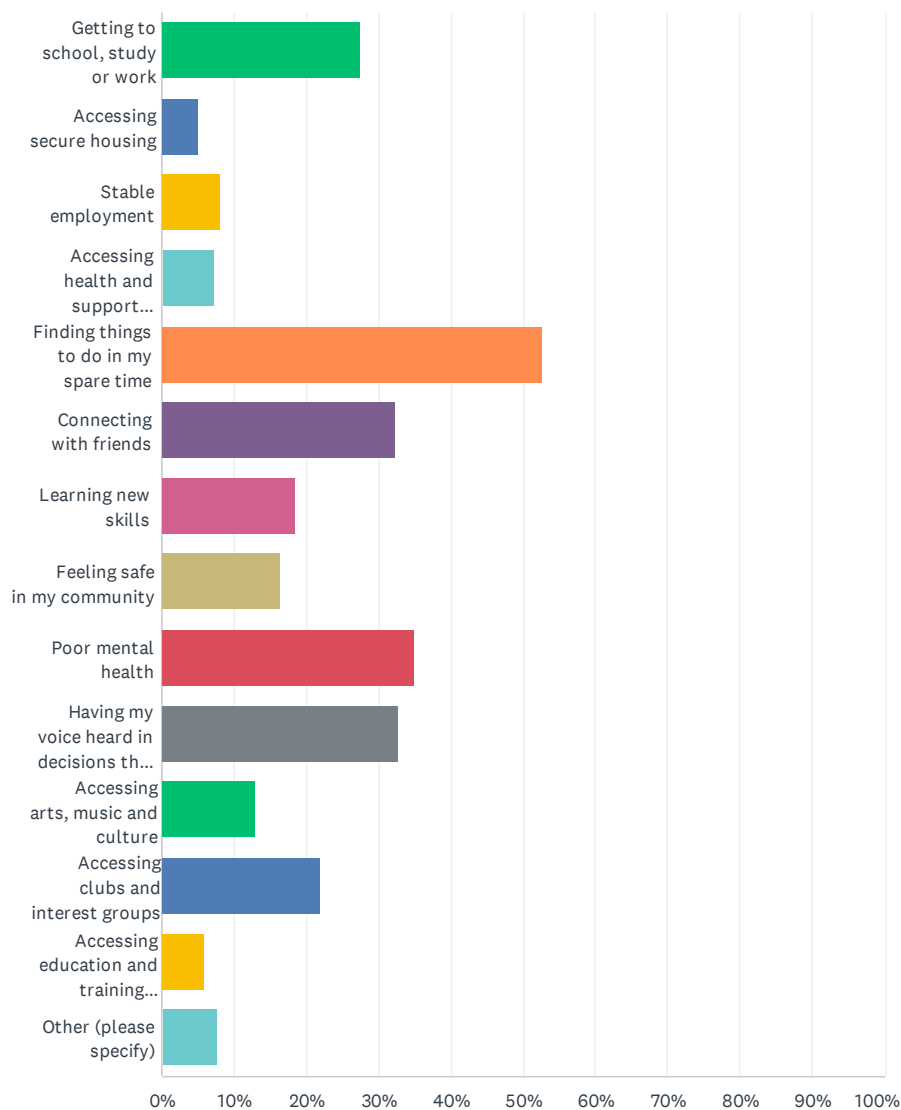
Answered: 85 Skipped: 304

Freedom need shops opportunities youth fun school pets art animals us
important meet people sport fish really ride things make
people live think time

Moyne & Warrnambool Youth Strategy: Youth Survey

Q10 Please let us know if you have challenges with any of the following
(select all that apply)

Answered: 232 Skipped: 157



Moyne & Warrnambool Youth Strategy: Youth Survey

ANSWER CHOICES	RESPONSES	
Getting to school, study or work	27.59%	64
Accessing secure housing	5.17%	12
Stable employment	8.19%	19
Accessing health and support services	7.33%	17
Finding things to do in my spare time	52.59%	122
Connecting with friends	32.33%	75
Learning new skills	18.53%	43
Feeling safe in my community	16.38%	38
Poor mental health	34.91%	81
Having my voice heard in decisions that affect me	32.76%	76
Accessing arts, music and culture	12.93%	30
Accessing clubs and interest groups	21.98%	51
Accessing education and training opportunities	6.03%	14
Other (please specify)	7.76%	18
Total Respondents: 232		

Moyne & Warrnambool Youth Strategy: Youth Survey

Q11 Are there any other things you wish you had access to?

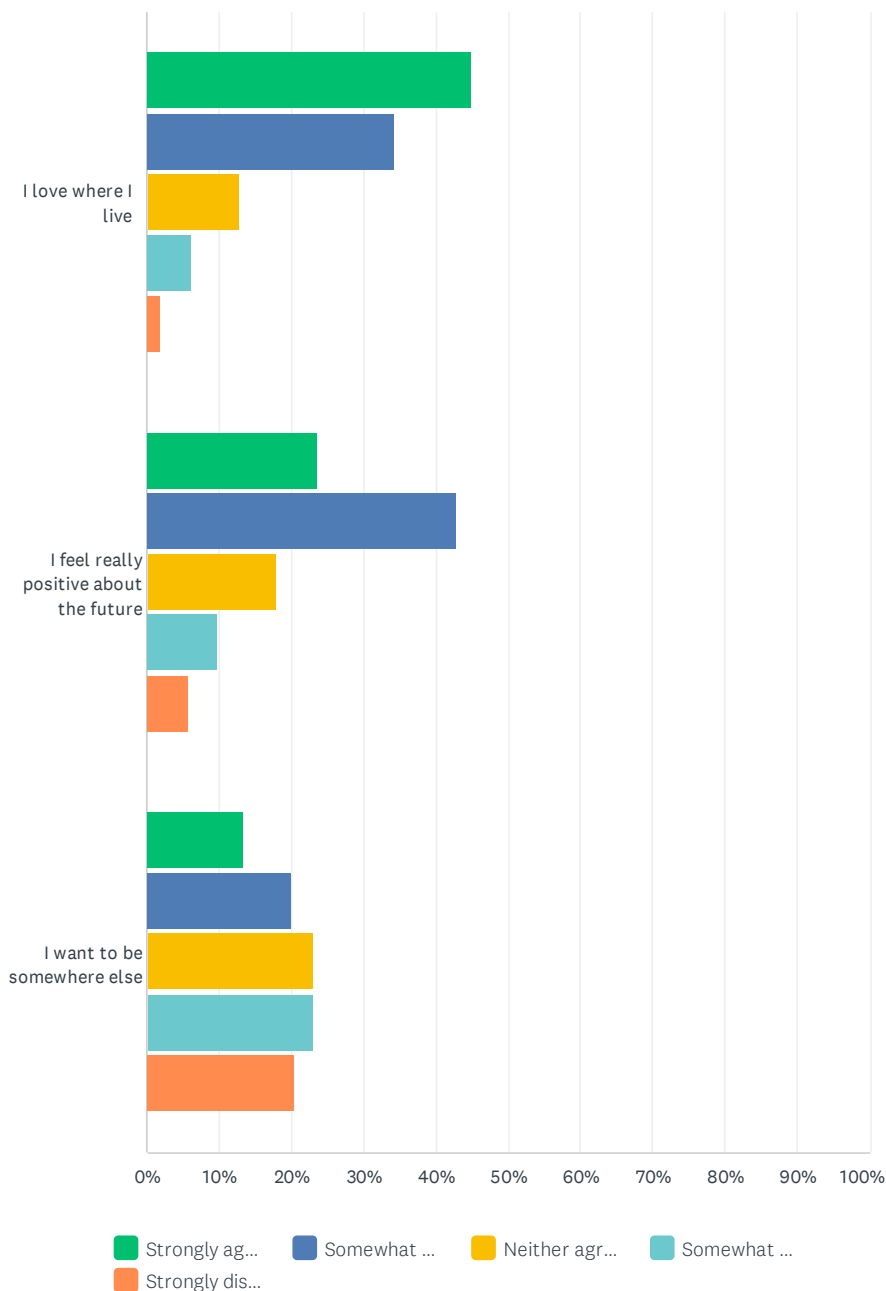
Answered: 97 Skipped: 292

Koroit Basketball courts public transport areas local music access meet gym
school sports things better travel people jobs really facilities
shops wish access town games

Moyne & Warrnambool Youth Strategy: Youth Survey

Q12 Please let us know whether you agree or disagree with the following statement about the community in which you live:

Answered: 327 Skipped: 62



Moyne & Warrnambool Youth Strategy: Youth Survey

	STRONGLY AGREE	SOMEWHAT AGREE	NEITHER AGREE NOR DISAGREE	SOMEWHAT DISAGREE	STRONGLY DISAGREE	TOTAL
I love where I live	44.95% 147	34.25% 112	12.84% 42	6.12% 20	1.83% 6	327
I feel really positive about the future	23.69% 77	42.77% 139	17.85% 58	9.85% 32	5.85% 19	325
I want to be somewhere else	13.50% 44	19.94% 65	23.01% 75	23.01% 75	20.55% 67	326

Moyne & Warrnambool Youth Strategy: Youth Survey

Q13 If you could pick three words to describe your aspirations for the future, they would be ...

Answered: 258 Skipped: 131

Happiness hard work fulfilling independent caring health good inspiring friendships
 know loved learning money success Sport adventure fun exciting
 happy rich family enjoyable travel bright successful
 hopeful healthy succesful happy healthy Study creative University friends
 stable

Appendix E: Adult survey results

Moyne & Warrnambool Youth Strategy: Adult Survey

Q1 Where do you live?

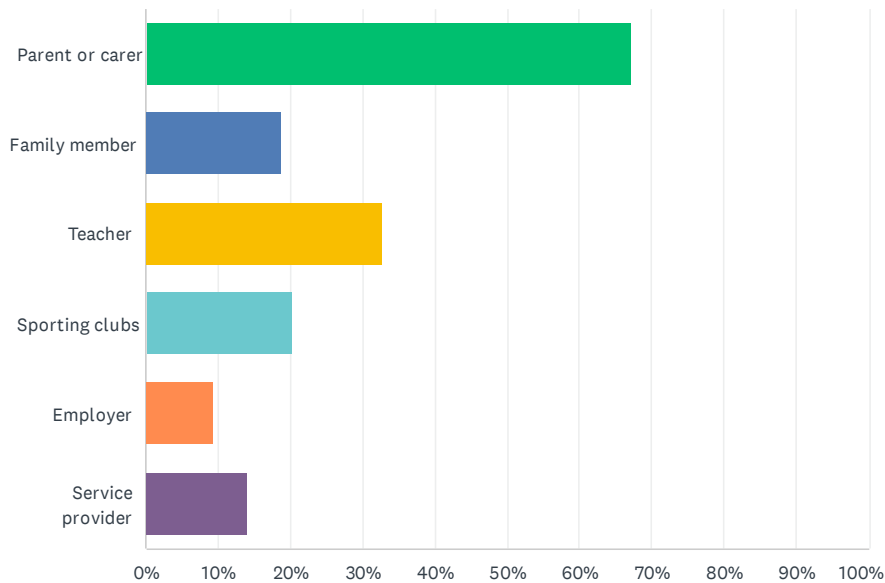
Answered: 67 Skipped: 1

Port Fairy Koroit Warrnambool

Moyne & Warrnambool Youth Strategy: Adult Survey

Q2 How do you engage with young people? (Select all that apply)

Answered: 64 Skipped: 4



ANSWER CHOICES	RESPONSES	
Parent or carer	67.19%	43
Family member	18.75%	12
Teacher	32.81%	21
Sporting clubs	20.31%	13
Employer	9.38%	6
Service provider	14.06%	9
Total Respondents: 64		

Moyne & Warrnambool Youth Strategy: Adult Survey

Q3 From your perspective, what are the biggest issues facing young people in the region?

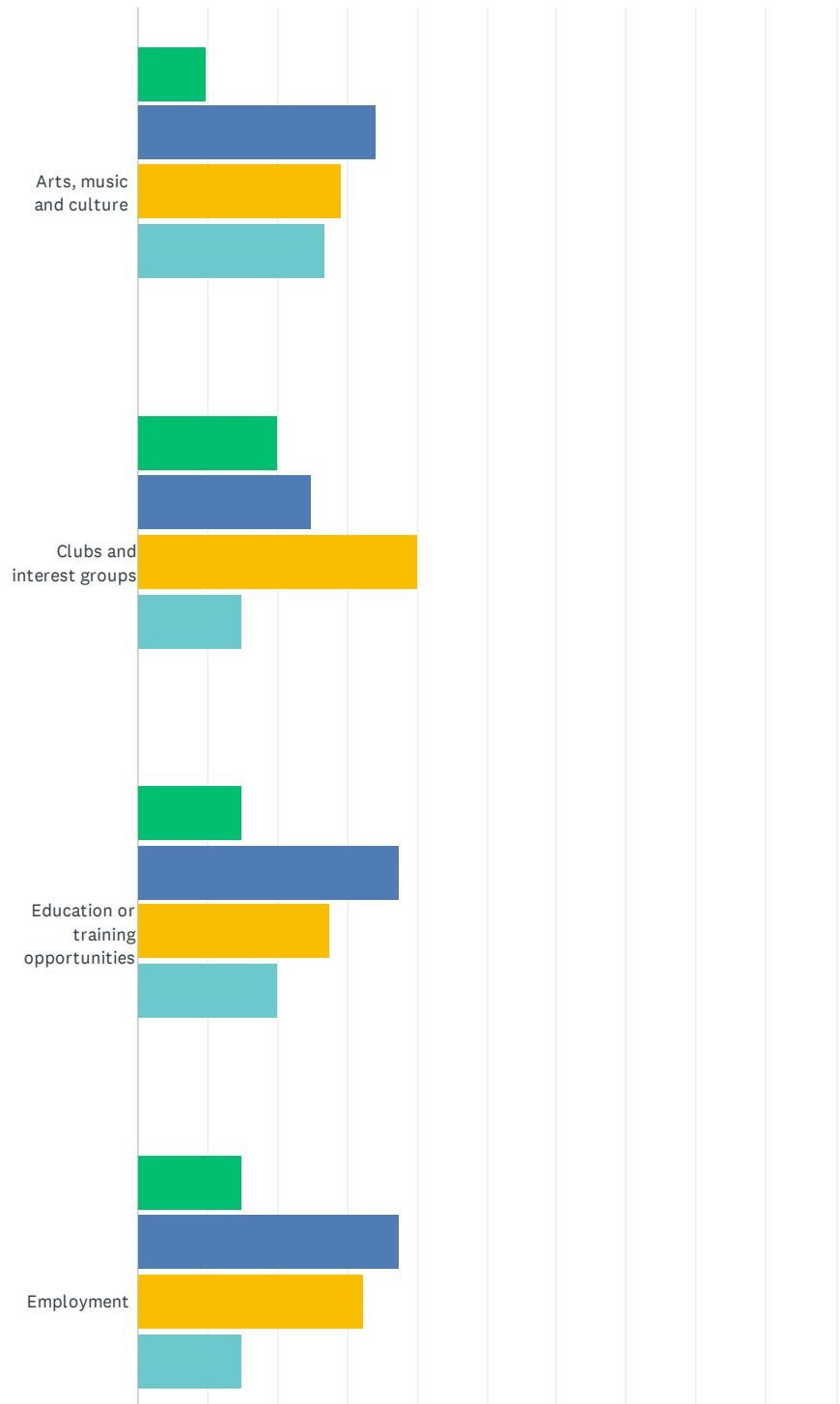
Answered: 37 Skipped: 31

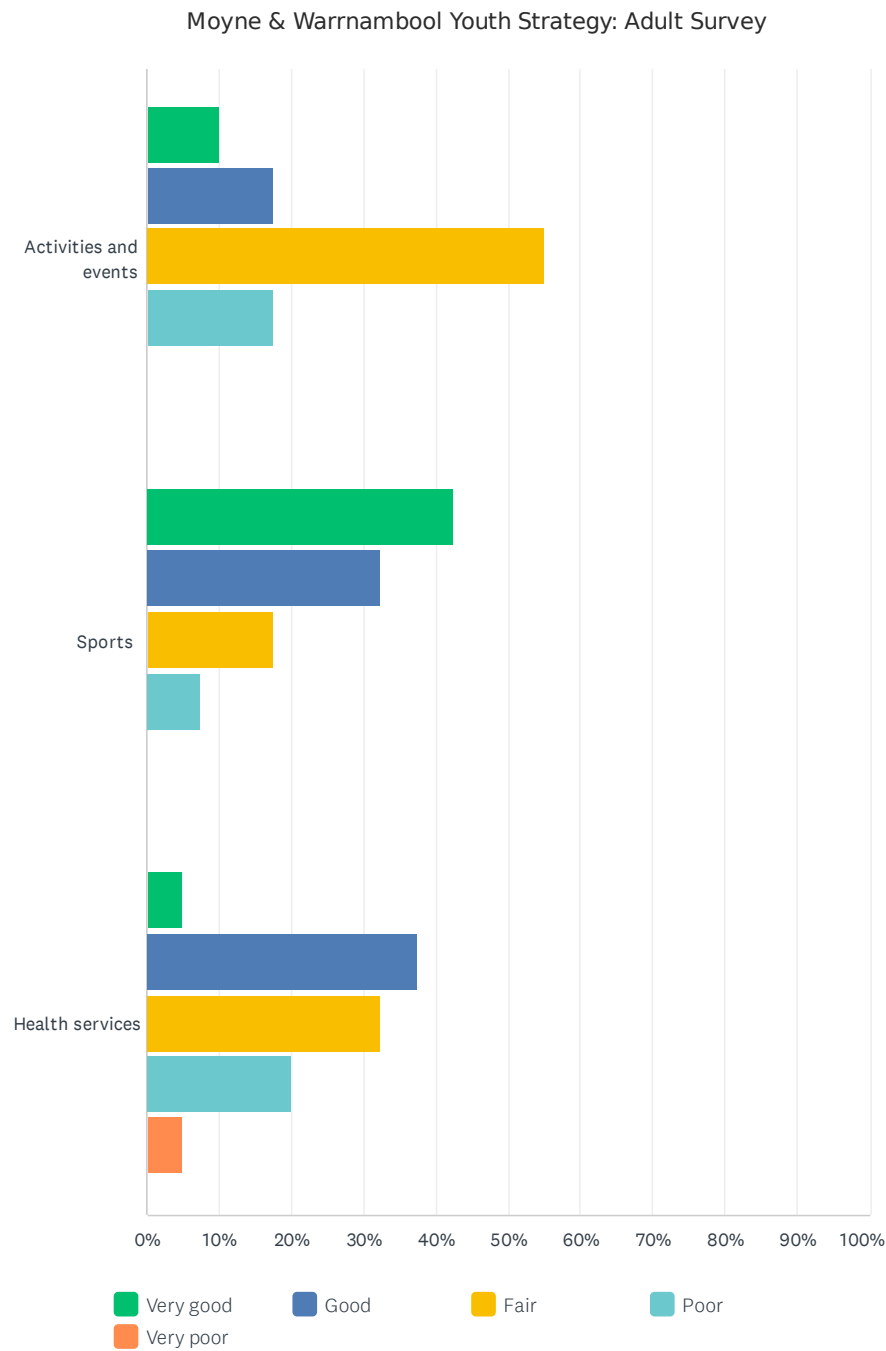
Disengagement young people Social media connection events addiction school
engagement transport activities **Lack** groups social will sports
Mental health Bullying need

Moyne & Warrnambool Youth Strategy: Adult Survey

Q4 How would you rate young people's access to the following things:

Answered: 41 Skipped: 27





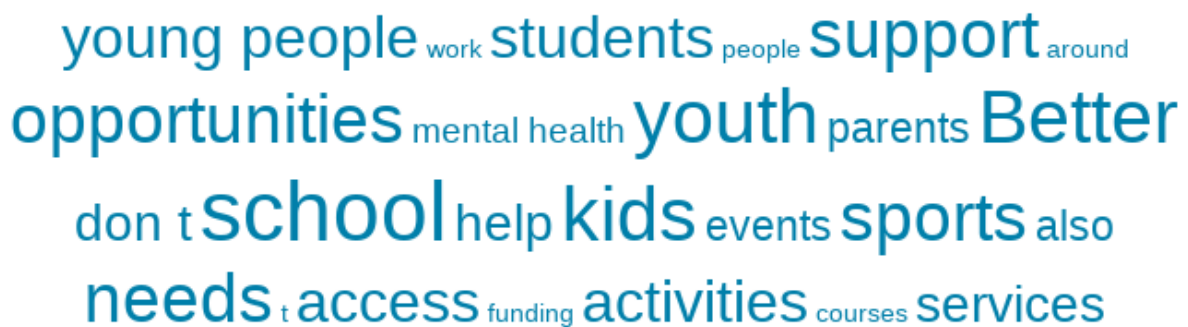
Moyne & Warrnambool Youth Strategy: Adult Survey

	VERY GOOD	GOOD	FAIR	POOR	VERY POOR	TOTAL
Arts, music and culture	9.76% 4	34.15% 14	29.27% 12	26.83% 11	0.00% 0	41
Clubs and interest groups	20.00% 8	25.00% 10	40.00% 16	15.00% 6	0.00% 0	40
Education or training opportunities	15.00% 6	37.50% 15	27.50% 11	20.00% 8	0.00% 0	40
Employment	15.00% 6	37.50% 15	32.50% 13	15.00% 6	0.00% 0	40
Activities and events	10.00% 4	17.50% 7	55.00% 22	17.50% 7	0.00% 0	40
Sports	42.50% 17	32.50% 13	17.50% 7	7.50% 3	0.00% 0	40
Health services	5.00% 2	37.50% 15	32.50% 13	20.00% 8	5.00% 2	40

Moyne & Warrnambool Youth Strategy: Adult Survey

Q5 From your perspective, what would make the lives of young people in the region better?

Answered: 35 Skipped: 33



A word cloud of responses to the question 'Q5 From your perspective, what would make the lives of young people in the region better?'. The words are in various shades of blue and teal, with some words being larger and more prominent than others. The words include: young people, work, students, people, support, around, opportunities, mental health, youth, parents, Better, don't, school, help, kids, events, sports, also, needs, t, access, funding, activities, courses, services.

Moyne & Warrnambool Youth Strategy: Adult Survey

Q6 If you could pick three words to describe your aspirations for the future of the region's young people, they would be ...

Answered: 33 Skipped: 35

Connected Empowered Healthy supported happy opportunity
engaged Independent

FUTURE TENSE



Moyne Shire Council and Warrnambool City
Council

Gender Impact Assessment *Moyne & Warrnambool Youth Strategy*

Gender Equality Act 2020

Contents

Contents.....	2
Step 1 – Define the Issues and challenge assumptions.....	3
Step 2 – Understand your context	4
PART A – What Information might you have?	4
PART B – What Information might you need?.....	5
PART C – The importance of consultation and Meaningful Stakeholder Engagement	6
Step 3 – Options Analysis	7
Step 4 – Make Recommendations.....	8
Declaration	9

Step 1 – Define the Issues and challenge assumptions

1. The Issue

Neither shire have an existing strategy that addresses the current demographic and societal challenges for the needs of all genders and culturally diverse youth.

2. Focus of the assessment

The Strategy establishes a new direction for Council, aimed at building strong foundations for our young people. It will outline Council's commitment and guide resource allocation to ensure that youth needs and aspirations are met equitably, providing access and opportunities for all young people.

Step 2 – Understand your context

PART A – What Information might you have?

1. **What is available to understand who is likely to be affected by the policy, program or service? *List available information.***

Based on principles and actions from Moyne Shire 2040 Community Vision and Council Plan 2021-2025

Moyne Youth Strategy 2020-2024

Our Promise, Your Future: Victoria's Youth Strategy 2022-2027

Warrnambool 2040 and Warrnambool Council Plan 2021-2025

2. **What information is available to understand the lived experiences of the diverse groups who will be affected by this policy program or service? *List available information***

Perception data such as ABS Dat, other government agencies such as health and education services as well as youth services stakeholders that will be captured within the proposed engagement plan.

A diverse representative Youth Co-design panel.

3. **How is the policy, program or service likely to have different impacts for different people? *List available information***

Strategy will provide framework to encourage access, inclusion, strengthen community connections.

Differentiated approach to the needs, aspirations and goals of the demographic spread of young people.

Build and strengthen relationships with youth service providers across the region.

PART B – What Information might you need?

- 1. How can you use data and research to get the information you need? Think about how gender shapes the context you are working on.**

Relevant data and policy insights will guide the development of strategies and actions to support youth across diverse demographic groups in their transition to adulthood. This data will also shape a well-informed and inclusive Engagement Plan.

PART C – The importance of consultation and Meaningful Stakeholder Engagement**1. Are there avenues to gather perspectives directly from women and diverse communities to build your understanding of the context?**

The co-design panel will feature a diverse mix of members across genders, LGBTQIA+ identities, cultural backgrounds, and both urban and rural areas within the Warrnambool and Moyne regions. The Engagement Plan will include public consultations and online forums, promoted by both councils to ensure broad reach. Additionally, targeted consultations will take place at key cultural and youth events to capture a wide range of perspectives from women and diverse communities.

Step 3 – Options Analysis

1. For each option describe the proposed policy solution, or design of the program or service you are working on.

Clearly identify council's role in delivery and support of programs and services.

Identifying the programs that Council will directly manage and implement

Defining actions and initiatives to effectively support the strategy's delivery, addressing the diverse needs of young people across the region.

Assessing current strengths and challenges, as well as future opportunities and anticipated impacts, to ensure the strategy remains responsive and forward focused.

Step 4 – Make Recommendations

1. What is your Recommendation address the issue/s raised at Step 1

Define the roles of Council, key stakeholders, and funding partners in delivering youth programs and activities to ensure clarity and effective collaboration.

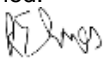

The plan will outline a series of short, medium and long term actions with timeframes. Additionally, incorporate a continuous cycle of review and improvement within the action plan to adapt and respond to emerging needs effectively.

This approach will strengthen accountability and adaptability in program delivery.

Declaration

We have taken all necessary steps to apply a gender lens. We are confident it meets the different needs of all Victorian community members and supports equal access to resources and opportunities. We have:

- ☒ Challenged our own assumptions and identified gaps in gender knowledge.
- ☒ Worked as a team to identify who is likely to be impacted by this policy, program or service and what gendered factors might influence the way different community members are impacted.
- ☒ Conducted desktop research and analysed gender-disaggregated statistics to investigate how issues of gender, cultural identity, ability, sexual orientation, gender identity, age or religion might shape how the project is implemented or experienced.
- ☒ Undertaken collaborative approaches to consultation and engagement to understand the needs of users
- ☒ Developed options that improves the gender-related benefits and costs.
- ☒ Made a recommendation with rationale which is considerate of the above and caters for people of different genders; addresses gender inequality; and promotes gender equality.
- ☒ Our issue, context factors and research, options and recommendations have been recorded in the Gender Equality Action Plan Register

<p>Signed:</p> 	<p>Signed:</p> 
<p>Name: Rebecca Elmes Officer title: Community Planning Officer Date: 16 July 2024</p>	<p>Name: Charlotte Dumesny Officer title: Youth Engagement Coordinator Date: 16th July 2024</p>

Youth Strategy

Public comment was invited through Warrnambool City Council's "Let's Chat" function on its website between 11 December 2024 and 8 January 2025. Submissions were received from 2 organisations, Let's Talk Australia and the Youth Affairs Council Victoria.

Community Feedback

From: Abbi Power

Organisation: **Let's Talk Australia**

To the Youth Services Team,

Thank you for the opportunity to provide feedback on the draft Moyne and Warrnambool Youth Strategy 2025-2030. I support the existing recommendations in the strategy and acknowledge the youth engagement and input into developing this strategy. I provide the following feedback from my perspective as a preventative mental health professional working throughout Moyne and Warrnambool.

1. Inclusion of Mental Health issues:

I found that a key element missing from the strategy is the recognition and resolutions around youth mental health. Given that suicide is the leading cause of death in young people aged 15-24 years, it's concerning that mental health does not have its own defined section in the strategy. Explicitly discussing youth mental health, and recommendations for targeting this key issue would dramatically elevate the relevance of this youth strategy and ensure young people in our region have a key concern addressed.

2. Lack of prevention and support services:

The exclusion of any discussion around youth mental health not only discredits this major issue facing our youth, but further limits opportunities for support. Prevention strategies are critical for tackling mental health issues, and the numerous support services available to young people should be highlighted, especially given that one of the strategy's key findings relates to young people being disconnected from opportunities and resources.

3. Stigma

I've been wondering why youth mental health was not raised by the youth advisory group in development of this strategy and the best explanation could be societal stigma regarding mental health and well-being. Ignoring these concerns leaves a very vulnerable subpopulation at risk of staying silent and further exacerbated problems.

I wonder if the absence of commentary on substance use and mental ill health reflects broader societal discomfort with discussing substance use, mental illness, and suicide among young people.

Ignoring these challenges in a youth strategy risks perpetuating stigma and silence around topics that urgently need attention and open dialogue. Following my observations, I suggest a focused and detailed section on youth mental health which could include strategies such as training adults in youth mental health first aid, or the imbedding of Youth Live4Life in the community. Congratulations to developing such an important co-designed strategy for our region's young people.

Kind regards,

Abbi Power

From: Karen Walsh

Organisation: **Youth Affairs Council Victoria**

Dear Warrnambool and Moyne,

The Moyne and Warrnambool Youth Strategy 2025-2030 has been a great undertaking and it's really satisfying to see both Councils' commitment to working together to grow opportunities and outcomes for young people. We acknowledge that finalizing this during Council Caretaker period and seeking feedback over summer holidays has been challenging.

YACVic Rural staff would welcome the opportunity to contribute further to review of the document if required. The attached pdf of the strategy has been marked up with some specific comments as suggestions for additional text to achieve more clarity and weight for the issues raised in our joint comments.

These comments are not exhaustive however –

The following comments are collated from myself and my YACVic Rural colleagues Brit Watts and Derm Ryan to hopefully contribute to the final drafting of the strategy.

Issues identified jointly:

1. It's difficult to gauge the intended audience for this version of the strategy. It's super engaging to look at, but is lacking in cohesive narrative, is short on the detail that was collected as part of the consultations and hence has limited relevance outside Council. We all felt there was wasted opportunity to promote the work of the young people and amplify their voices and strengths. The huge amount of data collected is not given the weight it deserves.
2. Child Safety. There's no statement of commitment to child safe principles which is a missed opportunity for councils to demonstrate commitment and meet their requirements, and a strong and appropriate opportunity to highlight that commitment to young people, parents and guardians, and the broader public.
3. The lack of detail around issues of identity is difficult to understand for a plan related to young people. There's no mention of Aboriginal young people, people with disability, cultural identity or LGBTIQ+ young people. Affirmation of identity is crucial for a strategy that aims to work with young people, and by omission potentially further marginalizes them. The use of the term 'our' young people further distances many young people from engaging with documents like this.
4. Multiple mentions of physical space accessibility fail to mention people that are most acutely affected. Disabled people.
5. Overall the document is very vague, with little detail and no real sense of how this will help or improve the lives of young people – The Impact/activity/outcomes on p 27 are not clearly related to the findings or the focus areas, or easily related to the Activities/Actions listed for council staff.
6. Why is there no comment on the issues that young people care about? (mental health/ Climate / lack of employment/ cost of living/ impact of disasters) especially when there is no real depth provided on issues in the key findings. Naming and explaining the issues would make this strategy document useful for justifying council (and/or partner) applications for funding to support mitigation of those issues. As it stands the document does not provide any support for initiatives such as Live4Life or disaster response, amongst others.

7. The Introduction could benefit from a social profile of young people that were consulted in the area ie there's no breakdown of gender, age, rural/urban culture or other identifiers that were collected.
8. It's very Council orientated in content, with just a few mentions of the role of community partners and young people. Inclusion of statements around the importance of partnerships and collaborations to develop programs, enhance learning and extend the reach of impact would help connect to community. Similarly with 2 youth participation, a greater focus in the document that reflects and extends the great work already happening, would help to make it more relevant to people outside council.

Suggestions for future:

- Co-design groups require strong expertise from lived experience, but also from professional experience. Bringing a stronger social/youth sector lens to the discussions could strengthen the context for young people and ensure that the inherently political issues are conveyed in full and priorities are translated accurately and comprehensively. In talking about their experience of the co-design process at a regional advocacy meeting in December, it was raised by two of the group members that the co-design group would have benefited from having more 'other' expertise as well as that of young people.

- Compiling a 'what we learned from the process' list for future reference and for sharing with other organisations and councils.

- Ensuring diversity is prioritised in groups to reflect and extend populations in community.

Thanks for the opportunity to have a considered and comprehensive response to the draft. Some of these issues were raised during Project control group meetings, but with much shorter time frames there is always less consideration.

We're happy to follow up the conversation if there's anything unclear from these comments.

Best wishes

Karen Walsh

From: Brit Watts

Organisation: **Youth Affairs Council Victoria**

Hey team,

I love the graphic design; the contrasting colours are so much fun! I do recall Kaz saying that this was outsourced to someone from Melbourne though so a missed opportunity for youth participation or local artist of course.

I am particularly concerned that the terms disability and Queer/LGBTIQA+ are glaringly missing when those are the two biggest challenges being reported to me personally for young people in community.

I disliked the use of 'our' young people, but it's a phrase I'm very conscious of using for any group of people that historically lack the same autonomy as white, able-bodied people. I.e. disabled people, Aboriginal and Torres Strait Islander people, young people. I don't think it's worth arguing over, but this is a consideration that I know is important to people.

I wonder about the lack of mention of commitment to servicing a growing young culturally diverse population in Warrnambool as well.

When I got to the end, I was shocked that it was finished because I agree that it leaves me feeling less than energised about the commitments moving forward. I don't think this was the intention though, so I'm confused about the outcome being this disappointing. I'm interested in both your thoughts around what was expected from this, as obviously council isn't known for it's revolutionary takes, but this feels uber conservative even for them.

They're my thoughts for now, totally agree with everyone Derm has said though and I look forward to chatting about it next week.

Cheers,

Brit Watts

From: Derm Ryan

Organisation: **Youth Affairs Council Victoria**

Hi Britt and Karen

Thanks for sending this through this is my initial thinking, mostly on what's missing and it was only from my first read through overall it's very vague, with little detail and I get no real sense of how this will help or improve the lives of young people. Its very Council orientated. It seems to go out of its way not to be ambitious or offend people by saying not much at all. I don't see how this is anything new or different. They could not even give it an interesting name.

- No child safe statement of commitment. (Both councils have a responsibility to be proactive about reaffirming their commitment to child safe principles and it's a good opportunity to flag this for both parents to young people but also to possible adults with nefarious intent)

- This is a motherhood statement of external factors 'Our region is undergoing significant transformation, driven by a growing population, and changes to industry and employment' Why no comment on the issues that young people care about (mental health/ Climate / lack of employment/ cost of living/ impact of disasters) especially when there is no real depth on issues in the key findings apart from lets hang out and we want better transport

- Introduction could use a social profile of young people in the area. They explain how many young people were involved but no breakdown of gender, age, rural/urban culture or other identifiers. (It could be they were all 16 y.o, able, straight, white boys) all they say is 41 IN-PERSON CONVERSATIONS engaging 271 young people 126 adults TWO ONLINE SURVEYS (what were the Questions? Include as an appendix) capturing the views of 389 young people and 69 adults

- Could be more specific on issues of identity no mention of cultural identity aboriginal people, people with disability, LGBTIQ+

- Improve accessibility doesn't say disability. This is a missed opportunity 5

- Youth advisory group could do with a statement on diversity of membership

- Why are skills development training and youth grants on page 21 not part of the belonging and acceptance stream?

- Why are collaborative events and public space upgrades on page 21 not part of the accessibility and participation stream?

I am also concerned that this appears to have been developed from a very limited concept of participation not one of empowerment where young people are integrated into decision making and power sharing. IE developing a youth stream of the community grants rather than young people being included in the decision making processes of the community grants. I have included a link to the Mapping of Youth Strategies doc we undertook a few a years ago. I wonder if it might be worth redoing this project once we know our funding position going forward

Derm Ryan

From: Mark Powell

Organisation: **WRAD Health**

Hi all it was brought to my attention from a member of the public regarding concerns the youth strategy hadn't specifically reported on mental health or substance use. I am sure there are probably very good reasons for this but in case of an oversight I thought I would add the following comments for consideration;

Feedback on the Moyne and Warrnambool Youth Strategy:

1. Inclusion of Mental Health and Substance Use Issues:

While the strategy does an excellent job of highlighting the importance of supporting young people aged 12-25 through key developmental stages, it is concerning that there is no explicit reference to mental health or substance use issues. This age group is particularly vulnerable to these challenges, which are critical to their overall well-being and future success. I believe that explicitly stating the links to how this strategy seeks to address these issues openly is essential to creating a comprehensive and meaningful youth strategy.

2. Missed Opportunity for Prevention and Support:

By omitting references to mental health, substance use, and suicide, the strategy may be missing a critical opportunity to proactively address some of the most pressing issues facing young people. These are areas where targeted interventions, support services, and early prevention can make a significant difference in outcomes for this age group. I would like to include strategies on how to link young people with appropriate support services. Creating safe spaces could include reference to how we can align or make easier access to clinical support services

3. Impact of Societal Stigma:

While I applaud the extensive youth consultation process that informed the strategy, I wonder if the absence of commentary on substance use and mental ill health reflects broader societal discomfort with discussing substance use, mental illness, and suicide among young people. Ignoring these challenges in a youth strategy risks perpetuating stigma and silence around topics that urgently need attention and open dialogue.

4. Holistic Approach to Development:

A strategy designed to support young people through "essential moments of development" should address the full spectrum of factors influencing their well-being. For youth who are struggling with mental health or substance use are usually also dealing with other issues such as trauma or high distress. I would like the strategy to put that forward as something for a young person not to be ashamed of to encourage seeking help. Mental health and substance use issues are intrinsic to this stage of life and should be integrated into the strategy to ensure young people are truly "set up for the future." Is it possible to consider inclusion of role of family and key support persons in a young person life.

5. Recommendations for Improvement:

- Include a dedicated section on mental health and substance use issues, highlighting their prevalence and impact on young people.
- Develop actionable goals to promote mental health awareness, reduce stigma, and provide accessible support services.

- Ensure suicide prevention strategies are embedded in the plan, given the vulnerability of this age group.
- Engage youth, families, and service providers in an open discussion about these topics to inform any updates to the strategy.

Happy to discuss if required further although fully appreciate I don't represent the demographic, nor profess expertise in this demographic and respectful of the work that has gone into this strategy

Regards

Mark Powell

7.3. Planning Scheme Amendment C220

DIRECTORATE : City Growth

Purpose:

This report summarises the recommendation to seek authorisation from the Minister for Planning to prepare a planning scheme amendment. The proposed amendment combines three heritage related matters:

- *Apply permanent heritage controls to 2 Mortlake Road, Warrnambool,*
- *Review the extent of HO145 and realign its map boundaries affecting two lots (83 Raglan Parade and 71 Raglan Parade), and*
- *Combine the Heritage Guidelines (Warrnambool City Council, 2015) as an appendix with the Warrnambool Heritage Guidelines and Precinct Statement of Significance (Grieve Gillett, 2012) based on the recommendation from the Warrnambool Planning Scheme review report (Version 1.2, 2023, p.21) and incorporate the updated version into the Warrnambool Planning Scheme.*

Executive Summary

- The site at 2 Mortlake Road was identified as locally significant following a 2010 heritage assessment. However, despite being included on the indicative list of the Warrnambool Heritage Gap Study adopted by Council at the time, the property did not get included in the final list of properties that were applied with a heritage overlay.
- A current assessment confirms that the building's condition does not diminish its historical and associative significance, warranting heritage designation, which requires a planning scheme amendment to include the address in the heritage overlay.
- The amendment also seeks to review the extent of the heritage overlay for existing HO145 relating to a dwelling now located at 1A Reginald Grove, Warrnambool. This review was recommended by the Eastern Activity Centre Structure Plan (EACSP) to correct a mapping anomaly by more accurately applying the overlay to the areas of significance at 71 Raglan Parade.
- The amendment proposes to consolidate the Heritage Guidelines (Warrnambool City Council, 2015) with the Warrnambool Heritage Guidelines and Precinct Statement of Significance (Grieve Gillett, 2012) and incorporate the updated version into the Warrnambool Planning Scheme. This action is supported by the Planning Scheme Review Report (2023) and anticipated by Clause 74.02 of the Warrnambool Planning Scheme.
- The amendment also recommends:
 - Incorporating the document into Clause 72.04 as an Incorporated Document.

MOVED: CR MATTHEW WALSH

SECONDED: CR DEBBIE ARNOTT

That Council:

1. Pursuant to Section 8A of the *Planning and Environment Act 1987*, request authorisation from the Minister for Planning to prepare a planning scheme amendment to apply heritage controls to 2 Mortlake Road, Warrnambool, review the extent of HO145 and realign its map boundaries, and to insert Heritage Guidelines (2015) as an appendix to the Warrnambool Heritage Guidelines and Precinct Statement of Significance (2012) and incorporate the updated version into the Warrnambool Planning Scheme.

2. Following authorisation from the Minister for Planning in accordance with Section 9 of the *Planning and Environment Act 1987*, prepare and exhibit an amendment to the Warrnambool Planning Scheme to introduce associated policy and material ordinance and mapping changes into the Warrnambool Planning Scheme.

CARRIED - 7:0

Background

2 Mortlake Road

In September 2024, Council's Municipal Building Surveyor became aware of temporary fencing installation and the removal/temporary boarding of windows at 2 Mortlake Road. At that time—and as of the writing of this report—no application for demolition under Section 29A of the Building Act 1993 has been submitted. Council has now made contact with the landowners, and the works are identified as part of a refurbishment process. Council is liaising with the engaged architect to ensure that the renovations do not adversely impact the heritage significance of the property.

The land in question is within the General Residential Zone (GRZ1) and is not currently covered by any overlays, including heritage controls. Following a public inquiry, Council officers reviewed the site's history and confirmed that it was previously assessed in a 2010 heritage review by Council's heritage advisors. Despite the property being included on the indicative list of the Warrnambool Heritage Gap Study adopted by Council in 2010, the property did not get included in the final list of properties that were applied with a heritage overlay.

The 2012 assessment (Grieve Gillett Working Sheet assessment, Warrnambool 3B Heritage Assistance Project) concluded that "the cottage [was] not considered of sufficient integrity to illustrate importance as an 1850s 'town residence.'" Heritage assessments typically evaluate sites against criteria such as historical, representative, technical, and associative significance. The 2012 review determined that the property should not be included in the indicative list, as the heritage fabric was no longer legible, and its original farmstead context had been lost.

However, additional research has since revealed that the historical significance of the site may have been previously misunderstood. New findings, supported by input from the Warrnambool Historical Society and local research, suggest that the structure could be the oldest remaining residence in Warrnambool. Historical records trace its origins to James Lyall, who offered "Kerry Lodge" for sale in 1857. The structure has also served various non-residential purposes over time.

On this basis, the current heritage advisor re-visited the site in 2024 to confirm a revised view that the structure has a high level of historical significance, where that representative significance is not unduly affected by the physical presentation of the structure, specifically via either the state of the current fabric or the changes in context over time (e.g. the surrounding development or construction of the roundabout).

Naphthine Residence, HO145 and affected lots (83 and 71 Raglan Parade)

The second matter relates to the review of Heritage Overlay (HO145) which currently exists over two lots located between Raglan Parade to the north and the railway to the south. This area falls within the Residential South Precinct of the Eastern Activity Centre Structure Plan (EACSP) and is designated as a growth area under Clause 02.03-1 of the Municipal Planning Strategy. Both lots are zoned General Residential Zone (GRZ) and are subject to a Development Plan Overlay (DPO14). Schedule 145 of Clause 43.01 identifies the site as the 'Former Naphthine Residence', with the heritage overlay currently covering the entire lot previously referred to as 83 Raglan Parade and extending into the adjacent property at 71 Raglan Parade. The overlay spans the entire common boundary between the two sites, extending approximately 17.5 metres east. It is noted that the lot known as 83 Raglan has since been subdivided via approved planning permit PP2021-0063, where the dwelling site has been excised and is now referred to as 1A Reginald Grove.

The merits of retaining or revising HO145 over 83 Raglan Parade are evaluated against key planning documents, including:

- Eastern Activity Centre Structure Plan (EACSP, 2016 amended 2020)
- The objectives and requirements of Schedule 14 of Clause 43.04
- Approved Development Plan DP2024-0001
- Council Heritage Advisor's recommendations

This assessment ensures that heritage protection aligns with broader strategic planning objectives while considering the site's development potential.

The Heritage Overlay (HO145) applies to the identified lots to protect the significant features of the heritage villa known as the Naphthine Residence (Huntingdale). The Statement of Significance for this property is included in a document from the City of Warrnambool Historic Buildings Register, dating back to circa 1982. This document states that the dwelling was constructed in 1886 and designed by architects Jobbins & McLeod, with a later west-wing alteration. While the residence is listed in the Warrnambool Planning Scheme, it is not included in the Victorian Heritage Register. A copy of the Statement of Significance is attached (see **Attachment 1**).

The residence represents an evolution of the asymmetrical villa pattern designs of its era and holds a commanding view over Princes Highway. Historically, access to the house was provided via two routes:

- A tree-lined driveway from Raglan Parade (north)
- A secondary access route from Reginald Grove (west)

According to the Town Planning Report for the two-lot subdivision (Myers Planning, 2021), the extensive vacant area of the site (Lot 2, Fig. 1) is not mentioned in the heritage citation, nor is the tree-lined driveway associated with the Raglan Parade crossover. This presents challenges in justifying heritage overlay protection for the driveway as an integral part of the dwelling. However, the report states that a sufficient curtilage will be retained around the heritage building, including the 'circular approach' segment of the driveway referenced in the citation. Additionally, the proposed common boundaries between Lot 1 (containing the heritage dwelling) and Lot 2 have been designed to maintain an appropriate setting for the residence.

Council's Heritage Advisor has indicated that the original (existing) access from Raglan Parade will be retained to serve Lot 2, which is expected to be the subject of a future subdivision application.

This subdivision aims to create a residential estate with a density similar to the surrounding suburbs. However, the gate and avenue of trees lining the Raglan Parade driveway are not identified as significant under the Heritage Overlay (HO145) and are likely to be lost due to future development.

The Myers Town Planning Report notes that the proposed subdivision will not remove HO145 from the balance lot. Any future subdivision and development on Lot 2 will need to consider the impact on the heritage dwelling, particularly its 'commanding' position in the landscape. Additionally, while the Approved Development Plan DP2024-0001 includes some indicative road layouts for 83 Raglan Parade, it does not expressly address interface areas in relation to the heritage site.



Figure 1 Two lot subdivision at 83 Raglan Parade and the HO145 coverage area

The justification for the approval of the house lot excision (Lot 1 – 0.75 ha) was to enable the heritage dwelling to be used and maintained without the burden of managing the extensive vacant area on the site. This subdivision provides an appropriate curtilage for the 1880s dwelling while retaining the circular driveway, which is referenced in the Historic Building Register card under the 'Present Condition' heading. Additionally, it facilitates the future development of the balance lot (Lot 2), aligning with the strategic directions of the Eastern Activity Centre Structure Plan (EAC Plan).

The EAC Plan was developed with the understanding that the Residential South Precinct includes a heritage dwelling subject to a Heritage Overlay. One of its design objectives is to ensure a sensitive response to heritage values, balancing heritage protection with desired development outcomes.

Put another way, given the approved excision residential subdivision and development can proceed on Lot 2 in line with the EAC Plan without being compromised by the Heritage Overlay or negatively affecting the identified significant features of the heritage place; however, the extent of the mapped overlay remains as though excision has not occurred.

However, as the Heritage Advisor has emphasized, the relationship between the heritage dwelling and the circular driveway will be significantly altered due to the proposed westward relocation of the primary access. Additionally, the heritage advisor believes that the loss of the Raglan Parade gates and tree-lined avenue is regrettable, as they are likely contemporary with the house's original construction and serve as a clear indicator of the property's historic configuration. These features reflect the site's status as one of Warrnambool's substantial landholdings in the late 19th century.

Overall, while the two-lot subdivision is acceptable in terms of retaining the heritage dwelling with a substantial curtilage, it does not adequately preserve the sequence of movement and historic experience of approaching the villa. The Raglan Parade gateway, tree-lined driveway, circular approach, and dwelling form an integrated ensemble, which will be fragmented under the proposed Development Plan (DP) layout. Neither the two-lot subdivision nor the Eastern Activity Centre (EAC) Plan has fully addressed this issue.

The existing crossover from Raglan Parade is not identified for retention in the EAC Plan and is unlikely to serve as private access in future development. While the EAC Plan recognizes the heritage significance of the former Naphthine Residence (83 Raglan Parade), no controls exist for external paint, internal alterations, or trees.

A potential solution could involve integrating the tree-lined driveway with the shared path proposed in the EAC Plan, creating a shaded corridor that connects the Raglan Parade to railway corridor link (Fig. 3). However, this extends beyond the Heritage Overlay (HO) objectives.

Nevertheless, the extension of HO145 to 71 Raglan Parade does not seem to have strong justification, despite the heritage advisor's statement that it is proposed to ensure a decent curtilage for the old Naphthine House. Given the long distance from the house and the minimal impact of the extended overlay to protect the trees along the driveway, it can be concluded that the HO map should be revised to limit the overlay to 83 Raglan Parade only.

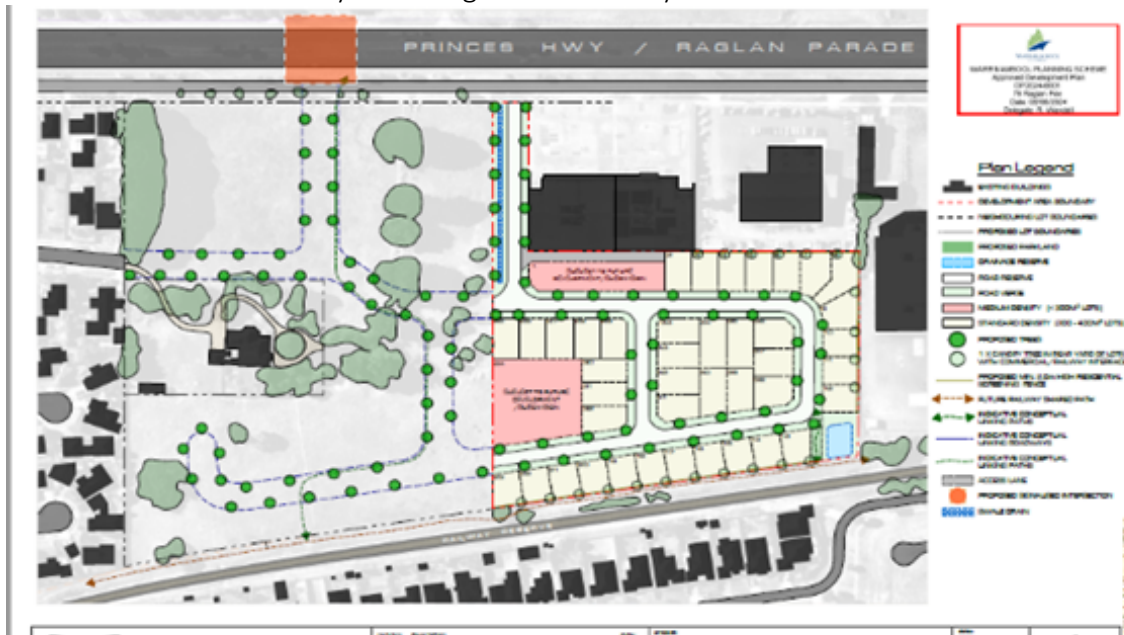


Figure 2 Development Plan and indicative layout for 83 Raglan Parade

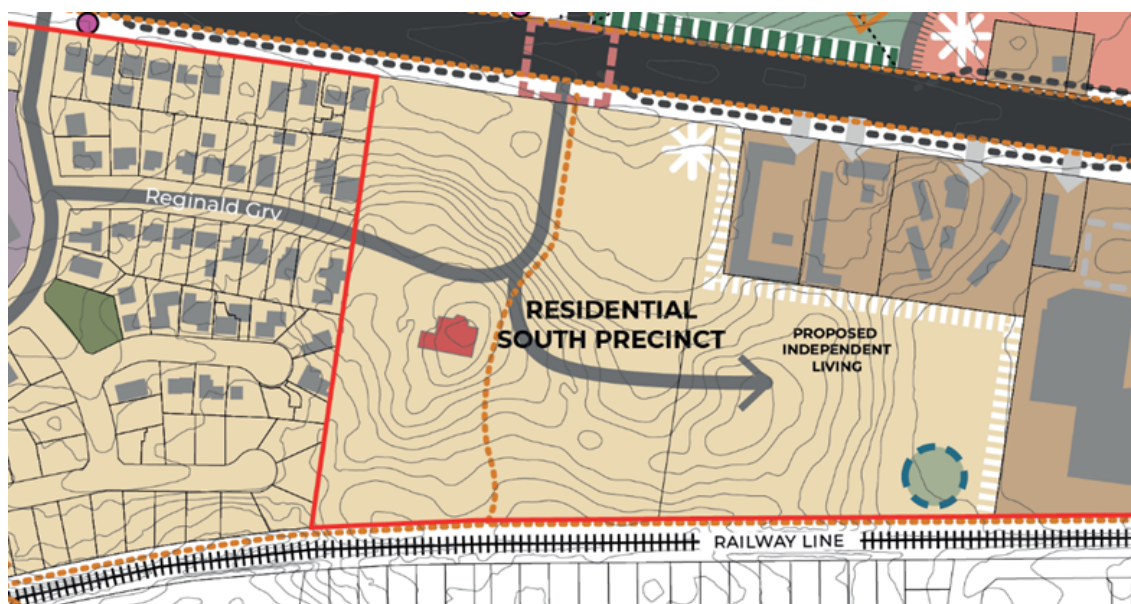


Figure 3 Key local roads and shared path proposed in EACSP for the subject sites.

Heritage Guidelines (Warrnambool City Council, 2015)

Finally, the amendment seeks to consolidate the Heritage Guidelines (Warrnambool City Council, 2015) with the Warrnambool Heritage Guidelines and Precinct Statement of Significance (Grieve Gillett, 2012) and incorporate the updated version into the Schedule to the Heritage Overlay (see **Attachment 2 – Heritage Guidelines**). The incorporation is a recommended action identified in the Planning Scheme Review Report (2023), and listed as intended future strategic work under Clause 74.02. The amendment would incorporate the document into Clause 72.04 as an Incorporated Document.

Issues

An initial request was made to the Minister to apply interim heritage controls at 2 Mortlake Road, where that application was refused as the Department of Transport and Planning have advised interim applications must be linked to a demolition application. As the intent was always to pursue a permanent heritage overlay amendment, the application 'C-number' can be re-used, and processed accordingly.

Regarding the second matter (HO145), and based on the background review, three options were identified to realign the HO boundary as shown in the table below. The third option is deemed more effective, provided that some revisions are made to Schedule 145 of the HO to protect the trees. Otherwise, the second option is more viable.

Alternatives	Pros	Cons
HO applies only to Lot 1 and Lot 2 at 83 Raglan Parade	The continuation of the Heritage Overlay (Schedule 145) over proposed Lot 2 will ensure that any future subdivision and development takes into account the heritage significance of the dwelling.	Constraints on future development of Lot 2 in line with the intent of the Structure Plan/Development Plan
HO applies only to Lot 1	Reduces the extent of heritage control to the areas actually identified in the statement of significance.	Higher risk of adverse impacts on the sensitive interface with heritage fabric.
HO applies to Lot 1 and sections of Lot 2 at 83 Raglan Parade (including driveway and trees).	Identifies and includes other significant features of the second allotment, such as the cypress trees and access driveway from Raglan Parade, into the HO 145.	<p>The HO145 schedule does not currently cite trees, which could cause lack of protection for them. This can be resolved by revising the schedule.</p> <p>A Heritage Overlay (HO) is not a suitable tool for controlling canopy trees and other ecological aspects of vegetation.</p>

This issue can be addressed as the explanatory report is refined, and through the exhibition process.

Finally, the incorporation of the Warrnambool Heritage Guidelines (2015) has been recommended as a policy-neutral amendment in the Planning Scheme Review Report (2023). Consultation with statutory planners suggests that these precinct-based guidelines provide a useful and user-friendly resource for applicants. However, in order to provide the guidelines with statutory weight, they need to become an incorporated document in the planning scheme.

Financial Impact

There is no specific financial impact of the recommendation, or the decision to pursue alternate pathways. The budget associated with the eventual Planning Scheme Amendment should it progress is contained within the existing City Strategy and Development budget.

Legislation / Policy / Council Plan Context

4 A connected, inclusive place

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

Timing

Should the recommendations be supported, the request for authorisation can be submitted after preparing the explanatory report, instruction sheet and other required documents.

Community Impact / Consultation

The application to amend the scheme would be subject to the standard process, including Council resolution and public exhibition in accordance with the *Planning and Environment Act 1987*.

Legal Risk / Impact

Risk is managed through implementing the provisions of the *Planning and Environment Act 1987*.

Officers' Declaration of Interest

None declared.

Collaborative Procurement

Not applicable.

Conclusion

There are three heritage matters being addressed by the proposed amendment. In the first, the condition of the building fabric for 2 Mortlake Road does not detract from its historical and associative value, thus warranting heritage designation and protection. For the second, a review of the Heritage Overlay map boundaries affecting 83 Raglan Parade and 71 Raglan Parade suggests three realignment options, and recommends one based on the merits of the existing elements of the Naphthine Residence, including the tree-lined driveway and the proposed development plan for the adjacent site. Finally, it is recommended that the Warrnambool Heritage Guidelines (2015) be incorporated into the Planning Scheme. A Planning Scheme Amendment is proposed, where, in accordance with the provisions of the Planning and Environment Act, Council must seek authorisation from the Minister for Planning to prepare the amendment.

ATTACHMENTS

1. Historic Building Register- Naphthine Residence [7.3.1 - 2 pages]
2. Heritage Guidelines 2015 consolidated version [7.3.2 - 141 pages]

Name **Napthine Residence ("Huntingdale")****Agenda - Scheduled Council Meeting**Address **Princes Highway to Raglan Pale****Monday 3 March 2025**

Sect. C. A.	Title Part.	Add. Sheets	St.sc Con.A	H.B.R.	Nat. Trust	Nat. Est.
	5					

Date Of Construction: 1886

Architect: Jobbins & McLeod

Builder:

Dates of Alterations:

West Wing

Photo Details:

Elevation: North

Date: 10.4.82

Film Frame: Film No. 15

Document Set ID: 11799906

Version: 1 Version Date: 17/09/2016 Page No. 1

Warrnambool City Council

Present Owner/Occupier: O'Sullivan/ditto

Existing use: Residence

Agenda - Scheduled Council Meeting

Good/Good, including circular approach driveway.

Historical/Architectural Significance:

This residence is a development of the asymmetrical villa pattern designs of its day and has a commanding view over the Princes Highway.

Level of Significance:

Regional

Recommendations:

Protect within Planning Scheme
National Estate Register

adjoining lot initially and had sold the former to R. W. Napthine by 1886 to R. W. Napthine by 1886 when this villa was erected.

Monday 5 March 2025

References:

- R. Tonkin: "Three Nineteenth Century Warrnambool Architecture"
- Rate Books
- Warrnambool Standard 25.8.1886, 16.

Contacts/Informants:

Appendix 1- Warrnambool Heritage Guidelines (2015)



HERITAGE GUIDELINES WARRNAMBOOL CITY COUNCIL 2015



ELLERSLIE GROVE PRECINCT (H0301)

Introduction

The following design guidelines assist in the understanding of the unique built form characteristics of the **Ellerslie Grove Heritage Precinct**, Warrnambool.

Warrnambool has 26 heritage precincts which recognise the distinctive heritage character of Warrnambool. Each heritage precinct is now incorporated in the Warrnambool Planning Scheme. The Heritage Overlay within the Warrnambool Planning Scheme lists the types of works to buildings which trigger the need for a planning permit.

If you are considering any works to a property within a heritage precinct, we suggest you contact Council to confirm if a planning permit is required. Council also provides a complimentary Heritage Advisory Service for owners of properties within heritage precincts. Conservation and design advice is readily available by appointment (telephone (03) 5559 4800).

This guideline is intended to encourage and support the retention and enhancement of the historic character of the area. A series of guiding design principles are provided to encourage compatible new development and appropriate minor works or alterations and additions to existing properties.

Historical Background and Significance Statements are referenced from *Warrnambool City Council Heritage Guidelines 2012*.

Historical Background

Ellerslie Grove is a small street, running east-west between Henna and Fairy Streets, parallel with Koroit and Timor Streets.

Ellerslie Grove was created in the 1920s, when a subdivision on Section 13 in the City of Warrnambool was undertaken to create a small housing 'estate' area. The Ellerslie Grove subdivision is somewhat unusual in that it is on such a small scale, with only sixteen allotments. Most houses appear to have been constructed in the 1920s and 1930s. All conform generally to the bungalow style, with different expressions of this style.

The setbacks are all a standard distance from the street frontage; all gardens are typical modest front gardens, with some modern modifications. Numbers nine and eighteen retain their original fences, although most fences have been replaced. It is reminiscent of the standardisation of the State Bank Housing Scheme, which provided housing loans to its customers from the early 1920s on very favourable terms through its Credit Financier Scheme. Ellerslie Grove is generally in very good condition and retains a very high degree of integrity.

Why is the Ellerslie Grove Precinct significant?

The Ellerslie Grove Precinct is of historic significance as it represents the period of growth in Warrnambool immediately after the proclamation of Warrnambool as a City in 1918.

It is of architectural significance as an illustration of the type of house designs common to the period - typically sourced from standardised 'pattern book' sources. The dwellings in the street are consistent in period, form, scale, setbacks and use of materials, supported by established garden settings.

What is significant?

The small subdivision is very high in architectural consistency and integrity. Most dwellings from the initial period of the subdivision (1920s) remain intact, set in established gardens.

Dwellings of significance include 'Californian Bungalow' and cottage / Spanish influenced architectural styles of the period.

Dwellings are single storey, with pitched (typically 30 degree) hipped or gable corrugated galvanised iron clad roofs; featuring deep front or side verandahs supported on a variety of masonry pillar styles. Dwellings feature projecting bay window forms; timber batten / shingle detailing to gable fronts; architecturally detailed timber windows and doorways, decorative timber eaves and weatherboard or stucco clad walls. Most dwellings also feature brick chimneys to main rooms.

All dwellings are consistent in front and side setback and are narrow in width facing the street. Fencing is low to front boundaries and is original to number 9 and 18 Ellerslie Grove.

Some dwellings feature later period garages where allotment width permits.

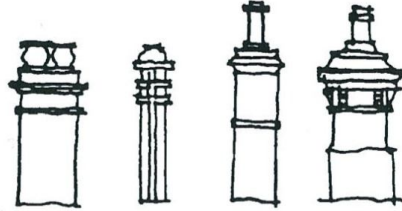


'Spanish' influence style bungalow – note arched verandah

ELLERSLIE GROVE PRECINCT (H0301)



Typical multi-gable fronted bungalow



Retention of period chimneys add distinction to a precinct.



Typical bow window to front facade of bungalow



Typical bungalow front – note multi-gable roof and integration of verandah under main roof.



Verandah common to period – note masonry base, ½ posts and simple timber brackets

ELLERSLIE GROVE PRECINCT (HO301)

HO301 - Ellerslie Grove Precinct Map



List of places which contribute to the heritage values of the precinct:

Ellerslie Grove

- | | |
|--|--|
| 3 Ellerslie Grove - dwelling | 12 Ellerslie Grove - dwelling (Montrose) |
| 4 Ellerslie Grove - dwelling (Howarth) | 13 Ellerslie Grove - stone cottage at rear |
| 5 Ellerslie Grove - dwelling | 14 Ellerslie Grove - dwelling |
| 6 Ellerslie Grove - dwelling | 15 Ellerslie Grove - dwelling (Crana) |
| 7 Ellerslie Grove - dwelling (Tara) | 16 Ellerslie Grove - dwelling |
| 8 Ellerslie Grove - dwelling | 17 Ellerslie Grove - dwelling Nanmar |
| 9 Ellerslie Grove - dwelling | 18 Ellerslie Grove - dwelling |
| 10 Ellerslie Grove - dwelling | |

ELLERSLIE GROVE PRECINCT (HO301)

Design Guidelines - Basis

Suggested Approach

Subdivision

The regular, rectilinear layout of the estate is of heritage value. Allotments line the street and are equal in size, leading to a regular pattern of built form in the streetscape.

Dwellings are sited to face the Grove and are set back in a consistent line, further emphasising the collective development of the streetscape. Allotment widths are consistent, reinforcing the spatial character and consistent rhythm of built form along the Grove – small single houses regularly spaced, with minor garden space between, marking the type of suburb layout of the period.

Further subdivision of allotments within the precinct is not encouraged, as the spatial/built form character of the precinct will be compromised.

Secondary development in rear yards is limited due to allotment size. The built form character of the streetscape should be maintained (dwellings, with open space between) if rear allotment development is considered.

Future subdivision of non-contributory allotments should continue the established spatial character of development in the streetscape – in scale, width and pattern.

Demolition

Demolition of a contributory place is not typically supported within the precinct. Demolition of the whole of a building which is a Contributory Element generally has an adverse effect on the significance of a precinct.

Demolition of parts of a Contributory Place visible from the public domain has the potential to adversely affect the significance of the precinct.

Demolition of parts of a place which do not contribute to the significance or the setting of a place may be considered, if removal does not adversely affect the fabric and significant views (setting) of the affected Contributory place within the precinct.

Demolition of Contributory Place dwellings is not supported, as this would result in a loss of heritage fabric.

Removal of later garages, rear additions or fences not in character with those typical to the era of significance of the place may be considered by Council.

Removal of original timber sash windows or changes in window opening proportions to Contributory places is not supported, where windows can be seen from the streetscape.

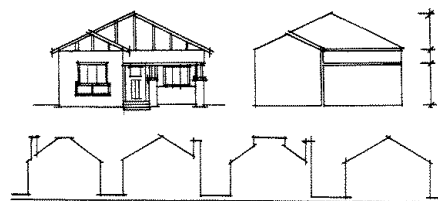
New Buildings

Replacement of non-contributory buildings with new development should be contemporary, but also compatible in design. Compatibility is achieved by considering the key design attributes which comprise the significance of the precinct - e.g. setback, scale, roof pitch and line, wall materials, window proportions, fencing and use of verandahs.

Dwellings in this precinct are single storey, with pitched (typically 30 degree) hipped or gable corrugated galvanised iron clad roofs; featuring deep front or side verandahs supported on a variety of masonry pillar styles. Dwellings feature projecting bay window forms; timber batten/shingle detailing to gable fronts; architecturally detailed timber windows and doorways, decorative timber eaves and weatherboard or stucco clad walls. Most dwellings also feature brick chimneys to main rooms.

New development should respect the established spatial/ built form pattern of the streetscape of Ellerslie Grove. New buildings should continue the scale/ proportion of built form/ open space common to the precinct.

The scale, roof pitch and use of materials similar to those common to the area is encouraged. Flat or low pitch roofs, two storey structures and large, wide footprint development on allotments is not supported.



Scale, spatial pattern and proportion is important

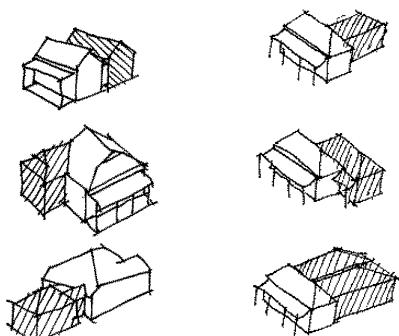
ELLERSLIE GROVE PRECINCT (HO301)

Design Guidelines - Basis

Suggested Approach

External Alterations and Additions

Ellerslie Grove dwellings of significance are not large in footprint and are typically single storey in scale – reflecting the type of dwelling erected for middle income/ professionals during the 1920-30s period in Warrnambool. Houses typically contain 2 or three bedrooms and principal living spaces face the street. Future additions and alterations to these dwellings are possible to suit modern needs, but heritage values - embodied in the external appearance - also need to be considered.



Additions should maintain the historic form and scale of the dwelling, when viewed from the streetscape

Upper floor additions are generally not appropriate, as they will alter the scale of the dwelling – and hence compromise the streetscape setting of places within the streetscape. Upper floor additions may only be appropriate if sited to the rear of a property and stepped so that new ridge lines do not dominate streetscape views of existing dwellings.

Any proposed additions should be to the rear of existing dwellings, to minimise adverse visual impact on the streetscape. Additions to the side of dwellings are not encouraged, as additions will alter the original scale (width) of dwellings when viewed from the street. Further, construction of additions on to the side boundary are not appropriate if seen from the street, as this alters the spatial/ built form character of the streetscape.

Original timber framed windows facing the streetscape should be retained and repaired where possible. Replacement of later aluminium framed windows with replica original timber windows is encouraged, to improve the historic integrity of dwellings.

Original verandahs should also remain and be maintained, based on original evidence or on similar examples found elsewhere in the street.

Alterations to interior finishes and rooms will not impact on the values of the precinct.

Materials, Colours and Finishes

California Bungalow and cottage/ Spanish influenced architectural styles were similar in scale and arrangement. California bungalows and cottage styles generally have weatherboard cladding (square or curved edge), with details in pebbledash stucco.

Walls of many bungalows and cottages of the period in Warrnambool have since been finished in Conite. Most bungalow roof and verandah gables are half-timbered, often infilled with pebbledash stucco, pressed metal sheeting simulating same, timber shingles, or fibro-cement sheeting. Front verandahs dominate front facades, are deep in plan and feature substantial gable fronts. Cottage verandahs are less dominant, being a flat porch roof or an extension of the main roof in form. Masonry verandah pillars – face brick, stucco, or combinations of pillars, precast columns or timber posts – support verandahs to both dwelling styles.

Early paint finishes to stucco would have been limewash in type. Roofs were clad in galvanised corrugated iron or terracotta Marseille tiles and are of gable/ hip form and 30 degree in pitch. Red painted corrugated galvanised iron roofing was a common practice mid-20th century.

Spanish style cottages are 'bungalow' in style, but feature hipped roof forms and incorporate masonry arched verandahs, rather than deep timber verandah structures. Verandah columns may be twisted in style, or include classical references in detail. Walls are stucco in finish.

Paint colours for timberwork typical to the period include

- White, creme, buff, pale green to walls.
- White, dark brown, green or Indian red to timber details.

Face brick wall finishes should be retained and not be rendered or painted.

Conite clad buildings should ideally be refurbished as timber clad dwellings when Conite is removed in the future.

Tile roofs should also remain and be repaired to match, or re-clad as required with similar deep profile corrugated, galvanised or mid grey colorbond roof sheeting.

Original stained finish timber shingles to gable faces should be oiled, not painted in finish.

Early stucco finishes should be painted using matt or low gloss finish paint, to simulate earlier gloss levels and also hide past patching work in stucco.

Replacement gutters should reflect profiles common to the era of construction of the dwelling - ½ round and Quad profile, or 'd' types preferable. Round metal downpipes are recommended – UPVC types have jointing systems which are visually inappropriate to the era of the dwelling.

Timberwork - gloss finishes in colours recommended. Potential for accent colours to be used on front doors.

Roller shutters and obvious window film tints to windows are discouraged.

ELLERSLIE GROVE PRECINCT (HO301)

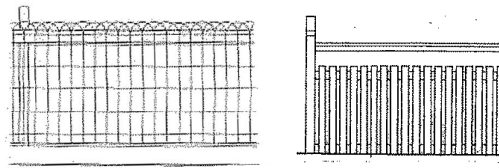
Design Guidelines - Basis

Suggested Approach

Fencing

Fencing associated with California Bungalow/ cottage style dwellings was typically either crimped wire with looped tops or low masonry fences rendered to match verandah balustrades. Low hedges or vertical timber plank fences were also common. Fencing was almost always no higher than 1 metre. Timber plank or corrugated iron sheet fencing was common to side or rear yards.

Timber picket fences were less commonly used for this style of dwelling.



Woven crimp wire and timber paling fences typical to the period of the precinct

Numbers 9 and 18 Ellerslie Grove still feature their original fences - these fences should be maintained as practicable.

New fences should repeat design features of fencing typical to the era of dwellings in the streetscape – crimped woven wire with looped tops, hedging, vertical timber plank, or masonry with pillars to match the dwelling. All new front boundary fencing should be limited to 1.2 metres high maximum.

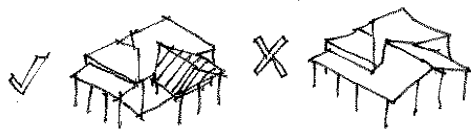
High picket or solid masonry fencing is not permitted, as this is contrary to the streetscape character of the locale. Timber picket fencing is not appropriate to the period of significance of the Precinct.

Rear fencing can be replaced to suit where out of view of the streetscape. Corrugated profile sheet or timber plank fences are preferred.

Car parking / Garaging

Most houses in the street were erected without driveways or garages. Rear laneways provide limited access to the rear of properties.

Garages are uncommon to the front yards of dwellings within the Precinct.



Location of carport maintains scale of dwelling

New garages or carports are not permitted forward of dwellings in the streetscape.

New garages should be sited to the rear of each property, so the traditional scale and siting of the dwelling remains extant. Materials should reflect those of each dwelling - matching face brick, painted render or timber/ corrugated clad structures are appropriate. Roofing should match that of each dwelling, continuing the established built form character of dwellings in the locale.

New garages/ carports should also be sighted out of view of the streetscape, to maintain the setting of the place from within the streetscape.

Any carport/ garage proposed in new development should be set back from the front facade of such development by at least the width of the garage. Garages/ carports should not be built on side boundaries of allotments, as this disrupts the established spatial/ built character of the streetscape. Any roller/ panel door to garages/ carports should be painted to match the surrounding wall colour, to reduce visual dominance within the streetscape.



HERITAGE GUIDELINES WARRNAMBOOL CITY COUNCIL 2015



TIMOR AND RYOT STREET WEST PRECINCT (H0302)

Introduction

The following design guidelines assist in the understanding of the unique built form characteristics of the **Timor and Ryot Street West Precinct**, Warrnambool.

Warrnambool has 26 heritage precincts which recognise the distinctive heritage character of Warrnambool. Each heritage precinct is now incorporated in the Warrnambool Planning Scheme. The Heritage Overlay within the Warrnambool Planning Scheme lists the types of works to buildings which trigger the need for a planning permit.

If you are considering any works to a property within a heritage precinct, we suggest you contact Council to confirm if a planning permit is required. Council also provides a complimentary Heritage Advisory Service for owners of properties within heritage precincts. Conservation and design advice is readily available by appointment (telephone (03) 5559 4800).

This guideline is intended to encourage and support the retention and enhancement of the historic character of the area. A series of guiding design principles are provided to encourage compatible new development and appropriate minor works or alterations and additions to existing properties.

Historical Background and Significance Statements are referenced from *Warrnambool City Council Heritage Guidelines 2012*.

Historical Background

The Timor and Ryot Street West Precinct consists of the majority of the northwest end of Timor Street from Hyland Street through to Ryot Street, and the southwest end of Ryot Street, between Merri Street to Timor Street. The precinct is located in residential area of Timor Street as opposed to the other parts of Timor Street, which are predominately commercial. The precinct contains a mix of nineteenth and early twentieth century buildings, which for the most part are relatively intact.

Almost all the buildings in this precinct are single storey detached dwellings. There are parts of the precinct where mid twentieth century developments are apparent, but do not detract from the overall. The Warrnambool Base Hospital Complex, although outside of the Precinct, tends to dominate the Timor Streetscape, with its multi storey form. Strong street tree plantings in Timor Street create a definitive sense of place - a row of eighteen (18) Phoenix canariensis (Canary Island Palm) at the western end of the street reflect the predominantly Edwardian character of that end of Timor Street. The precinct is generally in good condition, and retains a high degree of integrity.

Why is the Timor and Ryot Street West Precinct significant?

The Timor and Ryot Street West Precinct is of historical significance because it illustrates the expansion of residential allotments outside the original town layout as a result of economic growth in the 1860s and 1870s. This is reflected clearly in the building stock.

The precinct also contains early 20th century and Interwar dwellings. The row of Canary Island Palms creates a strong linear visual delineation through the main part of the precinct.

The precinct is of architectural significance for its fine range of buildings dating from the 1860s through to the 1960s, exhibiting over one hundred years of architectural fashion reflecting Warrnambool's changing economic and social climate, as reflected in the architectural styles and positioning of dwellings.

What is significant?

The precinct contains intact dwellings from the initial 1860/70s subdivision of the area, along with a mix of Federation era through to interwar period dwellings - most set in established gardens.

Dwellings are single storey, with pitched (typically 25-30 degree) hipped or gable corrugated galvanised iron or tile clad roofs. Walls are typically clad in weatherboard or conite finished.

Late 19th and early century dwellings are typically asymmetrical villas in style, with projecting gable fronts and bullnose verandahs supported by timber posts dressed with cast iron lacework, or timber fret (sometimes wrap-around) to the street.

Interwar 'bungalow' and cottage style dwellings feature projecting gable or bay window forms; deep front or side verandahs supported on a variety of masonry pillar styles; timber batten/ shingle detailing to gable fronts; architecturally detailed timber windows and doorways, decorative timber eaves and weatherboard or stucco clad walls. Most dwellings also feature brick chimneys to main rooms.

All dwellings are consistent in front and side setback and are narrow in width facing the street. Many properties have reasonably wide side setbacks. Fencing is low to front boundaries. Few vehicle crossovers exist along Timor Street (especially to the high side of the street).

Some dwellings feature later period garages near dwellings where allotment width permits.

TIMOR AND RYOT STREET WEST PRECINCT (HO302)



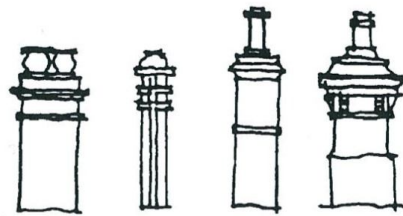
Note heritage features - picket fences, projecting decorative gable fronts to dwellings, timber barge detailing



Timber detailing to verandah - a heritage attribute of precinct



Note spatial pattern of dwellings in streetscape - substantial open space between dwellings is characteristic of the area



Retention of period chimneys add distinction to the precinct



Late nineteenth century dwellings typical within the precinct - note steeply pitched roofs, chimney details



Recent contemporary infill development - repeats heritage attributes of precinct - roof pitch, window proportions, verandah

TIMOR AND RYOT STREET WEST PRECINCT (HO302)

HO302 - Timor and Ryot Street West Precinct Map



List of places which contribute to the heritage values of the precinct:

Timor Street

313 Timor Street - dwelling
 317 Timor Street - dwelling
 319 Timor Street - dwelling
 321 Timor Street - dwelling
 329 Timor Street - dwelling
 331 Timor Street - dwelling
 333 Timor Street - dwelling
 334 Timor Street - dwelling
 335 Timor Street - dwelling
 336 Timor Street - dwelling
 337 Timor Street - dwelling
 338 Timor Street - dwelling
 339 Timor Street - dwelling
 340 Timor Street - dwelling
 341 Timor Street - dwelling
 342 (1 & 2) Timor Street - dwelling
 343 Timor Street - dwelling
 344 Timor Street - dwelling

351 Timor Street - dwelling
 353 Timor Street - dwelling
 354 Timor Street - dwelling
 355 Timor Street - dwelling
 356 Timor Street - dwelling
 357 Timor Street - dwelling
 358 Timor Street - dwelling
 360 Timor Street - dwelling

Ryot Street

3 Ryot Street - dwelling
 5 Ryot Street - dwelling
 8 Ryot Street - dwelling
 9 Ryot Street - dwelling
 11 Ryot Street - dwelling
 13 Ryot Street - dwelling
 14 Ryot Street - dwelling
 15 Ryot Street - dwelling

TIMOR AND RYOT STREET WEST PRECINCT (HO302)

345 Timor Street - dwelling
 346 Timor Street - dwelling
 347 Timor Street - dwelling
 349 Timor Street - dwelling
 Row of Phoenix canariensis (x18) within Timor Street road reserve (HO226)

Redford Street

5 Redford Street - dwelling

16 Ryot Street - dwelling
 17 Ryot Street - dwelling
 18 Ryot Street - dwelling

Merri Street

242 Merri Street - dwelling
 244 Merri Street - dwelling
 246 Merri Street - dwelling

Design Guidelines - basis

Suggested Approach

Subdivision

The regular, rectilinear layout of the precinct is of heritage value.

Allotments line the street and are equal in size, leading to a regular pattern of built form in the streetscape

Dwellings are sited to face the street and are set back in a consistent line, further emphasising the collective development of the streetscape.

Allotment widths are consistent, reinforcing the spatial character and consistent rhythm of built form along the Timor and Ryot Streets – single houses regularly spaced, with garden space between, marking the type of suburb layout of the period.

Further subdivision of allotments within the precinct is not encouraged, as the spatial / built form character of the locale will be compromised.

Secondary development in rear yards is limited due to allotment size.

The built form character of the streetscape should be maintained (dwellings, with open space between) if rear allotment development is considered. Rear development along the high end of Timor Street is discouraged, as the open character of the streetscape (views between dwellings up hill) will be compromised.

Future subdivision of non-contributory allotments should continue the established spatial character of development in the streetscape - in scale, width and pattern.

Demolition

Demolition of a contributory place is not typically supported within the precinct. Demolition of the whole of a building which is a Contributory Element generally has an adverse effect on the significance of a Heritage Place.

Demolition of parts of a Contributory Place visible from the public domain has the potential to adversely affect the significance of the precinct.

Demolition of parts of a place which do not contribute to the significance or the setting of a place may be considered, if removal does not adversely affect the fabric and significant views (setting) of the affected Contributory place within a precinct.

Demolition of Contributory Place dwellings is not supported, as this would result in a loss of heritage fabric.

Removal of later garages, rear additions or fences not in character with those typical to the era of significance of the place may be considered by Council.

Removal of original timber sash windows or changes in window opening proportions to Contributory places is not supported, where windows can be seen from the streetscape.

TIMOR AND RYOT STREET WEST PRECINCT (HO302)

Design Guidelines - basis

Suggested Approach

New Buildings

Replacement of non-contributory buildings with new development should be contemporary, but also compatible in design. Compatibility is achieved by considering the key design attributes which comprise the significance of the locale - e.g. setback, scale, roof pitch and line, wall materials, window proportions, fencing and use of verandahs.

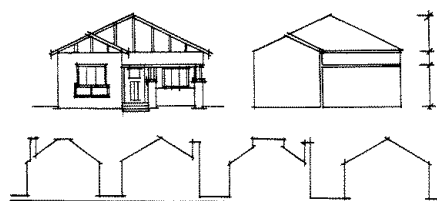
Dwellings in this Precinct are single storey, with pitched (typically 25-30 degree) hipped or gable corrugated galvanised iron or tile clad roofs. Walls are typically clad in weatherboard or conite finished.

Late 19th and early century dwellings are typically asymmetrical villas in style, with projecting gable fronts and bullnose verandahs supported by timber posts dressed with cast iron lacework, or timber fret (sometimes wrap-around) to the street.

Interwar 'bungalow' and cottage style dwellings feature projecting gable or bay window forms; timber batten/ shingle detailing to gable fronts; architecturally detailed timber windows and doorways, decorative timber eaves and weatherboard or stucco clad walls. Most dwellings also feature brick chimneys to main rooms.

New development should respect the differing, but established spatial/ built form pattern of the streetscapes of Timor and Ryot Streets. New buildings should continue the scale/ proportion of built form/ open space common to the locale – especially along the high end of Timor Street.

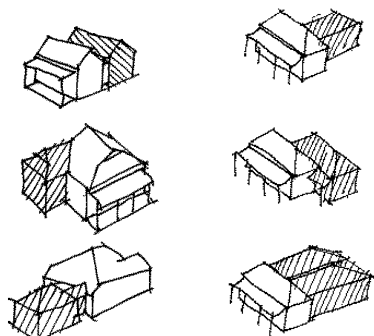
The scale, roof pitch and use of materials similar to those common to the area is encouraged. Flat or low pitch roofs, two storey structures and large, wide footprint development on allotments is not supported.



Scale, spatial pattern and proportion is important

External Alterations and Additions

Timor and Ryot Street dwellings of significance are not overly large in footprint and are typically single storey in scale – reflecting the type of dwelling erected for middle income/ professionals during the 1870-1930s period in Warrnambool. Houses typically contain 2 or three bedrooms and principal living spaces face the street. Future additions and alterations to these dwellings are possible to suit modern needs, but heritage values - embodied in the external appearance - also need to be considered.



Additions should maintain the historic form and scale of the dwelling, when viewed from the streetscape

Upper floor additions are generally not appropriate, as they will alter the scale of the dwelling – and hence compromise the suburban setting of places within the streetscape. Upper floor additions may only be appropriate if sited to the rear of a property and stepped so that new ridge lines do not dominate streetscape views of existing dwellings.

Any proposed additions should be to the rear of existing dwellings, to minimise adverse visual impact on the streetscape. Additions to the side of dwellings are not encouraged, as additions will alter the original scale (width) of dwellings when viewed from the street. Further, construction of additions on to the side boundary are not appropriate if seen from the street, as this alters the spatial/ built form character of the streetscape.

Original timber framed windows facing the streetscape should be retained and repaired where possible. Replacement of later aluminium framed windows with replica original timber windows is encouraged, to improve the historic integrity of dwellings. Original verandahs should also remain and be maintained, based on original evidence or on similar examples found elsewhere in the street (based upon the period of construction of the dwelling).

Alterations to interior finishes and rooms will not impact on the values of the precinct.

TIMOR AND RYOT STREET WEST PRECINCT (HO302)

Design Guidelines - basis

Suggested Approach

Materials, Colours and Finishes

Late 19th and early century dwellings are typically asymmetrical villas in style, with projecting gable front sections facing the street. Walls are clad in weatherboards, or in some cases are stucco finished masonry or even face stone. Bullnose verandahs (sometimes wrap-around) are also common to the front, supported by timber posts dressed with cast iron lacework, or timber fret to the street.

California bungalows and cottage styles generally have weatherboard cladding (square or curved edge), with details in pebbledash stucco. Walls of many bungalows and cottages of the period in Warrnambool have since been finished in Conite. Most bungalow roof and verandah gables are half-timbered, often infilled with pebbledash stucco, pressed metal sheeting simulating same, timber shingles, or fibro-cement sheeting. Front verandahs dominate front facades, are deep in plan and feature substantial gable fronts. Cottage verandahs are less dominant, being a flat porch roof or an extension of the main roof in form. Masonry verandah pillars – face brick, stucco, or combinations of pillars, precast columns or timber posts – support verandahs to both.

Tile roofs should also remain and be repaired to match, or re-clad as historically appropriate with similar deep profile corrugated, galvanised or mid grey colorbond roof sheeting. Original stained finish timber shingles to 'bungalow' style gable faces should be oiled, not painted in finish.

Early stucco finishes should be painted using matt or low gloss finish paint, to simulate earlier gloss levels and also hide past patching work in stucco.

Replacement gutters should reflect profiles common to the era of construction of the dwelling - 19th century = 'ogee' profile, 20th century = ½ round and quad profile preferable. Round metal downpipes are recommended – UPVC types have jointing systems which are visually inappropriate to the era of the dwelling.

Early paint finishes to stucco would have been lime wash in type.

Roofs were clad in galvanised corrugated iron or terracotta Marseille tiles and are of gable/ hip form and 30 degree in pitch. Red painted corrugated galvanised iron roofing was a common practice mid-20th century, when roof rust was painted out in colours to match the more expensive terracotta tiling.

Timberwork – matt finishes to wall planking. Gloss finishes to fascias, barges and joinery in colours suggested recommended. Potential for accent colours to be used on front doors.

Paint colours for timberwork typical to the period include;

- Light ochre colours (19th century);
- Crème,
- Pale green and mid ochres (20th century interwar) to walls dark brown,
- green and Indian red (19th century),
- lighter crèmes, green or red through to dark brown, red and green (20th century interwar) to timber details.

Stone and face brick wall finishes should be retained and not be rendered or painted. Conite clad buildings should ideally be refurbished as timber clad dwellings when Conite is removed in the future.

Roller shutters and obvious window film tints to windows are discouraged.

TIMOR AND RYOT STREET WEST PRECINCT (HO302)

Design Guidelines - basis

Suggested Approach

Fencing

Front fences were an important part of the design of Victorian era houses. Most fences were simple timber pickets, sometimes with more complex picket heads. Most small houses had a central gate of the same material leading to the front door. For masonry buildings, fences were commonly palisade style with cast iron spears on stone plinths and ornamented end piers of stone, rendered or face brickwork, or cast iron. For grander, more ornamental residences, finely finished local sandstone fences were sometimes used.

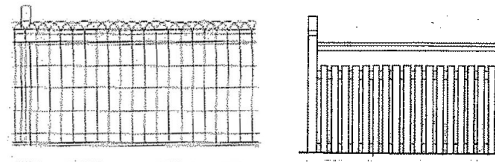
Federation/Edwardian era dwellings: Most fences were timber pickets, sometimes with a timber capping. Twisted wire suspended between rounded timbers posts also began to emerge as a mass produced product at this time. Some examples of elaborate patterned cast iron balusters fixed to bluestone plinth. Occasional corrugated iron on timber framing. Where red brick traditional style Federation houses exist, the occasional red brick masonry fence, sometimes with white render.

Fencing associated with California Bungalow/ cottage style dwellings was typically either crimped wire with looped tops or low masonry fences rendered to match verandah balustrades. Low hedges or vertical timber plank fences were also common. Fencing was almost always no higher than 1 metre. Timber plank or corrugated iron sheet fencing was common to side or rear yards. Timber picket fences were less commonly used for this style of dwelling.

New fences should repeat design features of fencing typical to the era of dwellings in the streetscape – including timber picket, cast iron palisade, face stone masonry, crimped woven wire with looped tops, hedging, vertical timber plank, or masonry with low pillars to match the dwelling. All new front boundary fencing should be limited to 1.2 metre high maximum.

High picket or solid masonry fencing is not permitted, as this is contrary to the streetscape character of the locale.

Rear fencing can be replaced to suit where out of view of the streetscape. Corrugated profile sheet or timber plank fences are preferred.



Woven crimp wire and timber paling fences typical to the period of the precinct

Car parking/ Garaging

Most houses in the street were erected without driveways or garages. Rear laneways provide limited access to the rear of properties. Garages are uncommon to the front yards of dwellings within the Precinct.



Location of carport maintains scale of dwelling

New garages or carports are not permitted forward of dwellings in the streetscape.

New garages should be sited to the rear of each property, so the traditional scale and siting of the dwelling remains extant. Materials should reflect those of each dwelling – matching face brick, painted render or timber/ corrugated clad structures are appropriate. Roofing should match that of each dwelling, continuing the established built form character of dwellings in the locale.

New garages/ carports should also be sighted out of view of the streetscape, to maintain the setting of the place from within the streetscape.

Any carport/ garage proposed in new development should be set back from the front facade of such development by at least the width of the garage. Garages/ carports should not be built on side boundaries of allotments, as this disrupts the established spatial/ built character of the streetscape. Any roller/ panel door to garages/ carports should be painted to match the surrounding wall colour, to reduce visual dominance within the streetscape.



HERITAGE GUIDELINES WARRNAMBOOL CITY COUNCIL 2015



MERRI CRESCENT PRECINCT (H0303)

Introduction

The following design guidelines assist in the understanding of the unique built form characteristics of the **Merri Crescent Heritage Precinct**, Warrnambool.

Warrnambool has 26 heritage precincts which recognise the distinctive heritage character of Warrnambool. Each heritage precinct is now incorporated in the Warrnambool Planning Scheme. The Heritage Overlay within the Warrnambool Planning Scheme lists the types of works to buildings which trigger the need for a planning permit.

If you are considering any works to a property within a heritage precinct, we suggest you contact Council to confirm if a planning permit is required. Council also provides a complimentary Heritage Advisory Service for owners of properties within heritage precincts. Conservation and design advice is readily available by appointment (telephone (03) 5559 4800).

This guideline is intended to encourage and support the retention and enhancement of the historic character of the area. A series of guiding design principles are provided to encourage compatible new development and appropriate minor works or alterations and additions to existing properties.

Historical Background and Significance Statements are referenced from *Warrnambool City Council Heritage Guidelines 2012*.

Historical Background

Merri Crescent is a later part of the subdivision of Warrnambool, dating from 1890 and approximately 1 kilometre west of the centre of Warrnambool, which adopts a town planning device first used in the eighteenth century and based on Georgian aesthetic sensibilities.

While not developed quickly, the street was considered prestigious and salubrious and the allotments enjoyed some of the best views in Warrnambool. The radial allotments were smaller than those which had been subdivided in the land sales north of Raglan Parade. Still, many successful and distinguished citizens bought land there including the Mayor, Cr. John Hyland and the local member of parliament and later Premier of Victoria, John Murray. Merri Crescent was amongst the first streets to be beautified by the planting of street trees. Some houses were built in the Edwardian period with more built in the Interwar period, showing a range of typical styles. The conversion of the single storey stone cottage at 258 Merri Crescent into a two-storey bungalow called The Brae, complete with its bijou window is of interest. Little was built after World War 2. Notwithstanding their diversity of period and style, the dwellings have a consistent height, scale, and setbacks. Some are excellent architecturally.

The street remains significantly intact and is still dominated by the row of Norfolk Island Pines planted as street trees. Few houses have been altered inappropriately and even fewer have been lost.

Why is the Merri Crescent Precinct significant?

Merri Crescent is of historical significance to the City of Warrnambool as it represents the optimism in Warrnambool immediately after the arrival of the railway and before the Depression of the 1890s. Of further historical significance are the associations with many successful citizens who bought land and eventually lived there. The street is of aesthetic significance for drawing on town-planning practice of the previous centuries and for demonstrating an appreciation of the picturesque.

Of architectural significance is the range of dwellings which, while diverse, are united by the strong sense of place created by the topography, the curving street and the row of Norfolk Island Pines. The detached dwellings represent an important sequence of development across several periods and through several styles.

What is significant?

The precinct contains a series of intact dwellings from the initial 1890s subdivision, along with a mix of Federation era through to interwar period dwellings - most set in established gardens.

Dwellings are consistently single storey in scale, with pitched (typically 25-30 degree) hipped or gable corrugated galvanised iron or tile clad roofs. Walls are typically masonry, or clad in weatherboard or conite finished.

Late 19th and early century dwellings are typically asymmetrical villas in style, with projecting gable fronts and bullnose verandahs supported by timber posts dressed with cast iron lacework, or timber fret (sometimes wrap-around) to the street.

Interwar 'bungalow', cottage and Spanish influenced style dwellings feature projecting gable or bay window forms; deep front or side verandahs supported on a variety of masonry pillar styles; timber batten/ shingle detailing to gable fronts; architecturally detailed timber windows and doorways, decorative timber eaves and weatherboard or stucco clad walls. Most dwellings also feature brick chimneys to main rooms.

All 1890-1930s dwellings are consistent in front and side setback and are radially sited to face the crescent shaped street. Many properties have reasonably wide side setbacks. Fencing is low to front boundaries.

Some dwellings feature later period garages near dwellings where allotment width permits. Others have rear access from the lane behind.

MERRI CRESCENT PRECINCT (HO303)



Early 20th century dwelling – note steep roof with rooms in attic, decorative bay window and front verandah. Front fence also integral in design and material



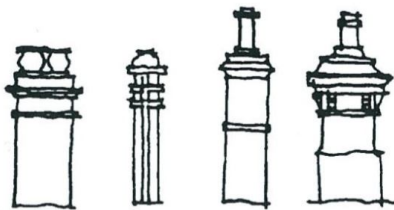
Note masonry fence to front, timber weatherboard cladding to dwelling and masonry chimneys - late 19th century villa typical to precinct



C 1880-1910 villa, with return bull nose verandah and projecting bay window centred on gable. Note chimneys and use of corrugated roofing – green colour not typical to precinct - commonly galvanised, or painted red late 19th Century.



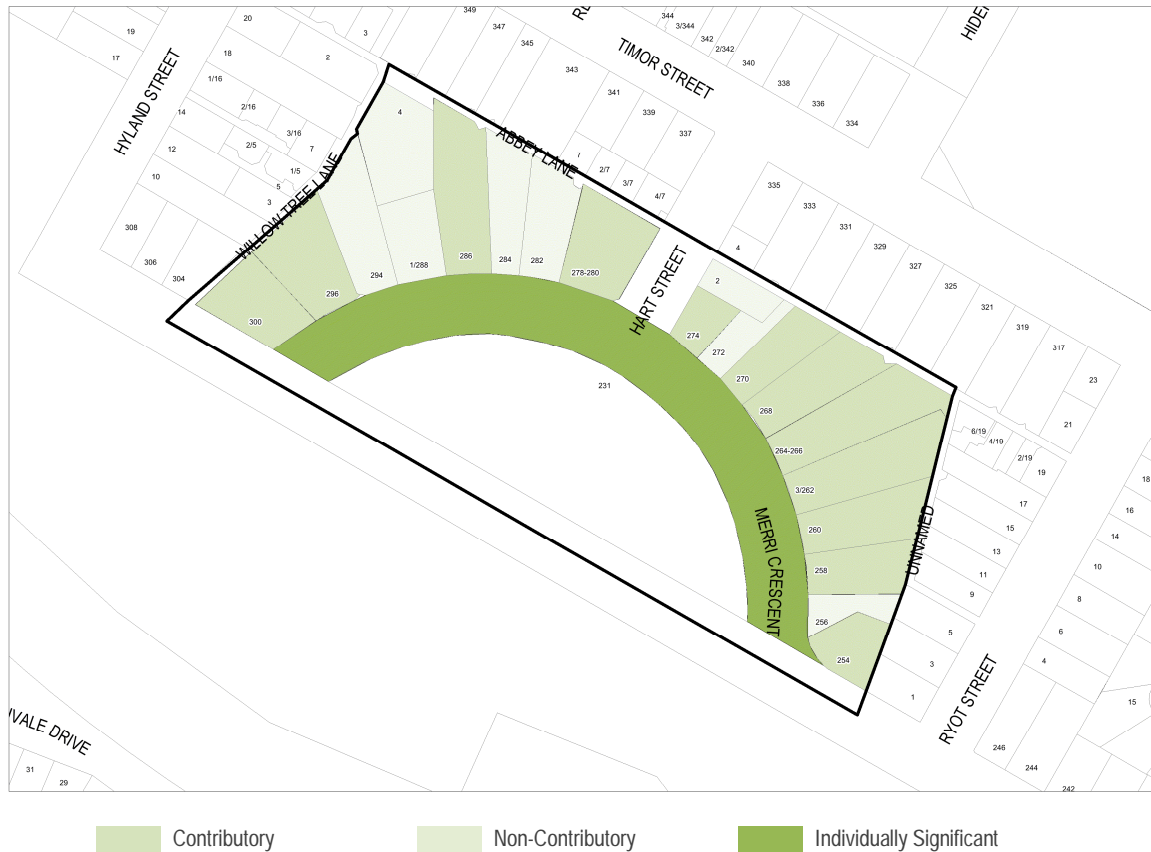
Unique 'Inter-war' Spanish influenced style dwelling – note vertically proportioned windows - a common feature of the precinct



Retention of period chimneys add distinction to a streetscape

MERRI CRESCENT PRECINCT (HO303)

HO303 - Merri Crescent Precinct Map



List of places which contribute to the heritage values of the precinct:

Merri Crescent

- 254 Merri Crescent - dwelling
- 258 Merri Crescent - dwelling
- 260 Merri Crescent - dwelling
- 262 Merri Crescent - dwelling
- 264-266 Merri Crescent - dwelling
- 268 Merri Crescent - dwelling
- 270 Merri Crescent - dwelling
- 274 Merri Crescent - dwelling
- 278-280 Merri Crescent - dwelling
- 286 Merri Crescent - dwelling
- 296 Merri Crescent - dwelling
- 300 Merri Crescent - dwelling

MERRI CRESCENT PRECINCT (HO303)

Design Guidelines - basis

Suggested Approach

Subdivision

The regular, radial layout of the precinct is of heritage value. Allotments line the radius of the street and are generally equal in size, leading to a regular pattern of built form in the streetscape.

Dwellings of significance are sited to face the street and are set back in a consistent line, facing the curve of the street, further emphasising the collective development of the streetscape.

Allotment widths are consistent, reinforcing the spatial character and consistent rhythm of built form along Merri Crescent – single houses regularly spaced, with garden space between, marking the type of suburb layout of the period.

Further subdivision of allotments within the precinct is not encouraged, as the spatial/ built form character of the locale will be compromised.

Secondary development in rear yards is possible, but may be limited due to allotment size. The built form character of the streetscape should be maintained (dwellings, with open space between) if rear allotment development is considered.

Future subdivision of non-contributory allotments should continue the established spatial character of development in the streetscape – in scale, width and pattern.

Demolition

Demolition of a contributory place is not typically supported within the precinct. Demolition of the whole of a building which is a Contributory Element generally has an adverse effect on the significance of a Heritage Place.

Demolition of parts of a Contributory Place visible from the public domain has the potential to adversely affect the significance of the precinct.

Demolition of parts of a place which do not contribute to the significance or the setting of a place may be considered, if removal does not adversely affect the fabric and significant views (setting) of the affected Contributory place within a precinct.

Demolition of Contributory Place dwellings is not supported, as this would result in a loss of heritage fabric.

Removal of later garages, rear additions or fences not in character with those typical to the era of significance of the place may be considered by Council.

Removal of original timber sash windows or changes in window opening proportions to Contributory places is not supported, where windows can be seen from the streetscape.

New Buildings

Replacement of non-contributory buildings with new development should be contemporary, but also compatible in design. Compatibility is achieved by considering the key design attributes which comprise the significance of the locale - e.g. setback, scale, roof pitch and line, wall materials, window proportions, fencing and use of verandahs.

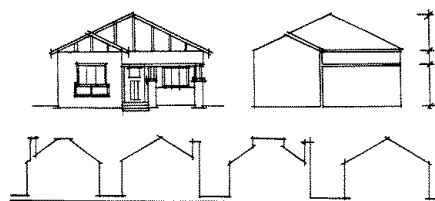
Dwellings in this Precinct are typically single storey, with pitched (typically 25-30 degree) hipped or gable corrugated galvanised iron or tile clad roofs. Walls are typically masonry, or clad in weatherboard or concrete finished.

Late 19th and early century dwellings are typically asymmetrical villas in style, with projecting gable fronts and bullnose verandahs supported by timber posts dressed with cast iron lacework, or timber fret (sometimes wrap-around) to the street.

Interwar 'bungalow' and cottage/ spanish style dwellings feature projecting gable or bay window forms; featuring deep front or side verandahs supported on a variety of masonry pillar styles; timber batten/ shingle detailing to gable fronts; architecturally detailed timber windows and doorways, decorative timber eaves and weatherboard or stucco clad walls. Most dwellings also feature brick chimneys to main rooms.

New development should respect the differing, but established spatial/ built form pattern of the streetscapes of Merri Crescent. New buildings should continue the scale/ proportion of built form/ open space common to the locale and be oriented to face the curve of the Crescent.

The scale, roof pitch and use of materials similar to those common to the area is encouraged. Flat or low pitch roofs, two storey structures and large, wide footprint development on allotments is not supported.



Scale, spatial pattern and proportion is important

MERRI CRESCENT PRECINCT (HO303)

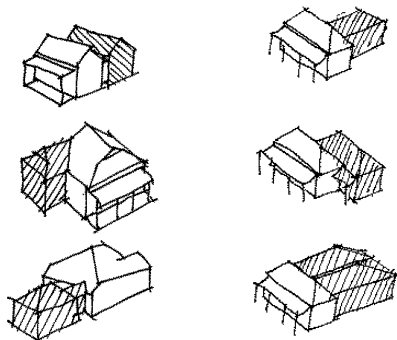
Design Guidelines - basis

Suggested Approach

External Alterations and Additions

Merri Crescent dwellings of significance are a mix of modest and large footprint buildings, but are typically single storey in scale – reflecting the type of dwelling erected for middle income/ professionals during the 1890-1930s period in Warrnambool.

Houses typically contain two or three bedrooms and principal living spaces face the street. Future additions and alterations to these dwellings are possible to suit modern needs, but heritage values - embodied in the external appearance - also need to be considered.



Additions should maintain the historic form and scale of the dwelling, when viewed from the streetscape

Upper floor additions are generally not appropriate, as they will alter the scale of the dwelling – and hence compromise the suburban setting of places within the streetscape. Upper floor additions may only be appropriate if sited to the rear of a property and stepped so that new ridge lines do not dominate streetscape views of existing dwellings.

Any proposed additions should be to the rear of existing dwellings, to minimise adverse visual impact on the streetscape. Additions to the side of dwellings are not encouraged, as additions will alter the original scale (width) of dwellings when viewed from the street. Further, construction of additions on to the side boundary are not appropriate if seen from the street, as this alters the spatial/ built form character of the streetscape.

Original timber framed windows facing the streetscape should be retained and repaired where possible. Replacement of later aluminium framed windows with replica original timber windows is encouraged, to improve the historic integrity of dwellings. Original verandahs should also remain and be maintained, based on original evidence or on similar examples found elsewhere in the street (based upon the period of construction of the dwelling).

Alterations to interior finishes and rooms will not impact on the values of the precinct.



MERRI CRESCENT PRECINCT (HO303)

Materials, Colours and Finishes

Late 19th and early century dwellings are typically asymmetrical villas in style, with projecting gable front sections facing the street. Walls are clad in weatherboards, or in some cases are stucco finished masonry or even face stone. Bullnose verandahs (sometimes wrap-around) are also common to the front, supported by timber posts dressed with cast iron lacework, or timber fret to the street.

California bungalows and cottage styles generally have weatherboard cladding (square or curved edge), with details in pebbledash stucco. Walls of many bungalows and cottages of the period in Warrnambool have since been finished in Conite. Most bungalow roof and verandah gables are half-timbered, often infilled with pebbledash stucco, pressed metal sheeting simulating same, timber shingles, or fibro-cement sheeting. Front verandahs dominate front facades, are deep in plan and feature substantial gable fronts. Cottage verandahs are less dominant, being a flat porch roof or an extension of the main roof in form. Masonry verandah pillars – face brick, stucco, or combinations of pillars, precast columns or timber posts – support verandahs to both dwelling styles.

Early paint finishes to stucco would have been limewash in type.

Roofs were clad in galvanised corrugated iron or terracotta Marseille tiles and are of gable/hip form and 30 degree in pitch. Red painted corrugated galvanised iron roofing was a common practice mid-20th century, when roof rust was painted out in colours to match the more expensive terracotta tiling.

Paint colours for timberwork typical to the period include

- Light ochre colours (19th century); crème, pale green and mid ochres (20th century interwar) to walls.
- dark brown, green and Indian red (19th century) and ,lighter crèmes, green or red through to dark brown, red and green (20th century interwar) to timber details.

Stone and face brick wall finishes should be retained and not be rendered or painted.

Conite clad buildings should ideally be refurbished as timber clad dwellings when Conite is removed in the future.

Tile roofs should also remain and be repaired to match, or re-clad as historically appropriate with similar deep profile corrugated, galvanised or mid grey colorbond roof sheeting.

Original stained finish timber shingles to 'bungalow' style gable faces should be oiled, not painted in finish.

Early stucco finishes should be painted using matt or low gloss finish paint, to simulate earlier gloss levels and also hide past patching work in stucco.

Replacement gutters should reflect profiles common to the era of construction of the dwelling – 19th century = 'ogee' profile, 20th century = ½ round and quad profile preferable. Round metal downpipes are recommended – UPVC types have jointing systems which are visually inappropriate to the era of the dwelling.

Timberwork – matt finishes to wall planking. Gloss finishes to fascias, barges and joinery in colours suggested recommended.

MERRI CRESCENT PRECINCT (HO303)

Design Guidelines - basis

Suggested Approach

Fencing

Federation/Edwardian era dwellings: Most fences were timber pickets, sometimes with a timber capping. Twisted wire suspended between rounded timbers posts also began to emerge as a mass produced product at this time. Some examples of elaborate patterned cast iron balusters fixed to bluestone plinth. Occasional corrugated iron on timber framing. Where red brick traditional style Federation houses exist, the occasional red brick masonry fence, sometimes with white render.

Some fencing in the locale is stone in construction – sandstone or limestone – and typically low in height, dressed with an overhanging coping stone.

Fencing associated with California Bungalow/ cottage style dwellings was typically either crimped wire with looped tops or low masonry fences rendered to match verandah balustrades. Low hedges or vertical timber plank fences were also common. Fencing was almost always no higher than 1 metre. Timber plank or corrugated iron sheet fencing was common to side or rear yards. Timber picket fences were less commonly used for this style of dwelling.

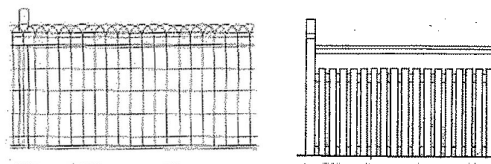
New fences should repeat design features of fencing typical to the era of dwellings in the streetscape – including face stone, timber picket, cast iron palisade, face stone masonry, crimped woven wire with looped tops, hedging, vertical timber plank, or masonry with low pillars to match the dwelling. All new front boundary fencing should be limited to 1.2 metre high maximum.

High picket or solid masonry fencing is not permitted, as this is contrary to the streetscape character of the locale.

Rear fencing can be replaced to suit where out of view of the streetscape. Corrugated profile sheet or timber plank fences are preferred.



Low corrugated, galvanised steel sheet panels framed in timber posts/ rails compatible with era of the precinct



Woven crimp wire and timber paling fences typical to the period of the precinct

Carparking/ Garaging

Most houses in the street were erected without driveways or garages. Rear laneways provide limited access to the rear of properties. Garages are uncommon to the front yards of dwellings within the Precinct.

Some dwellings feature driveways, sweeping past residences.



Location of carport maintains scale of dwelling

New garages or carports are not permitted forward of dwellings.

New garages should be sited towards the rear of each property, so the traditional scale and siting of the dwelling remains extant. Materials should reflect those of each dwelling – matching face brick, painted render or timber/ corrugated clad structures are appropriate. Roofing should match that of each dwelling, continuing the established built form character of dwellings in the locale.

New garages/ carports should also be sighted out of view of the streetscape, to maintain the setting of the place from within the streetscape.

Any carport/ garage proposed in new development should be set back from the front facade of such development by at least the width of the garage. Garages/ carports should not be built on side boundaries of allotments, as this disrupts the established spatial/ built character of the streetscape. Any roller/ panel door to garages/ carports should be painted to match the surrounding wall colour, to reduce visual dominance within the streetscape.



HERITAGE GUIDELINES WARRNAMBOOL CITY COUNCIL 2015



OCEAN AND WATTLE GROVE PRECINCT (H0305)

Introduction

The following design guidelines assist in the understanding of the unique built form characteristics of the **Ocean and Wattle Groves Heritage Precinct**, Warrnambool.

Warrnambool has 26 heritage precincts which recognise the distinctive heritage character of Warrnambool. Each heritage precinct is now incorporated in the Warrnambool Planning Scheme. The Heritage Overlay within the Warrnambool Planning Scheme lists the types of works to buildings which trigger the need for a planning permit.

If you are considering any works to a property within a heritage precinct, we suggest you contact Council to confirm if a planning permit is required. Council also provides a complimentary Heritage Advisory Service for owners of properties within heritage precincts. Conservation and design advice is readily available by appointment (telephone (03) 5559 4800).

This guideline is intended to encourage and support the retention and enhancement of the historic character of the area. A series of guiding design principles are provided to encourage compatible new development and appropriate minor works or alterations and additions to existing properties.

Historical Background and Significance Statements are referenced from *Warrnambool City Council Heritage Guidelines 2012*.

Historical Background

The Ocean and Wattle Grove Precinct is located approximately 1.25 kilometres south-west of the centre of Warrnambool between Nicholson Street to the north and Merri Street to the south with Bryant Street linking Wattle Grove to Merri Street. The precinct boundary is defined by the sites developed by the Housing Commission of Victoria in four phases between 1941 and 1969. It dates from 1941 when an initial plan for 40 single-storey housing units (twenty duplexes) was proposed. This was followed by eight Low Rental Units in 1960, eleven individual houses in 1961 and eleven Lone Person Units in 1969.

The estate was laid out along 'Garden Suburb' lines and appears to have been influenced by its topography and seaside situation. The Housing Commission of Victoria had been established just three years before in 1938 and this estate in Warrnambool was one of the first in rural Victoria. Importantly, Walter Oswald Burt (1893-1969), one of the most influential figures behind the *Report of the Housing Investigation and Slum Abolition Board*, 1938, the Housing (Standard of Habitation) Regulations 1938 and a member of the Commission until 1948 was born and educated in Warrnambool. He was also an early and influential building conservationist.

The two standard designs for the 1941 duplexes were prepared by T. J. Buchan of the leading Geelong architectural firm, Buchan Laird and Buchan. The duplexes were built by P. J. Hatwell and Sons and were highly regarded at the time for the quality of their design and construction.

The first single-storey duplexes were built in brick veneer, with terracotta tiled gable roofs and timber windows and porches. Their small garden landscaping was simple and standardised although this was supported by street planting in grass 'nature-strips' and the central reserve, along with concrete paths, cross-overs and gutters. Effectively, the first dwellings were only available for rental. Not all of the estate as subdivided was built on and, because it was so small, other amenities such as shops and a primary school were not provided. However, a bus route was commenced and still passes through the estate.



Semi-detached dwellings - 1941

Development on the estate seems to have been suspended until the later 1950s while other larger areas of Warrnambool, particularly West Warrnambool were developed by the Commission. In 1960, second phase began at the Ocean and Wattle Groves Precinct reflecting different social conditions.

Why is the Ocean and Wattle Groves Precinct significant?

The Ocean and Wattle Groves Precinct, Warrnambool is of historical significance as one of the earliest rural Housing Commission estates in Victoria. It is an intact, representative example of mid-twentieth century public housing in Victoria. It is of special historical significance for the Commission's connection with the Warrnambool-born Walter Oswald Burt, one of the two key figures behind the slum-abolition movement and a founder of the building conservation movement.

The four key phases of construction demonstrate different accommodation types provided by Housing Commission Victoria over a 30 year period and changing attitudes to housing. It is of social significance for reflecting the State government's direct action to alleviate the housing conditions of the poor especially as a result of the Depression and, subsequently, to provide housing during the post-World War 2 economic boom.

OCEAN AND WATTLE GROVES PRECINCT (H0305)

The Precinct is of aesthetic significance for the use of standard designs, firstly those prepared by private Geelong architects, Buchan Laird and Buchan and secondly by the Commission's own architects.

Both major phases of development are significant for providing evidence of each period's challenges and solutions and for the contrast they provide, one to the other.

The semi-detached 1941 dwellings reflect the early design ideals of Housing Commission Victoria low-cost public housing – as stated in Commissioner reports of the day. Dwellings are simple in plan, but well-detailed and reflect common architectural styles of the period. Houses are sited to reflect the crescent form of streets, enhancing the streetscape character of the estate. The later 1960-69 detached dwellings and units are typical in design for public and private housing of the period and were designed over twenty years after the establishment of Housing Commission Victoria.



Note – timber windows replaced with aluminium frames



Later HC dwelling – part of heritage value

What is significant?

The distinctive crescent shaped urban form of Ocean and Wattle Groves, with dwellings sited to suit the radius of each crescent, accentuating the unique 'garden suburb' street layout. The central park facing Nicholson Street forms an open, garden focus for the subdivision.

1941 single storey, semi-detached face red brick dwellings, with timber framed windows, tile roofs and porches – along Wattle Grove and parts of Ocean Grove

Later single storey, face brick HC dwellings identified as Contributory within the precinct.

Many dwellings have complementary garages behind the dwelling – of similar brick construction.

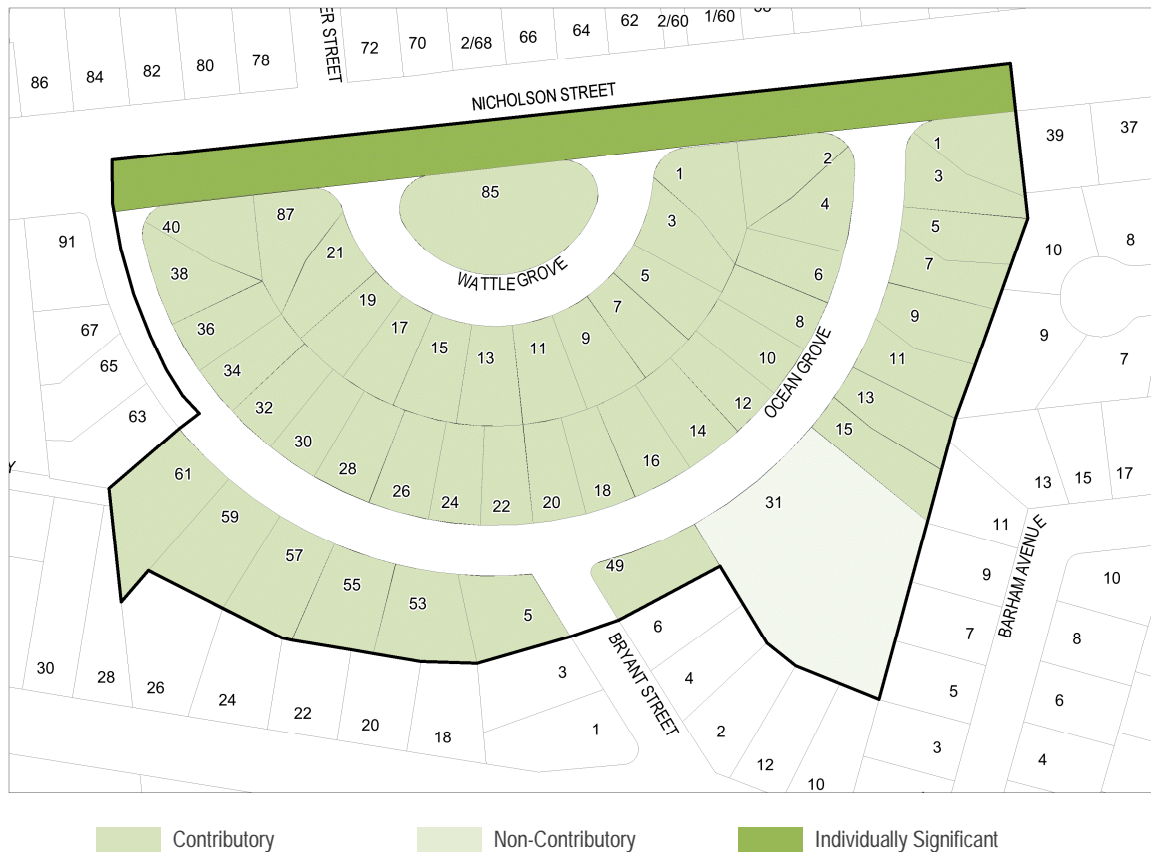
Concrete footpaths, low, post and wire front/ side fencing.



Aerial photo 1960 Source: SLV

OCEAN AND WATTLE GROVES PRECINCT (H0305)

H0305 - Ocean and Wattle Groves Precinct Map



List of places which contribute to the heritage values of the precinct

Ocean Grove

1 Ocean Grove - dwelling
3 Ocean Grove - dwelling
4 Ocean Grove - dwelling
5 Ocean Grove - dwelling
6 Ocean Grove - dwelling
7 Ocean Grove - dwelling
8 Ocean Grove - dwelling
9 Ocean Grove - dwelling
10 Ocean Grove - dwelling
11 Ocean Grove - dwelling
12 Ocean Grove - dwelling
13 Ocean Grove - dwelling
14 Ocean Grove - dwelling
15 Ocean Grove - dwelling
16 Ocean Grove - dwelling
18 Ocean Grove - dwelling
20 Ocean Grove - dwelling
22 Ocean Grove - dwelling
24 Ocean Grove - dwelling
26 Ocean Grove - dwelling

36 Ocean Grove - dwelling
38 Ocean Grove - dwelling
40 Ocean Grove - dwelling
49 Ocean Grove - dwelling
53 Ocean Grove - dwelling
55 Ocean Grove - dwelling
57 Ocean Grove - dwelling
59 Ocean Grove - dwelling
61 Ocean Grove - dwelling

Nicholson Street

85 Nicholson Street - road reserve
87 Nicholson Street - dwelling
Nicholson Street road reserve

Wattle Grove

1 Wattle Grove - dwelling
3 Wattle Grove - dwelling
5 Wattle Grove - dwelling
7 Wattle Grove - dwelling

15 Wattle Grove - dwelling
19 Wattle Grove - dwelling
21 Wattle Grove - dwelling

Bryant Street

5 Bryant Street - dwelling

OCEAN AND WATTLE GROVES PRECINCT (HO305)

28 Ocean Grove - dwelling
30 Ocean Grove - dwelling
32 Ocean Grove - dwelling
34 Ocean Grove - dwelling

9 Wattle Grove - dwelling
11 Wattle Grove - dwelling
13 Wattle Grove - dwelling
17 Wattle Grove - dwelling

Design Guidelines - basis

Suggested Approach

Subdivision

The distinctive layout of the estate is of heritage value. Allotments radiate along the crescent shaped streets of Wattle Grove and Ocean Grove. The actual shape of allotments and the alignment of side boundaries reflect the non-linear nature of 'garden suburb' urban design ideals.

Dwellings are sited to face the Groves and are set back in a consistent line, further emphasising the sweep of each roadway.

Allotment widths are consistent, reinforcing the spatial character and consistent rhythm of built form along the Groves – small single or semi-detached houses regularly spaced, with garden space between, marking the design intentions and aspirations of the Housing Commission of the period

Further subdivision of allotments within the precinct is not encouraged, as the spatial/ built form character of the locale will be compromised.

Secondary development in rear yards is limited due to allotment size. The built form character of the streetscape should be maintained (dwellings, with open space between) if rear allotment development is considered.

Future subdivision of non-contributory allotments should continue the established spatial character of development in the streetscape – in scale, width and pattern.

Demolition

Demolition of a contributory place is not typically supported within the precinct. Demolition of the whole of a building which is a Contributory Element generally has an adverse effect on the significance of a Heritage Place.

Demolition of parts of a Contributory Place visible from the public domain has the potential to adversely affect the significance of the precinct.

Demolition of parts of a place which do not contribute to the significance or the setting of a place may be considered, if removal does not adversely affect the fabric and significant views (setting) of the affected Contributory place within a precinct.

Demolition of Contributory Place dwellings is not supported, as this would result in a loss of heritage fabric.

Removal of later garages, rear additions or fences not in character with those typical to the era of significance if the place may be considered by Council.

Removal of original timber sash windows or changes in window opening proportions is not supported, where windows can be seen from the streetscape.

New Buildings

Replacement of non-contributory buildings with new development should be contemporary, but also compatible in design. Compatibility is achieved by considering the key design attributes which comprise the significance of the locale - e.g. setback, scale, roof pitch and line, wall materials, window proportions, fencing and use of verandahs.

Dwellings in this Precinct are single storey in scale and simple in design, with austere finishes and architectural details. Floor plans are small in footprint, walls face red or crème brick and roofs steep in pitch (30 degrees) clad with cement/ terracotta tiles. Front porches are a key feature, usually formed under an extension of the main roof pitch. Semi-detached dwellings are the most important building type in the Precinct – with floor plans and elevations mirrored each side of party walls. Original double hung timber windows still feature on some dwellings.

New development should respect the established spatial/ built form pattern of the streetscape of Wattle and Ocean Groves. New buildings should continue the scale/ proportion of built form/ open space common to the Grove.

The scale, roof pitch and use of materials similar to those common to the area is encouraged. Flat or low pitch roofs, two storey structures and large footprint development on allotments is not supported.

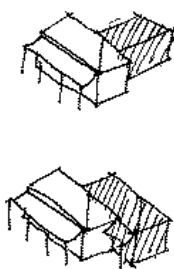
OCEAN AND WATTLE GROVES PRECINCT (HO305)

Design Guidelines - basis

Suggested Approach

External Alterations and Additions

Ocean and Wattle Grove dwellings of significance are small in footprint and single storey in scale – reflecting the economic planning of the estate as low-cost assisted housing in the 1940s period. Houses typically contain two or three bedrooms and principal living spaces face the streets, not the substantial (and increasingly desirable) views across Lady Bay below. Future additions and alterations to these dwellings are possible to suit modern needs, but heritage values - embodied in the external appearance - also need to be considered.



Additions should maintain the historic form and scale of the dwelling, when viewed from the streetscape

Upper floor additions are generally not appropriate, as they will alter the scale of the dwelling – and hence compromise the streetscape setting of places within the estate. Upper floor additions may only be appropriate if to the rear of a property on the downside of Ocean Grove and stepped so that new ridge lines are still similar in height to existing dwellings.

Any proposed additions should be to the rear of existing dwellings, to minimise adverse visual impact on the streetscape. Additions to the side of dwellings (especially semi-detached dwellings) are not encouraged, as additions will alter the original scale of dwellings when viewed from the street.

Roof decks (for views) are discouraged, as associated screening and balustrading will result in a building of two storey scale – not typical to the built form character of the precinct. Platforms could be considered on top of flat roof garaging to the rear of properties, but upper deck structures are problematic as noted above.

Original timber framed windows facing the streetscape should be retained and repaired where possible. Replacement of later aluminium framed windows with replica original timber windows is encouraged, to improve the historic integrity of dwellings.

Alterations to interior finishes and rooms will not impact on the values of the precinct.

Materials, Colours and Finishes

The Wattle and Ocean Grove dwellings are austere in design, but of architectural merit as a small scale, modern Housing Commission dwelling of the period. Bricks are red (pressed) or crème in colour – the common colours available during the World War 1 and post-war period. Roof tiles are cement/ terracotta tile, of 30 degree pitch and simple in gable or hip form. Paint colours for timberwork typical to the period include white and crème colours. Occasionally, timber lattice frames also featured on front facades

Face brick wall finishes should be retained and not be rendered or painted.

Tile roofs should also remain and be repaired to match with single colour, non-glossy terracotta or cement roof tiles.

Timberwork – gloss finishes in whites and crèmes recommended. Potential for accent colours to be used on front doors.

Roller shutters and obvious window film tints are discouraged.

OCEAN AND WATTLE GROVES PRECINCT (H0305)

Design Guidelines - basis

Suggested Approach

Fencing

Fencing associated with Wattle and Ocean Grove housing of significance 1941-1960s was erected at the time of construction and typically comprised low steel post/ wire mesh fencing forward of houses and timber plank or corrugated iron sheet fencing in rear yards. This fencing is constant throughout the streetscape, reflecting HC landscaping styling of the period.



Early semi-detached dwelling – note original timber windows

Low steel post/ rail/ wire and low timber post/ rail fences to the front of properties should be retained and repaired. High fencing, picket fencing or solid masonry fencing is not permitted, as this is contrary to the streetscape character of the locale. Low hedging (under 1m), post/ wire and simple timber rail fencing is also appropriate. Timber picket fencing is not appropriate to the period of significance of the Precinct.

Rear fencing can be replaced to suit where out of view of the streetscape. Corrugated profile sheet or timber plank fences are preferred.

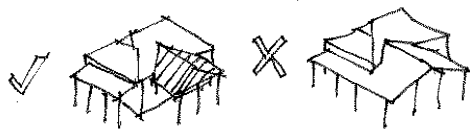


Wire fence, with hedging – appropriate to streetscape

Carparking/ Garaging

Most houses in the street were erected without driveways or garages. Rear laneways provide limited access to the rear of properties. Garages are uncommon to the front yards of dwellings within the Precinct.

Some dwellings feature driveways, sweeping past residences.



Location of carport maintains scale of dwelling

Most extant garages are basic in construction and replacement is expected and supported. New garages should be sited to the rear of each property, so the traditional scale and siting of the dwelling remains extant. Materials should reflect those of each house – matching face brick, painted render or timber/ corrugated clad structures are appropriate. Roofing should be flat, continuing the established built form character of garages in the locale.

New carports should also be ideally sighted behind dwellings, to maintain the setting of the place within the streetscape. If space does not permit, new carports should be sited to the side of the dwelling and be freestanding, so the scale of the dwelling is not altered. Flat roof or pitched roof styles may be appropriate, but enclosure of carports forward of the rear wall of a dwelling is not supported, as they will appear 'solid' and may adversely impact on the spatial/ built form character of the streetscape.



HERITAGE GUIDELINES WARRNAMBOOL CITY COUNCIL 2015



COCKMAN STREET PRECINCT (HO306)

Introduction

The following design guidelines assist in the understanding of the unique built form characteristics of the **Cockman Street Heritage Precinct**, Warrnambool.

Warrnambool has 26 heritage precincts which recognise the distinctive heritage character of Warrnambool. Each heritage precinct is now incorporated in the Warrnambool Planning Scheme. The Heritage Overlay within the Warrnambool Planning Scheme lists the types of works to buildings which trigger the need for a planning permit.

If you are considering any works to a property within a heritage precinct, we suggest you contact Council to confirm if a planning permit is required. Council also provides a complimentary Heritage Advisory Service for owners of properties within heritage precincts. Conservation and design advice is readily available by appointment (telephone (03) 5559 4800).

This guideline is intended to encourage and support the retention and enhancement of the historic character of the area. A series of guiding design principles are provided to encourage compatible new development and appropriate minor works or alterations and additions to existing properties.

Historical Background and Significance Statements are referenced from *Warrnambool City Council Heritage Guidelines 2012*.

Historical Background

The Cockman Street Precinct runs approximately east west along the boundary of the Botanic Gardens, about 1 kilometre north of the centre of Warrnambool. The Precinct includes all of the allotments on the south side of Cockman Street facing the Botanic Gardens and the house at 2 Bromfield Street. The street was subdivided in the late 1920s and early 1930s, and is named for W. Cockman, an important local figure. The street is relatively narrow, with most of the housing stock being built between 1928 and 1938. Most are timber, some others are stuccoed brick but the house at 11 Cockman Street, perhaps the oldest, is face pressed red brick. Apart from the latter which has an attic storey, all are single storey.

The houses all adopt a bungalow form with typically modest suburban gardens, some retaining their original low fences. The setbacks of the houses are inconsistent, although they are generally within a few metres of each other, indicating that it was probably neither a 'designed estate' nor a War Service Homes estate but that each was privately designed and purchased. The footpaths, curbs and channels are uniformly concrete. Cockman Street as a precinct is very intact to

the Interwar period, and retains a very high degree of integrity overall. The precinct is also in very good to excellent condition overall.

Why is the Cockman Street Precinct significant?

The Cockman Street precinct is of historical significance as an area of subsequent subdivision and prosperity in Warrnambool during the interwar period (c.1928-1938). It reflects prosperity in Warrnambool shortly after it was named a City in 1918, and the larger boom times across Victoria.

Of architectural significance is the large number of bungalow residences, all constructed within about ten years of each other, in similar but not identical styles. The consistency of the style and period make it a rare example in a type and period based streetscape in Warrnambool. These are mainly of a high quality, and represent the social and architectural style trends over a relatively short ten year period in the Interwar period between 1919 and 1939.

What is significant?

The precinct contains a series of high integrity interwar period dwellings - most set in established, but modest gardens.

Dwellings are consistently single storey in scale, with pitched (typically 25-30 degree) hipped or gable corrugated galvanised iron or tile clad roofs. Walls are typically masonry, or clad in weatherboard or conite finished.

Interwar 'bungalow' and cottage style dwellings feature projecting gable or bay window forms; deep front or side verandahs supported on a variety of masonry pillar styles; timber batten/ shingle detailing to gable fronts; architecturally detailed timber windows and doorways, decorative timber eaves and weatherboard or stucco clad walls. Most dwellings also feature brick chimneys to main rooms.

Dwellings are inconsistent in front but consistent in side setback and are sited to face the Botanic Garden. Many properties have reasonably wide side setbacks. Fencing is low to front boundaries.

Most dwellings feature later period garages near dwellings, with driveways to the side.

COCKMAN STREET PRECINCT (HO306)



Interwar 'cottage' style dwelling with original front fence



Typical bungalow of the precinct – note decorative gable front, integrated porch and roof awnings over windows



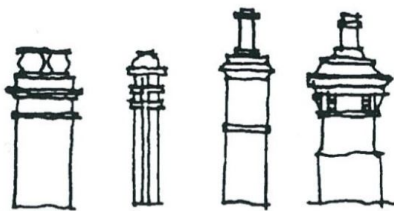
'Arts-and-Crafts' style dwelling within the of the interwar period – note features including steep gables, natural materials and matching low-rise front fence



Bungalow era projecting gable verandah – note entry steps and pillar detailing



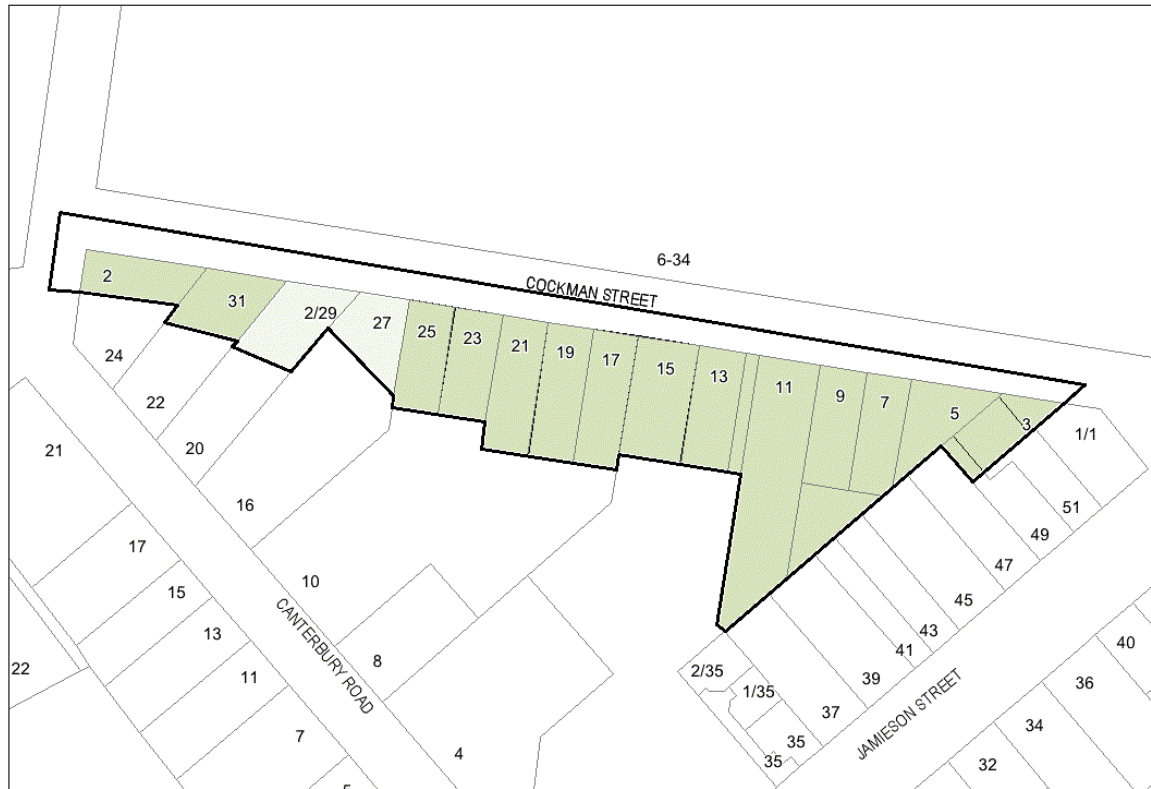
Projection bow window, timber cladding, 'Deco-styled' verandah porch pillar – features of note



Retention of period chimneys add distinction to the streetscape

COCKMAN STREET PRECINCT (HO306)

HO306 - Cockman Street Precinct Map



Contributory Non-Contributory Individually Significant

List of places which contribute to the heritage values of the precinct

Cockman Street

- 3 Cockman Street - dwelling
- 5 Cockman Street - dwelling
- 7 Cockman Street - dwelling
- 9 Cockman Street - dwelling
- 11 Cockman Street - dwelling
- 13 Cockman Street - dwelling
- 15 Cockman Street - dwelling
- 17 Cockman Street - dwelling
- 19 Cockman Street - dwelling
- 21 Cockman Street - dwelling
- 23 Cockman Street - dwelling
- 25 Cockman Street - dwelling
- 31 Cockman Street - dwelling

Bromfield Street

- 2 Bromfield Street - dwelling

COCKMAN STREET PRECINCT (HO306)

Design Guidelines - basis

Suggested Approach

Subdivision

The regular, rectilinear layout of the precinct is of heritage value. Allotments line the edge of the street and are generally equal in size, leading to a regular pattern of built form in the streetscape.

Dwellings of significance are sited to face the street and are set back in a generally consistent line, facing the street.

Allotment widths are generally consistent, reinforcing the spatial character and consistent rhythm of built form along Cockman Street – single houses regularly spaced, with garden space between, marking the type of suburb layout of the period.

Demolition

Demolition of a contributory place is not typically supported within the precinct. Demolition of the whole of a building which is a Contributory Element generally has an adverse effect on the significance of a Heritage Place.

Demolition of parts of a Contributory Place visible from the public domain has the potential to adversely affect the significance of the precinct.

Demolition of parts of a place which do not contribute to the significance or the setting of a place may be considered, if removal does not adversely affect the fabric and significant views (setting) of the affected Contributory place within a precinct.

New Buildings

Replacement of non-contributory buildings with new development should be contemporary, but also compatible in design. Compatibility is achieved by considering the key design attributes which comprise the significance of the locale – e.g.: setback, scale, roof pitch and line, wall materials, window proportions, fencing and use of verandahs.

Dwellings in this Precinct are typically single storey, with pitched (typically 25-30 degree) hipped or gable corrugated galvanised iron or tile clad roofs. Walls are typically masonry, or clad in weatherboard or concrete finished.

Interwar 'bungalow' and cottage style dwellings feature projecting gable or bay window forms; featuring deep front or side verandahs supported on a variety of masonry pillar styles; timber batten/ shingle detailing to gable fronts; architecturally detailed timber windows and doorways, decorative timber eaves and weatherboard or stucco clad walls. Most dwellings also feature brick chimneys to main rooms.

Further subdivision of allotments within the precinct is not encouraged, as the spatial/ built form character of the locale will be compromised.

Secondary development in rear yards is possible, but may be limited due to allotment size. The built form character of the streetscape should be maintained (dwellings, driveways, with open space between) if rear allotment development is considered.

Future subdivision of non-contributory allotments should continue the established spatial character of development in the streetscape – in scale, width and pattern.

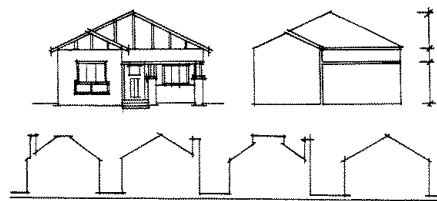
Demolition of Contributory Place dwellings is not supported, as this would result in a loss of heritage fabric.

Removal of later garages, rear additions or fences not in character with those typical to the era of significance of the place may be considered by Council.

Removal of original timber sash windows or changes in window opening proportions to Contributory places is not supported, where windows can be seen from the streetscape.

New development should respect the differing, but established spatial/ built form pattern of the streetscape of Cockman Street. New buildings should continue the scale/ proportion of built form/ open space common to the locale and be oriented to face the Botanic Garden.

The scale, roof pitch and use of materials similar to those common to the area is encouraged. Flat or low pitch roofs, two storey structures and large, wide footprint development on allotments is not supported.



Scale, spatial pattern and proportion are important

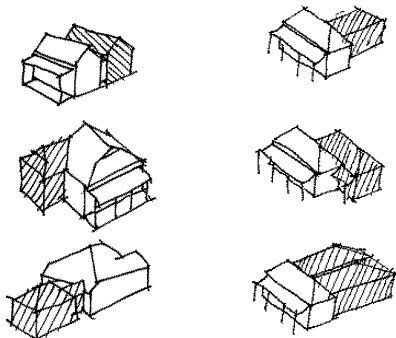
COCKMAN STREET PRECINCT (HO306)

Design Guidelines - basis

Suggested Approach

External Alterations and Additions

Cockman Street dwellings of significance are a mix of modest footprint buildings, but all are typically single storey in scale – reflecting the type of dwelling erected for middle income/ professionals during the 1920-1930s period in Warrnambool. Houses typically contain two or three bedrooms and principal living spaces face the street. Future additions and alterations to these dwellings are possible to suit modern needs, but heritage values - embodied in the external appearance - also need to be considered.



Additions should maintain the historic form and scale of the dwelling, when viewed from the streetscape.

Upper floor additions are generally not appropriate, as they will alter the scale of the dwelling – and hence compromise the suburban setting of places within the streetscape. Upper floor additions may only be appropriate if sited to the rear of a property and stepped so that new ridge lines do not dominate streetscape views of existing dwellings.

Any proposed additions should be to the rear of existing dwellings, to minimise adverse visual impact on the streetscape. Additions to the side of dwellings are not encouraged, as additions will alter the original scale (width) of dwellings when viewed from the street. Further, construction of additions on to the side boundary are not appropriate if seen from the street, as this alters the spatial/ built form character of the streetscape.

Original timber framed windows facing the streetscape should be retained and repaired where possible. Replacement of later aluminium framed windows with replica original timber windows is encouraged, to improve the historic integrity of dwellings.

Original verandahs should also remain and be maintained, based on original evidence or on similar examples found elsewhere in the street. (based upon the period of construction of the dwelling).

Alterations to interior finishes and rooms will not impact on the values of the precinct.

COCKMAN STREET PRECINCT (HO306)

Design Guidelines - basis

Suggested Approach

Materials, Colours and Finishes

California bungalows and cottage styles generally have weatherboard cladding (square or curved edge), with details in pebbledash stucco. Some cottages are also stucco masonry in construction. Walls of many bungalows and cottages of the period in Warrnambool have since been finished in Conite. Most bungalow roof and verandah gables are half-timbered, often infilled with pebbledash stucco, pressed metal sheeting simulating same, timber shingles, or fibro-cement sheeting. Front verandahs dominate front facades, are deep in plan and feature substantial gable fronts. Cottage verandahs are less dominant, being a flat porch roof or an extension of the main roof in form. Masonry verandah pillars – face brick, stucco, or combinations of pillars, precast columns or timber posts – support verandahs to both dwelling styles.

Early paint finishes to stucco would have been limewash in type.

Roofs were clad in galvanised corrugated iron or terracotta Marseille tiles and are of gable/hip form and 30 degree in pitch. Red painted corrugated galvanised iron roofing was a common practice mid-20th century, when roof rust was painted out in colours to match the more expensive terracotta tiling.

Paint colours for timberwork typical to the period include

- Light ochre colours (19th century); crème, pale green and mid ochres (20th century interwar) to walls
- dark brown, green and Indian red (19th century) and ,lighter crèmes, green or red through to dark brown, red and green (20th century interwar) to timber details

Stone and face brick wall finishes should be retained and not be rendered or painted.

Conite clad buildings should ideally be refurbished as timber clad dwellings when Conite is removed in the future.

Tile roofs should also remain and be repaired to match, or re-clad as historically appropriate with similar deep profile corrugated, galvanised or mid grey colorbond roof sheeting.

Original stained finish timber shingles to 'bungalow' style gable faces should be oiled, not painted in finish.

Early stucco finishes should be painted using matt or low gloss finish paint, to simulate earlier gloss levels and also hide past patching work in stucco.

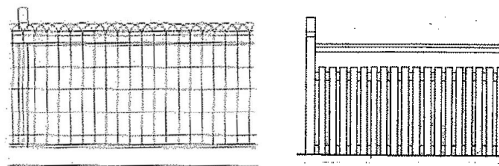
Replacement gutters should reflect profiles common to the era of construction of the dwelling – 20th century = ½ round and quad profile preferable. Round metal downpipes are recommended – UPVC types have jointing systems which are visually inappropriate to the era of the dwelling.

Timberwork – matt finishes to wall planking. Gloss finishes to fascias, barges and joinery in colours suggested recommended. Potential for accent colours to be used on front doors.

Roller shutters and obvious window film tints to windows are discouraged

Fencing

Fencing associated with California Bungalow/ cottage style dwellings was typically either crimped wire with looped tops or low masonry fences rendered to match verandah balustrades. Low hedges or vertical timber plank fences were also common. Fencing was almost always no higher than 1 metre. Timber plank or corrugated iron sheet fencing was common to side or rear yards. Timber picket fences were less commonly used for this style of dwelling.



Woven crimp wire and timber paling fences typical to the period of the precinct

New fences should repeat design features of fencing typical to the era of dwellings in the streetscape – including face brick, timber picket, cast iron palisade, face stone masonry, crimped woven wire with looped tops, hedging, vertical timber plank, or masonry with low pillars to match the dwelling. All new front boundary fencing should be limited to 1.2 metre high maximum.

High picket or solid masonry fencing is not permitted, as this is contrary to the streetscape character of the locale.

Rear fencing can be replaced to suit where out of view of the streetscape. Corrugated profile sheet or timber plank fences are preferred.

COCKMAN STREET PRECINCT (HO306)

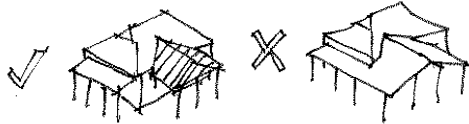
Design Guidelines - basis

Suggested Approach

Carparking/ Garaging

Garages are uncommon to the front yards of dwellings within the Precinct.

Most dwellings feature driveways, to one side of the dwelling.



Location of carport maintains scale of dwelling

New garages or carports are not permitted forward of dwellings in the streetscape.

New garages should be sited towards the rear of each property, so the traditional scale and siting of the dwelling remains extant. Materials should reflect those of each dwelling – matching face brick, painted render or timber/ corrugated clad structures are appropriate. Roofing should match that of each dwelling, continuing the established built form character of dwellings in the locale.

New garages/ carports should also be sighted out of view of the streetscape, to maintain the setting of the place from within the streetscape.

Any carport/ garage proposed in new development should be set back from the front facade of such development by at least the width of the garage. Garages/ carports should not be built on side boundaries of allotments, as this disrupts the established spatial/ built character of the streetscape. Any roller/ panel door to garages/ carports should be painted to match the surrounding wall colour, to reduce visual dominance within the streetscape.



HERITAGE GUIDELINES WARRNAMBOOL CITY COUNCIL 2015



MURRAY STREET PRECINCT (H0307)

Introduction

The following design guidelines assist in the understanding of the unique built form characteristics of the **Murray Street Heritage Precinct**, Warrnambool.

Warrnambool has 26 heritage precincts which recognise the distinctive heritage character of Warrnambool. Each heritage precinct is now incorporated in the Warrnambool Planning Scheme. The Heritage Overlay within the Warrnambool Planning Scheme lists the types of works to buildings which trigger the need for a planning permit.

If you are considering any works to a property within a heritage precinct, we suggest you contact Council to confirm if a planning permit is required. Council also provides a complimentary Heritage Advisory Service for owners of properties within heritage precincts. Conservation and design advice is readily available by appointment (telephone (03) 5559 4800).

This guideline is intended to encourage and support the retention and enhancement of the historic character of the area. A series of guiding design principles are provided to encourage compatible new development and appropriate minor works or alterations and additions to existing properties.

Historical Background and Significance Statements are referenced from *Warrnambool City Council Heritage Guidelines 2012*.

Historical Background

The Murray Street Precinct is located between Lava and Kerr Streets (including a small portion of Kerr Street), 1 kilometre west of central Warrnambool. It is solely residential and almost uniformly single-storey, although the houses on the hill towards Lava Street are set high up the natural slope.

Murray Street is part of a later subdivision that took place after 1870, when land west of Ryot Street was surveyed for housing lots. Murray Street followed the grid pattern set by the original township plan.

The housing stock is mainly timber, being both cottages and houses dating from about the 1870s through to the Interwar period. The bulk of the dwellings however are small-scale, hipped-roof Victorian-style cottages built without pretension. Some are so simple that they lack any form of ornamentation - even the practicality of a verandah (for example, 25 Murray Street). There are some stone buildings, such as the cottage at 43 Murray Street, a traditional symmetrical stone cottage and the stone villa at 20 Murray Street, dating from about 1880. Overall the precinct has a high degree of integrity and is in good condition.

Why is the Murray Street Precinct significant?

The Murray Street Precinct is of historical significance as an area of modest secondary development from the early 1870s, and demonstrates a property and population boom in the growing township of Warrnambool. It is of further historical interest for the large number of small scale cottages and lower-middle class housing which survive and which still represent that period very well.

It is of architectural significance for its intact range of late Victorian cottages and houses, built of timber and stone, with very little pretension or ornamentation.

The precinct has suffered less intrusive development than elsewhere and was part of the first fabric to be recognised for representing the heritage of Warrnambool.

What is significant?

The precinct contains a series of intact dwellings from the initial 1870s subdivision, along with a mix of Federation era through to interwar period dwellings - most set in small established gardens.

Dwellings are consistently single storey in scale, with pitched (typically 25-30 degree) hipped or gable corrugated galvanised iron or tile clad roofs. Walls are typically masonry, or clad in weatherboard or conite finished. Dwellings are sited across the steep hill of the street. Therefore the streetscape is one of interest, with dwellings stepping up the street in siting.

19th and early 20th century dwellings are typically either symmetrical cottages or asymmetrical villas in style, with bullnose verandahs supported by timber posts dressed with cast iron lacework, or timber fret (sometimes wrap-around) to the street.

All 1870-1930s dwellings are consistent in front and side setback and address the street. Many properties have reasonably wide side setbacks. Fencing is low to front boundaries.

Some dwellings feature later period garages near dwellings where allotment width permits. Driveways are common along the street.

MURRAY STREET PRECINCT (H0307)



Gable front with decorative battens, typical feature of precinct



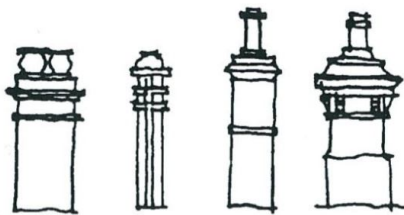
Another small cottage characteristic of the precinct



Hipped roof weatherboard cottage with front verandah and early lean-to to rear – common to precinct



Asymmetrical villa – concrete finished, but still a significant part of heritage character of precinct



Retention of period chimneys add distinction to the streetscape

MURRAY STREET PRECINCT (HO307)

HO307 - Murray Street Precinct Map



List of places which contribute to the heritage values of the precinct

Murray Street

- 20 Murray Street - dwelling
- 21 Murray Street - dwelling
- 23 Murray Street - dwelling (HO130)
- 25 Murray Street - front dwelling (HO131)
- 29 Murray Street - dwelling (HO132)
- 31 Murray Street - dwelling (HO133)
- 33 Murray Street - dwelling
- 35 Murray Street - dwelling
- 39 Murray Street - dwelling
- 43 Murray Street - dwelling (HO134)

Kerr Street

- 57 Kerr Street - dwelling

MURRAY STREET PRECINCT (H0307)

Design Guidelines - basis

Suggested Approach

Subdivision

The regular, rectilinear layout of the precinct is of heritage value. Allotments line the street and are equal in size, leading to a regular pattern of built form in the streetscape.

Dwellings of significance are sited to face the street and are set back in a consistent line, facing the street.

Allotment widths are consistent, reinforcing the spatial character and consistent rhythm of built form along Murray Street – single houses regularly spaced, stepping down the hill, with garden space between, marking the type of suburb layout of the period.

Demolition

Demolition of a contributory place is not typically supported within the precinct. Demolition of the whole of a building which is a Contributory Element generally has an adverse effect on the significance of a Heritage Place.

Demolition of parts of a Contributory Place visible from the public domain has the potential to adversely affect the significance of the precinct. Demolition of parts of a place which do not contribute to the significance or the setting of a place may be considered, if removal does not adversely affect the fabric and significant views (setting) of the affected Contributory place.

New Buildings

Replacement of non-contributory buildings with new development should be contemporary, but also compatible in design. Compatibility is achieved by considering the key design attributes which comprise the significance of the locale - e.g. setback, scale, roof pitch and line, wall materials, window proportions, fencing and use of verandahs.

Dwellings in this Precinct are typically single storey, with pitched (typically 30 degree) hipped or gable corrugated galvanised iron or tile clad roofs. Walls are typically masonry, or clad in weatherboard or conite finished.

Late 19th and early century dwellings are typically symmetrical cottages and asymmetrical villas in style, with bullnose verandahs supported by timber posts dressed with cast iron lacework, or timber fret (sometimes wrap-around) to the street. Interwar 'bungalow' and cottage style dwellings feature projecting gable or bay window forms; featuring deep front or side verandahs supported on a variety of masonry pillar styles; timber batten/ shingle detailing to gable fronts; architecturally detailed timber windows and doorways, decorative timber eaves and weatherboard or stucco clad walls. Most dwellings also feature brick chimneys to main rooms.

Further subdivision of allotments within the precinct is not encouraged, as the spatial/ built form character of the locale will be compromised.

Secondary development in rear yards is possible, but may be limited due to allotment size. The built form character of the streetscape should be maintained (dwellings, with open space between) if rear allotment development is considered.

Future subdivision of non-contributory allotments should continue the established spatial character of development in the streetscape – in scale, width and pattern.

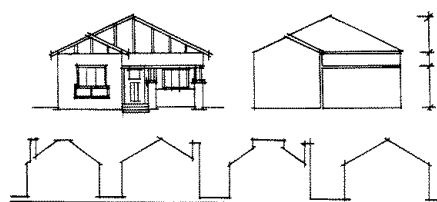
Demolition of Contributory Place dwellings is not supported, as this would result in a loss of heritage fabric.

Removal of later garages, rear additions or fences not in character with those typical to the era of significance of the place may be considered by Council.

Removal of original timber sash windows or changes in window opening proportions to Contributory places is not supported, where windows can be seen from the streetscape.

New development should respect the established spatial/ built form pattern of the streetscape of Murray Street. New buildings should continue the scale/ proportion of built form/ open space common to the locale and be oriented to face the street.

The scale, roof pitch and use of materials similar to those common to the area is encouraged. Flat or low pitch roofs, two storey structures and large, wide footprint development on allotments is not supported.



Scale, spatial pattern and proportion is important

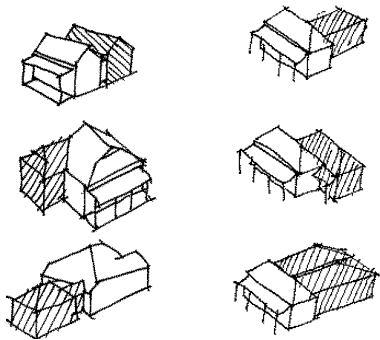
MURRAY STREET PRECINCT (H0307)

Design Guidelines - basis

Suggested Approach

External Alterations and Additions

Murray Street dwellings of significance are a mix of modest and narrow footprint buildings, typically single storey in scale – reflecting the type of dwelling erected for middle income/ professionals during the 1870-1930s period in Warrnambool. Houses typically contain two or three bedrooms and principal living spaces face the street. Future additions and alterations to these dwellings are possible to suit modern needs, but heritage values - embodied in the external appearance - also need to be considered.



Additions should maintain the historic form and scale of the dwelling, when viewed from the streetscape

Upper floor additions are generally not appropriate, as they will alter the scale of the dwelling – and hence compromise the suburban setting of places within the streetscape. Upper floor additions may only be appropriate if sited to the rear of a property and stepped so that new ridge lines do not dominate streetscape views of existing dwellings. Upper floor additions should also not be seen from side views, from the streetscape.

Any proposed additions should be to the rear of existing dwellings, to minimise adverse visual impact on the streetscape. Additions to the side of dwellings are not encouraged, as additions will alter the original scale (width) of dwellings when viewed from the street. Further, construction of additions on to the side boundary are not appropriate if seen from the street, as this alters the spatial/ built form character of the streetscape.

Original timber framed windows facing the streetscape should be retained and repaired where possible. Replacement of later aluminium framed windows with replica original timber windows is encouraged, to improve the historic integrity of dwellings.

Original verandahs should also remain and be maintained, based on original evidence or on similar examples found elsewhere in the street (based upon the period of construction of the dwelling).

Alterations to interior finishes and rooms will not impact on the values of the precinct.



MURRAY STREET PRECINCT (H0307)

Design Guidelines - basis

Suggested Approach

Materials, Colours and Finishes

Late 19th and early century dwellings are typically symmetrical cottages or asymmetrical villas in style. Walls are clad in weatherboards, or in some cases are stucco finished masonry or even face stone. Bullnose verandahs (sometimes wrap-around) are also common to the front, supported by timber posts dressed with cast iron lacework, or timber fret to the street.

Early paint finishes to stucco would have been limewash in type.

Roofs were clad in galvanised corrugated iron or terracotta Marseille tiles and are of gable/ hip form and 30 degree in pitch. Red painted corrugated galvanised iron roofing was a common practice mid-20th century, when roof rust was painted out in colours to match the more expensive terracotta tiling.

Paint colours for timberwork typical to the period include

- Light ochre colours (19th century); crème, pale green and mid ochres (20th century interwar) to walls.
- dark brown, green and Indian red (19th century) and ,lighter crèmes, green or red through to dark brown, red and green (20th century interwar) to timber details.

Stone and face brick wall finishes should be retained and not be rendered or painted. Conite clad buildings should ideally be refurbished as timber clad dwellings when Conite is removed in the future.

Tile roofs should also remain and be repaired to match, or re-clad as historically appropriate with similar deep profile corrugated, galvanised or mid grey colorbond roof sheeting.

Original stained finish timber shingles to 'bungalow' style gable faces should be oiled, not painted in finish.

Early stucco finishes should be painted using matt or low gloss finish paint, to simulate earlier gloss levels and also hide past patching work in stucco.

Replacement gutters should reflect profiles common to the era of construction of the dwelling – 19th century = 'ogee' profile, 20th century = ½ round and quad profile preferable. Round metal downpipes are recommended – UPVC types have jointing systems which are visually inappropriate to the era of the dwelling.

Timberwork – matt finishes to wall planking. Gloss finishes to fascias, barges and joinery in colours suggested recommended. Potential for accent colours to be used on front doors.

Roller shutters and obvious window film tints to windows are discouraged.

MURRAY STREET PRECINCT (HO307)

Design Guidelines - basis

Suggested Approach

Fencing

Front fences were an important part of the design of Victorian era houses. Most fences were simple timber pickets, sometimes with more complex picket heads. Most small houses had a central gate of the same material leading to the front door. For masonry buildings, fences were commonly palisade style with cast iron spears on stone plinths and ornamented end piers of stone, rendered or face brickwork, or cast iron. For grander, more ornamental residences, finely finished local sandstone fences were sometimes used.

Federation/Edwardian era dwellings: Most fences were timber pickets, sometimes with a timber capping. Twisted wire suspended between rounded timbers posts also began to emerge as a mass produced product at this time. Some examples of elaborate patterned cast iron balusters fixed to bluestone plinth. Occasional corrugated iron on timber framing. Where red brick traditional style Federation houses exist, the occasional red brick masonry fence, sometimes with white render.

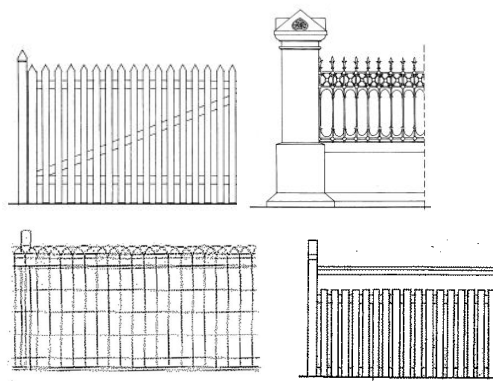
Some fencing in the locale is stone in construction – sandstone or limestone – and typically low in height, dressed with a overhanging coping stone.

Fencing associated with California Bungalow/ cottage style dwellings was typically either crimped wire with looped tops or low masonry fences rendered to match verandah balustrades. Low hedges or vertical timber plank fences were also common. Fencing was almost always no higher than 1 metre. Timber plank or corrugated iron sheet fencing was common to side or rear yards. Timber picket fences were less commonly used for this style of dwelling

New fences should repeat design features of fencing typical to the era of dwellings in the streetscape – including timber picket, cast iron palisade, face stone masonry, crimped woven wire with looped tops, hedging, vertical timber plank, or masonry with low pillars to match the dwelling. All new front boundary fencing should be limited to 1.2 metre high maximum.

High picket or solid masonry fencing is not permitted, as this is contrary to the streetscape character of the locale.

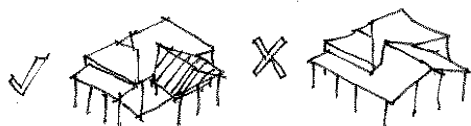
Rear fencing can be replaced to suit where out of view of the streetscape. Corrugated profile sheet or timber plank fences are preferred.



Low cast iron and end pillar, timber picket, woven crimp wire and timber paling fences typical to the period of the precinct

Carparking/ Garaging

Most houses in the street were erected without driveways or garages. Driveways and garages have been added over time.



Location of carport maintains scale of dwelling

New garages or carports are not permitted forward of dwellings in the streetscape.

New garages should be sited towards the rear of each property, so the traditional scale and siting of the dwelling remains extant. Materials should reflect those of each dwelling – matching face brick, painted render or timber/ corrugated clad structures are appropriate. Roofing should match that of each dwelling, continuing the established built form character of dwellings in the locale.

Any carport/ garage proposed in new development should be set back from the front facade of such development by at least the width of the garage. Garages/ carports should not be built on side boundaries of allotments, as this disrupts the established spatial/ built character of the streetscape.

Any roller/ panel door to garages/ carports should be painted to match the surrounding wall colour, to reduce visual dominance within the streetscape.



HERITAGE GUIDELINES WARRNAMBOOL CITY COUNCIL 2015



KERR STREET PRECINCT (H0308)

Introduction

The following design guidelines assist in the understanding of the unique built form characteristics of the **Kerr Street Heritage Precinct**, Warrnambool.

Warrnambool has 26 heritage precincts which recognise the distinctive heritage character of Warrnambool. Each heritage precinct is now incorporated in the Warrnambool Planning Scheme. The Heritage Overlay within the Warrnambool Planning Scheme lists the types of works to buildings which trigger the need for a planning permit.

If you are considering any works to a property within a heritage precinct, we suggest you contact Council to confirm if a planning permit is required. Council also provides a complimentary Heritage Advisory Service for owners of properties within heritage precincts. Conservation and design advice is readily available by appointment (telephone (03) 5559 4800).

This guideline is intended to encourage and support the retention and enhancement of the historic character of the area. A series of guiding design principles are provided to encourage compatible new development and appropriate minor works or alterations and additions to existing properties.

Historical Background and Significance Statements are referenced from *Warrnambool City Council Heritage Guidelines 2012*.

Historical Background

The Kerr Street East Precinct is located on the north-east side of Kerr Street between Henna and Ryot Streets. The street was presumably named in honour of the Shire of Warrnambool's highly regarded and long-serving engineer, Andrew Kerr who died in 1887. Kerr had surveyed much of the township and, as an architect, designed a number of important buildings in Warrnambool – one of the earliest being the first hospital building in 1860, which was situated a few blocks away from what would become Kerr Street.

Kerr Street appears to have been laid out in the late 1860s, when many of the allotments were sold. The street is lined with relatively humble dwellings and appears to have developed in the early 1870s more as a working-class, rather than as a middle-class area. The inferior social status of the area may be related to the nearby quarries, with one of the biggest quarries located on the south side of the street. The bulk of the housing stock, possibly occupied by quarrymen and their families, is of a modest single storey scale and lacks the ornamentation of other residential precincts.

The setbacks are close to the street boundary, have uniform facades, rooflines and small gardens. The houses generally date from the mid to late nineteenth century, with some twentieth century houses included. The street is narrow, with uniform concrete footpaths, curb and channelling and crossovers. There are no significant street trees. The Kerr Street Precinct has a very high degree of integrity and is in good condition.

Why is the Kerr Street Precinct significant?

The Kerr Street East Precinct is of historical significance as one of the small streets laid out in Warrnambool's second post 1860s phase of development. It is of further historical significance as a very intact representative example of the types of street commonly inhabited by artisans and working class families from the 1860s through to the 1950s. Its architectural significance lies in the three finely constructed and well-designed cottages located at 6-8, 16 and 20 Kerr Street which are representative of the social aspirations of the better off working class, as well as for the subsequent development of cottages and houses from the 1880s, the early 1900s and the Interwar period. All are intact and in good condition demonstrate the changing architectural fashions and styles of a social group over time.

What is significant?

The precinct contains a series of intact dwellings from the initial 1860s subdivision, along with a limited number of late-Victorian/ Federation - Interwar period dwellings – most set in small established gardens.

Dwellings are consistently single storey in scale, with pitched (typically 30 degree) hipped or gable corrugated galvanised iron or tile clad roofs. Walls are typically masonry, with only a few clad in weatherboard or conite finished. 1860 symmetrical cottages, with arched head entries are the most distinctive and significant in the street.

19th century dwellings are symmetrical cottages in style. Late 19th/early 20th century dwellings are asymmetrical villas in style, with bullnose verandahs supported by timber posts dressed with cast iron lacework, or timber fret (sometimes wrap-around) to the street.

All dwellings are consistent in roofline and front and side setback and address the street. Many properties have reasonably wide side setbacks. Fencing is low to front boundaries.

Some dwellings feature later period garages near dwellings where allotment width permits. Driveways are common along the street.

KERR STREET PRECINCT (H0308)



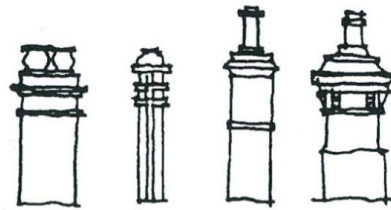
Typical c1870s symmetrical cottage of the precinct – distinctive to Warrnambool – hipped roof, arch-head doorway, vertically proportioned front windows. Note fence is higher than typical for the era of significance of precinct



Pair of attached cottages of same era



Another example of 1870s cottages - possibly same builder for all within precinct



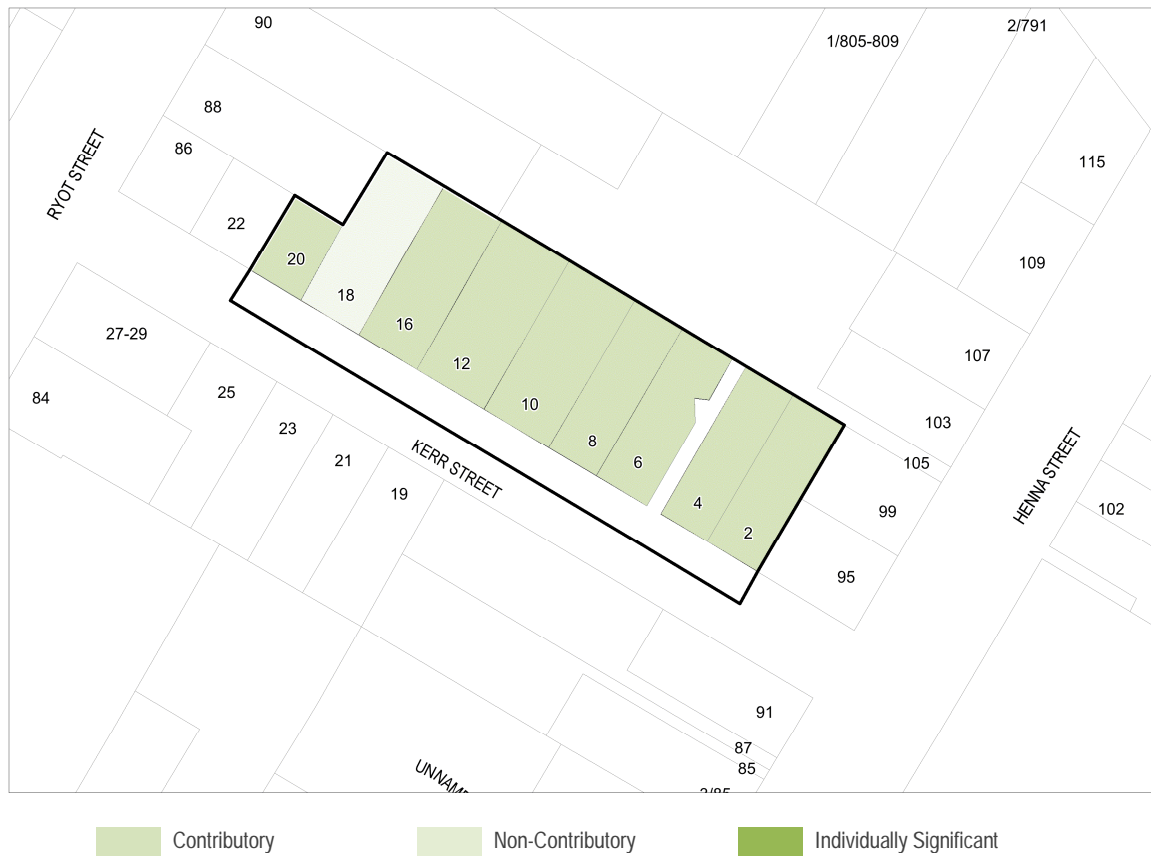
Retention of period chimneys add distinction to a streetscape



Example of early 20th century dwelling - also contributes to precinct character

KERR STREET PRECINCT (H0308)

H0308 - Kerr Street Precinct Map



List of places which contribute to the heritage values of the precinct

Kerr Street

- 2 Kerr Street - dwelling
- 4 Kerr Street - dwelling (Valhalla)
- 6 Kerr Street - dwelling
- 8 Kerr Street - dwelling
- 10 Kerr Street - dwelling
- 12 Kerr Street - dwelling
- 16 Kerr Street - dwelling
- 20 Kerr Street - dwelling

KERR STREET PRECINCT (H0308)

Design Guidelines - basis

Suggested Approach

Subdivision

The regular, rectilinear layout of the precinct is of heritage value. Allotments line the street and are equal in size, leading to a regular pattern of built form in the streetscape.

Dwellings of significance are sited to face the street and are set back in a consistent line, facing the street.

Allotment widths are consistent, reinforcing the spatial character and consistent rhythm of built form along Kerr Street - single houses regularly spaced, with limited garden space between, marking the type of suburban layout of the period.

Further subdivision of allotments within the precinct is not encouraged, as the spatial/ built form character of the locale will be compromised.

Secondary development in rear yards is possible, but may be limited due to allotment size. The built form character of the streetscape should be maintained (dwellings, with open space between) if rear allotment development is considered.

Future subdivision of non-contributory allotments should continue the established spatial character of development in the streetscape – in scale, width and pattern.

Demolition

Demolition of a contributory place is not typically supported within the precinct. Demolition of the whole of a building which is a Contributory Element generally has an adverse effect on the significance of a Heritage Place.

Demolition of parts of a Contributory Place visible from the public domain has the potential to adversely affect the significance of the precinct.

Demolition of parts of a place which do not contribute to the significance or the setting of a place may be considered, if removal does not adversely affect the fabric and significant views (setting) of the affected Contributory place within a precinct.

Demolition of Contributory Place dwellings is not supported, as this would result in a loss of heritage fabric.

Removal of later garages, rear additions or fences not in character with those typical to the era of significance of the place may be considered by Council.

Removal of original timber sash windows or changes in window opening proportions to Contributory places is not supported, where windows can be seen from the streetscape.

New Buildings

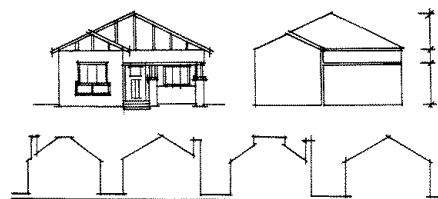
Replacement of non-contributory buildings with new development should be contemporary, but also compatible in design. Compatibility is achieved by considering the key design attributes which comprise the significance of the locale - e.g. setback, scale, roof pitch and line, wall materials, window proportions, fencing and use of verandahs.

Dwellings in this Precinct are typically single storey, with pitched (typically 30 degree) hipped or gable corrugated galvanised iron or tile clad roofs. Walls are typically masonry, or clad in weatherboard or conite finished.

Late 19th and early century dwellings are typically symmetrical cottages and asymmetrical villas in style, with bullnose verandahs supported by timber posts dressed with cast iron lacework, or timber fret (sometimes wrap-around) to the street.

New development should respect the established spatial/ built form pattern of the streetscape of Kerr Street. New buildings should continue the scale/ proportion of built form/ open space common to the locale and be oriented to face the street.

The scale, roof pitch and use of materials similar to those common to the area is encouraged. Flat or low pitch roofs, two storey structures and large, wide footprint development on allotments is not supported.



Scale, spatial pattern and proportion is important

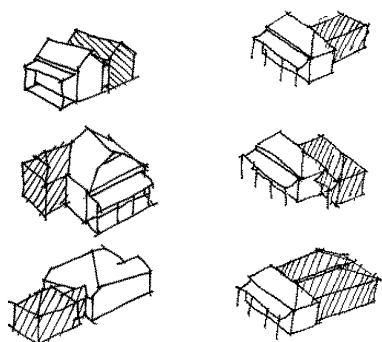
KERR STREET PRECINCT (H0308)

Design Guidelines - basis

Suggested Approach

External Alterations and Additions

Kerr Street dwellings of significance are modest and narrow footprint buildings, typically single storey in scale – reflecting the type of dwelling erected for lower income earners during the 1860-1900s period in Warrnambool. Houses typically contain two or three bedrooms and principal living spaces face the street. Future additions and alterations to these dwellings are possible to suit modern needs, but heritage values - embodied in the external appearance - also need to be considered.



Additions should maintain the historic form and scale of the dwelling, when viewed from the streetscape

Upper floor additions are generally not appropriate, as they will alter the scale of the dwelling – and hence compromise the suburban setting of places within the streetscape. Upper floor additions may only be appropriate if sited to the rear of a property and stepped so that new ridge lines do not dominate streetscape views of existing dwellings.

Any proposed additions should be to the rear of existing dwellings, to minimise adverse visual impact on the streetscape. Additions to the side of dwellings are not encouraged, as additions will alter the original scale (width) of dwellings when viewed from the street. Further, construction of additions on to the side boundary are not appropriate if seen from the street, as this alters the spatial/ built form character of the streetscape.

Original timber framed windows facing the streetscape should be retained and repaired where possible. Replacement of later aluminium framed windows with replica original timber windows is encouraged, to improve the historic integrity of dwellings.

Original verandahs should also remain and be maintained, based on original evidence or on similar examples found elsewhere in the street. (based upon the period of construction of the dwelling).

Alterations to interior finishes and rooms will not impact on the values of the precinct.

Materials, Colours and Finishes

Mid/late 19th and early century dwellings are typically symmetrical cottages or asymmetrical villas in style. Walls are masonry, or clad in weatherboards, or in some cases are stucco finished masonry.

Bullnose verandahs (sometimes wrap-around) are also common to the front of asymmetrical villas, supported by timber posts dressed with cast iron lacework, or timber fret to the street.

Early paint finishes to stucco would have been limewash in type.

Roofs were clad in galvanised corrugated iron/slate and are of gable/hip form and 30 degree in pitch. Red painted corrugate galvanised iron roofing was a common practice mid-20th century, when roof rust was painted out in colours to match the more expensive terracotta tiling.

Paint colours for timberwork typical to the period include

- Light ochre colours (19th century); crème, pale green and mid ochres (20th century interwar) to walls
dark brown, green and Indian red (19th century) and lighter crèmes, green or red through to dark brown, red and green (20th century interwar) to timber details.

Stone and face brick wall finishes should be retained and not be rendered or painted.

Conite clad buildings should ideally be refurbished as timber clad dwellings when Conite is removed in the future.

Marseille tile roofs should also remain and be repaired to match, or re-clad as historically appropriate with similar deep profile corrugated, galvanised or mid grey colorbond roof sheeting.

Early stucco finishes should be painted using matt or low gloss finish paint, to simulate earlier gloss levels and also hide past patching work in stucco.

Replacement gutters should reflect profiles common to the era of construction of the dwelling – 19th century = 'ogee' profile, 20th century = ½ round and quad profile preferable. Round metal downpipes are recommended – UPVC types have jointing systems which are visually inappropriate to the era of the dwelling.

Timberwork – matt finishes to wall planking. Gloss finishes to fascias, barges and joinery in colours suggested recommended. Potential for accent colours to be used on front doors.

Roller shutters and obvious window film tints to windows are discouraged.

KERR STREET PRECINCT (H0308)

Design Guidelines - basis

Suggested Approach

Fencing

Front fences were an important part of the design of Victorian era houses. Most fences were simple timber pickets, sometimes with more complex picket heads. Most small houses had a central gate of the same material leading to the front door. For masonry buildings, fences were commonly palisade style with cast iron spears on stone plinths and ornamented end piers of stone, rendered or face brickwork, or cast iron. For grander, more ornamental residences, finely finished local sandstone fences were sometimes used.

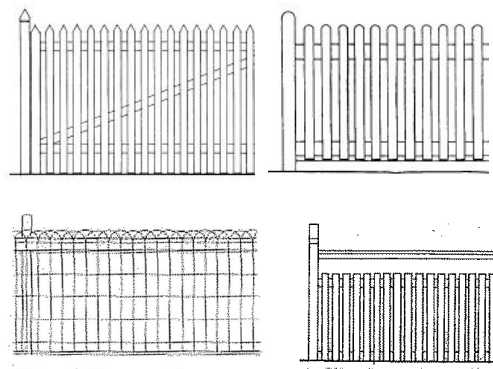
Federation/Edwardian era dwellings: Most fences were timber pickets, sometimes with a timber capping. Twisted wire suspended between rounded timbers posts also began to emerge as a mass produced product at this time. Some examples of elaborate patterned cast iron balusters fixed to bluestone plinth. Occasional corrugated iron on timber framing. Where red brick traditional style Federation houses exist, the occasional red brick masonry fence, sometimes with white render.

Some fencing in the locale is stone in construction – sandstone or limestone – and typically low in height, dressed with an overhanging coping stone.

New fences should repeat design features of fencing typical to the era of dwellings in the streetscape – including timber picket, cast iron palisade, face stone masonry, crimped woven wire with looped tops, hedging, vertical timber plank, or masonry with low pillars to match the dwelling. All new front boundary fencing should be limited to 1.2 metre high maximum.

High picket or solid masonry fencing is not permitted, as this is contrary to the streetscape character of the locale.

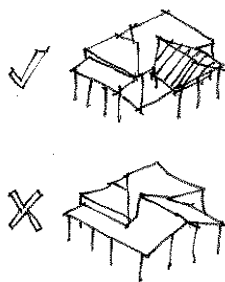
Rear fencing can be replaced to suit where out of view of the streetscape. Corrugated profile sheet or timber plank fences are preferred.



Woven crimp wire and timber picket and paling fences typical to the period of the precinct

Carparking/ Garaging

Most houses in the street were erected without driveways or garages. Driveways and garages have been added over time.



Location of carport maintains scale of dwelling

New garages or carports are not permitted forward of dwellings in the streetscape.

New garages should be sited towards the rear of each property, so the traditional scale and siting of the dwelling remains extant. Materials should reflect those of each dwelling – matching face brick, painted render or timber/ corrugated clad structures are appropriate. Roofing should match that of each dwelling, continuing the established built form character of dwellings in the locale.

Any carport/ garage proposed in new development should be set back from the front facade of such development by at least the width of the garage. Garages/ carports should not be built on side boundaries of allotments, as this disrupts the established spatial/ built character of the streetscape.

Any roller/ panel door to garages/ carports should be painted to match the surrounding wall colour, to reduce visual dominance within the streetscape.



HERITAGE GUIDELINES WARRNAMBOOL CITY COUNCIL 2015



HENNA STREET SOUTH PRECINCT (H0309)

Introduction

The following design guidelines assist in the understanding of the unique built form characteristics of the **Henna Street South Heritage Precinct**, Warrnambool.

Warrnambool has 26 heritage precincts which recognise the distinctive heritage character of Warrnambool. Each heritage precinct is now incorporated in the Warrnambool Planning Scheme. The Heritage Overlay within the Warrnambool Planning Scheme lists the types of works to buildings which trigger the need for a planning permit.

If you are considering any works to a property within a heritage precinct, we suggest you contact Council to confirm if a planning permit is required. Council also provides a complimentary Heritage Advisory Service for owners of properties within heritage precincts. Conservation and design advice is readily available by appointment (telephone (03) 5559 4800).

This guideline is intended to encourage and support the retention and enhancement of the historic character of the area. A series of guiding design principles are provided to encourage compatible new development and appropriate minor works or alterations and additions to existing properties.

Historical Background and Significance Statements are referenced from *Warrnambool City Council Heritage Guidelines 2012*.

Historical Background

The Henna Street South Precinct runs north-south between Merri and Lava Streets (excluding the intersections) and areas of Timor Street included in the original 1847 Survey, from 274-290 (even) and 281-297 (odd) Timor Street.

The housing stock varies throughout the precinct but not so much as in other nearby precincts. There are several large houses dating from the 1860s, there are fewer cottages and more good quality Interwar houses. In fact, some surviving cottages and smaller late nineteenth century houses such as 35 Henna Street and 57 Henna have been modified in the 1920s to look more like bungalows. Tay House at 41 Henna Street is very much compromised by alterations made to modernise it in the Interwar years. Airlie at 19 Henna Street, one of the earliest and probably the most important villa residence south-west of Raglan Parade is loosely in the Italianate style. It is much extended and now stands on a reduced allotment. Monovae at 23 Henna Street, although rooted in the Victorian picturesque aesthetic like Airlie, also shows interesting transitional forms and details, anticipating the Federation style. Other nineteenth century houses, such as 55 Henna Street are more conventional.

The Interwar houses include some excellent contrasting examples of popular styles, such as the smart Moderne house at 1 Henna Street

which is opposite the stolid bungalow Moseley at 2 Henna Street. The intersection of Henna and Timor Streets is one of the most intact in the residential parts of Warrnambool. The Christ Church Anglican complex is the keystone of the precinct.

Henna Street is dominated by its street trees. There are two species which are to some extent inter-planted. There is an avenue of 51 Norfolk Island Pines (*Araucaria heterophylla*). On the west side of Henna Street between Merri and Timor Street there is a row of eight common Olive trees (*Olea europaea* subsp. *Europaea*).

Why is the Henna Street South Precinct significant?

The Henna Street South Precinct is of historical significance as an area of early subdivision, land sales and prosperity in Warrnambool. It remains one of the best residential areas in the City, a prestige which commenced and continues to be advanced by the proximity of the Christ Church complex.

The Norfolk Island Pines, planted as street trees reflect the aspirations of the townspeople, to create a dramatic streetscape of strong architectural trees, which are now at maturity, and provide aesthetic significance to the precinct.

Of architectural significance is the large number of early residences, late Victorian residences and Interwar buildings. These are mainly of a high quality, and represent the social and architectural style trends over a period of 140 years of development and which allow a comparison from one period to the next. The architectural significance of the precinct is very strongly reinforced by the simple but distinguished Gothic Revival style of Christ Church and the modest domestic architecture and garden of the vicarage.

What is significant?

The precinct contains a series of intact dwellings from the early years of settlement (1860s), along with a mix of Victorian/Federation era through to interwar period dwellings – many set in generous, established gardens.

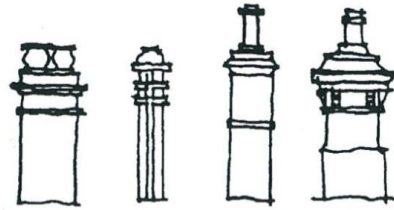
Dwellings are a mix of single and two storey scale buildings, with pitched (typically 30 degree) hipped or gable corrugated galvanised iron or tile clad roofs. Walls are typically masonry, or clad in weatherboard or conite finished. Several substantial mid/late 19th century dwellings are historic landmarks in the street. 19th and early 20th century dwellings are typically either symmetrical cottages or asymmetrical villas in style, many with bullnose verandahs supported by timber posts dressed with cast iron lacework, or timber fret (sometimes wrap-around) to the street.

All 1870-1930s dwellings are consistent in front and side setback and address the street. Many properties have reasonably wide side setbacks. Fencing is low to front boundaries. Driveways are common along the street.

HENNA STREET SOUTH PRECINCT (HO309)



Symmetrical villas typical of the precinct period of heritage significance, sited in response to the rise in land along the street. Note pitched, hip roofs, chimneys, consistent alignment and verandahs



Retention of period chimneys add distinction to a streetscape



Extensive timber fret decoration to this c1890-1915 villa adds architectural character to precinct



Substantial c1880s projecting bay window villa – note the vertically proportioned windows, decorative eaves brackets, and extensive use of cast iron lacework decoration to the front verandah



'inter-war' period dwellings which also contribute to the precinct heritage character – still pitched roofs, front verandahs or porches and vertical openings. Note fence types match era of dwelling in material/ detail

HENNA STREET SOUTH PRECINCT (HO309)

HO309 - Henna Street South Precinct Map



Contributory

Non-Contributory

Individually Significant

List of places which contribute to the heritage values of the precinct

Henna Street

- 1 Henna Street - dwelling
- 2 Henna Street - dwelling
- 5 Henna Street - dwelling
- 6 Henna Street - dwelling
- 8 Henna Street - dwelling
- 10 Henna Street - dwelling
- 11 Henna Street - dwelling
- 12-14 Henna Street - dwelling
- 13 Henna Street - dwelling
- 15 Henna Street - dwelling
- 16 Henna Street - dwelling
- 17 Henna Street - dwelling
- 19 Henna Street - dwelling
- 20 Henna Street - dwelling
- 21 Henna Street - dwelling
- 23 Henna Street - dwelling
- 27 Henna Street - dwelling
- 29 Henna Street - dwelling
- 33 Henna Street - dwelling
- 35 Henna Street - dwelling
- 37 Henna Street - dwelling
- 40 Henna Street - dwelling
- 41-43 Henna Street - dwelling
- 44 Henna Street - dwelling
- 49 Henna Street - dwelling
- 55 Henna Street - dwelling
- 57 Henna Street - dwelling
- 59 Henna Street - dwelling
- 61 Henna Street - dwelling
- 63 Henna Street - dwelling
- 64 Henna Street - dwelling
- 65 Henna Street - dwelling
- 66 Henna Street - dwelling
- 67 Henna Street - Dwelling
- Row of *Araucaria heterophylla* (x51) and *Olea europaea* supsp. *Europaea* within Henna Street road reserve (HO226)

Koroit Street

- 224 Koroit Street - Christ Church Complex (HO183)
- 255 Koroit Street - dwelling (Holland House)
- 226-228 Koroit Street - Christ Church Complex (HO183)
- 257 Koroit Street - dwelling

Timor Street

- 274 Timor Street - dwelling
- 283 Timor Street - dwelling
- 276 Timor Street - dwelling
- 285 Timor Street - dwelling
- 284 Timor Street - dwelling
- 293 Timor Street - dwelling
- 288 Timor Street - dwelling
- 297 Timor Street - dwelling
- 290 Timor Street - dwelling
- 299 Timor Street - dwelling (HO174) (Jenolan)

HENNA STREET SOUTH PRECINCT (HO309)

292 Timor Street - dwelling
Row of *Araucaria heterophylla* within
Timor Street road reserve (HO226)

Design Guidelines - basis

Suggested Approach

Subdivision

The regular, rectilinear layout of the precinct is of heritage value. Allotments line the street and are equal in size, leading to a regular pattern of built form in the streetscape.

Dwellings of significance are sited to face the street or street intersections and are set back in a consistent line, facing the street.

Allotment widths are consistent, reinforcing the spatial character and consistent rhythm of built form along Henna Street – single houses regularly spaced, with garden space between, marking the early grid layout of Warrnambool.

Further subdivision of allotments within the precinct is not encouraged, as the spatial/ built form character of the locale will be compromised.

Secondary development in rear yards is possible, but may be limited due to allotment size in some instances. The built form character of the streetscape should be maintained (dwellings, with open space between) if rear allotment development is considered.

Future subdivision of non-contributory allotments should continue the established spatial character of development in the streetscape – in scale, width and pattern.

Demolition

Demolition of a contributory place is not typically supported within the precinct. Demolition of the whole of a building which is a Contributory Element generally has an adverse effect on the significance of a Heritage Place.

Demolition of parts of a Contributory Place visible from the public domain has the potential to adversely affect the significance of the precinct.

Demolition of parts of a place which do not contribute to the significance or the setting of a place may be considered, if removal does not adversely affect the fabric and significant views (setting) of the affected Contributory Place.

Demolition of Contributory Place dwellings is not supported, as this would result in a loss of heritage fabric.

Removal of later garages, rear additions or fences not in character with those typical to the era of significance of the place may be considered by Council.

Removal of original timber sash windows or changes in window opening proportions to Contributory places is not supported, where windows can be seen from the streetscape.

New Buildings

Replacement of non-contributory buildings with new development should be contemporary, but also compatible in design. Compatibility is achieved by considering the key design attributes which comprise the significance of the locale - e.g. setback, scale, roof pitch and line, wall materials, window proportions, fencing and use of verandahs.

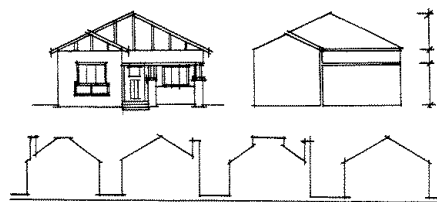
Dwellings in this Precinct are a mix of single and double storey, with pitched (typically 30 degree) hipped or gable corrugated galvanised iron or tile clad roofs. Walls are typically masonry, or clad in weatherboard or conite finished.

Late nineteenth and early century dwellings are typically symmetrical cottages or asymmetrical villas in style, with bullnose verandahs supported by timber posts dressed with cast iron lacework, or timber fret (sometimes wrap-around) to the street.

Interwar 'bungalow' and cottage style dwellings feature projecting gable or bay window forms; featuring deep front or side verandahs supported on a variety of masonry pillar styles; timber batten/ shingle detailing to gable fronts; architecturally detailed timber windows and doorways, decorative timber eaves and weatherboard or stucco clad walls. Most dwellings also feature brick chimneys to main rooms.

New development should respect the established spatial/ built form pattern of the streetscape of Henna Street. New buildings should continue the scale/ proportion of built form/ open space common to the immediate locale and be oriented to face the street.

The scale, roof pitch and use of materials similar to those common to the area is encouraged. Flat or low pitch roofs, two storey structures and large, wide footprint development on allotments is not supported where the surrounding built form character does not reference these design attributes.



Scale, spatial pattern and proportion is important

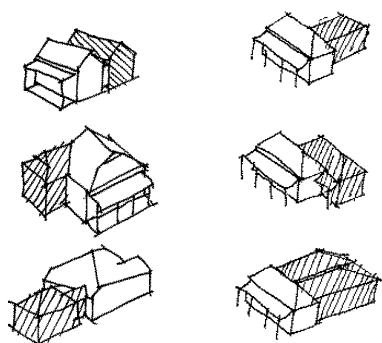
HENNA STREET SOUTH PRECINCT (HO309)

Design Guidelines - basis

Suggested Approach

External Alterations and Additions

Henna Street dwellings of significance are a mix of large and moderate footprint buildings, both single and two storey in scale – reflecting the type of dwelling erected for middle income/ professionals during the 1860-1930s period in Warrnambool. Houses typically contain several bedrooms and principal living spaces face the street. Future additions and alterations to these dwellings are possible to suit modern needs, but heritage values - embodied in the external appearance - also need to be considered.



Additions should maintain the historic form and scale of the dwelling, when viewed from the streetscape

Upper floor additions are generally not appropriate, as they will alter the scale of the single storey dwelling – and hence compromise the suburban setting of places within the streetscape. Upper floor additions may only be appropriate if proposed to existing two storey scale buildings, sited to the rear of a property and stepped so that new ridge lines do not dominate streetscape views of existing dwellings.

Any proposed additions should be to the rear of existing dwellings, to minimise adverse visual impact on the streetscape. Additions to the side of dwellings are not encouraged, as additions will alter the original scale (width) of dwellings when viewed from the street. Further, construction of additions on to the side boundary are not appropriate if seen from the street, as this alters the spatial/ built form character of the streetscape.

Original timber framed windows facing the streetscape should be retained and repaired where possible. Replacement of later aluminium framed windows with replica original timber windows is encouraged, to improve the historic integrity of dwellings.

Original verandahs should also remain and be maintained, based on original evidence or on similar examples found elsewhere in the street. (based upon the period of construction of the dwelling).

Alterations to interior finishes and rooms will not impact on the values of the precinct.

Materials, Colours and Finishes

Late 19th and early century dwellings are typically symmetrical cottages or asymmetrical villas in style. Walls are clad in weatherboards, or in some cases are stucco finished masonry or even face stone. Bullnose verandahs (sometimes wrap-around) are also common to the front, supported by timber posts dressed with cast iron lacework, or timber fret to the street.

Early paint finishes to stucco would have been limewash in type.

Roofs were clad in galvanised corrugated iron or terracotta Marseille tiles and are of gable/ hip form and 30 degree in pitch. Red painted corrugated galvanised iron roofing was a common practice mid-20th century, when roof rust was painted out in colours to match the more expensive terracotta tiling.

Paint colours for timberwork typical to the period include

- Light ochre colours (19th century); crème, pale green and mid ochres (20th century interwar) to walls
dark brown, green and Indian red (19th century) and ,lighter crèmes, green or red through to dark brown, red and green (20th century interwar) to timber details.

Stone and face brick wall finishes should be retained and not be rendered or painted.

Conite clad buildings should ideally be refurbished as timber clad dwellings when Conite is removed in the future.

Tile roofs should also remain and be repaired to match, or re-clad as historically appropriate with similar deep profile corrugated, galvanised or mid grey colorbond roof sheeting.

Original stained finish timber shingles to 'bungalow' style gable faces should be oiled, not painted in finish.

Early stucco finishes should be painted using matt or low gloss finish paint, to simulate earlier gloss levels and also hide past patching work in stucco.

Replacement gutters should reflect profiles common to the era of construction of the dwelling – 19th century = 'ogee' profile, 20th century = ½ round and quad profile preferable. Round metal downpipes are recommended – UPVC types have jointing systems which are visually inappropriate to the era of the dwelling.

Timberwork – matt finishes to wall planking. Gloss finishes to fascias, barges and joinery in colours suggested recommended. Potential for accent colours to be used on front doors.

Roller shutters and obvious window film tints to windows are discouraged.

HENNA STREET SOUTH PRECINCT (H0309)

Design Guidelines - basis

Suggested Approach

Fencing

Front fences were an important part of the design of Victorian era houses. Most fences were simple timber pickets, sometimes with more complex picket heads. Most small houses had a central gate of the same material leading to the front door. For masonry buildings, fences were commonly palisade style with cast iron spears on stone plinths and ornamented end piers of stone, rendered or face brickwork, or cast iron. For grander, more ornamental residences, finely finished local sandstone fences were sometimes used.

Federation/Edwardian era dwellings: Most fences were timber pickets, sometimes with a timber capping. Twisted wire suspended between rounded timbers posts also began to emerge as a mass produced product at this time. Some examples of elaborate patterned cast iron balusters fixed to bluestone plinth. Occasional corrugated iron on timber framing. Where red brick traditional style Federation houses exist, the occasional red brick masonry fence, sometimes with white render.

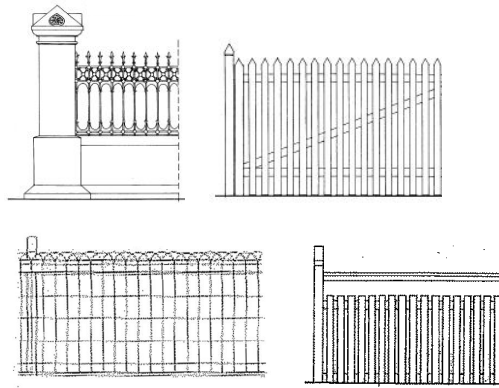
Some fencing in the locale is stone in construction – sandstone or limestone – and typically low in height, dressed with a overhanging coping stone.

Fencing associated with California Bungalow/ cottage style dwellings was typically either crimped wire with looped tops or low masonry fences rendered to match verandah balustrades. Low hedges or vertical timber plank fences were also common. Fencing was almost always no higher than 1 metre. Timber plank or corrugated iron sheet fencing was common to side or rear yards. Timber picket fences were less commonly used for this style of dwelling.

New fences should repeat design features of fencing typical to the era of dwellings in the streetscape – including timber picket, cast iron palisade, face stone masonry, crimped woven wire with looped tops, hedging, vertical timber plank, or masonry with low pillars to match the dwelling. All new front boundary fencing should be limited to 1.2 metre high maximum.

High picket or solid masonry fencing is not permitted, as this is contrary to the streetscape character of the locale.

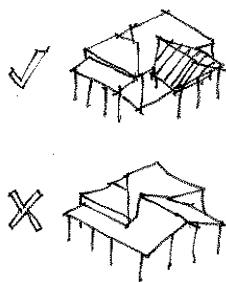
Rear fencing can be replaced to suit where out of view of the streetscape. Corrugated profile sheet or timber plank fences are preferred.



End pillar/ cast iron panel; timber picket, woven crimp wire and timber paling fences typical to the period of the precinct

Carparking/ Garaging

Most houses in the street were erected without driveways or garages. Driveways and garages have been added over time – some with a sweeping driveway around dwellings.



Location of carport maintains scale of dwelling

New garages or carports are not permitted forward of dwellings in the streetscape.

New garages should be sited towards the rear of each property, so the traditional scale and siting of the dwelling remains extant. Materials should reflect those of each dwelling – matching face brick, painted render or timber/ corrugated clad structures are appropriate. Roofing should match that of each dwelling, continuing the established built form character of dwellings in the locale.

Any carport/ garage proposed in new development should be set back from the front facade of such development by at least the width of the garage. Garages/ carports should not be built on side boundaries of allotments, as this disrupts the established spatial/ built character of the streetscape.

Any roller/ panel door to garages/ carports should be painted to match the surrounding wall colour, to reduce visual dominance within the streetscape.



HERITAGE GUIDELINES WARRNAMBOOL CITY COUNCIL 2015



LAVA STREET WEST PRECINCT (H0310)

Introduction

The following design guidelines assist in the understanding of the unique built form characteristics of the **Lava Street West Heritage Precinct**, Warrnambool.

Warrnambool has 26 heritage precincts which recognise the distinctive heritage character of Warrnambool. Each heritage precinct is now incorporated in the Warrnambool Planning Scheme. The Heritage Overlay within the Warrnambool Planning Scheme lists the types of works to buildings which trigger the need for a planning permit.

If you are considering any works to a property within a heritage precinct, we suggest you contact Council to confirm if a planning permit is required. Council also provides a complimentary Heritage Advisory Service for owners of properties within heritage precincts. Conservation and design advice is readily available by appointment (telephone (03) 5559 4800).

This guideline is intended to encourage and support the retention and enhancement of the historic character of the area. A series of guiding design principles are provided to encourage compatible new development and appropriate minor works or alterations and additions to existing properties.

Historical Background and Significance Statements are referenced from *Warrnambool City Council Heritage Guidelines 2012*.

Historical Background

The Lava Street West Precinct has mixed housing stock, ranging from small early stone cottages through to late nineteenth century and early twentieth century residences, as well as containing a number of houses from the Interwar period, and a few mid twentieth century examples. Some of the earliest surviving cottages may date from as early as 1860, although most have been remodelled at a later stage, sometimes with Edwardian verandahs being added.

Importantly, almost all of the houses are single storey, detached dwellings with standard setbacks, front gardens and discrete car access and parking. Lava Street was originally the township of Warrnambool's northern most boundary, and may have contained many early cottages. The precinct is in good condition, and retains a relatively high degree of integrity.

Why is the Lava Street West Precinct significant?

The Lava Street West precinct is of historical significance as the northern most boundary of the original township of Warrnambool and as a very early street in the overall residential development of Warrnambool. The Lava Street West hill was also important historically for the fine quality of its late Victorian and early twentieth century housing stock, reflecting the social affluence of the middle classes in Warrnambool at various periods over the past 150 years.

The precinct overall is of architectural significance as it displays a range of architectural styles and social trends from early Victorian through to Modern. The precinct overall is supported by those architect designed buildings which remain on large allotments throughout the precinct.

What is significant?

The precinct contains a series of intact dwellings from the initial 1870s era of subdivision, along with a mix of Federation era through to interwar period dwellings – most set in small established gardens.

Dwellings are consistently single storey in scale, with pitched (typically 25-30 degree) hipped or gable corrugated galvanised iron or tile clad roofs. Walls are typically masonry, or clad in weatherboard or conite finished. Dwellings are sited across the steep hill of the street. Therefore the streetscape is one of interest, with dwellings stepping up the street in siting.

19th and early 20th century dwellings are typically either symmetrical cottages or asymmetrical villas in style, with bullnose verandahs supported by timber posts dressed with cast iron lacework, or timber fret (sometimes wrap-around) to the street.

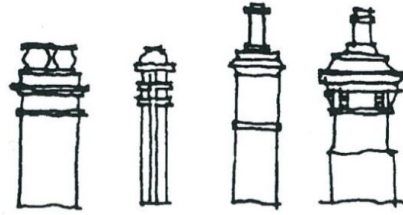
All 1870-1930s dwellings are consistent in front and side setback and address the street. Many properties have reasonably wide side setbacks. Fencing is low to front boundaries.

Some dwellings feature later period garages near dwellings where allotment width permits. Driveways are common along the street.

LAVA STREET WEST PRECINCT (H0310)



Streetscape with a mix of late 19th and up to mid 20th century dwellings, of consistent scale, setback and spatial alignment. Note similar roof pitches, use of front verandahs and timber/ masonry cladding



Retention of period chimneys add distinction to a streetscape



Decorative timber gable detailing, early 20th century dwelling of heritage character within precinct



C1870s cottages of heritage merit also contribute to the precinct character



Extant fencing typical to late 19th century 'Italianate' style dwellings – note: pillars feature only to gate and corners



Typical 'bungalow' style verandah – roof pitch is lower than a 19th century dwelling, but still of sufficient steepness to integrate with 19th century roofscape of precinct

LAVA STREET WEST PRECINCT (H0310)

H0310 - Lava Street West Precinct Map



List of places which contribute to the heritage values of the precinct

Lava Street

- 230 Lava Street - dwelling
- 234 Lava Street - dwelling
- 236 Lava Street - dwelling
- 238 Lava Street - dwelling
- 240 Lava Street - dwelling
- 267 Lava Street - dwelling
- 269 Lava Street - dwelling
- 271 Lava Street - dwelling
- 277 Lava Street - dwelling
- 279 Lava Street - dwelling
- 281 Lava Street - dwelling
- 283 Lava Street - dwelling
- 285 Lava Street - dwelling

LAVA STREET WEST PRECINCT (H0310)

Design Guidelines - basis

Suggested Approach

Subdivision

The regular, rectilinear layout of the precinct is of heritage value. Allotments line the street and are equal in size, leading to a regular pattern of built form in the streetscape.

Dwellings of significance are sited to face the street and are set back in a consistent line, facing the street.

Allotment widths are generally consistent, reinforcing the spatial character and consistent rhythm of built form along Lava Street – single houses regularly spaced, stepping down the hill, with garden space between, marking the type of suburb layout of the period.

Further subdivision of allotments within the precinct is not encouraged, as the spatial/ built form character of the locale will be compromised.

Secondary development in rear yards is possible, but may be limited due to allotment size. The built form character of the streetscape should be maintained (dwellings, with open space between) if rear allotment development is considered.

Future subdivision of non-contributory allotments should continue the established spatial character of development in the streetscape – in scale, width and pattern.

Demolition

Demolition of a contributory place is not typically supported within the precinct. Demolition of the whole of a building which is a Contributory Element generally has an adverse effect on the significance of a Heritage Place.

Demolition of parts of a Contributory Place visible from the public domain has the potential to adversely affect the significance of the precinct.

Demolition of parts of a place which do not contribute to the significance or the setting of a place may be considered, if removal does not adversely affect the fabric and significant views (setting) of the affected Contributory place within a precinct.

Demolition of Contributory Place dwellings is not supported, as this would result in a loss of heritage fabric.

Removal of later garages, rear additions or fences not in character with those typical to the era of significance of the place may be considered by Council.

Removal of original timber sash windows or changes in window opening proportions to Contributory places is not supported, where windows can be seen from the streetscape.

New Buildings

Replacement of non-contributory buildings with new development should be contemporary, but also compatible in design. Compatibility is achieved by considering the key design attributes which comprise the significance of the locale - e.g. setback, scale, roof pitch and line, wall materials, window proportions, fencing and use of verandahs.

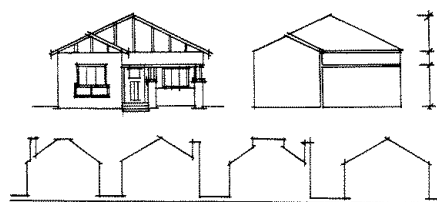
Dwellings in this Precinct are typically single storey, with pitched (typically 30 degree) hipped or gable corrugated galvanised iron or tile clad roofs. Walls are typically masonry, or clad in weatherboard or conite finished.

Late 19th and early century dwellings are typically symmetrical cottages and asymmetrical villas in style, with bullnose verandahs supported by timber posts dressed with cast iron lacework, or timber fret (sometimes wrap-around) to the street.

Interwar 'bungalow' and cottage style dwellings feature projecting gable or bay window forms; featuring deep front or side verandahs supported on a variety of masonry pillar styles; timber batten/ shingle detailing to gable fronts; architecturally detailed timber windows and doorways, decorative timber eaves and weatherboard or stucco clad walls. Most dwellings also feature brick chimneys to main rooms.

New development should respect the established spatial/ built form pattern of the streetscape of Lava Street. New buildings should continue the scale/ proportion of built form/ open space common to the locale and be oriented to face the street.

The scale, roof pitch and use of materials similar to those common to the area is encouraged. Flat or low pitch roofs, two storey structures and large, wide footprint development on allotments is not supported.



Scale, spatial pattern and proportion are important

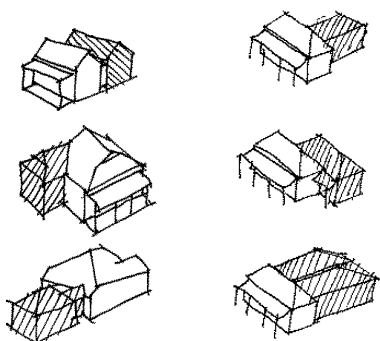
LAVA STREET WEST PRECINCT (H0310)

Design Guidelines - basis

Suggested Approach

External Alterations and Additions

Lava Street dwellings of significance are a mix of modest and narrow footprint buildings, typically single storey in scale – reflecting the type of dwelling erected for middle income/ professionals during the 1870-1930s period in Warrnambool. Houses typically contain two or three bedrooms and principal living spaces face the street. Future additions and alterations to these dwellings are possible to suit modern needs, but heritage values - embodied in the external appearance - also need to be considered.



Additions should maintain the historic form and scale of the dwelling, when viewed from the streetscape

Upper floor additions are generally not appropriate, as they will alter the scale of the dwelling – and hence compromise the suburban setting of places within the streetscape. Upper floor additions may only be appropriate if sited to the rear of a property and stepped so that new ridge lines do not dominate streetscape views of existing dwellings. Upper floor additions should also not be seen from side views, from the streetscape.

Any proposed additions should be to the rear of existing dwellings, to minimise adverse visual impact on the streetscape. Additions to the side of dwellings are not encouraged, as additions will alter the original scale (width) of dwellings when viewed from the street. Further, construction of additions on to the side boundary are not appropriate if seen from the street, as this alters the spatial/ built form character of the streetscape.

Original timber framed windows facing the streetscape should be retained and repaired where possible. Replacement of later aluminium framed windows with replica original timber windows is encouraged, to improve the historic integrity of dwellings.

Original verandahs should also remain and be maintained, based on original evidence or on similar examples found elsewhere in the street. (based upon the period of construction of the dwelling).

Alterations to interior finishes and rooms will not impact on the values of the precinct.

Materials, Colours and Finishes

Late 19th and early century dwellings are typically symmetrical cottages or asymmetrical villas in style. Walls are clad in weatherboards, or in some cases are stucco finished masonry or even face stone. Bullnose verandahs (sometimes wrap-around) are also common to the front, supported by timber posts dressed with cast iron lacework, or timber fret to the street.

Early paint finishes to stucco would have been limewash in type.

Roofs were clad in corrugated galvanised iron or terracotta Marseille tiles and are of gable/ hip form and 30 degree in pitch. Red painted corrugated galvanised iron roofing was a common practice mid-20th century, when roof rust was painted out in colours to match the more expensive terracotta tiling.

Paint colours for timberwork typical to the period include

- Light ochre colours (19th century); crème, pale green and mid ochres (20th century interwar) to walls
dark brown, green and Indian red (19th century) and lighter crèmes, green or red through to dark brown, red and green (20th century interwar) to timber details.

Stone and face brick wall finishes should be retained and not be rendered or painted.

Conite clad buildings should ideally be refurbished as timber clad dwellings when Conite is removed in the future.

Tile roofs should also remain and be repaired to match, or re-clad as historically appropriate with similar deep profile corrugated, galvanised or mid grey colorbond roof sheeting.

Original stained finish timber shingles to 'bungalow' style gable faces should be oiled, not painted in finish.

Early stucco finishes should be painted using matt or low gloss finish paint, to simulate earlier gloss levels and also hide past patching work in stucco.

Replacement gutters should reflect profiles common to the era of construction of the dwelling – 19th century = 'ogee' profile, 20th century = ½ round and quad profile preferable. Round metal downpipes are recommended – UPVC types have jointing systems which are visually inappropriate to the era of the dwelling.

Timberwork – matt finishes to wall planking. Gloss finishes to fascias, barges and joinery in colours suggested recommended. Potential for accent colours to be used on front doors.

Roller shutters and obvious window film tints to windows are discouraged.

LAVA STREET WEST PRECINCT (H0310)

Design Guidelines - basis

Suggested Approach

Fencing

Front fences were an important part of the design of Victorian era houses. Most fences were simple timber pickets, sometimes with more complex picket heads. Most small houses had a central gate of the same material leading to the front door. For masonry buildings, fences were commonly palisade style with cast iron spears on stone plinths and ornamented end piers of stone, rendered or face brickwork, or cast iron. For grander, more ornamental residences, finely finished local sandstone fences were sometimes used.

Federation/Edwardian era dwellings: Most fences were timber pickets, sometimes with a timber capping. Twisted wire suspended between rounded timbers posts also began to emerge as a mass produced product at this time. Some examples of elaborate patterned cast iron balusters fixed to bluestone plinth. Occasional corrugated iron on timber framing. Where red brick traditional style Federation houses exist, the occasional red brick masonry fence, sometimes with white render.

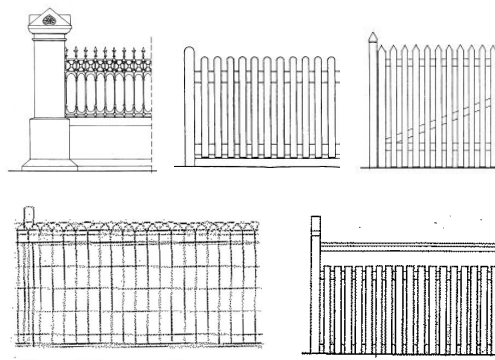
Some fencing in the locale is stone in construction – sandstone or limestone – and typically low in height, dressed with an overhanging coping stone.

Fencing associated with California Bungalow/ cottage style dwellings was typically either crimped wire with looped tops or low masonry fences rendered to match verandah balustrades. Low hedges or vertical timber plank fences were also common. Fencing was almost always no higher than 1 metre. Timber plank or corrugated iron sheet fencing was common to side or rear yards. Timber picket fences were less commonly used for this style of dwelling.

New fences should repeat design features of fencing typical to the era of dwellings in the streetscape – including timber picket, cast iron palisade, face stone masonry, crimped woven wire with looped tops, hedging, vertical timber plank, or masonry with low pillars to match the dwelling. All new front boundary fencing should be limited to 1.2 metre high maximum.

High picket or solid masonry fencing is not permitted, as this is contrary to the streetscape character of the locale.

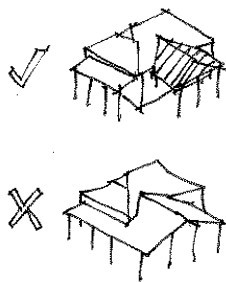
Rear fencing can be replaced to suit where out of view of the streetscape. Corrugated profile sheet or timber plank fences are preferred.



Masonry pillar (ends only) with cast iron infill panels, woven crimp wire and timber picket and paling fences typical to the period of the precinct

Carparking/ Garaging

Most houses in the street were erected without driveways or garages. Driveways and garages have been added over time.



Location of carport maintains scale of dwelling

New garages or carports are not permitted forward of dwellings in the streetscape.

New garages should be sited towards the rear of each property, so the traditional scale and siting of the dwelling remains extant. Materials should reflect those of each dwelling – matching face brick, painted render or timber/ corrugated clad structures are appropriate. Roofing should match that of each dwelling, continuing the established built form character of dwellings in the locale.

Any carport/ garage proposed in new development should be set back from the front facade of such development by at least the width of the garage. Garages/ carports should not be built on side boundaries of allotments, as this disrupts the established spatial/ built character of the streetscape.

Any roller/ panel door to garages/ carports should be painted to match the surrounding wall colour, to reduce visual dominance within the streetscape.



HERITAGE GUIDELINES WARRNAMBOOL CITY COUNCIL 2015



HIDER STREET AND RYOT STREET NORTH PRECINCT (H0311)

Introduction

The following design guidelines assist in the understanding of the unique built form characteristics of the **Hider Street and Ryot Street North Heritage Precinct**, Warrnambool.

Warrnambool has 26 heritage precincts which recognise the distinctive heritage character of Warrnambool. Each heritage precinct is now incorporated in the Warrnambool Planning Scheme. The Heritage Overlay within the Warrnambool Planning Scheme lists the types of works to buildings which trigger the need for a planning permit.

If you are considering any works to a property within a heritage precinct, we suggest you contact Council to confirm if a planning permit is required. Council also provides a complimentary Heritage Advisory Service for owners of properties within heritage precincts. Conservation and design advice is readily available by appointment (telephone (03) 5559 4800).

This guideline is intended to encourage and support the retention and enhancement of the historic character of the area. A series of guiding design principles are provided to encourage compatible new development and appropriate minor works or alterations and additions to existing properties.

Historical Background and Significance Statements are referenced from *Warrnambool City Council Heritage Guidelines 2012*.

Historical Background

The Hider Street and Ryot Street North precinct runs approximately north-south from Raglan Parade to Koroit Street, with Hider Street running at an angle to the south-west, south of Lava Street. It is located approximately 0.8 kilometres north-west of the centre of Warrnambool and includes one of the highest points in this part of Warrnambool which is marked by a pair of Phoenix canariensis (Canary Island Palms) planted as street trees.

The precinct also includes some buildings from Kerr Street, and a few from Ryot Street and Raglan Parade. Eleven mature Norfolk Island Pines (*Araucaria heterophylla*) dominate the southern end of Hider Street with a twelfth Pine located at the south-east corner of the intersection of Hider and Koroit Streets. Otherwise Hider Street is open with wide grass verges, a few small isolated street trees and a relatively narrow bitumen road pavement. The footpaths, curbs and channels are uniformly concrete.

The precinct comprises a very wide range of housing stock and includes some abandoned quarry sites. One house has been built within a former quarry. The housing stock is mixed, ranging from small early stone and timber cottages through to late-nineteenth century houses, and some Interwar houses.

Most of the housing appears to date from after the 1870s. Some early cottages have been remodelled in Edwardian times, changes which are significant in their own right.

Humeburn is the oldest and largest property in the precinct. A substantial stone house in an extensive garden including a grass tennis court, it was built in 1860 as the Presbyterian manse but was superseded in that role in the mid-1870s. For nearly one hundred years it has been the home of the important Tait family, founded by the Rev. George Tait, Presbyterian Minister at St John's Warrnambool from 1879 to 1888.

In contrast, there are three very small timber cottages in Little Ryot Street which must date from soon after 1870. The house at 60 Ryot Street is typical of the mid-1870s while the house at 71 Ryot Street is a particularly fine example of a later Italianate villa. There are many modest Edwardian houses and several Interwar bungalows. The pair of Phoenix canariensis, Canary Island Palms outside 69 and 71 Ryot Street is an important landmark. Generally the housing stock retains a good degree of integrity and is in good to excellent condition.

Importantly, most of the houses are still single storey with very few extended by a second storey. Apart from the one pair at 55-57 Hider Street, all houses are single dwellings with standard setbacks, front gardens and discrete car access and parking. Almost all fences are appropriate for their style and scale, with some being original. Several stone walls are important contributing elements, such as that at 46 Hider Street. There is a very deep quarry on the east side between Kerr Street and Raglan Parade which coincides with the highest point in the streetscape. The quarry and its stone wall is an important contributing element to the precinct. The precinct is in relatively good condition with a high degree of integrity.

Why is the Hider and Ryot Street North Precinct significant?

The Hider and Ryot Street North precinct is of historical significance as part of the westwards spread of residential development and its subsequent consolidation up to the Second World War. It demonstrates subsequent subdivision and prosperity in Warrnambool in the 1870s. The street names of Hider, Kerr, Osbourne all reflect important early members of the community who had contributed to the success of Warrnambool in the earliest years.

It is of architectural significance for its very wide range of housing stock, including several notable examples from each period represented in its development. The large number of early stone and timber cottages, late Victorian residences and Interwar buildings are of architectural significance for the range they represent, certain groups of matching cottages and for some particular idiosyncratic examples. These are of a high quality, and represent the social and architectural stylistic trends over a period of 140 years of development.

HIDER AND RYOT STREET NORTH PRECINCT (H0311)

It is of social significance for demonstrating the close mix of different classes. The presence of the former Presbyterian Manse now called Humeburn is of particular historical, architectural and social significance.

What is significant?

The precinct contains a series of intact dwellings from the initial 1870s era of subdivision, along with a mix of Victorian/ Federation era through to interwar period dwellings – most set in small established gardens.

Dwellings are consistently single storey in scale, with pitched (typically 30 degree) hipped or gable corrugated galvanised iron or tile clad roofs. Walls are typically masonry, or clad in weatherboard or conite finished. Dwellings are sited across the steep hill of the street. Therefore the streetscape is one of interest, with dwellings stepping up the street in siting.

19th and early 20th century dwellings are typically either symmetrical cottages or asymmetrical villas in style, with bullnose verandahs supported by timber posts dressed with cast iron lacework, or timber fret (sometimes wrap-around) to the street.

All 1870-1930s dwellings are consistent in front and side setback and address the street. Many properties have reasonably wide side setbacks. Fencing is low to front boundaries.

Some dwellings feature later period garages near dwellings where allotment width permits. Driveways are common along the street.



Streetscape of early 20th century character – all dwellings contribute to the heritage values of the precinct – note decorative gable fronts, with timber fretwork



Row housing c1870-90s period – also a part of the precinct character



Villa – typical to the precinct



c1870-1890s symmetrical villas – typical to the precinct



'Inter-war' bungalows are also common to the precinct and contribute to its heritage character

HIDER AND RYOT STREET NORTH PRECINCT (H0311)

H0311 - Hider Street and Ryot Street West Precinct Map



Contributory

Non-Contributory

Individually Significant

List of places which contribute to the heritage values of the precinct

Hider Street

- 18 Hider Street - dwelling
- 28 Hider Street - dwelling
- 33 Hider Street - dwelling
- 34 Hider Street - dwelling
- 35 Hider Street - dwelling
- 36 Hider Street - dwelling
- 37 Hider Street - dwelling
- 42 Hider Street - dwelling
- 43 Hider Street - dwelling
- 44 Hider Street - dwelling (Hilton)
- 45 Hider Street - dwelling
- 46 Hider Street - dwelling (H048)
- 47 Hider Street - dwelling
- 48 Hider Street - dwelling (Spreydon)
- 49 Hider Street - dwelling
- 51 Hider Street - dwelling
- 53 Hider Street - dwelling
- 54 Hider Street - dwelling (Alanbert)
- 55-57 Hider Street - duplex stone cottages (H049)
- 60 Hider Street - dwelling

Ryot Street

- 50 Ryot Street - dwelling
- 52 Ryot Street - dwelling
- 53 Ryot Street - dwelling
- 54 Ryot Street - dwelling
- 55 Ryot Street - dwelling
- 56 Ryot Street - dwelling
- 57 Ryot Street - dwelling
- 58 Ryot Street - dwelling
- 59 Ryot Street - dwelling
- 60 Ryot Street - dwelling
- 61 Ryot Street - dwelling
- 62 Ryot Street - dwelling
- 63 Ryot Street - dwelling
- 64 Ryot Street - dwelling
- 65 Ryot Street - dwelling
- 66 Ryot Street - dwelling (accessed via laneway)
- 67 Ryot Street - dwelling
- 68 Ryot Street - dwelling (accessed via laneway)
- 69 Ryot Street - dwelling
- 70 Ryot Street - dwelling (accessed via laneway)

Heritage Design Guidelines 2015

Developed for Warrnambool City Council by Grieve Gillett Pty Ltd

HIDER AND RYOT STREET NORTH PRECINCT (H0311)

61 Hider Street - dwelling
 62 Hider Street - dwelling
 72 Hider Street - dwelling
 Stone wall between 38 and 42 Hider Street
 Quarry between 62 and 52 Hider Street

Kerr Street

22 Kerr Street - dwelling
 24 Kerr Street - dwelling
 31 Kerr Street - dwelling
 33 Kerr Street - dwelling
 35 Kerr Street - dwelling
 37 Kerr Street - dwelling
 39 Kerr Street - dwelling
 41 Kerr Street - dwelling

Lava Street

246 Lava Street - dwelling (Humeburn)
 289 Lava Street - dwelling
 291 Lava Street - dwelling
 293 Lava Street - dwelling

Raglan Parade

847-849 Raglan Parade - dwelling
 851 Raglan Parade - dwelling
 853 Raglan Parade - dwelling

71 Ryot Street - dwelling (Maescelyn)
 72 Ryot Street - dwelling
 74 Ryot Street - dwelling
 83 Ryot Street - dwelling
 84 Ryot Street - dwelling
 86 Ryot Street - dwelling
 87 Ryot Street - dwelling
 88 Ryot Street - dwelling
 89 Ryot Street - dwelling
 94 Ryot Street - dwelling
 107 Ryot Street - dwelling

Design Guidelines - basis

Suggested Approach

Subdivision

The regular, rectilinear layout of the precinct is of heritage value. Allotments line the streets and are equal in size, leading to a regular pattern of built form in the streetscape

Dwellings of significance are sited to face the streets and are set back in a consistent line, facing the street.

Allotment widths are generally consistent, reinforcing the spatial character and consistent rhythm of built form along Ryot (and Hider) Street – single houses regularly spaced, stepping down the hill, with garden space between, marking the type of suburb layout of the period.

The subdivision pattern is in part influenced by the steep terrain and former quarry in the area.

Further subdivision of allotments within the precinct is not encouraged, as the spatial/ built form character of the locale will be compromised.

Secondary development in rear yards is possible, but may be limited due to allotment size. The built form character of the streetscape should be maintained (dwellings, with open space between) if rear allotment development is considered.

Future subdivision of non-contributory allotments should continue the established spatial character of development in the streetscape – in scale, width and pattern.

The quarry escarpment should remain as a feature in the streetscape.

HIDER AND RYOT STREET NORTH PRECINCT (H0311)

Design Guidelines - basis

Suggested Approach

Demolition

Demolition of a contributory place is not typically supported within the precinct. Demolition of the whole of a building which is a Contributory Element generally has an adverse effect on the significance of a Heritage Place.

Demolition of parts of a Contributory Place visible from the public domain has the potential to adversely affect the significance of the precinct.

Demolition of parts of a place which do not contribute to the significance or the setting of a place may be considered, if removal does not adversely affect the fabric and significant views (setting) of the affected Contributory place.

The quarry face is an important part of the Precinct.

Demolition of Contributory Place dwellings is not supported, as this would result in a loss of heritage fabric.

Removal of later garages, rear additions or fences not in character with those typical to the era of significance of the place may be considered by Council.

Removal of original timber sash windows or changes in window opening proportions to Contributory places is not supported, where windows can be seen from the streetscape.

Demolition of parts of the quarry face is not supported..

New Buildings

Replacement of non-contributory buildings with new development should be contemporary, but also compatible in design. Compatibility is achieved by considering the key design attributes which comprise the significance of the locale - e.g. setback, scale, roof pitch and line, wall materials, window proportions, fencing and use of verandahs.

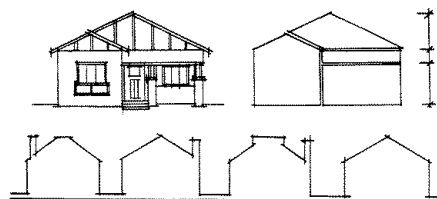
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Interwar 'bungalow' and cottage style dwellings feature projecting gable or bay window forms; featuring deep front or side verandahs supported on a variety of masonry pillar styles; timber batten/ shingle detailing to gable fronts; architecturally detailed timber windows and doorways, decorative timber eaves and weatherboard or stucco clad walls. Most dwellings also feature brick chimneys to main rooms.

New development should respect the established spatial/ built form pattern of the streetscapes within the precinct. New buildings should continue the scale/ proportion of built form/ open space common to the locale and be oriented to face the street.

The scale, roof pitch and use of materials similar to those common to the area is encouraged. Flat or low pitch roofs, two storey structures and large, wide footprint development on allotments is not supported.



Scale, spatial pattern and proportion is important

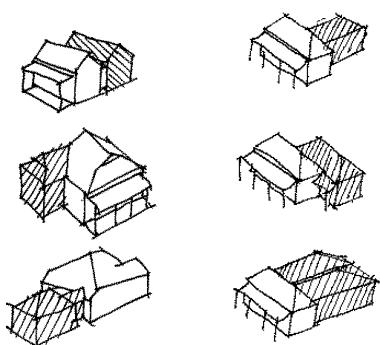
HIDER AND RYOT STREET NORTH PRECINCT (H0311)

Design Guidelines - basis

Suggested Approach

External Alterations and Additions

Ryot and Hider Streets dwellings of significance are a mix of modest and narrow footprint buildings, typically single storey in scale – reflecting the type of dwelling erected for middle income/ professionals during the 1870-1930s period in Warrnambool. Houses typically contain two or three bedrooms and principal living spaces face the street. Future additions and alterations to these dwellings are possible to suit modern needs, but heritage values - embodied in the external appearance - also need to be considered.



Additions should maintain the historic form and scale of the dwelling, when viewed from the streetscape

Upper floor additions are generally not appropriate, as they will alter the scale of the dwelling – and hence compromise the suburban setting of places within the streetscape. Upper floor additions may only be appropriate if sited to the rear of a property and stepped so that new ridge lines do not dominate streetscape views of existing dwellings. Upper floor additions should also not be seen from side views, from the streetscape.

Any proposed additions should be to the rear of existing dwellings, to minimise adverse visual impact on the streetscape. Additions to the side of dwellings are not encouraged, as additions will alter the original scale (width) of dwellings when viewed from the street. Further, construction of additions on to the side boundary are not appropriate if seen from the street, as this alters the spatial/ built form character of the streetscape.

Original timber framed windows facing the streetscape should be retained and repaired where possible. Replacement of later aluminium framed windows with replica original timber windows is encouraged, to improve the historic integrity of dwellings.

Original verandahs should also remain and be maintained, based on original evidence or on similar examples found elsewhere in the street (based upon the period of construction of the dwelling).

Alterations to interior finishes and rooms will not impact on the values of the precinct.

Materials, Colours and Finishes

Late 19th and early century dwellings are typically symmetrical cottages or asymmetrical villas in style. Walls are clad in weatherboards, later conite, or in some cases are stucco finished masonry or even face stone. Bullnose verandahs (sometimes wrap-around) are also common to the front, supported by timber posts dressed with cast iron lacework, or timber fret to the street.

Early paint finishes to stucco would have been limewash in type.

Roofs were clad in galvanised corrugated iron or terracotta Marseille tiles and are of gable/ hip form and 30 degree in pitch. Red painted corrugated galvanised iron roofing was a common practice mid-20th century, when roof rust was painted out in colours to match the more expensive terracotta tiling.

Paint colours for timberwork typical to the period include

- Light ochre colours (19th century); crème, pale green and mid ochres (20th century interwar) to walls.
- Dark brown, green and Indian red (19th century) and ,lighter crèmes, green or red through to dark brown, red and green (20th century interwar) to timber details.

Stone and face brick wall finishes should be retained and not be rendered or painted.

Conite clad buildings should ideally be refurbished as timber clad dwellings when Conite is removed in the future.

Tile roofs should also remain and be repaired to match, or re-clad as historically appropriate with similar deep profile corrugated, galvanised or mid grey colorbond roof sheeting.

Original stained finish timber shingles to 'bungalow' style gable faces should be oiled, not painted in finish.

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Replacement gutters should reflect profiles common to the era of construction of the dwelling – 19th century = 'ogee' profile, 20th century = ½ round and quad profile preferable. Round metal downpipes are recommended – UPVC types have jointing systems which are visually inappropriate to the era of the dwelling.

Timberwork – matt finishes to wall planking. Gloss finishes to fascias, barges and joinery in colours suggested recommended. Potential for accent colours to be used on front doors.

Roller shutters and obvious window film tints to windows are discouraged.

HIDER AND RYOT STREET NORTH PRECINCT (H0311)

Design Guidelines - basis

Suggested Approach

Fencing

Front fences were an important part of the design of Victorian era houses. Most fences were simple timber pickets, sometimes with more complex picket heads. Most small houses had a central gate of the same material leading to the front door. For masonry buildings, fences were commonly palisade style with cast iron spears on stone plinths and ornamented end piers of stone, rendered or face brickwork, or cast iron. For grander, more ornamental residences, finely finished local sandstone fences were sometimes used.

Federation/Edwardian era dwellings: Most fences were timber pickets, sometimes with a timber capping. Twisted wire suspended between rounded timbers posts also began to emerge as a mass produced product at this time. Some examples of elaborate patterned cast iron balusters fixed to bluestone plinth. Occasional corrugated iron on timber framing. Where red brick traditional style Federation houses exist, the occasional red brick masonry fence, sometimes with white render.

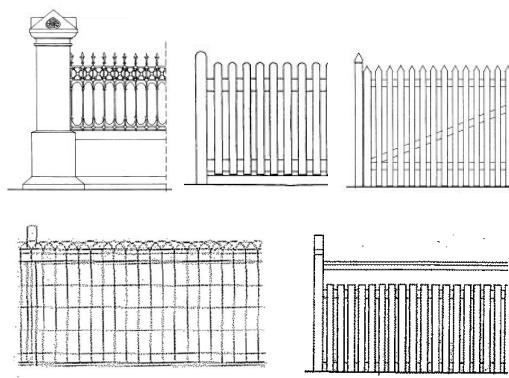
Some fencing in the locale is stone in construction – sandstone or limestone – and typically low in height, dressed with an overhanging coping stone.

Fencing associated with California Bungalow/ cottage style dwellings was typically either crimped wire with looped tops or low masonry fences rendered to match verandah balustrades. Low hedges or vertical timber plank fences were also common. Fencing was almost always no higher than 1 metre. Timber plank or corrugated iron sheet fencing was common to side or rear yards. Timber picket fences were less commonly used for this style of dwelling.

New fences should repeat design features of fencing typical to the era of dwellings in the streetscape – including timber picket, cast iron palisade, face stone masonry, crimped woven wire with looped tops, hedging, vertical timber plank, or masonry with low pillars to match the dwelling. All new front boundary fencing should be limited to 1.2 metre high maximum.

High picket or solid masonry fencing is not permitted, as this is contrary to the streetscape character of the locale.

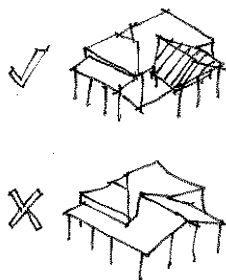
Rear fencing can be replaced to suit where out of view of the streetscape. Corrugated profile sheet or timber plank fences are preferred.



Masonry pillar (ends only) and cast iron panel; timber picket, woven crimp wire and timber paling fences typical to the period of the precinct

Carparking/ Garaging

Most houses in the street were erected without driveways or garages. Driveways and garages have been added over time or rear access has been achieved.



Location of carport maintains scale of dwelling

New garages or carports are not permitted forward of dwellings in the streetscape.

New garages should be sited towards the rear of each property, so the traditional scale and siting of the dwelling remains extant. Materials should reflect those of each dwelling – matching face brick, painted render or timber/ corrugated clad structures are appropriate. Roofing should match that of each dwelling, continuing the established built form character of dwellings in the locale.

Any carport/ garage proposed in new development should be set back from the front facade of such development by at least the width of the garage. Garages/ carports should not be built on side boundaries of allotments, as this disrupts the established spatial/ built character of the streetscape.

Any roller/ panel door to garages/ carports should be painted to match the surrounding wall colour, to reduce visual dominance within the streetscape.



HERITAGE GUIDELINES WARRNAMBOOL CITY COUNCIL 2015



BANYAN STREET SOUTH PRECINCT (H0313)

Introduction

The following design guidelines assist in the understanding of the unique built form characteristics of the **Banyan Street South Heritage Precinct**, Warrnambool.

Warrnambool has 26 heritage precincts which recognise the distinctive heritage character of Warrnambool. Each heritage precinct is now incorporated in the Warrnambool Planning Scheme. The Heritage Overlay within the Warrnambool Planning Scheme lists the types of works to buildings which trigger the need for a planning permit.

If you are considering any works to a property within a heritage precinct, we suggest you contact Council to confirm if a planning permit is required. Council also provides a complimentary Heritage Advisory Service for owners of properties within heritage precincts. Conservation and design advice is readily available by appointment (telephone (03) 5559 4800).

This guideline is intended to encourage and support the retention and enhancement of the historic character of the area. A series of guiding design principles are provided to encourage compatible new development and appropriate minor works or alterations and additions to existing properties.

Historical Background and Significance Statements are referenced from *Warrnambool City Council Heritage Guidelines 2012*.

Historical Background

The Banyan Street South Precinct runs north south between the intersection of Merri Street opposite the cutting to Lake Pertobe to just over the Banyan Street/Lava Street intersection. Banyan Street is one of the original streets laid out in the 1847 township survey of Warrnambool, and had some of the earliest buildings, dating from 1847.

Most of the early buildings have been demolished to make way for twentieth century buildings. The precinct is largely residential and almost uniformly single-storey. The southern end of the precinct contains mainly residential buildings, and housing stock is mixed, ranging from stone cottages and houses mostly at the southern end which date from the earliest land sales, early twentieth century houses in the middle section, through to conventional Interwar bungalows, of both brick and weatherboard.

One of the most important Bickington, 31 Banyan Street dates from the early 1910s, which is built from 'hand-made' concrete blocks and which has an extensive and still complete suite of intact outbuildings including an enclosed verandah used as a conservatory, a stable later extended as a garage, sleep-outs and more mundane structures. The northern

end of the precinct tends to be less residential in character and several houses have been converted to offices. Generally the precinct retains a good degree of integrity and is in good to excellent condition.

Why is the Banyan Street South Precinct significant?

The Banyan Street South Precinct is of historical significance as one of the earliest laid out streets within the original survey of Warrnambool. It is of further historical interest as the allotments were some of the first in the town to be sold, and consequently had some of Warrnambool's earliest buildings.

It is of architectural significance for its very wide range of housing stock, including several notable examples from each period represented in its development. The buildings tend to cluster with an important long and almost uninterrupted row of bungalows between Timor and Koroit Street. This includes Bickington, a rare early concrete block house with a complete suite of outbuildings in the service yard.

What is significant?

The precinct contains some intact buildings from the initial 1870s era of subdivision, along with a mix of Victorian/ Federation era through to a high integrity collection of interwar period dwellings – most set in small established gardens.

Dwellings are consistently single storey in scale, with pitched (typically 30 degree) hipped or gable corrugated galvanised iron or tile clad roofs. Walls are typically masonry, or clad in weatherboard or concrete finished.

19th and early 20th century dwellings are typically either symmetrical cottages or asymmetrical villas in style, with bullnose verandahs supported by timber posts dressed with cast iron lacework, or timber fret (sometimes wrap-around) to the street.

Interwar 'bungalow' and cottage style dwellings feature projecting gable or bay window forms; deep front or side verandahs supported on a variety of masonry pillar styles; timber batten/ shingle detailing to gable fronts; architecturally detailed timber windows and doorways, decorative timber eaves and weatherboard or stucco clad walls.

All 1870-1930s dwellings are consistent in front and side setback and address the street. Fencing is low to front boundaries.

Some dwellings feature later period garages near dwellings where allotment width permits. Driveways are common along the street.

BANYAN STREET SOUTH PRECINCT (H0313)



Single 'arts-and-crafts' style dwelling of high architectural merit – note terracotta tile roof, decorative timber eaves brackets, window hoods and pebbledash wall finish – part of the precinct character



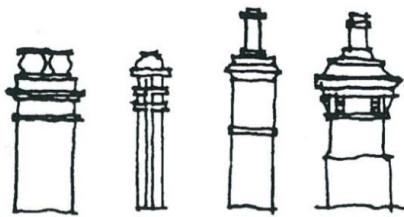
Early cottage – note hipped roof form, weatherboard cladding and vertically proportioned windows



Interwar bungalow – note eaves treatment, front verandah and bay window – all features common to precinct



Note dominance of verandahs within precinct streetscape



Retention of period chimneys add distinction to the streetscape

BANYAN STREET SOUTH PRECINCT (HO313)

HO313 - Banyan Street South Precinct Map



Contributory Non-Contributory Individually Significant

List of places which contribute to the heritage values of the precinct

Banyan Street

- 5 Banyan Street - dwelling
- 7 Banyan Street - dwelling
- 9 Banyan Street - dwelling
- 10 Banyan Street - dwelling
- 11 Banyan Street - dwelling
- 12 Banyan Street - dwelling
- 13-15 Banyan Street - dwelling building (HO184)
- 14 Banyan Street - dwelling
- 17 Banyan Street - dwelling 22 Banyan Street - dwelling
- 19 Banyan Street - dwelling 28 Banyan Street - dwelling
- 20 Banyan Street - dwelling, sandstone walls and former Rowleys brewery
- 23 Banyan Street - dwelling 30 Banyan Street - dwelling
- 29 Banyan Street - dwelling 32 Banyan Street - dwelling
- 31 Banyan Street - dwelling (Bickington) 34 Banyan Street - dwelling
- 35 Banyan Street - dwelling (Ambrose Cottage)
- 36 Banyan Street - dwelling
- 37 Banyan Street - dwelling
- 38 Banyan Street - dwelling
- 39 Banyan Street - dwelling
- 40 Banyan Street - dwelling
- 41 Banyan Street - dwelling (Akora)
- 42 Banyan Street - dwelling
- 43 Banyan Street - dwelling (Gaithness)
- 44 Banyan Street - dwelling (Torestin)
- 45 Banyan Street - dwelling
- 46 Banyan Street - dwelling
- 47 Banyan Street - dwelling
- 48 Banyan Street - dwelling
- 52 Banyan Street - dwelling (Girt by Sea)
- 53 Banyan Street - dwelling
- 55 Banyan Street - dwelling
- 59 Banyan Street - dwelling
- 61 Banyan Street - dwelling (Kerang)
- 63 Banyan Street - dwelling
- 65 Banyan Street - dwelling
- 67 Banyan Street - dwelling
- 69 Banyan Street - dwelling (Cambria)
- 71 Banyan Street - dwelling

BANYAN STREET SOUTH PRECINCT (HO313)

Koroit Street

94 Koroit Street - dwelling
96 Koroit Street - dwelling

Lava Street

85 Lava Street - dwelling
89 Lava Street - dwelling

Merri Street

120-122 Merri Street - dwelling

Timor Street

125 Timor Street - dwelling
127 Timor Street - dwelling reserve (HO226)
Row of *Araucaria heterophylla* within Timor Street

Design Guidelines - basis

Suggested Approach

Subdivision

The regular, rectilinear layout of the precinct is of heritage value. Allotments line the streets and are equal in size, leading to a regular pattern of built form in the streetscape.

Dwellings of significance are sited to face the streets and are set back in a consistent line, facing the street.

Allotment widths are generally consistent, reinforcing the spatial character and consistent rhythm of built form along Banyan Street - single houses regularly spaced, with garden space between.

Further subdivision of allotments within the precinct is not encouraged, as the spatial/ built form character of the locale will be compromised.

Secondary development in rear yards is possible, but may be limited due to allotment size. The built form character of the streetscape should be maintained (dwellings, with open space between) if rear allotment development is considered.

Future subdivision of non-contributory allotments should continue the established spatial character of development in the streetscape - in scale, width and pattern.

Demolition

Demolition of a contributory place is not typically supported within the precinct. Demolition of the whole of a building which is a Contributory Element generally has an adverse effect on the significance of a Heritage Place.

Demolition of parts of a Contributory Place visible from the public domain has the potential to adversely affect the significance of the precinct.

Demolition of parts of a place which do not contribute to the significance or the setting of a place may be considered, if removal does not adversely affect the fabric and significant views (setting) of the affected Contributory place within a precinct.

Demolition of Contributory Place dwellings is not supported, as this would result in a loss of heritage fabric.

Removal of later garages, rear additions or fences not in character with those typical to the era of significance of the place may be considered by Council.

Removal of original timber sash windows or changes in window opening proportions to Contributory places is not supported, where windows can be seen from the streetscape.

New Buildings

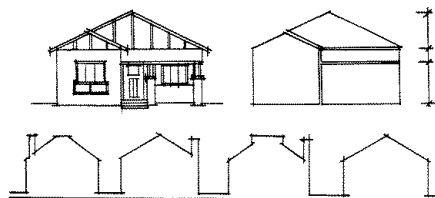
Replacement of non-contributory buildings with new development should be contemporary, but also compatible in design. Compatibility is achieved by considering the key design attributes which comprise the significance of the locale - e.g. setback, scale, roof pitch and line, wall materials, window proportions, fencing and use of verandahs.

Late 19th and early century dwellings are typically symmetrical cottages and asymmetrical villas in style, with bullnose verandahs supported by timber posts dressed with cast iron lacework, or timber fret (sometimes wrap-around) to the street.

Interwar 'bungalow' and cottage style dwellings feature projecting gable or bay window forms; featuring deep front or side verandahs supported on a variety of masonry pillar styles; timber batten/ shingle detailing to gable fronts; architecturally detailed timber windows and doorways, decorative timber eaves and weatherboard or stucco clad walls. Most dwellings also feature brick chimneys to main rooms.

New development should respect the established spatial/ built form pattern of the streetscape of Banyan Street. New buildings should continue the scale/ proportion of built form/ open space common to the locale and be oriented to face the street.

The scale, roof pitch and use of materials similar to those common to the area is encouraged. Flat or low pitch roofs, two storey structures and large, wide footprint development on allotments is not supported.

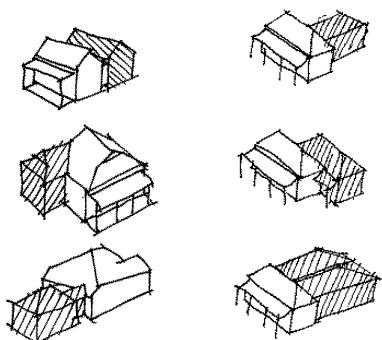


Scale, spatial pattern and proportion is important

BANYAN STREET SOUTH PRECINCT (HO313)

External Alterations and Additions

Banyan Street dwellings of significance are a mix of modest and narrow footprint buildings, typically single storey in scale – reflecting the type of dwelling erected for middle income/ professionals during the 1870-1930s period in Warrnambool. Dwellings between Timor and Koroit Streets are of historic and architectural note as a consistent row of interwar era California Bungalow style buildings. Houses typically contain two or three bedrooms and principal living spaces face the street. Future additions and alterations to these dwellings are possible to suit modern needs, but heritage values - embodied in the external appearance - also need to be considered.



Additions should maintain the historic form and scale of the dwelling, when viewed from the streetscape

Materials, Colours and Finishes

Late 19th and early century dwellings are typically symmetrical cottages or asymmetrical villas in style. Walls are clad in weatherboards, later conite, or in some cases are stucco finished masonry or even face stone. Bullnose verandahs (sometimes wrap-around) are also common to the front, supported by timber posts dressed with cast iron lacework, or timber fret to the street.

Interwar 'bungalow' and cottage style dwellings feature projecting gable or bay window forms; featuring deep front or side verandahs supported on a variety of masonry pillar styles; timber batten/ shingle detailing to gable fronts; architecturally detailed timber windows and doorways, decorative timber eaves and weatherboard or stucco clad walls. Most dwellings also feature brick chimneys to main rooms.

Early paint finishes to stucco would have been limewash in type.

Roofs were clad in galvanised corrugated iron or terracotta Marseille tiles and are of gable/ hip form and 30 degree in pitch. Red painted corrugated galvanised iron roofing was a common practice mid-20th century, when roof rust was painted out in colours to match the more expensive terracotta tiling.

Paint colours for timberwork typical to the period include

- Light ochre colours (19th century); crème, pale green and mid ochres (20th century interwar) to walls
- Dark brown, green and Indian red (19th century) and lighter crèmes, green or red through to dark brown, red and green (20th century interwar) to timber details.

Upper floor additions are generally not appropriate, as they will alter the scale of the dwelling – and hence compromise the suburban setting of places within the streetscape. Upper floor additions may only be appropriate if sited to the rear of a property and stepped so that new ridge lines do not dominate streetscape views of existing dwellings. Upper floor additions should also not be seen from side views, from the streetscape.

Any proposed additions should be to the rear of existing dwellings, to minimise adverse visual impact on the streetscape. Additions to the side of dwellings are not encouraged, as additions will alter the original scale (width) of dwellings when viewed from the street.

Original timber framed windows facing the streetscape should be retained and repaired where possible. Replacement of later aluminium framed windows with replica original timber windows is encouraged, to improve the historic integrity of dwellings.

Original verandahs should also remain and be maintained, based on original evidence or on similar examples found elsewhere in the street (based upon the period of construction of the dwelling).

Alterations to interior finishes and rooms will not impact on the values of the precinct.

Stone and face brick wall finishes should be retained and not be rendered or painted.

Conite clad buildings should ideally be refurbished as timber clad dwellings when Conite is removed in the future.

Tile roofs should also remain and be repaired to match, or re-clad as historically appropriate with similar deep profile corrugated, galvanised or mid grey colorbond roof sheeting.

Original stained finish timber shingles to 'bungalow' style gable faces should be oiled, not painted in finish.

Early stucco finishes should be painted using matt or low gloss finish paint, to simulate earlier gloss levels and also hide past patching work in stucco.

Replacement gutters should reflect profiles common to the era of construction of the dwelling – 19th century = 'ogee' profile, 20th century = ½ round and quad profile preferable. Round metal downpipes are recommended – UPVC types have jointing systems which are visually inappropriate to the era of the dwelling.

Timberwork – matt finishes to wall planking. Gloss finishes to fascias, barges and joinery in colours suggested recommended. Potential for accent colours to be used on front doors.

Roller shutters and obvious window film tints to windows are discouraged.

BANYAN STREET SOUTH PRECINCT (H0313)

Fencing

Front fences were an important part of the design of Victorian era houses. Most fences were simple timber pickets, sometimes with more complex picket heads. Most small houses had a central gate of the same material leading to the front door. For masonry buildings, fences were commonly palisade style with cast iron spears on stone plinths and ornamented end piers of stone, rendered or face brickwork, or cast iron. For grander, more ornamental residences, finely finished local sandstone fences were sometimes used.

Some fencing in the locale is stone in construction – sandstone or limestone – and typically low in height, dressed with an overhanging coping stone.

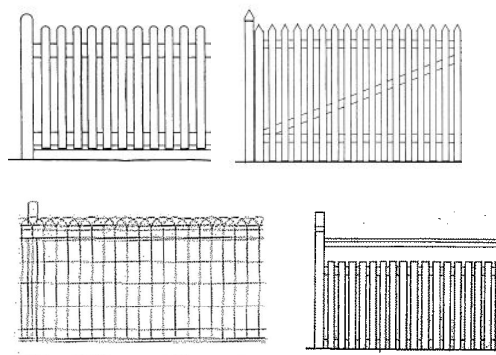
Federation/Edwardian era dwellings: Most fences were timber pickets, sometimes with a timber capping. Twisted wire suspended between rounded timbers posts also began to emerge as a mass produced product at this time. Some examples of elaborate patterned cast iron balusters fixed to bluestone plinth. Occasional corrugated iron on timber framing. Where red brick traditional style Federation houses exist, the occasional red brick masonry fence, sometimes with white render.

Fencing associated with California Bungalow/ cottage style dwellings was typically either crimped wire with looped tops or low masonry fences rendered to match verandah balustrades. Low hedges or vertical timber plank fences were also common. Fencing was almost always no higher than 1 metre. Timber plank or corrugated iron sheet fencing was common to side or rear yards. Timber picket fences were less commonly used for this style of dwelling.

New fences should repeat design features of fencing typical to the era of dwellings in the streetscape – including timber picket, cast iron palisade, face stone masonry, crimped woven wire with looped tops, hedging, vertical timber plank, or masonry with low pillars to match the dwelling. All new front boundary fencing should be limited to 1.2 metre high maximum.

High picket or solid masonry fencing is not permitted, as this is contrary to the streetscape character of the locale.

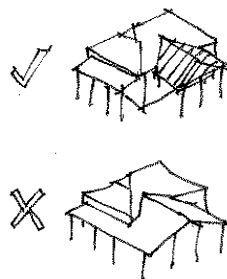
Rear fencing can be replaced to suit where out of view of the streetscape. Corrugated profile sheet or timber plank fences are preferred.



Timber picket, woven crimp wire and timber paling fences typical to the period of the Precinct

Carparking/ Garaging

Most houses in the street were erected without driveways or garages. Driveways and garages have been added over time or rear access has been achieved to some dwellings.



Location of carport maintains scale of dwelling

New garages or carports are not permitted forward of dwellings in the streetscape.

New garages should be sited towards the rear of each property, so the traditional scale and siting of the dwelling remains extant. Materials should reflect those of each dwelling – matching face brick, painted render or timber/ corrugated clad structures are appropriate. Roofing should match that of each dwelling, continuing the established built form character of dwellings in the locale.

Any carport/ garage proposed in new development should be set back from the front facade of such development by at least the width of the garage. Garages/ carports should not be built on side boundaries of allotments, as this disrupts the established spatial/ built character of the streetscape.

Any roller/ panel door to garages/ carports should be painted to match the surrounding wall colour, to reduce visual dominance within the streetscape.



HERITAGE GUIDELINES WARRNAMBOOL CITY COUNCIL 2015



KOROIT STREET WEST PRECINCT (H0314)

Introduction

The following design guidelines assist in the understanding of the unique built form characteristics of the **Koroit Street West Heritage Precinct**, Warrnambool.

Warrnambool has 26 heritage precincts which recognise the distinctive heritage character of Warrnambool. Each heritage precinct is now incorporated in the Warrnambool Planning Scheme. The Heritage Overlay within the Warrnambool Planning Scheme lists the types of works to buildings which trigger the need for a planning permit.

If you are considering any works to a property within a heritage precinct, we suggest you contact Council to confirm if a planning permit is required. Council also provides a complimentary Heritage Advisory Service for owners of properties within heritage precincts. Conservation and design advice is readily available by appointment (telephone (03) 5559 4800).

This guideline is intended to encourage and support the retention and enhancement of the historic character of the area. A series of guiding design principles are provided to encourage compatible new development and appropriate minor works or alterations and additions to existing properties.

Historical Background and Significance Statements are referenced from *Warrnambool City Council Heritage Guidelines 2012*.

Historical Background

The Koroit Street West Precinct comprises the western end of Koroit Street, from Henna to Hyland Streets. Koroit Street runs approximately east west, and is planted out with a significant avenue of *Araucaria heterophylla* (Norfolk Island Pine).

Generally, the precinct has concrete footpaths, curb and channels and although there is a mixture of paved and unsealed crossovers. The housing stock throughout the precinct is mixed, ranging from small early stone and timber cottages through to late nineteenth century houses, and a range of interwar houses. Some post World War Two (WW2) developments also contribute to the precinct. The most important post WW2 buildings are those of the Trinity Lutheran Church complex, dating from 1952.

Many residences have been converted for other uses, such as offices and surgeries. This use is appropriate, and for the most part, the change of use has not been detrimental to the significance of the precinct. Some early cottages have been remodelled in the Edwardian period, as well as later. Importantly, most of the houses are still single storey with very few extended by a second story. Few fences remain in their original state, although the majority are appropriate. Generally,

Koroit Street has a very high degree of integrity, and is in excellent condition overall.

Why is the Koroit Street West Precinct significant?

The Koroit Street West Precinct is of historical significance as it demonstrates changes in the size, built fabric and aspirations of the City of Warrnambool over a significant period of time. Only the western end of Koroit Street was a part of the earliest laid out plan of Warrnambool, and the extension of Koroit Street in the 1870s is of historical interest as it reflects the demand for large allotments on higher land by the middle classes, which also caused the expansion to the north of the town.

It is of further interest historically for the broad mix of different styles and types of buildings which have been constructed over the past 160 years, from the very grand large residential estates through to quite humble vernacular cottages.

The precinct is of aesthetic significance for Koroit Street's fine avenue of Norfolk Island Pines, and their contribution to the strong sense of place. The precinct is of architectural significance for the high proportion of fine, architect designed buildings, most of which are substantially intact. The most interesting building architecturally is the Trinity Lutheran Church for its naive and late Gothic Revival style.

What is significant?

The precinct contains intact buildings from the 1870s, along with a mix of Victorian/ Federation era through to a high integrity collection of interwar period dwellings – most set in small established gardens.

Dwellings are consistently single storey in scale, with pitched (typically 30 degree) hipped or gable corrugated galvanised iron or tile clad roofs. Walls are typically masonry, or clad in weatherboard or conite finished.

19th and early 20th century dwellings are typically either symmetrical cottages or asymmetrical villas in style, with bullnose verandahs supported by timber posts dressed with cast iron lacework, or timber fret (sometimes wrap-around) to the street.

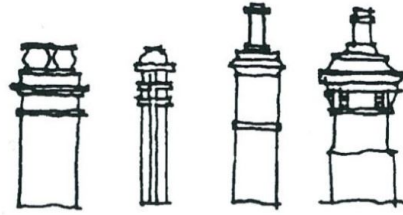
Interwar 'bungalow' and cottage style dwellings feature projecting gable or bay window forms; deep front or side verandahs supported on a variety of masonry pillar styles; timber batten/ shingle detailing to gable fronts; architecturally detailed timber windows and doorways, decorative timber eaves and weatherboard or stucco clad walls.

All 1870-1930s dwellings are consistent in front and side setback and address the street. Fencing is low to front boundaries. Some dwellings feature later period garages near dwellings where allotment width permits. Driveways are common along the street.

KOROIT STREET WEST PRECINCT (H0314)



Substantial c1880s+ corner villa, with stucco finish to walls, steep corrugated galvanised iron roof, projecting gable fronts, return curved verandah and decorative quoins and feature windows. Villa stands as a key feature of precinct



Retention of period chimneys add distinction to the streetscape



Decorative fascias and chimneys to c1880s villa – note paint scheme – highlighting architectural features – a common approach during the era of significance of the precinct



C1880-1915 timber weatherboard villas, sited equally to street, with feature verandahs



'Interwar' bungalow of architectural merit and part of precinct character – note decorative gable front, with timber shingles, vertically proportioned windows, dominant front verandah and support pillars

KOROIT STREET WEST PRECINCT (H0314)

H0314 - Koroit Street West Precinct Map



Contributory

Non-Contributory

Individually Significant

List of places which contribute to the heritage values of the precinct

Koroit Street

236 Koroit Street - dwelling
 238 Koroit Street - pair of cottages
 240 Koroit Street - dwelling (Highton)
 242 Koroit Street - dwelling (Karinya)
 248 Koroit Street - dwelling
 250 Koroit Street - dwelling (Erindale House)
 256 Koroit Street - dwelling
 258 Koroit Street - pair of dwellings
 261 Koroit Street - Lutheran Church and Manse
 263 Koroit Street - dwelling
 264 Koroit Street - dwelling
 265 Koroit Street - dwelling
 266 Koroit Street - dwelling
 267-269 Koroit Street - dwelling
 271 Koroit Street - dwelling
 272 Koroit Street - dwelling
 275 Koroit Street - dwelling
 276 Koroit Street - dwelling
 280 Koroit Street - dwelling

302 Koroit Street - dwelling
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 319 Koroit Street - dwelling
 321 Koroit Street - dwelling
 323 Koroit Street - dwelling
 325 Koroit Street - dwelling
 327 Koroit Street - dwelling

KOROIT STREET WEST PRECINCT (H0314)

290 Koroit Street - dwelling
 292 Koroit Street - dwelling
 294 Koroit Street - dwelling
 296 Koroit Street - dwelling (Beauville)
 298 Koroit Street - dwelling
 299 Koroit Street - dwelling (Ruth Hellier House)
 300 Koroit Street - dwelling
 301 Koroit Street - dwelling

329 Koroit Street - dwelling
 Row of *Araucaria heterophylla* within Timor Street
 road reserve, cast iron hitching posts and bluestone
 gutters (H0226)

Design Guidelines - basis

Suggested Approach

Subdivision

The regular, rectilinear layout of the precinct is of heritage value. Allotments line the streets and are generally equal in size, leading to a regular pattern of built form in the streetscape.

Dwellings of significance are sited to face the streets and are set back in a consistent line, facing the street.

Allotment widths are generally consistent, reinforcing the spatial character and consistent rhythm of built form along Koroit Street – single houses regularly spaced, with limited garden space between.

Further subdivision of allotments within the precinct is not encouraged, as the spatial/ built form character of the locale will be compromised.

Secondary development in rear yards is possible, but may be limited due to allotment size. The built form character of the streetscape should be maintained (dwellings, with open space between) if rear allotment development is considered.

Future subdivision of non-contributory allotments should continue the established spatial character of development in the streetscape – in scale, width and pattern.

Demolition

Demolition of a contributory place is not typically supported within the precinct. Demolition of the whole of a building which is a Contributory Element generally has an adverse effect on the significance of a Heritage Place.

Demolition of parts of a Contributory Place visible from the public domain has the potential to adversely affect the significance of the precinct.

Demolition of parts of a place which do not contribute to the significance or the setting of a place may be considered, if removal does not adversely affect the fabric and significant views (setting) of the affected Contributory place within the precinct.

Demolition of Contributory Place dwellings is not supported, as this would result in a loss of heritage fabric.

Removal of later garages, rear additions or fences not in character with those typical to the era of significance of the place may be considered by Council.

Removal of original timber sash windows or changes in window opening proportions to Contributory places is not supported, where windows can be seen from the streetscape.

KOROIT STREET WEST PRECINCT (H0314)

Design Guidelines - basis

Suggested Approach

New Buildings

Replacement of non-contributory buildings with new development should be contemporary, but also compatible in design. Compatibility is achieved by considering the key design attributes which comprise the significance of the locale - e.g. setback, scale, roof pitch and line, wall materials, window proportions, fencing and use of verandahs.

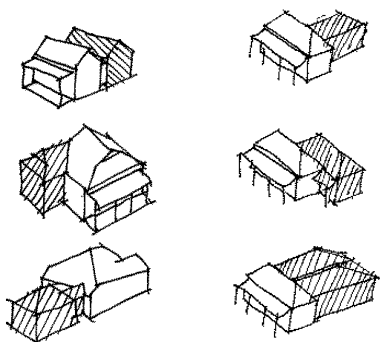
Dwellings in this Precinct are typically single storey, with pitched (typically 30 degree) hipped or gable corrugated galvanised iron or tile clad roofs. Walls are typically masonry, or clad in weatherboard or conite finished.

Late 19th and early century dwellings are typically symmetrical cottages and asymmetrical villas in style, with bullnose verandahs supported by timber posts dressed with cast iron lacework, or timber fret (sometimes wrap-around) to the street.

Interwar 'bungalow' and cottage style dwellings feature projecting gable or bay window forms; featuring deep front or side verandahs supported on a variety of masonry pillar styles; timber batten/ shingle detailing to gable fronts; architecturally detailed timber windows and doorways, decorative timber eaves and weatherboard or stucco clad walls. Most dwellings also feature brick chimneys to main rooms.

External Alterations and Additions

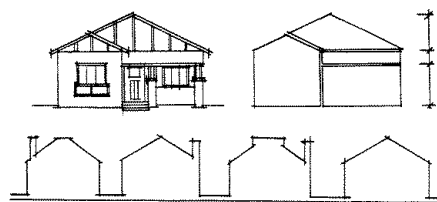
Koroit Street dwellings of significance are a mix of narrow footprint buildings, typically single storey in scale – reflecting the type of dwelling erected for middle income/ professionals during the 1870-1930s period in Warrnambool. Houses typically contain 2 or three bedrooms and principal living spaces face the street. Future additions and alterations to these dwellings are possible to suit modern needs, but heritage values - embodied in the external appearance - also need to be considered.



Additions should maintain the historic form and scale of the dwelling, when viewed from the streetscape

New development should respect the established spatial/ built form pattern of the streetscape of Koroit Street. New buildings should continue the scale/ proportion of built form/ open space common to the locale and be oriented to face the street.

The scale, roof pitch and use of materials similar to those common to the area is encouraged. Flat or low pitch roofs, two storey structures and large, wide footprint development on allotments is not supported.



Scale, spatial pattern and proportion is important

Upper floor additions are generally not appropriate, as they will alter the scale of the dwelling – and hence compromise the suburban setting of places within the streetscape. Upper floor additions may only be appropriate if sited to the rear of a property and stepped so that new ridge lines do not dominate streetscape views of existing dwellings. Upper floor additions should also not be seen from side views, from the streetscape.

Any proposed additions should be to the rear of existing dwellings, to minimise adverse visual impact on the streetscape. Additions to the side of dwellings are not encouraged, as additions will alter the original scale (width) of dwellings when viewed from the street.

Original timber framed windows facing the streetscape should be retained and repaired where possible. Replacement of later aluminium framed windows with replica original timber windows is encouraged, to improve the historic integrity of dwellings.

Original verandahs should also remain and be maintained, based on original evidence or on similar examples found elsewhere in the street. (based upon the period of construction of the dwelling).

Alterations to interior finishes and rooms will not impact on the values of the precinct.

KOROIT STREET WEST PRECINCT (H0314)

Design Guidelines - basis

Suggested Approach

Materials, Colours and Finishes

Late 19th and early century dwellings are typically symmetrical cottages or asymmetrical villas in style. Walls are clad in weatherboards, later conite, or in some cases are stucco finished masonry or even face stone. Bullnose verandahs (sometimes wrap-around) are also common to the front, supported by timber posts dressed with cast iron lacework, or timber fret to the street.

Interwar 'bungalow' and cottage style dwellings feature projecting gable or bay window forms; featuring deep front or side verandahs supported on a variety of masonry pillar styles; timber batten/ shingle detailing to gable fronts; architecturally detailed timber windows and doorways, decorative timber eaves and weatherboard or stucco clad walls. Most dwellings also feature brick chimneys to main rooms.

Early paint finishes to stucco would have been limewash in type.

Roofs were clad in galvanised corrugated iron or terracotta Marseille tiles and are of gable/ hip form and 30 degree in pitch. Red painted corrugated galvanised iron roofing was a common practice mid-20th century, when roof rust was painted out in colours to match the more expensive terracotta tiling.

Paint colours for timberwork typical to the period include

- Light ochre colours (19th century); crème, pale green and mid ochres (20th century interwar) to walls.
- dark brown, green and Indian red (19th century) and lighter crèmes, green or red through to dark brown, red and green (20th century interwar) to timber details.

Stone and face brick wall finishes should be retained and not be rendered or painted.

Conite clad buildings should ideally be refurbished as timber clad dwellings when Conite is removed in the future.

Tile roofs should also remain and be repaired to match, or re-clad as historically appropriate with similar deep profile corrugated, galvanised or mid grey colorbond roof sheeting.

Original stained finish timber shingles to 'bungalow' style gable faces should be oiled, not painted in finish.

Early stucco finishes should be painted using matt or low gloss finish paint, to simulate earlier gloss levels and also hide past patching work in stucco.

Replacement gutters should reflect profiles common to the era of construction of the dwelling – 19th century = 'ogee' profile, 20th century = ½ round and quad profile preferable. Round metal downpipes are recommended – UPVC types have jointing systems which are visually inappropriate to the era of the dwelling.

Timberwork – matt finishes to wall planking. Gloss finishes to fascias, barges and joinery in colours suggested recommended. Potential for accent colours to be used on front doors.

Roller shutters and obvious window film tints to windows are discouraged

KOROIT STREET WEST PRECINCT (H0314)

Design Guidelines - basis

Suggested Approach

Fencing

Front fences were an important part of the design of Victorian era houses. Most fences were simple timber pickets, sometimes with more complex picket heads. Most small houses had a central gate of the same material leading to the front door. For masonry buildings, fences were commonly palisade style with cast iron spears on stone plinths and ornamented end piers of stone, rendered or face brickwork, or cast iron. For grander, more ornamental residences, finely finished local sandstone fences were sometimes used.

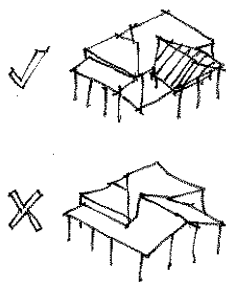
Some fencing in the locale is stone in construction – sandstone or limestone – and typically low in height, dressed with an overhanging coping stone.

Federation/Edwardian era dwellings: Most fences were timber pickets, sometimes with a timber capping. Twisted wire suspended between rounded timbers posts also began to emerge as a mass produced product at this time. Some examples of elaborate patterned cast iron balusters fixed to bluestone plinth. Occasional corrugated iron on timber framing. Where red brick traditional style Federation houses exist, the occasional red brick masonry fence, sometimes with white render.

Fencing associated with California Bungalow/ cottage style dwellings was typically either crimped wire with looped tops or low masonry fences rendered to match verandah balustrades. Low hedges or vertical timber plank fences were also common. Fencing was almost always no higher than 1m. Timber plank or corrugated iron sheet fencing was common to side or rear yards. Timber picket fences were less commonly used for this style of dwelling..

Carparking/ Garaging

Most houses in the street were erected without driveways or garages. Driveways and garages have been added over time or rear access has been achieved to some dwellings

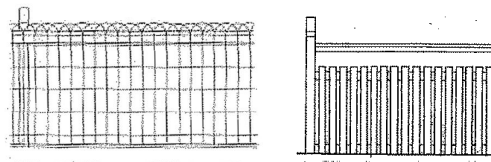


Location of carport maintains scale of dwelling

New fences should repeat design features of fencing typical to the era of dwellings in the streetscape – including timber picket, cast iron palisade, face stone masonry, crimped woven wire with looped tops, hedging, vertical timber plank, or masonry with low pillars to match the dwelling. All new front boundary fencing should be limited to 1.2 m high maximum.

High picket or solid masonry fencing is not permitted, as this is contrary to the streetscape character of the locale.

Rear fencing can be replaced to suit where out of view of the streetscape. Corrugated profile sheet or timber plank fences are preferred.



Woven crimp wire and timber paling fences typical to the period of the precinct

New garages or carports are not permitted forward of dwellings in the streetscape.

New garages should be sited towards the rear of each property, so the traditional scale and siting of the dwelling remains extant. Materials should reflect those of each dwelling – matching face brick, painted render or timber/ corrugated clad structures are appropriate. Roofing should match that of each dwelling, continuing the established built form character of dwellings in the locale.

Any carport/ garage proposed in new development should be set back from the front facade of such development by at least the width of the garage. Garages/ carports should not be built on side boundaries of allotments, as this disrupts the established spatial/ built character of the streetscape.

Any roller/ panel door to garages/ carports should be painted to match the surrounding wall colour, to reduce visual dominance within the streetscape.



HERITAGE GUIDELINES

WARRNAMBOOL CITY



COUNCIL 2015

CANTERBURY & BOTANIC ROADS (HO316)

Introduction

The following design guidelines assist in the understanding of the unique built form characteristics of the **Canterbury and Botanic Roads Heritage Overlay Precinct**, Warrnambool City Council.

Warrnambool has 26 heritage precincts which recognise the distinctive heritage character of Warrnambool. Each heritage precinct is now incorporated in the Warrnambool Planning Scheme. The Heritage Overlay within the Warrnambool Planning Scheme lists the types of works to buildings which trigger the need for a planning permit.

If you are considering any works to a property within a heritage precinct, we suggest you contact Council to confirm if a planning permit is required. Council also provides a complementary Heritage Advisory Service for owners of properties within heritage precincts. Conservation and design advice is readily available by appointment (telephone (03) 5559 4800).

This guideline is intended to encourage and support the retention and enhancement of the historic character of the area. A series of guiding design principles are provided to encourage compatible new development and appropriate minor works or alterations and additions to existing properties.

Historical Background and Significance Statements are referenced from *Warrnambool City Council Heritage Guidelines 2012*.

Historical Background

The Canterbury and Botanic Roads Precinct is largely residential and for the most part single-storey, with the notable exceptions of two fine villas, one with an Edwardian porch at 7 Canterbury Road and Ashton, now Emmanuel College, located on the corner of Bromfield Street and Canterbury Road. Ashton was the residence of J.A. Bromfield, a chemist and Chairman of the first municipality of Warrnambool. It was designed by Andrew Kerr and built in 1874.

The precinct is elevated, located on a rise some 800 metres north west of the main centre of the township, and generally dominated by the large two-storey cream brick classroom block of Emmanuel College. The land became available as large suburban villa allotments in the 1870s as part of the land speculation north of Raglan Parade. Both Canterbury Road and the east side of Botanic Road were part of a large area that was first subdivided and sold as freehold on 3 December 1869. This area of town became a more attractive and desirable place to live following the development of the Botanic Gardens in 1872, and retains this sense of exclusivity.

A large number of Victorian stone villas were built in this part of town, including Walter Robb's 'Whitehall', erected at No. 4 Canterbury Road in 1873. Canterbury Road includes several other notable residences erected from not long after subdivision up to 1898. Coryndon, the villa

at No. 10 Canterbury Road reflects the street's early beginnings as it faces the Botanic Gardens rather than Canterbury Road. A number of early residences also survive in Botanic Road, although these are mainly on the east side of the road, which was sub divided earlier than the west side. Another notable example is the stone villa at No. 71 Botanic Road, built in 1871. Some of the houses in this precinct also retain remnant features of their original Victorian fences and gardens, such as the excellent Cypress hedge and fence at 6 Canterbury Road, the finely designed cast iron fence at gates at 8 Canterbury Road and a number of significant trees which survive in various gardens. Coryndon has two fine *Araucaria heterophylla* (Norfolk Island Pine) as well as a notable *Metrosideros excelsa* (New Zealand Christmas Tree) in the garden. The garden at 55 Canterbury Road has a rare example (for Warrnambool) of a *Magnolia grandiflora* (Bull Bay Magnolia) and two excellent specimens of *Phoenix canariensis* (Canary Island Palm), which complement the fine Italianate villa with its original cast iron verandah and fountain. Canterbury Road also has a run of

Interwar bungalows opposite the site of Emmanuel College, illustrating a subsequent phase of development, in a period of prosperity after the Second World War, perhaps when land from the residence at 17 Somers Road was sold. The property at 17 Somers Road is also included within the precinct, as it is another excellent example of a Victorian villa and garden sited high above Warrnambool, looking toward the ocean over the township, with several mature trees including a pair of *Cordyline australis* (Cabbage Tree), *Araucaria heterophylla* (Norfolk Island Pine) and two *Phoenix canariensis* (Canary Island Palm).

The majority of the buildings and gardens in the whole of the precinct retain a high degree of integrity, and for the most

part, represent the upper middle class of Warrnambool from the late nineteenth century through to the mid twentieth century. The exception must be the north side of Botanic Road, where the housing stock, the setbacks and the allotment sizes are all much smaller than the rest of the precinct, reflecting less affluent housing on cheaper lower lying land.

Why is the Canterbury & Botanic Roads Precinct significant?

The Canterbury and Botanic Roads Precinct is of historical significance for illustrating the push northwards of the main township and land speculation in Warrnambool in the 1870s, which saw large subdivisions north of Raglan Parade set aside for large villa estates.

As the majority of this land was purchased, but not built on, it reflects certain social aspects of the early community of Warrnambool, which had a substantial core of middle and working class people rather than a large number of upper class families who could afford to establish such large villa estates. It is of further historical interest as are the large villa allotments were subdivided quite early, and as a result of the

CANTERBURY & BOTANIC ROADS

creation of the Botanic Gardens, Canterbury and Botanic Roads became a popular and sought after location, with many fine upper middle class Victorian residences erected between 1870-1900.

The precinct is of architectural significance for its range of building, fence and garden materials and styles, including a number of excellent representative examples of Victorian stone houses and villas and, in many cases, their surviving gardens. The precinct is of further architectural significance for the intact Interwar bungalows in Canterbury Road, all dating from a similar period, and possibly constructed by the same builder, demonstrating architectural fashion and middle class aspiration in the Interwar years. This is also evident on the south side of Botanic Road, where a number of substantial Interwar residences, set back from the street have been built by middle class families in the same period.

What is significant?

The precinct contains intact buildings from the 1870s, along with a mix of notable Victorian/ Federation era to interwar period dwellings – most set in small established gardens.

Dwellings are consistently single storey in scale, with pitched (typically 30 degree) hipped or gable CGI or tile clad roofs. Walls are typically masonry, or clad in weatherboard or conite finished.

19th and early 20th century dwellings are typically either symmetrical cottages or asymmetrical villas in style, with bullnose verandahs supported by timber posts dressed with cast iron lacework, or timber fret (sometimes wrap-around) to the street.

Interwar 'bungalow' and cottage style dwellings feature projecting gable or bay window forms; deep front or side verandahs supported on a variety of masonry pillar styles; timber batten/ shingle detailing to gable fronts; architecturally detailed timber windows and doorways, decorative timber eaves and weatherboard or stucco clad walls.

All 1870—1930s dwellings are consistent in front and side setback and address the street. Fencing is low to front boundaries. Some dwellings feature later period garages near dwellings where allotment width permits. Driveways are common along the street.



Late 19th/ early 20th C villa typical to the precinct



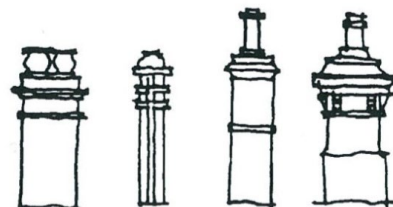
Interwar era cottage of high architectural quality – but with features common to earlier dwellings in the precinct – pitched roof, decorative arches, projecting front verandah



C1880s villa – set in generous grounds – note the steeply pitched roof, dominant chimneys, front verandah and vertically proportioned windows. Integration of garage not ideal, as alters the scale of the front facade and verandah.



Interwar bungalow dwelling – note decorative gables with timber battens and shingle facing, timber brackets to verandah and projecting bay window – all contributory features within the precinct



Retention of period chimneys add distinction to a streetscape

CANTERBURY & BOTANIC ROADS



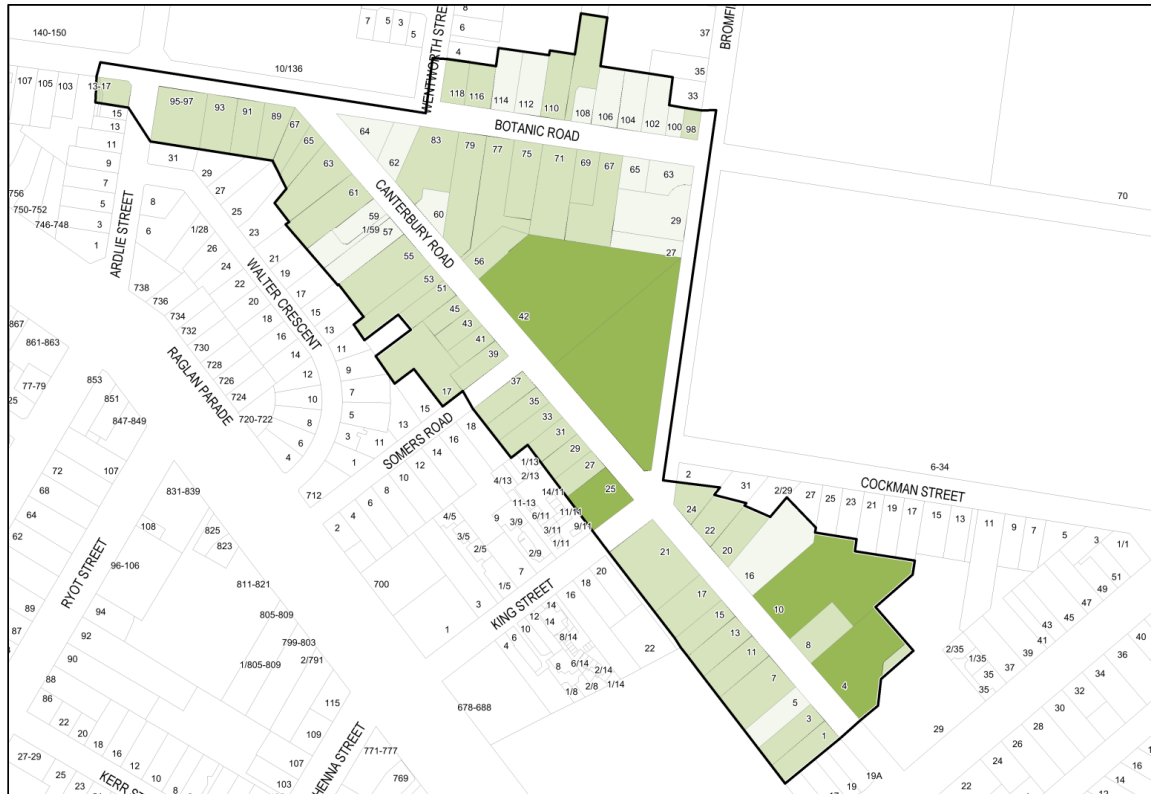
'Art-deco' era dwelling – still part of precinct character – note pitched roof, front porch/ verandah and complimentary front fence



C1880s symmetrical villa with hipped CGI roof and bullnose verandah – part of the precinct character

CANTERBURY & BOTANIC ROADS

HO316 - Canterbury and Botanic Roads Precinct Map



Contributory
 Non-Contributory
 Individually Significant

List of places which contribute to the heritage values of the precinct

Canterbury Road

- 1 Canterbury Road - dwelling
- 3 Canterbury Road - dwelling
- 4 Canterbury Road - dwelling (Whitehall) (HO21)
- 6 Canterbury Road - dwelling, garden and Cupressus hedge
- 7 Canterbury Road - dwelling
- 8 Canterbury Road - dwelling
- 10 Canterbury Road - dwelling, cast iron fence and gates, garden and trees - 2 x Araucaria heterophylla and Metrosideros excelsa (Corydon) (HO22)
- 11 Canterbury Road - dwelling
- 13 Canterbury Road - dwelling
- 15 Canterbury Road - dwelling
- 17 Canterbury Road - dwelling
- 20 Canterbury Road - dwelling
- 21 Canterbury Road - dwelling
- 22 Canterbury Road - dwelling
- 24 Canterbury Road - dwelling
- 25 Canterbury Road - dwelling (HO24)
- 27 Canterbury Road - dwelling
- 56 Canterbury Road - dwelling (Morea)
- 29 Canterbury Road - dwelling
- 31 Canterbury Road - dwelling

55 Canterbury Road - dwelling, garden and trees - Magnolia grandiflora, 2 x Phoenix canariensis (Inverleith)

- 61 Canterbury Road - dwelling
- 63 Canterbury Road - dwelling
- 65 Canterbury Road - dwelling
- 67 Canterbury Road - dwelling
- 69 Canterbury Road - dwelling

Botanic Road

- 67 Botanic Road - dwelling
- 69 Botanic Road - dwelling
- 71 Botanic Road - dwelling
- 75 Botanic Road - dwelling
- 77 Botanic Road - dwelling
- 79 Botanic Road - dwelling, garden and wall
- 83 Botanic Road - dwelling
- 89 Botanic Road - dwelling
- 91 Botanic Road - dwelling
- 93 Botanic Road - dwelling
- 95-97 Botanic Road - dwelling
- 8 Botanic Road - dwelling

CANTERBURY & BOTANIC ROADS

33 Canterbury Road - dwelling
 35 Canterbury Road - dwelling
 37 Canterbury Road - dwelling
 39 Canterbury Road - dwelling
 41 Canterbury Road - dwelling
 42 Canterbury Road - Emmanuel College Complex (HO20)
 43 Canterbury Road – dwelling
 45 Canterbury Road - dwelling
 51 Canterbury Road – dwelling
 53 Canterbury Road - dwelling

108A Botanic Road - dwelling
 110 Botanic Road - dwelling
 116 Botanic Road - dwelling
 118 Botanic Road - dwelling (Claremont)

Ardlie Street
 17 Ardlie Street - dwelling

Somers Road
 17 Somers Road - dwelling, garden and trees - 2 x
Cordyline australis, 2 x *Phoenix canariensis* and
Araucaria heterophylla

Design Guidelines - basis

Suggested Approach

Subdivision

The regular, rectilinear layout of the precinct is of heritage value. Allotments line the streets and are generally equal in size, leading to a regular pattern of built form in the streetscape. Dwellings of significance are sited to face the streets and are set back in a consistent line, facing the street. Allotment widths are generally consistent, reinforcing the spatial character and consistent rhythm of built form along Koroit Street – single houses regularly spaced, with limited garden space between.

Further subdivision of allotments within the HO Precinct is not encouraged, as the spatial/ built form character of the locale will be compromised. Secondary development in rear yards is possible, but may be limited due to allotment size. The built form character of the streetscape should be maintained (dwellings, with open space between) if rear allotment development is considered. Future subdivision of non-contributory allotments should continue the established spatial character of development in the streetscape – in scale, width and pattern.

Demolition

Demolition of a contributory place is not typically supported within the Heritage Overlay. Demolition of the whole of a building which is a Contributory Element generally has an adverse effect on the significance of a Heritage Place. Demolition of parts of a Contributory Place visible from the public domain has the potential to adversely affect the significance of the Heritage Overlay. Demolition of parts of a place which do not contribute to the significance or the setting of a place may be considered, if removal does not adversely affect the fabric and significant views (setting) of the affected Contributory place.

Demolition of Contributory Place dwellings is not supported, as this would result in a loss of heritage fabric. Removal of later garages, rear additions or fences not in character with those typical to the era of significance of the place may be considered by Council. Removal of original timber sash windows or changes in window opening proportions to Contributory places is not supported, where windows can be seen from the streetscape.

CANTERBURY & BOTANIC ROADS

Design Guidelines - basis

Suggested Approach

New Buildings

Replacement of non-contributory buildings with new development should be contemporary, but also compatible in design. Compatibility is achieved by considering the key design attributes which comprise the Heritage Overlay significance of the locale – eg: setback, scale, roof pitch and line, wall materials, window proportions, fencing and use of verandahs.

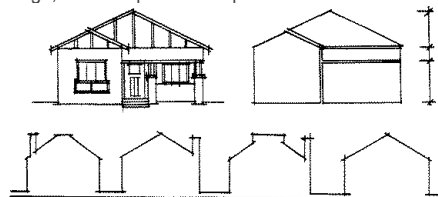
Dwellings in this Precinct are typically single storey, with pitched (typically 30 degree) hipped or gable CGI or tile clad roofs. Walls are typically masonry, or clad in weatherboard or conite finished.

Late 19th and early century dwellings are typically symmetrical cottages and asymmetrical villas in style, with bullnose verandahs supported by timber posts dressed with cast iron lacework, or timber fret (sometimes wrap-around)

Interwar 'bungalow' and cottage style dwellings feature projecting gable or bay window forms; featuring deep front or side verandahs supported on a variety of masonry pillar styles; timber batten/ shingle detailing to gable fronts; architecturally detailed timber windows and doorways, decorative timber eaves and weatherboard or stucco clad walls. Most dwellings also feature brick chimneys to main rooms..

New development should respect the established spatial/ built form pattern of the streetscape of Canterbury & Botanic Roads. New buildings should continue the scale/ proportion of built form/ open space common to the locale and be oriented to face the street.

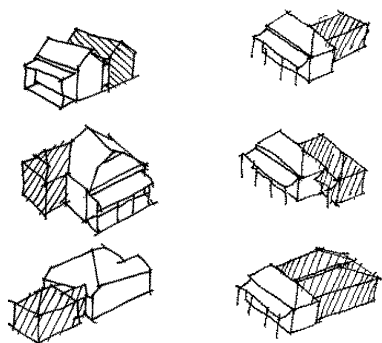
The scale, roof pitch and use of materials similar to those common to the area is encouraged. Flat or low pitch roofs, two storey structures and large, wide footprint development on allotments is not supported.



Scale, spatial pattern and proportion is important

External Alterations and Additions

Canterbury & Botanic Roads dwellings of significance are a mix of reasonable scale buildings, typically single storey in scale – reflecting the type of dwelling erected for middle income/ professionals during the 1870-1930s period in Warrnambool. Houses typically contain 2 or three bedrooms and principal living spaces face the street. Future additions and alterations to these dwellings are possible to suit modern needs, but heritage values - embodied in the external appearance - also need to be considered.



Additions should maintain the historic form and scale of the dwelling, when viewed from the streetscape

Upper floor additions are generally not appropriate, as they will alter the scale of the dwelling – and hence compromise the suburban setting of places within the streetscape. Upper floor additions may only be appropriate if sited to the rear of a property and stepped so that new ridge lines do not dominate streetscape views of existing dwellings. Upper floor additions should also not be seen from side views, from the streetscape.

Any proposed additions should be to the rear of existing dwellings, to minimise adverse visual impact on the streetscape. Additions to the side of dwellings are not encouraged, as additions will alter the original scale (width) of dwellings when viewed from the street.

Original timber framed windows facing the streetscape should be retained and repaired where possible. Replacement of later aluminium framed windows with replica original timber windows is encouraged, to improve the historic integrity of dwellings.

Original verandahs should also remain and be maintained, based on original evidence or on similar examples found elsewhere in the street. (based upon the period of construction of the dwelling).

Alterations to interior finishes and rooms will not impact on the HO values of the Precinct.



CANTERBURY & BOTANIC ROADS

Design Guidelines - basis	Suggested Approach
Materials, Colours and Finishes <p>Late 19th and early century dwellings are typically symmetrical cottages or asymmetrical villas in style. Walls are clad in weatherboards, later conite, or in some cases are stucco finished masonry or face stone/brick. Bullnose verandahs (sometimes wrap-around) are also common to the front, supported by timber posts dressed with cast iron lacework, or timber fret to the street.</p> <p>Interwar 'bungalow' and cottage style dwellings feature projecting gable or bay window forms; featuring deep front or side verandahs supported on a variety of masonry pillar styles; timber batten/ shingle detailing to gable fronts; architecturally detailed timber windows and doorways, decorative timber eaves and weatherboard or stucco clad walls. Most dwellings also feature brick chimneys to main rooms.</p> <p>Early paint finishes to stucco would have been limewash in type.</p> <p>Roofs were clad in galvanised corrugated iron or terracotta Marseille tiles and are of gable/ hip form and 30 degree in pitch. Red painted CGI roofing was a common practice mid-20thC, when roof rust was painted out in colours to match the more expensive terracotta tiling.</p> <p>Paint colours for timberwork typical to the period include</p> <ul style="list-style-type: none"> • Light ochre colours (19th C); crème, pale green and mid ochres (20thC interwar) to walls • dark brown, green and Indian red (19th C) and ,lighter crèmes, green or red through to dark brown, red and green (20thC interwar) to timber details. 	<p>Stone and face brick wall finishes should be retained and not be rendered or painted.</p> <p>Conite clad buildings should ideally be refurbished as timber clad dwellings when Conite is removed in the future.</p> <p>Tile roofs should also remain and be repaired to match, or re-clad as historically appropriate with similar deep profile corrugated, galvanised or mid grey colorbond roof sheeting.</p> <p>Original stained finish timber shingles to 'bungalow' style gable faces should be oiled, not painted in finish.</p> <p>Early stucco finishes should be painted using matt or low gloss finish paint, to simulate earlier gloss levels and also hide past patching work in stucco.</p> <p>Replacement gutters should reflect profiles common to the era of construction of the dwelling – 19th c = 'ogee' profile, 20thC = ½ round and quad profile preferable. Round metal downpipes are recommended – UPVC types have jointing systems which are visually inappropriate to the era of the dwelling.</p> <p>Timberwork – matt finishes to wall planking. Gloss finishes to fascias, barges and joinery in colours suggested recommended. Potential for accent colours to be used on front doors.</p> <p>Roller shutters and obvious window film tints to windows are discouraged.</p>



HERITAGE GUIDELINES WARRNAMBOOL CITY COUNCIL 2015



JAMIESON STREET PRECINCT (H0317)

Introduction

The following design guidelines assist in the understanding of the unique built form characteristics of the **Jamieson Street Heritage Precinct**, Warrnambool.

Warrnambool has 26 heritage precincts which recognise the distinctive heritage character of Warrnambool. Each heritage precinct is now incorporated in the Warrnambool Planning Scheme. The Heritage Overlay within the Warrnambool Planning Scheme lists the types of works to buildings which trigger the need for a planning permit.

If you are considering any works to a property within a heritage precinct, we suggest you contact Council to confirm if a planning permit is required. Council also provides a complimentary Heritage Advisory Service for owners of properties within heritage precincts. Conservation and design advice is readily available by appointment (telephone (03) 5559 4800).

This guideline is intended to encourage and support the retention and enhancement of the historic character of the area. A series of guiding design principles are provided to encourage compatible new development and appropriate minor works or alterations and additions to existing properties.

Historical Background and Significance Statements are referenced from *Warrnambool City Council Heritage Guidelines 2012*.

Historical Background

The Jamieson Street Precinct runs south-west to north-east between Raglan Parade and Banyan Street crossing the five ways intersection firstly with Spence Street, Princess Street and Canterbury Road and secondly with Cockman Street, Queens Road and Nelson Street.

It probably follows an early track to the Woodford Road where it crosses the Merri River.

The land was sold in stages from 1869 and a few houses may date from this period. Most of the Victorian houses, judging from their richer architectural details, are later. Others date from around 1900 while a small number are Interwar bungalows. Generally the precinct retains a good degree of integrity and is in good to excellent condition.

Why is the Jamieson Street Precinct significant?

The Jamieson Street Precinct is of historical significance as one of the earlier roads leading into Warrnambool, subsequently sub-divided and developed as suburban villas.

It is of architectural significance for its wide range of housing stock, including several notable examples from the Victorian, Edwardian and Interwar. The Mannerist villas opposite the State School are particularly notable.

What is significant?

The precinct contains a series of intact dwellings, some potentially dating from the late 1860s, along with a number of Victorian houses. There are also a small number of interwar period dwellings. Most dwellings are set in established gardens.

Dwellings are consistently single storey in scale or give the appearance of single storey, with the topography on the north side of Jamieson Street allowing for a second floor to the rear. Dwellings generally have pitched (typically 30 degree) hipped or gable corrugated galvanised iron or tile clad roofs and many dwellings retain prominent masonry chimneys. Walls are typically masonry, with only a few clad in weatherboard or lightweight (sometimes later concrete) finishes. 1860 symmetrical cottages, with arched head entries are the most distinctive and significant in the street.

19th century dwellings are symmetrical cottages in style. Late 19th/early 20th century dwellings are double fronted (symmetrical) or asymmetrical villas in style, with bullnose or straight hipped verandah roofs supported by timber posts dressed with cast iron lacework, or occasionally timber fretwork.

Dwellings are consistent in roofline and setbacks and address the street. The properties on the south (high) side of the road have a prominence granted by the natural topography. Allotment widths are generous with several properties on the south of Jamieson Street running through to Mickle Crescent at the rear.

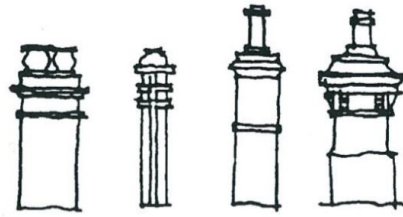
Fencing is generally high masonry particularly to the high side of Jamieson Street, although this does not impinge overly on visibility to building frontages. Several lower masonry and timber picket fences are also present.

Garages are predominantly set back or accessed from rear street frontages along the south side of Jamieson Street, resulting in fewer crossovers along this stretch. Mature Norfolk Island Pines line the southern side of the street above the roundabout intersection.

JAMIESON STREET PRECINCT (H0317)



Substantial dwellings in substantial grounds – common to the precinct



Retention of period chimneys add distinction to the streetscape



C1880s villa, with weatherboard cladding, projecting gable front, bullnose verandah and decorative timberwork to bargeboards



Detail image of decorative timberwork to c1880-90s villa, within precinct. Note also paint scheme – highlighting architectural features in different 'ochre' colours – a common approach during the period of significance of the precinct



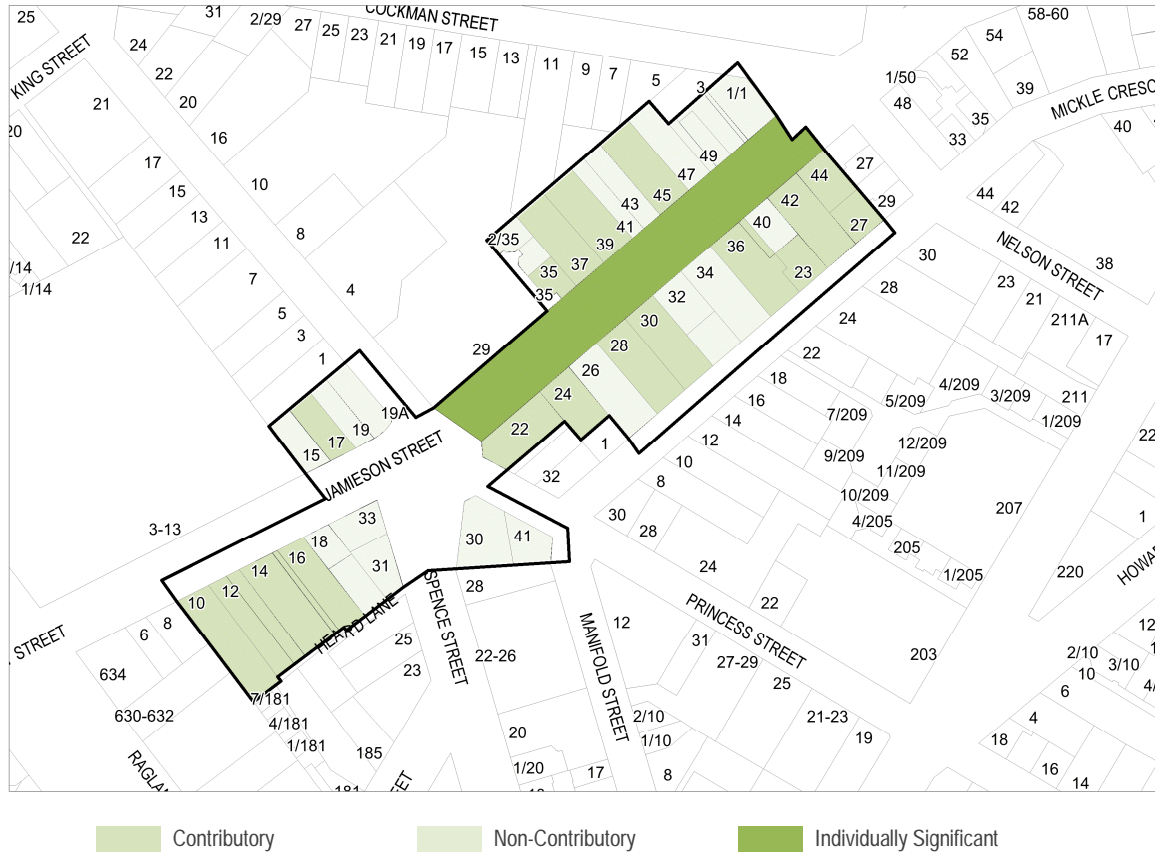
Another large dwelling – typical of the pattern of the development in the late 19th century within the precinct



Feature verandah to c1870-90s symmetrical villa – a common heritage feature within the precinct

JAMIESON STREET PRECINCT (H0317)

H0317 - Jamieson Street Precinct Map



List of places which contribute to the heritage values of the precinct

Jamieson Street

10 Jamieson Street - dwelling 'Larkfield'
 12 Jamieson Street - dwelling
 14 Jamieson Street - dwelling
 16 Jamieson Street - dwelling 'Tre Feglys'
 17 Jamieson Street - dwelling
 22 Jamieson Street - dwelling
 24 Jamieson Street - dwelling
 28 Jamieson Street - dwelling
 30 Jamieson Street - dwelling
 35 Jamieson Street - dwelling
 36 Jamieson Street - dwelling
 37 Jamieson Street - dwelling
 39 Jamieson Street - dwelling
 42 Jamieson Street - dwelling
 44 Jamieson Street - dwelling
 45 Jamieson Street - dwelling
 Row of Araucaria heterophylla within Jamieson Street
 Road reserve, gas lamp (H0226)

Mickle Crescent

23 Mickle Crescent - dwelling
 27 Mickle Crescent - dwelling



HERITAGE GUIDELINES WARRNAMBOOL CITY COUNCIL 2015



Design Guidelines - basis

Suggested Approach

Subdivision

The generally rectilinear allotment pattern is of heritage value. Dwellings are sited facing the street and are at a consistent setback to the front boundary.

Allotment widths are consistent, with wider allotments to the south side of the street.

Limited subdivision of early allotments has occurred to date.

Further subdivision of allotments within the precinct is not encouraged, as the spatial/ built form character of the locale will be compromised.

Secondary development in rear yards is limited due to allotment size and limited existing crossover locations. The built form character of the streetscape should be maintained (dwellings, with open space between) if rear allotment development is considered.

Future subdivision of non-contributory allotments should continue and respect the established spatial character of development in the streetscape – in scale, width and pattern.

Demolition

Demolition of a contributory place is not typically supported within the precinct. Demolition of the whole of a building which is a Contributory Element generally has an adverse effect on the significance of a Heritage Place.

Demolition of parts of a Contributory Place visible from the public domain has the potential to adversely affect the significance of the precinct.

Demolition of parts of a place which do not contribute to the significance or the setting of a place may be considered, if removal does not adversely affect the fabric and significant views (setting) of the affected Contributory place

Demolition of Contributory Place dwellings is not supported, as this would result in a loss of heritage fabric.

Removal of later garages, rear additions or fences not in character with those typical to the era of significance of the place may be considered by Council. Items to be demolished and replaced will require consideration of the replacement structure when considering the merit of the demolition proposal.

Removal of original timber sash windows or changes in window opening proportions to Contributory places is not supported, where windows can be seen from the streetscape.

New Buildings

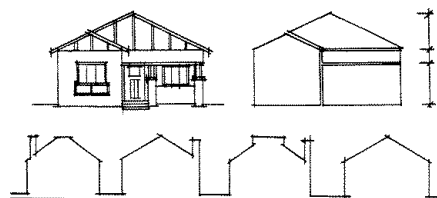
Replacement of non-contributory buildings with new development should be contemporary, but also compatible in design. Compatibility is achieved by considering the key design attributes which comprise the significance of the locale - e.g. setback, scale, roof pitch and line, wall materials, window proportions, fencing and use of verandahs.

Dwellings in this Precinct are single storey, with pitched (typically 25-30 degree) hipped or gable corrugated galvanised iron or tile clad roofs. Walls are typically masonry, with a minority clad in weatherboard or conite finished. Most dwellings retain masonry chimneys.

Late 19th and early century dwellings are typically asymmetrical villas in style, with projecting gable fronts and bullnose and straight pitch verandahs supported by timber posts dressed with cast iron lacework, or timber fretwork.

New development should respect the differing, but established spatial/ built form pattern of the streetscapes of Jamieson Street. New buildings should continue the scale and proportion of built form/ open space common to the locale.

The scale, roof pitch and use of materials similar to those common to the area is encouraged. Flat or low pitch roofs, two storey structures and large, wide footprint development on allotments is not supported.



Scale, spatial pattern and proportion is important

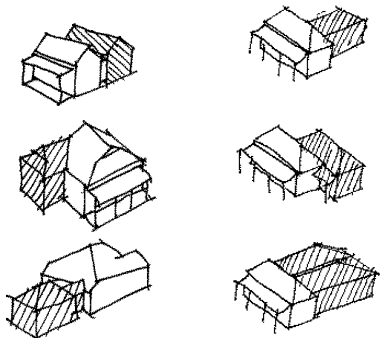
JAMIESON STREET PRECINCT (H0317)

Design Guidelines - basis

Suggested Approach

External Alterations and Additions

Jamieson Street dwellings of significance are quite large in footprint and are typically single storey in scale – reflecting the larger type of dwelling erected for middle income/ professionals during the 1870-1930s period in Warrnambool. Houses typically contain 2 or three bedrooms and principal living spaces face the street. Future additions and alterations to these dwellings are possible to suit modern needs, but heritage values - embodied in the external appearance - also need to be considered.



Additions should maintain the historic form and scale of the dwelling, when viewed from the streetscape

Upper floor additions are generally not appropriate, as they will alter the scale of the dwelling – and hence compromise the suburban setting of places within the streetscape. Upper floor additions may only be appropriate if sited to the rear of a property and stepped so that new ridge lines do not dominate streetscape views of existing dwellings. This is particularly critical on the higher side of Jamieson Street, where the topography emphasises the scale of rear additions.

Any proposed additions should be to the rear of existing dwellings, to minimise adverse visual impact on the streetscape. Additions to the side of dwellings are not encouraged, as additions will alter the original scale (width) of dwellings when viewed from the street. Further, construction of additions on to the side boundary are not appropriate if seen from the street, as this alters the spatial/ built form character of the streetscape. Some side additions may be acceptable where minimal visual impact occurs through setbacks.

Original timber framed windows facing the streetscape should be retained and repaired where possible. Replacement of later aluminium framed windows with replica original timber windows is encouraged, to improve the historic integrity of dwellings.

Original verandahs should also remain and be maintained, based on original evidence or on similar examples found elsewhere in the street. (based upon the period of construction of the dwelling). Early and original details including cast iron lacework and timber detailing should be reinstated where detail is known.

Alterations to interior finishes and rooms will not impact on the values of the precinct.



JAMIESON STREET PRECINCT (H0317)

Design Guidelines - basis

Suggested Approach

Materials, Colours and Finishes

Late 19th and early century dwellings are typically asymmetrical villas in style, with projecting gable front sections facing the street. Walls are generally masonry with some timber clad examples.

Bullnose and straight pitch verandahs (sometimes wrap-around) are also common to the front, supported by timber posts dressed with cast iron lacework, or less commonly.

California bungalows and cottage styles generally have weatherboard cladding (square or curved edge), with details in pebbledash stucco. Walls of many bungalows and cottages of the period in Warrnambool have since been finished in Conite. Most bungalow roof and verandah gables are half-timbered, often infilled with pebbledash stucco, pressed metal sheeting simulating same, timber shingles, or fibro-cement sheeting. Front verandahs dominate front facades, are deep in plan and feature substantial gable fronts. Cottage verandahs are less dominant, being a flat porch roof or an extension of the main roof in form. Masonry verandah pillars – face brick, stucco, or combinations of pillars, precast columns or timber posts – support verandahs to both dwelling styles.

Early paint finishes to stucco and render would have been limewash in type.

Roofs were clad in galvanised corrugated iron or terracotta Marseille tiles and are of gable/hip form and 30 degree in pitch. Red painted corrugated galvanised iron roofing was a common practice mid-20thC, when roof rust was painted out in colours to match the more expensive terracotta tiling.

Paint colours for timberwork typical to the period include

- Light ochre colours (19th century); crème, pale green and mid ochres (20th century interwar) to walls
- dark brown, green and Indian red (19th century) and ,lighter crèmes, green or red through to dark brown, red and green (20th century interwar) to timber details..

Stone and face brick wall finishes should be retained and not be rendered or painted.

Conite clad buildings should ideally be refurbished as timber clad dwellings when Conite is removed in the future.

Tile roofs should also remain and be repaired to match, or re-clad as historically appropriate with similar deep profile corrugated, galvanised or mid grey colorbond roof sheeting.

Original stained finish timber shingles to 'bungalow' style gable faces should be oiled, not painted in finish.

Early stucco finishes should be painted using matt or low gloss finish paint, to simulate earlier gloss levels and also hide past patching work in stucco.

Replacement gutters should reflect profiles common to the era of construction of the dwelling – 19th century = 'ogee' profile, 20th century = ½ round and quad profile preferable. Round metal downpipes are recommended – UPVC types have jointing systems which are visually inappropriate to the era of the dwelling.

Timberwork – matt finishes to wall planking. Gloss finishes to fascias, barges and joinery in colours suggested recommended. Potential for accent colours to be used on front doors.

Roller shutters and obvious window film tints to windows are discouraged

JAMIESON STREET PRECINCT (H0317)

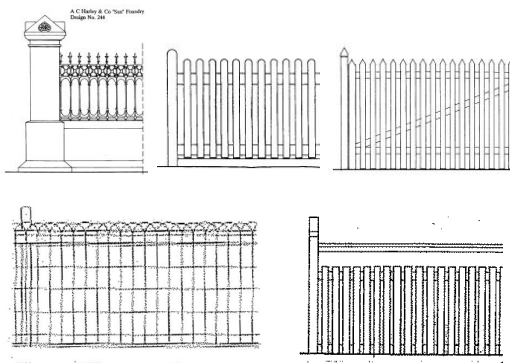
Design Guidelines - basis

Suggested Approach

Fencing

Front fences were an important part of the design of Victorian era houses. For masonry buildings, fences were commonly palisade style with cast iron spears on stone plinths and ornamented end piers of stone, rendered or face brickwork, or cast iron. For grander, more ornamental residences, finely finished local sandstone fences were sometimes used. Smaller scale dwellings often retained timber picket fences.

Federation/Edwardian era dwellings: Most fences were timber pickets, sometimes with a timber capping. Twisted wire suspended between rounded timbers posts also began to emerge as a mass produced product at this time. Some examples of elaborate patterned cast iron balusters fixed to bluestone plinth. Occasional corrugated iron on timber framing.



Cast iron panel, woven crimp wire and timber picket and palisade fences typical to the period of the precinct

New fences should repeat design features of fencing typical to the era of dwellings in the streetscape – including timber picket, rendered stone masonry, hedging, vertical timber plank, or masonry with low pillars to match the dwelling. All new front boundary fencing should be limited to 1.2 m high maximum, except where the existing adjacent properties retaining early and original fences provide for a suitable precedent for a higher fence (applicable mainly to the south side of Jamieson Street). Fences should not exceed 1.6 m.

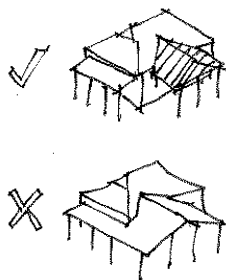
Rear fencing can be replaced to suit where out of view of the streetscape. Corrugated profile sheet or timber plank fences are preferred.



Cast iron posts and wrought iron palisading – common to the precinct to substantial 1870-90s dwellings

Carparking/ Garaging

Many houses in the street do not have driveways or garages fronting Jamieson Street, with rear access to several properties available from Mickle Street. Garages are uncommon to the front yards of dwellings within the Precinct.



Location of carport maintains scale of dwelling

New garages or carports are not permitted forward of dwellings in the streetscape.

New garages should be sited to the rear of each property, so the traditional scale and siting of the dwelling remains extant. Materials should reflect those of each dwelling – matching face brick, painted render or timber/ corrugated clad structures are appropriate. Roofing should match that of each dwelling, continuing the established built form character of dwellings in the locale.

New garages/ carports should also be sighted out of view of the streetscape, to maintain the setting of the place from within the streetscape.

Any carport/ garage proposed in new development should be set back from the front facade of such development by at least the width of the garage. Garages/ carports should not be built on side boundaries of allotments, as this disrupts the established spatial/ built character of the streetscape. Any roller/ panel door to garages/ carports should be painted to match the surrounding wall colour, to reduce visual dominance within the streetscape.

CANTERBURY & BOTANIC ROADS

Design Guidelines - basis

Suggested Approach

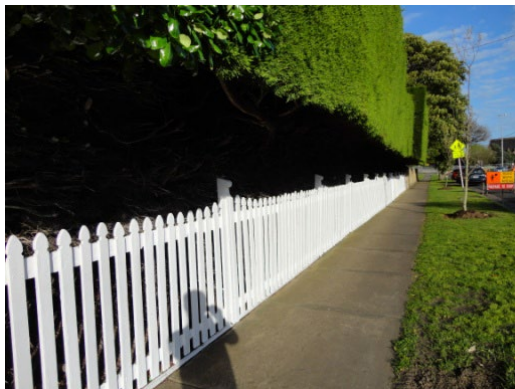
Fencing

Front fences were an important part of the design of Victorian era houses. Most fences were simple timber pickets, sometimes with more complex picket heads. Most small houses had a central gate of the same material leading to the front door. For masonry buildings, fences were commonly palisade style with cast iron spears on stone plinths and ornamented end piers of stone, rendered or face brickwork, or cast iron. For grander, more ornamental residences, finely finished local sandstone fences were sometimes used.

Some fencing in the locale is stone in construction – sandstone or limestone – and typically low in height, dressed with an overhanging coping stone.

Federation/Edwardian era dwellings: Most fences were timber pickets, sometimes with a timber capping. Twisted wire suspended between rounded timbers posts also began to emerge as a mass produced product at this time. Some examples of elaborate patterned cast iron balusters fixed to bluestone plinth. Occasional corrugated iron on timber framing. Where red brick traditional style Federation houses exist, the occasional red brick masonry fence, sometimes with white render.

Fencing associated with California Bungalow/ cottage style dwellings was typically either crimped wire with looped tops or low masonry fences rendered to match verandah balustrades. Low hedges or vertical timber plank fences were also common. Fencing was almost always no higher than 1m. Timber plank or corrugated iron sheet fencing was common to side or rear yards. Timber picket fences were less commonly used for this style of dwelling

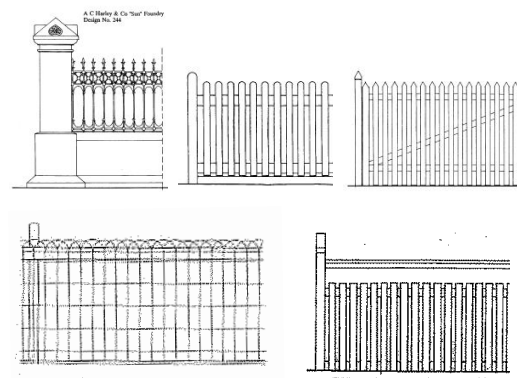


Timber picket/ hedging common fencing to the precinct

New fences should repeat design features of fencing typical to the era of dwellings in the streetscape – including timber picket, cast iron palisade, face stone masonry, crimped woven wire with looped tops, hedging, vertical timber plank, or masonry with low pillars to match the dwelling. All new front boundary fencing should be limited to 1.2 m high maximum.

High picket or solid masonry fencing is not permitted, as this is contrary to the streetscape character of the locale.

Rear fencing can be replaced to suit where out of view of the streetscape. Corrugated profile sheet or timber plank fences are preferred.


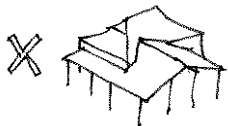



Masonry pillar/ cast iron panel infill, woven crimp wire and timber picket and paling fences typical to the period of the precinct



Cast iron/ wrought iron fencing found in the precinct – associated with substantial 1880s era dwellings only

CANTERBURY & BOTANIC ROADS

Design Guidelines - basis	Suggested Approach
<p>Carparking/ Garaging</p> <p>Most houses in the street were erected without driveways or garages. Driveways and garages have been added over time</p> <div>   </div> <p><i>Location of carport maintains scale of dwelling</i></p> <div>  </div> <p><i>Early garages to rear of dwellings – c1945</i></p>	<p>New garages or carports are not permitted forward of dwellings in the streetscape.</p> <p>New garages should be sited towards the rear of each property, so the traditional scale and siting of the dwelling remains extant. Materials should reflect those of each dwelling – matching face brick, painted render or timber/ corrugated clad structures are appropriate. Roofing should match that of each dwelling, continuing the established built form character of dwellings in the locale.</p> <p>Any carport/ garage proposed in new development should be set back from the front facade of such development by at least the width of the garage. Garages/ carports should not be built on side boundaries of allotments, as this disrupts the established spatial/ built character of the streetscape.</p> <p>Any roller/ panel door to garages/ carports should be painted to match the surrounding wall colour, to reduce visual dominance within the HO streetscape.</p>



HERITAGE GUIDELINES WARRNAMBOOL CITY COUNCIL 2015



NELSON STREET HILL PRECINCT (H0318)

Introduction

The following design guidelines assist in the understanding of the unique built form characteristics of the **Nelson Street Hill Heritage Precinct**, Warrnambool.

Warrnambool has 26 heritage precincts which recognise the distinctive heritage character of Warrnambool. Each heritage precinct is now incorporated in the Warrnambool Planning Scheme. The Heritage Overlay within the Warrnambool Planning Scheme lists the types of works to buildings which trigger the need for a planning permit.

If you are considering any works to a property within a heritage precinct, we suggest you contact Council to confirm if a planning permit is required. Council also provides a complimentary Heritage Advisory Service for owners of properties within heritage precincts. Conservation and design advice is readily available by appointment (telephone (03) 5559 4800).

This guideline is intended to encourage and support the retention and enhancement of the historic character of the area. A series of guiding design principles are provided to encourage compatible new development and appropriate minor works or alterations and additions to existing properties.

Historical Background and Significance Statements are referenced from *Warrnambool City Council Heritage Guidelines 2012*.

Historical Background

The Nelson Street Hill Precinct runs approximately east-west along the north-western portion of Nelson Street from near Cramer Street (where it is contiguous with the Cramer Street Precinct) to Mickie Street (where it is contiguous with the Jamieson Street Precinct). Sections of Liebig, Howard and Banyan Streets cross the precinct from north to south. The housing stock is mixed, ranging from small late Victorian stone cottages, some very important Victorian villas, a few Federation period houses, through to many Interwar houses such as Orvie to at 7 Howard Street. This reflects its history as the area was opened up in a second wave of development, to the north of the main township of Warrnambool in the 1860s and 70s.

The allotments were originally set out as large villa allotments, and some of the residences built at that time survive, including the Gothic villa at 230 Liebig Street, Corio, at 38 Nelson Street, and Mirma at 42 Howard Street. There was little Federation period development, perhaps because the land was some distance from the main township, but by World War Two many new houses had been constructed.

Further development occurred after the Second World War. The best examples are the 1950s house at 236 Liebig Street and a block of 1950s flats on the north east corner of Banyan and Nelson Street which are rare and good examples of their building types.

Some early cottages have been remodelled in the first half of the twentieth century, and other examples of residences provide strong built evidence of building in the 1920s and 1930s, such as 218 and 230 Lava Street. Importantly, almost all of the houses are single storey.

There are several with attic storeys but these are exceptional. Almost all houses are single dwellings with standard setbacks, front gardens and discrete car access and parking. Many of the gardens are significant and include mature trees. Also of special interest is the side entrance and wall at Dursley Cottage at 28 Howard Street. Generally the precinct is in very good condition and maintains a high degree of integrity.

Why is the Nelson Street Hill Precinct significant?

The Nelson Street Hill Precinct is of historical significance as an excellent example of the development of Warrnambool from the 1870s onwards. Its built fabric and subdivision patterns clearly show the original spaciousness of this, the furthest reaches of the town and the subsequent pattern of consolidation over time, particularly in the Interwar period and after the Second World War.

The precinct is also important historically for the fine quality of its late Victorian and early twentieth century housing stock, reflecting the social affluence of the middle classes in Warrnambool at various periods over the past 150 years. The precinct is of architectural significance as it displays a range of architectural styles and building types from early Victorian villas through to Modern flats, many examples designed by important local and metropolitan architects, such as George Jobbins, Andrew Kerr and Tag Walter.

The precinct overall is supported by those architect designed buildings which remain on large allotments throughout the precinct, particularly Corio, Mirma, Dursley Cottage and the rare Gothic villa at 230 Liebig Street.

What is significant?

The precinct contains dwellings dating from the late 1860s, ranging in stock from small late Victorian villas to a number of Victorian houses. There are also a small number of Federation period and interwar period dwellings. A number of fine examples of post war development exist within the precinct, demonstrating development patterns after the war.

Dwellings are predominantly single storey in scale with some notable exceptions. Pre-war dwellings generally have pitched (typically 30 degree) hipped or gable corrugated galvanised iron or tile clad roofs and many of the earlier dwellings retain prominent masonry chimneys. Walls are predominantly masonry, with limited numbers of lightweight clad dwellings.

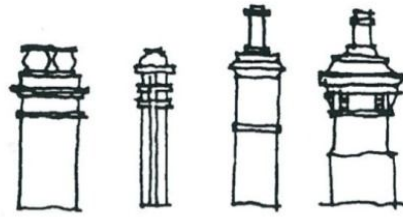
NELSON STREET HILL PRECINCT (H0318)

19th and early 20th century dwellings are typically either symmetrical cottages or asymmetrical villas in style, with bullnose and straight pitch verandahs supported by timber posts dressed with cast iron lacework, or timber fretwork.

Interwar 'bungalow' and cottage style dwellings feature projecting gable or bay window forms; deep front or side verandahs supported on a variety of masonry pillar styles; timber batten/ shingle detailing to gable fronts; architecturally detailed timber windows and doorways, and decorative timber eaves.

Dwellings are largely consistent in roofline and setbacks and address the street. Some specific buildings from the post war era are two storey and display flat roofs.

Fencing is of mixed character, but generally is either low to medium height masonry or timber pickets or palings to front boundaries. Woven wire fencing is also present in the precinct and most properties have a single crossover, with garages and carports set back behind the main residences.



Retention of period chimneys add distinction to the streetscape



Interwar style dwelling – note steep pitched roof, timber cladding, feature verandah and vertically proportioned windows



Early sandstone boundary wall within precinct



Projecting front villa typical of 19th century dwellings within the precinct



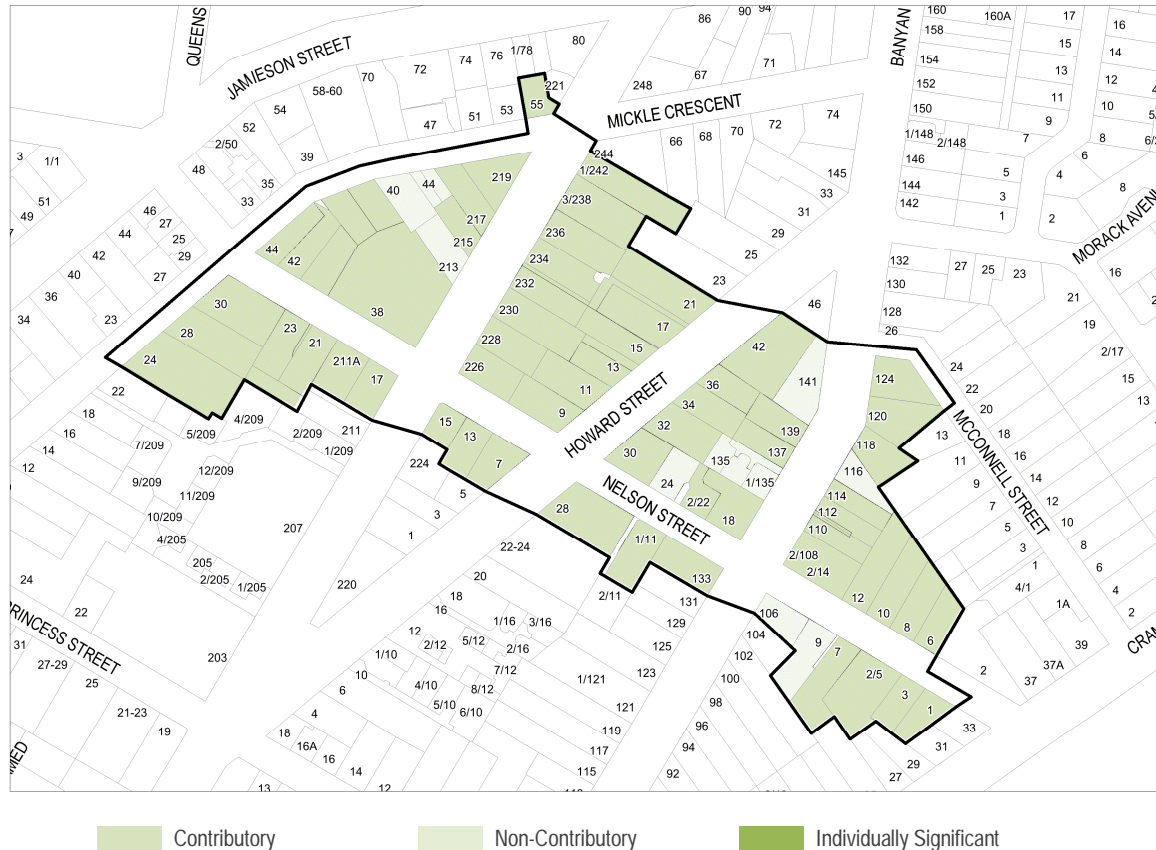
Interwar bungalow – typical details of heritage note – timber decoration to gables, projecting bay window, front verandah. Note compatible low masonry fence and hedging to front



1950s era dwelling within precinct of distinctive character

NELSON STREET HILL PRECINCT (H0318)

H0318 - Nelson Street Hill Precinct Map



List of places which contribute to the heritage values of the precinct

Liebig Street

215 Liebig Street - dwelling
217 Liebig Street - dwelling
219 Liebig Street - dwelling
226 Liebig Street - dwelling
228 Liebig Street - dwelling
230 Liebig Street - dwelling
232 Liebig Street - dwelling
234 Liebig Street - dwelling
236 Liebig Street - dwelling
238 Liebig Street - dwelling
242 Liebig Street - dwelling
11 Nelson Street - dwelling
12 Nelson Street - dwelling
13 Nelson Street - dwelling
15 Nelson Street - dwelling
17 Nelson Street - dwelling
18 Nelson Street - dwelling
19 Nelson Street - dwelling
21 Nelson Street - dwelling

Howard Street

7 Howard Street - dwelling - 'Orvie'
9 Howard Street - dwelling
11 Howard Street - dwelling
13 Howard Street - dwelling
15 Howard Street - dwelling
17 Howard Street - dwelling
21 Howard Street - dwelling
28 Howard Street - dwelling - 'Dursley Cottage'
30 Howard Street - dwelling
32 Howard Street - dwelling
34 Howard Street - dwelling
36 Howard Street - dwelling
42 Howard Street - dwelling - 'Mirra'

Banyan Street

108 Banyan Street - block of flats
110 Banyan Street - dwelling
112 Banyan Street - dwelling

124 Banyan Street - dwelling
133 Banyan Street - dwelling
137 Banyan Street - dwelling
139 Banyan Street - dwelling

Nelson Street

1 Nelson Street - dwelling
3 Nelson Street - dwelling
5 Nelson Street - dwelling and wall
6 Nelson Street - dwelling
7 Nelson Street - dwelling
8 Nelson Street - dwelling - 'Bylongil'
10 Nelson Street - dwelling
38 Nelson Street - dwelling - 'Corio'
40 Nelson Street - dwelling
42 Nelson Street - dwelling
44 Nelson Street - dwelling

NELSON STREET HILL PRECINCT (H0318)

22 Nelson Street - dwelling
23 Nelson Street - dwelling

114 Banyan Street - dwelling
118 Banyan Street - dwelling

Mickle Crescent
24 Mickle Crescent - dwelling
28 Mickle Crescent - dwelling
30 Mickle Crescent - dwelling
55 Mickle Crescent - dwelling

Design Guidelines - basis

Suggested Approach

Subdivision

The generally rectilinear allotment pattern along Nelson Street, Howard Street and Liebig Street is of heritage value. Dwellings are typically sited facing the street and are at consistent setbacks to the front boundaries. The topography dictates that allotments along Mickle Crescent and the northern end of Banyan Street are less regular in shape.

Limited subdivision of early allotments has occurred to date.

Further subdivision of allotments within the precinct is not encouraged, as the spatial / built form character of the locale will be compromised.

Potential secondary development in rear yards is limited due to allotment size and limited existing crossover locations. The built form character of the streetscape should be maintained (dwellings, with open space between) if rear allotment development is considered.

Future subdivision of non-contributory allotments should respect the established spatial character of development in the streetscape – in scale, width and pattern.

Demolition

Demolition of a contributory place is not typically supported within the precinct. Demolition of the whole of a building which is a Contributory Element generally has an adverse effect on the significance of a Heritage Place.

Demolition of parts of a Contributory Place visible from the public domain has the potential to adversely affect the significance of the precinct.

Demolition of parts of a place which do not contribute to the significance or the setting of a place may be considered, if removal does not adversely affect the fabric and significant views (setting) of the affected Contributory place

Demolition of Contributory Place dwellings is not supported, as this would result in a loss of heritage fabric.

Removal of later garages, rear additions or fences not in character with those typical to the era of significance of the place may be considered by Council. Items to be demolished and replaced will require consideration of the replacement structure when considering the merit of the demolition proposal.

Removal of original timber sash windows or changes in window opening proportions to Contributory places is not supported, where windows can be seen from the streetscape

New Buildings

Replacement of non-contributory buildings with new development should be contemporary, but also compatible in design. Compatibility is achieved by considering the key design attributes which comprise the significance of the locale - e.g. setback, scale, roof pitch and line, wall materials, window proportions, fencing and use of verandahs.

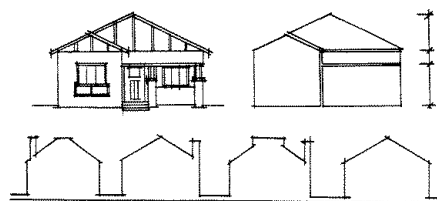
Dwellings in this Precinct are single storey, with pitched (typically 25-30 degree) hipped or gable corrugated galvanised iron or tile clad roofs. Walls are masonry, with a proportion of dwellings clad in weatherboard or conite finished.

Late 19th and early century dwellings are typically asymmetrical villas in style, with projecting gable fronts and bullnose and straight pitch verandahs supported by timber posts dressed with cast iron lacework, or timber fretwork.

Interwar bungalow and cottage style dwellings feature projecting gable or bay window forms; timber batten/ shingle detailing to gable fronts; architecturally detailed timber windows and doorways, decorative timber eaves and weatherboard or stucco clad walls. Most dwellings also feature masonry chimneys to main rooms.

New development should respect the differing, but established spatial / built form pattern of the streetscapes of the Nelson Street Hill Precinct. New buildings should continue the scale and proportion of built form/ open space common to the locale.

The scale, roof pitch and use of materials similar to those common to the area is encouraged. Some scope exists for development with flatter or low pitch roofs, and two storey structures where the character of the precinct is mixed through the inclusion of later post war dwellings.



Scale, spatial pattern and proportion is important

NELSON STREET HILL PRECINCT (H0318)

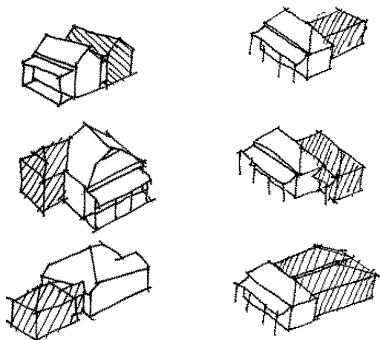
Design Guidelines - basis

Suggested Approach

External Alterations and Additions

Dwellings of significance in the Nelson Street Hill Precinct are typically single storey in scale – but range in size, reflecting the range of dwellings erected for middle income/ professionals during the 1870-1930s period in Warrnambool, and then later consolidation of this residential area.

Houses typically contain 2 or three bedrooms and principal living spaces face the street. Future additions and alterations to these dwellings are possible to suit modern needs, but heritage values - embodied in the external appearance - also need to be considered.



Additions should maintain the historic form and scale of the dwelling, when viewed from the streetscape

Upper floor additions are generally not appropriate, as they will alter the scale of the dwelling – and hence compromise the suburban setting of places within the streetscape. Upper floor additions may only be appropriate if sited to the rear of a property and stepped so that new ridge lines do not dominate streetscape views of existing dwellings. This is particularly critical at the top of the hill, where the topography emphasises the scale of rear additions.

Any proposed additions should be to the rear of existing dwellings, to minimise adverse visual impact on the streetscape. Additions to the side of dwellings are not encouraged, as additions will alter the original scale (width) of dwellings when viewed from the street. Some side additions may be acceptable where minimal visual impact occurs through setbacks.

Original timber framed windows facing the streetscape should be retained and repaired where possible in all dwelling eras. Replacement of later aluminium framed windows with replica original timber windows is encouraged, to improve the historic integrity of dwellings.

Original verandahs should also remain and be maintained, based on original evidence or on similar examples found elsewhere in the street. (based upon the period of construction of the dwelling). Early and original details including cast iron lacework and timber detailing should be reinstated where detail is known.

Alterations to interior finishes and rooms will not impact on the values of the precinct.



NELSON STREET HILL PRECINCT (H0318)

Design Guidelines - basis

Suggested Approach

Materials, Colours and Finishes

Late 19th and early century dwellings are typically asymmetrical villas in style, with projecting gable front sections facing the street. Walls are generally masonry with some timber clad examples.

Bullnose and straight pitch verandahs (sometimes wrap-around) are also common to the front, supported by timber posts dressed with cast iron lacework, or less commonly.

California bungalows and cottage styles generally have weatherboard cladding (square or curved edge), with details in pebbledash stucco. Walls of many bungalows and cottages of the period in Warrnambool have since been finished in Conite. Most bungalow roof and verandah gables are half-timbered, often infilled with pebbledash stucco, pressed metal sheeting simulating same, timber shingles, or fibro-cement sheeting. Front verandahs dominate front facades, are deep in plan and feature substantial gable fronts. Cottage verandahs are less dominant, being a flat porch roof or an extension of the main roof in form. Masonry verandah pillars – face brick, stucco, or combinations of pillars, precast columns or timber posts – support verandahs to both dwelling styles.

Early paint finishes to stucco and render would have been limewash in type.

Post war dwellings are generally face brick with timber window frames of larger proportions, with flat or shallow pitch roofs and minimal decorative features externally.

Roofs were clad in galvanised corrugated iron or terracotta Marseille tiles and are of gable/hip form and 30 degree in pitch.

Paint colours for timberwork typical to the period include

- Light ochre colours (19th century); crème, pale green and mid ochres (20th century interwar) to walls
- dark brown, green and Indian red (19th century) and ,lighter crèmes, green or red through to dark brown, red and green (20th century interwar) to timber details.
- Minimal painted surfaces (post war) – white timberwork and window frames, pastel detail and highlight colours to eaves and columns.

Stone and face brick wall finishes should be retained and not be rendered or painted, including on face brick post war buildings.

Conite clad buildings should ideally be refurbished as timber clad dwellings when Conite is removed in the future.

Tile roofs should also remain and be repaired to match, or re-clad as historically appropriate with similar deep profile corrugated, galvanised or mid grey colorbond roof sheeting.

Original stained finish timber shingles to 'bungalow' style gable faces should be oiled, not painted in finish.

Early stucco finishes should be painted using matt or low gloss finish paint, to simulate earlier gloss levels and also hide past patching work in stucco.

Replacement gutters should reflect profiles common to the era of construction of the dwelling – 19th century = 'ogee' profile, 20th century = ½ round and quad profile preferable. Round metal downpipes are recommended – UPVC types have jointing systems which are visually inappropriate to the era of the dwelling.

Timberwork – matt finishes to wall planking. Gloss finishes to fascias, barges and joinery in colours suggested recommended. Potential for accent colours to be used on front doors.

Roller shutters and obvious window film tints to windows are discouraged.



HERITAGE GUIDELINES WARRNAMBOOL CITY COUNCIL 2015



RAGLAN PARADE PRECINCT (H0319)

Introduction

The following design guidelines assist in the understanding of the unique built form characteristics of the **Raglan Parade Heritage Precinct**, Warrnambool.

Warrnambool has 26 heritage precincts which recognise the distinctive heritage character of Warrnambool. Each heritage precinct is now incorporated in the Warrnambool Planning Scheme. The Heritage Overlay within the Warrnambool Planning Scheme lists the types of works to buildings which trigger the need for a planning permit.

If you are considering any works to a property within a heritage precinct, we suggest you contact Council to confirm if a planning permit is required. Council also provides a complimentary Heritage Advisory Service for owners of properties within heritage precincts. Conservation and design advice is readily available by appointment (telephone (03) 5559 4800).

This guideline is intended to encourage and support the retention and enhancement of the historic character of the area. A series of guiding design principles are provided to encourage compatible new development and appropriate minor works or alterations and additions to existing properties.

Historical Background and Significance Statements are referenced from *Warrnambool City Council Heritage Guidelines 2012*.

Historical Background

Raglan Parade was originally the Allansford Road, and although not in the original township plan, as surveyed by William Pickering and Robert Hoddle in 1847, it was soon incorporated as it formed a natural boundary to the township on its northern side. From the 1860s, however, the land north of Raglan Street (as it was formerly known), was sold to form a northern extension of the township. From 1871, the area north of Raglan Parade was to be known as North Warrnambool.

The Allansford Road became Raglan Street and was changed to Raglan Parade in 1872.

The housing stock is mixed, ranging from classic Victorian and Edwardian houses through to Interwar and post-World War Two houses, although the majority of houses are late Victorian or pre-World War One. This reflects the sales of land north of Raglan Parade, which didn't commence for residential allotments until 1873.

None of the houses particularly dominate the precinct, although there are some very fine intact examples of various periods, such as the classic Victorian stone residence with a stone retaining wall at 498 Raglan Parade, a typical Edwardian timber house at 492 Raglan Parade and 500 Raglan Parade, a strong local interpretation of the Modern style (circa 1950).

Some buildings within the precinct, such as 496, 486 and 504 Raglan Parade have been very much altered, compromising their contribution to the precinct. Overall, the precinct is in good condition and retains a fair degree of integrity.

Why is the Raglan Parade Precinct significant?

The Raglan Parade Precinct is of historical significance as it demonstrates the demand for residential housing allotments north of the main township of Warrnambool in the 1870s. This demand for land saw large areas of land subdivided north of Raglan Parade. Although much land beyond Raglan Parade was set aside for large villa estates, this precinct illustrates the immediate need for more modest middle class housing of the township developed.

The precinct is of architectural significance for its range of buildings, in particular the fine intact examples of classic Edwardian and Victorian architectural styles in the western part of the precinct, closest to Banyan Street

What is significant?

The Raglan Parade Precinct is located on the north east side of Raglan Parade, between Banyan and Foster Streets. It is approximately 500m northwest of the main centre of the township, and looks towards Lady Bay. The precinct is mainly residential and almost uniformly single-storey.

The allotments are elevated above the road reserve, and most of the buildings have a moderate setback, allowing views over the township to the ocean. Almost all allotments in the precinct extend through from Raglan Parade to Denneys Street, the exceptions being the rear subdivisions at 472, 476, 482 and 502 Raglan Parade.

Although not included within the precinct, the Norfolk Island Pines (circa 1870-1880) and the Moreton Bay Figs (circa 1903-4) which are planted in the median strip are an important element contributing to the sense of place of this precinct.

The majority of the dwellings in the precinct date from the Victorian and Edwardian periods, with a few later Interwar and post war examples.

Dwellings are single storey in scale and have pitched (typically 30 degree) hipped or gable corrugated galvanised iron or tile clad roofs. Most dwellings retain prominent and in several cases quite ornate masonry chimneys. Walls are predominantly timber (weatherboard) clad with later dwellings tending to masonry walls.

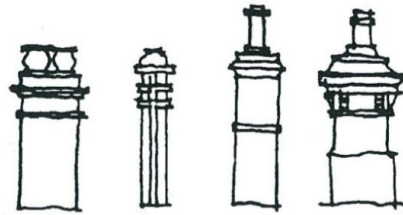
The prevailing building type is the asymmetrical villa, with bullnose or straight pitch verandahs supported by timber posts dressed with cast iron lacework, or timber fretwork. Towards the eastern end of the precinct are examples of symmetrical and single fronted cottages, again with timber or cast iron decorative work.

RAGLAN PARADE PRECINCT (H0319)

Interwar dwellings feature projecting gable or bay window forms; deep front or side verandahs supported on a variety of masonry pillar styles; timber batten/ shingle detailing to gable fronts; architecturally detailed timber windows and doorways, and decorative timber eaves.

Dwellings are largely consistent in roofline and setbacks and address the street. The majority of properties do not have crossovers and are accessed from Denneys Street (for vehicle access), and garaging is provided on this frontage rather than to Raglan Parade.

Fencing is predominantly timber pickets or palings to front boundaries, sometimes sitting on a stone plinth. Several later houses have low masonry fences suited to the era of the house.



Retention of period chimneys add distinction to the streetscape



Streetscape view – c1890-1915 era dwellings – consistent in alignment, scale, spatial pattern, inclusion of gables and verandahs – all important heritage attributes in the precinct



Leaded glass windows, timber fret decoration and moulded chimneys feature on many dwellings within the precinct



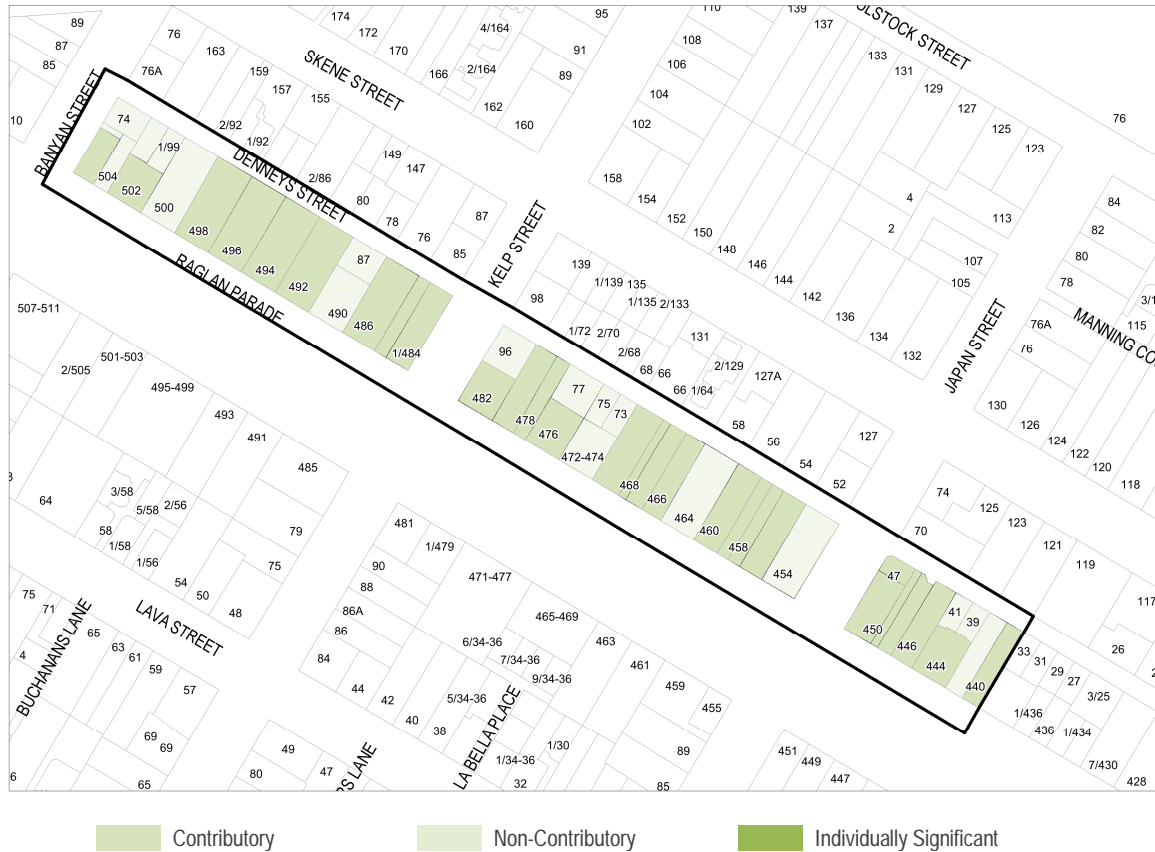
Decorative gable face to c 1880-1915 villa – a distinctive dwelling in the precinct



Note consistent line of verandahs within streetscape

RAGLAN PARADE PRECINCT (H0319)

H0319 - Raglan Parade Precinct Map



List of places which contribute to the heritage values of the precinct

Raglan Parade

440 Raglan Parade - dwelling
 444 Raglan Parade - dwelling
 446 Raglan Parade - dwelling
 448 Raglan Parade - dwelling
 450 Raglan Parade - dwelling
 456 Raglan Parade - dwelling
 458 Raglan Parade - dwelling
 460 Raglan Parade - dwelling
 466 Raglan Parade - dwelling
 468 Raglan Parade - dwelling
 470 Raglan Parade - dwelling
 476 Raglan Parade - dwelling

478 Raglan Parade - dwelling
 480 Raglan Parade - dwelling
 482 Raglan Parade - dwelling
 484 Raglan Parade - dwelling
 486 Raglan Parade - dwelling
 492 Raglan Parade - dwelling
 494 Raglan Parade - dwelling
 496 Raglan Parade - dwelling
 498 Raglan Parade - dwelling
 502 Raglan Parade - dwelling
 506 Raglan Parade - dwelling

Denneys Street

47 Denneys Street - dwelling

RAGLAN PARADE PRECINCT (H0319)

Design Guidelines - basis

Suggested Approach

Subdivision

The generally rectilinear allotment pattern along Raglan Parade is of heritage value. Dwellings are typically sited facing the street and are at consistent setbacks to the front boundaries.

Limited subdivision of early allotments has occurred to date.

Further subdivision of allotments within the precinct is not encouraged, as the spatial / built form character of the locale will be compromised.

Potential secondary development in rear yards is limited due to allotment size and limited existing crossover locations. The built form character of the streetscape should be maintained (dwellings, with open space between) if rear allotment development is considered.

Future subdivision of non-contributory allotments should respect the established spatial character of development in the streetscape – in scale, width and pattern.

Demolition

Demolition of a contributory place is not typically supported within the precinct. Demolition of the whole of a building which is a Contributory Element generally has an adverse effect on the significance of a Heritage Place.

Demolition of parts of a Contributory Place visible from the public domain has the potential to adversely affect the significance of the precinct.

Demolition of parts of a place which do not contribute to the significance or the setting of a place may be considered, if removal does not adversely affect the fabric and significant views (setting) of the affected Contributory place within a precinct.

Demolition of Contributory Place dwellings is not supported, as this would result in a loss of heritage fabric.

Removal of later garages, rear additions or fences not in character with those typical to the era of significance of the place may be considered by Council. Items to be demolished and replaced will require consideration of the replacement structure when considering the merit of the demolition proposal.

Removal of original timber sash windows or changes in window opening proportions to Contributory places is not supported, where windows can be seen from the streetscape.

New Buildings

Replacement of non-contributory buildings with new development should be contemporary, but also compatible in design. Compatibility is achieved by considering the key design attributes which comprise the significance of the locale - e.g. setback, scale, roof pitch and line, wall materials, window proportions, fencing and use of verandahs.

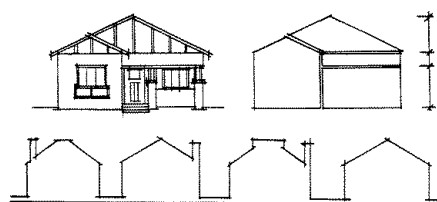
Dwellings in this Precinct are single storey, with pitched (typically 25-30 degree) hipped or gable corrugated galvanised iron or tile clad roofs. Walls are masonry, with a proportion of dwellings clad in weatherboard or conite finished.

Late 19th and early century dwellings are typically asymmetrical villas in style, with projecting gable fronts and bullnose and straight pitch verandahs supported by timber posts dressed with cast iron lacework, or timber fretwork.

Interwar bungalow and cottage style dwellings feature projecting gable or bay window forms; timber batten/ shingle detailing to gable fronts; architecturally detailed timber windows and doorways, decorative timber eaves and weatherboard or stucco clad walls. Most dwellings also feature masonry chimneys to main rooms.

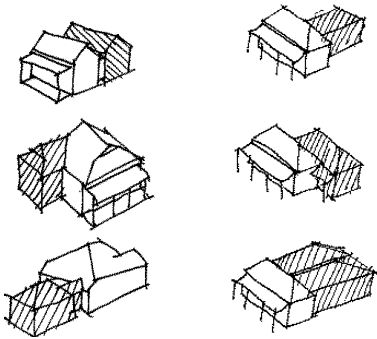
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Scale, spatial pattern and proportion is important

RAGLAN PARADE PRECINCT (H0319)

Design Guidelines - basis	Suggested Approach
<p>External Alterations and Additions</p> <p>Dwellings of significance in the Raglan Parade Precinct are typically single storey in scale – but range in size, reflecting the range of dwellings erected for middle income/ professionals during the 1870-1930s period in Warrnambool, and then later consolidation of this residential area. Houses typically contain 2 or three bedrooms and principal living spaces face the street. Future additions and alterations to these dwellings are possible to suit modern needs, but heritage values - embodied in the external appearance - also need to be considered.</p> <div></div> <p><i>Additions should maintain the historic form and scale of the dwelling, when viewed from the streetscape</i></p>	<p>Upper floor additions are generally not appropriate, as they will alter the scale of the dwelling – and hence compromise the suburban setting of places within the streetscape. Upper floor additions may only be appropriate if sited to the rear of a property and stepped so that new ridge lines do not dominate streetscape views of existing dwellings. This is particularly critical at the top of the hill, where the topography emphasises the scale of rear additions.</p> <p>Any proposed additions should be to the rear of existing dwellings, to minimise adverse visual impact on the streetscape. Additions to the side of dwellings are not encouraged, as additions will alter the original scale (width) of dwellings when viewed from the street. Some side additions may be acceptable where minimal visual impact occurs through setbacks.</p> <p>Original timber framed windows facing the streetscape should be retained and repaired where possible in all dwelling eras. Replacement of later aluminium framed windows with replica original timber windows is encouraged, to improve the historic integrity of dwellings.</p> <p>Original verandahs should also remain and be maintained, based on original evidence or on similar examples found elsewhere in the street. (based upon the period of construction of the dwelling). Early and original details including cast iron lacework and timber detailing should be reinstated where detail is known.</p> <p>Alterations to interior finishes and rooms will not impact on the values of the precinct.</p>



RAGLAN PARADE PRECINCT (H0319)

Design Guidelines - basis

Suggested Approach

Materials, Colours and Finishes

Late 19th and early century dwellings are typically asymmetrical villas in style, with projecting gable front sections facing the street. Walls are generally masonry with some timber clad examples.

Bullnose and straight pitch verandahs (sometimes wrap-around) are also common to the front, supported by timber posts dressed with cast iron lacework, or less commonly.

California bungalows and cottage styles generally have weatherboard cladding (square or curved edge), with details in pebbledash stucco. Walls of many bungalows and cottages of the period in Warrnambool have since been finished in Conite. Most bungalow roof and verandah gables are half-timbered, often infilled with pebbledash stucco, pressed metal sheeting simulating same, timber shingles, or fibro-cement sheeting. Front verandahs dominate front facades, are deep in plan and feature substantial gable fronts. Cottage verandahs are less dominant, being a flat porch roof or an extension of the main roof in form. Masonry verandah pillars – face brick, stucco, or combinations of pillars, precast columns or timber posts – support verandahs to both dwelling styles.

Early paint finishes to stucco and render would have been limewash in type.

Post war dwellings are generally face brick with timber window frames of larger proportions, with flat or shallow pitch roofs and minimal decorative features externally.

Roofs were clad in galvanised corrugated iron or terracotta Marseille tiles and are of gable/hip form and 30 degree in pitch.

Paint colours for timberwork typical to the period include

- Light ochre colours (19th century); crème, pale green and mid ochres (20th century interwar) to walls
- dark brown, green and Indian red (19th century) and lighter crèmes, green or red through to dark brown, red and green (20th century interwar) to timber details.
- Minimal painted surfaces (post war) – white timberwork and window frames, pastel detail and highlight colours to eaves and columns.

Stone and face brick wall finishes should be retained and not be rendered or painted, including on face brick post war buildings.

Conite clad buildings should ideally be refurbished as timber clad dwellings when Conite is removed in the future.

Tile roofs should also remain and be repaired to match, or re-clad as historically appropriate with similar deep profile corrugated, galvanised or mid grey colorbond roof sheeting.

Original stained finish timber shingles to 'bungalow' style gable faces should be oiled, not painted in finish.

Early stucco finishes should be painted using matt or low gloss finish paint, to simulate earlier gloss levels and also hide past patching work in stucco.

Replacement gutters should reflect profiles common to the era of construction of the dwelling – 19th century = 'ogee' profile, 20th century = ½ round and quad profile preferable. Round metal downpipes are recommended – UPVC types have jointing systems which are visually inappropriate to the era of the dwelling.

Timberwork – matt finishes to wall planking. Gloss finishes to fascias, barges and joinery in colours suggested recommended. Potential for accent colours to be used on front doors.

Roller shutters and obvious window film tints to windows are discouraged.

RAGLAN PARADE PRECINCT (H0319)

Design Guidelines - basis

Suggested Approach

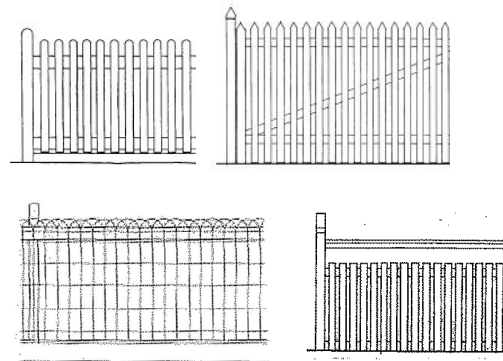
Fencing

Front fences were an important part of the design of Victorian era houses. For masonry buildings, fences were commonly palisade style with cast iron spears on stone plinths and ornamented end piers of stone, rendered or face brickwork, or cast iron. For grander, more ornamental residences, finely finished local sandstone fences were sometimes used. Smaller scale dwellings often retained timber picket fences.

Federation/Edwardian era dwellings: Most fences were timber pickets, sometimes with a timber capping. Twisted wire suspended between rounded timbers posts also began to emerge as a mass produced product at this time. Some examples of elaborate patterned cast iron balusters fixed to bluestone plinth. Occasional corrugated iron on timber framing.

New fences should repeat design features of fencing typical to the era of dwellings in the streetscape – including timber picket, rendered stone masonry, hedging, vertical timber plank, or masonry with low pillars to match the dwelling. All new front boundary fencing should be limited to 1.2 m high maximum, except where the existing adjacent properties retaining early and original fences provide for a suitable precedent for a higher fence. Fences should not exceed 1.5 metres in total height.

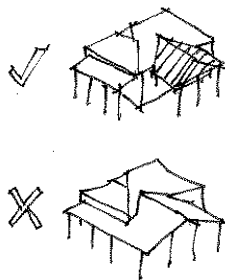
Rear fencing can be replaced to suit where out of view of the streetscape. Corrugated profile sheet or timber plank fences are preferred.



Timber picket, woven crimp wire and timber paling fences typical to the period of the Precinct

Carparking/ Garaging

Most houses in the street were erected without driveways or garages. Driveways and garages have been added over time.



Location of carport maintains scale of dwelling

New garages or carports are not permitted forward of dwellings in the streetscape.

New garages should be sited to the rear of each property, so the traditional scale and siting of the dwelling remains extant. Materials should reflect those of each dwelling – matching face brick, painted render or timber/ corrugated clad structures are appropriate. Roofing should match that of each dwelling, continuing the established built form character of dwellings in the locale.

New garages/ carports should also be sighted out of view of the streetscape, to maintain the setting of the place from within the streetscape.

Any carport/ garage proposed in new development should be set back from the front facade of such development by at least the width of the garage. Garages/ carports should not be built on side boundaries of allotments, as this disrupts the established spatial/ built character of the streetscape. Any roller/ panel door to garages/ carports should be painted to match the surrounding wall colour, to reduce visual dominance within the streetscape.

NELSON STREET HILL PRECINCT (H0318)

Design Guidelines - basis

Suggested Approach

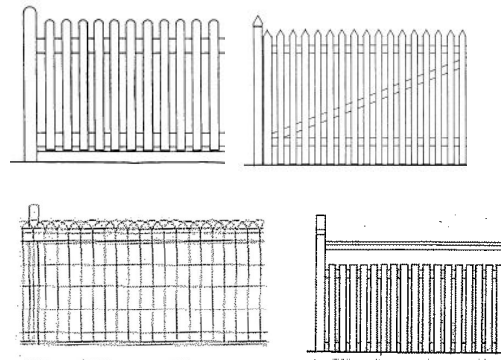
Fencing

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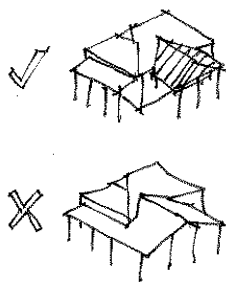
Rear fencing can be replaced to suit where out of view of the streetscape. Corrugated profile sheet or timber plank fences are preferred.



Timber picket, woven crimp wire and timber paling fences typical to the period of the precinct – consider also low level masonry fencing, with hedging behind

Carparking/ Garaging

Most properties have a crossover and driveway accessed from the street, with garaging and carports generally located to the rear of dwellings. Garages are uncommon to the front yards of dwellings within the Precinct.



Location of carport maintains scale of dwelling

New garages or carports are not permitted forward of dwellings in the streetscape.

New garages should be sited to the rear of each property, so the traditional scale and siting of the dwelling remains extant. Materials should reflect those of each dwelling – matching face brick, painted render or timber/ corrugated clad structures are appropriate. Roofing should match that of each dwelling, continuing the established built form character of dwellings in the locale.

New garages/ carports should also be sighted out of view of the streetscape, to maintain the setting of the place from within the streetscape.

Any carport/ garage proposed in new development should be set back from the front facade of such development by at least the width of the garage. Garages/ carports should not be built on side boundaries of allotments, as this disrupts the established spatial/ built character of the streetscape. Any roller/ panel door to garages/ carports should be painted to match the surrounding wall colour, to reduce visual dominance within the streetscape.



HERITAGE GUIDELINES WARRNAMBOOL CITY COUNCIL 2015



DARLING, BANYAN, HOWARD & LIEBIG STREETS PRECINCT (H0320)

Introduction

The following design guidelines assist in the understanding of the unique built form characteristics of the **Darling, Banyan, Howard and Liebig Streets Heritage Precinct**, Warrnambool.

Warrnambool has 26 heritage precincts which recognise the distinctive heritage character of Warrnambool. Each heritage precinct is now incorporated in the Warrnambool Planning Scheme. The Heritage Overlay within the Warrnambool Planning Scheme lists the types of works to buildings which trigger the need for a planning permit.

If you are considering any works to a property within a heritage precinct, we suggest you contact Council to confirm if a planning permit is required. Council also provides a complimentary Heritage Advisory Service for owners of properties within heritage precincts. Conservation and design advice is readily available by appointment (telephone (03) 5559 4800).

This guideline is intended to encourage and support the retention and enhancement of the historic character of the area. A series of guiding design principles are provided to encourage compatible new development and appropriate minor works or alterations and additions to existing properties.

Historical Background and Significance Statements are referenced from *Warrnambool City Council Heritage Guidelines 2012*.

Historical Background

The Darling, Banyan, Howard and Liebig Streets Precinct is predominately residential and almost uniformly single-storey. It was central to the northwards suburban expansion of Warrnambool from the 1870s. The centre of the precinct is located approximately 500 metres north east of Warrnambool's Central Business District and includes land in Darling Street, Victoria Street, Banyan Street and Princess Street, Liebig Street, north of Raglan Parade, ending just before the Nelson Street intersection.

The area between the Howard and Liebig Street intersection and the Howard and Nelson Street intersection is as well as one property in Skene Street and one in Cramer Street. The prestige of the hillside position near the Presbyterian Church meant that many fine homes were built around the church, some pre-dating 1874. The Presbyterian Manse in Princess Street was one of these.

The precinct is located on high ground which slopes upward from the northwest side of Raglan Parade. The 1870s saw large suburban villa allotments offered for sale north of Raglan Parade. These were then subdivided several times prior to 1890, when much of the building stock was constructed. The housing stock is mixed in scale, period, form and materials.

The size of allotments varies greatly along Liebig, Howard and Princess Streets, with some very large suburban allotments still evident, such as what remains of the 1860s Murweh land (subdivided into 8 lots in the 1890s) on the northwest corner of Liebig and Howard Streets. The other unusual allotment is the triangular shaped allotment between Liebig and Howard Streets.

Generally, the housing stock on the east side of Liebig and Howard Streets is predominately Victorian, as it is in Princess Street and the west side of these streets is predominately Interwar, with some important examples of Victorian residences, such as Mawarra, at 21-23 Princess Street, 202 Liebig Street which is an important departure from most of the Victorian residences in the precinct, being strong in the mannerist style, 196a Liebig Street and 4 Howard Street, both fine stone Victorian houses. 198 Liebig Street retains its natural finish. Fine Victorian stone residences range from the restrained through to the very ornate. Many intact early twentieth century buildings survive along with their gardens, the most important being the Chittick residence, Alcombe, at 93-95 Banyan Street.

There are several important Modern and Interwar buildings within the precinct, including the Walter and Aughtly designed 199 Liebig Street, a stylish Modern brick residence as well as 3 Howard Street and 7 Howard Street, which are both examples of unusual two storey bungalow residences. The house at 11 Princess Street is an important example of the International or Modern style.

Most of the buildings retain a high degree of integrity, although the Warrnambool Medical Clinic, once a fine residence has had some alterations, as have several others. A major compromise to the precinct is the conversion of the Victorian villa at 12 Howard Street into the El Dorado Flats. Generally, the precinct is in very good condition.

Why is the Darling, Banyan, Howard and Liebig Streets Precinct significant?

The Darling, Banyan, Howard and Liebig Streets Precinct is of historical significance as it illustrates the push northwards of the main township and land speculation in Warrnambool in the 1870s, which saw large subdivisions north of Raglan Parade, set aside for large villa estates.

As the majority of this land was purchased, but not built on, it reflects certain social aspects of the early community of Warrnambool, which had a substantial core of middle and working class people rather than upper class families who could afford to establish such large villa estates. It is of further historical interest as it demonstrates the demand for smaller allotments, relatively close to the town on higher ground by the middle class in the 1890s.

DARLING, BANYAN, HOWARD & LIEBIG STREETS PRECINCT (HO320)

The precinct is of architectural significance for its range of building materials and styles, including a number of good representative examples of Victorian stone houses on the east side of Liebig and Howard Streets and the two residences at 19 and 21-23 (Mawarra) Princess Street.

The precinct is of further significance for a number of unusual two storey bungalows, such as those at 4 and 7 Howard Street, which represent quite different styles and idioms of the same genre. The precinct includes a number of good representative examples of Victorian stone houses in Banyan Streets, and smaller houses in Victoria and Princess Streets. Alcoombie, 93 Banyan Street, including its garden is of particular significance for its quality and landmark value.

What is significant?

The precinct contains a collection of Victorian dwellings, dating from the 1870s, more consistently in the eastern portion of the precinct. Towards the west side of the precinct are a number of interwar period dwellings. Several Modern and Interwar dwellings are located within the precinct.

Dwellings are consistently single storey in scale. Dwellings generally have pitched (typically 30 degree) hipped or gable corrugated galvanised iron or tile clad roofs and many dwellings retain prominent masonry chimneys. Walls are typically masonry, with some bungalows clad in timber boards, and a large number of dwellings retain fences built in a style contemporary with the house.

Late 19th/early 20th century dwellings are double fronted (symmetrical) or asymmetrical villas in style, with bullnose or straight verandah roofs supported by timber posts dressed with cast iron lacework, or occasionally timber fretwork.

Interwar bungalows feature projecting gable or bay window plan forms, with verandahs often set under the main roof and supported on masonry pillars; decorative timber eaves and stucco wall finishes, as well as timber board cladding.

Fencing ranges in material type depending on the era of the dwelling, but includes a high number of sandstone fences, stone walling, low face brick and rendered walls, timber pickets and timber paling fences.

Garages are predominantly set back from street frontages, and the pattern of setbacks is relatively consistent, with some larger properties set on large grounds breaking this rhythm.

The precinct has some excellent examples of Sandstone fences, the most significant being that of the Water tower reserve.



Streetscape - note consistent roof line, setbacks and incorporation of verandahs and low front fencing



Interwar 'cottage/ Spanish influenced' style dwelling – part of the character of the precinct. Note pitched terracotta tile roof, projecting verandah/ porch and matching front fence



Another 'interwar' style bungalow with a projecting bay window and hip-ended gable roof

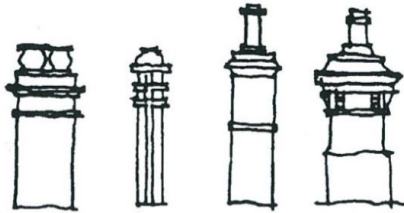
DARLING, BANYAN, HOWARD & LIEBIG STREETS PRECINCT (HO320)



C1900 villa dwelling, with curved front verandah roof, 'arts-and-crafts' styled chimneys and front gable and later attic room



Decorative timber fence and gate to bungalow era dwelling of note



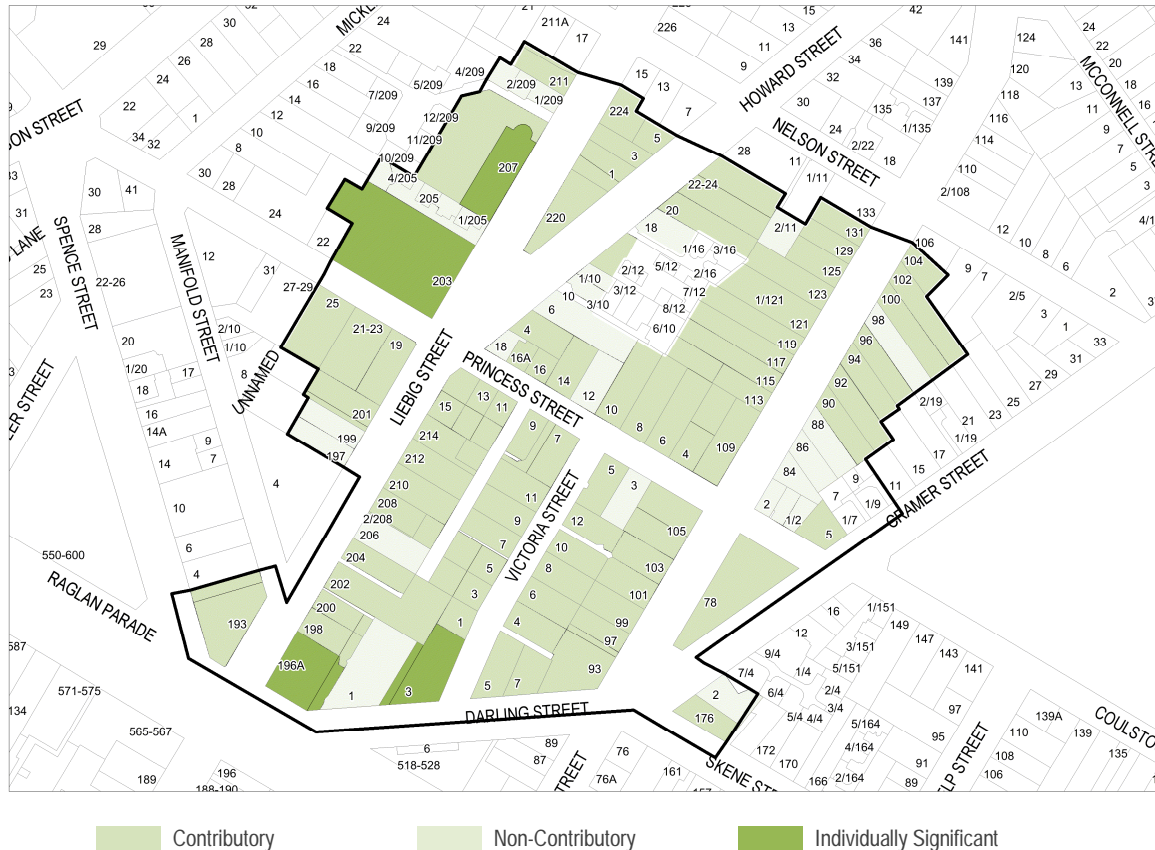
Retention of period chimneys add distinction to the streetscape



1880-1910 villa in good repair, with earlier 1870s cottage adjacent. Note features common to precinct – steep pitched corrugated steel sheet roof cladding, decorative chimneys, front verandah, decorative front window

DARLING, BANYAN, HOWARD & LIEBIG STREETS PRECINCT (H0320)

H0320 - Darling, Banyan, Howard and Liebig Streets Precinct Map



List of places which contribute to the heritage values of the precinct

Banyan Street

78 Banyan Street - dwelling - 'Alvestone'
 90 Banyan Street - dwelling
 92 Banyan Street - dwelling
 93 Banyan Street - dwelling - 'Alcoombie'
 94 Banyan Street - dwelling
 96 Banyan Street - dwelling
 97 Banyan Street - dwelling - 'Pen-y-bryn'
 99 Banyan Street - dwelling
 100 Banyan Street - dwelling
 101 Banyan Street - dwelling
 102 Banyan Street - dwelling
 103 Banyan Street - dwelling - 'Lyndarah'
 104 Banyan Street - dwelling
 105 Banyan Street - dwelling
 109 Banyan Street - dwelling
 113 Banyan Street - dwelling
 117 Banyan Street - dwelling
 119 Banyan Street - dwelling
 121 Banyan Street - dwelling
 123 Banyan Street - dwelling

214 Liebig Street - dwelling
 220 Liebig Street - dwelling
 224 Liebig Street - 'Leura'

Princess Street

4 Princess Street - dwelling
 5 Princess Street - dwelling
 6 Princess Street - dwelling
 7 Princess Street - 'Westray'
 8 Princess Street - dwelling
 9 Princess Street - dwelling
 10 Princess Street - dwelling
 13 Princess Street - dwelling
 14 Princess Street - dwelling
 129 Banyan Street - dwelling
 131 Banyan Street - dwelling

Cramer Street

5 Cramer Street - dwelling

Liebig Street

193 Liebig Street - former dwelling
 198 Liebig Street - dwelling
 200 Liebig Street - dwelling
 201 Liebig Street - dwelling
 202 Liebig Street - dwelling
 15 Princess Street - dwelling
 16 & 16A Princess Street - dwellings
 19 Princess Street - dwelling
 21-23 Princess Street - 'Mawarra'
 25 Princess Street - former Manse

Raglan Parade

534 Raglan Parade - dwelling
 (H0116)

Skene Street

176 Skene Street - 'Anndclair'

DARLING, BANYAN, HOWARD & LIEBIG STREETS PRECINCT (HO320)

125 Banyan Street - dwelling	Darling Street	Victoria Street
203 Liebig Street - dwelling – 'Murweh' (HO117)	3 Darling Street - dwelling (HO28)	1 Victoria Street - dwelling
204 Liebig Street - dwelling	Howard Street	3 Victoria Street - dwelling
207 Liebig Street - water tower, walls, and fence (HO118)		4 Victoria Street - dwelling
208 Liebig Street - dwelling	1 Howard Street - dwelling	5 Victoria Street - 'Seabrook'
210 Liebig Street - dwelling	3 Howard Street - dwelling	6 Victoria Street - dwelling
211 Liebig Street - dwelling	4 Howard Street - dwelling	7 Victoria Street - 'Braemar'
212 Liebig Street - dwelling	5 Howard Street - dwelling	8 Victoria Street - dwelling
	12 Howard Street - dwelling	9 Victoria Street - dwelling
	18 Howard Street - dwelling	10 Victoria Street - dwelling
	20 Howard Street - dwelling	11 Victoria Street - dwelling
	22-24 Howard Street - dwelling	12 Victoria Street - dwelling

Design Guidelines - basis

Suggested Approach

Subdivision

The generally rectilinear allotment pattern is of heritage value. Dwellings are sited facing the street and are at a consistent setback to the front boundary. The eastern side of Banyan Street contains properties with a skewed alignment to the street but this is consistent along the length.

Allotment widths are generally consistent, with some much larger properties and some unusual shaped allotments due to the street layout.

Limited subdivision of early allotments has occurred to date

Further subdivision of allotments within the precinct is not encouraged, as the spatial/ built form character of the locale will be compromised.

Secondary development in rear yards is limited due to allotment size and widths. The built form character of the streetscape should be maintained (dwellings, with open space between) if rear allotment development is considered.

Future subdivision of non-contributory allotments should continue and respect the established spatial character of development in the streetscape – in scale, width and pattern.

Demolition

Demolition of a contributory place is not typically supported within the precinct. Demolition of the whole of a building which is a Contributory Element generally has an adverse effect on the significance of a Heritage Place.

Demolition of parts of a Contributory Place visible from the public domain has the potential to adversely affect the significance of the precinct.

Demolition of parts of a place which do not contribute to the significance or the setting of a place may be considered, if removal does not adversely affect the fabric and significant views (setting) of the affected Contributory place within a precinct.

Demolition of Contributory Place dwellings is not supported, as this would result in a loss of heritage fabric.

Removal of later garages, rear additions or fences not in character with those typical to the era of significance of the place may be considered by Council. Items to be demolished and replaced will require consideration of the replacement structure when considering the merit of the demolition proposal.

Removal of original timber sash windows or changes in window opening proportions to Contributory places is not supported, where windows can be seen from the streetscape

DARLING, BANYAN, HOWARD & LIEBIG STREETS PRECINCT (HO320)

Design Guidelines - basis

Suggested Approach

New Buildings

Replacement of non-contributory buildings with new development should be contemporary, but also compatible in design. Compatibility is achieved by considering the key design attributes which comprise the significance of the locale - e.g. setback, scale, roof pitch and line, wall materials, window proportions, fencing and use of verandahs.

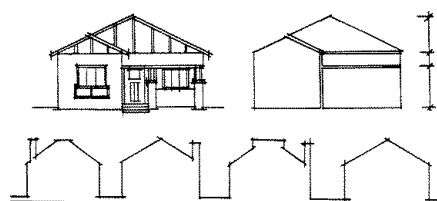
Dwellings in this Precinct are single storey, with pitched (typically 25-30 degree) hipped or gable corrugated galvanised iron or tile clad roofs. Walls are typically masonry, with a minority clad in weatherboard or conite finished. Most dwellings retain masonry chimneys.

Late 19th and early century dwellings are typically asymmetrical villas in style, with projecting gable fronts and bullnose and straight pitch verandahs supported by timber posts dressed with cast iron lacework, or timber fretwork.

Several fine examples of post war architecture exist in the precinct.

New development should respect the differing, but established spatial/ built form pattern of the streetscapes of the precinct. New buildings should continue the scale and proportion of built form/ open space common to the locale.

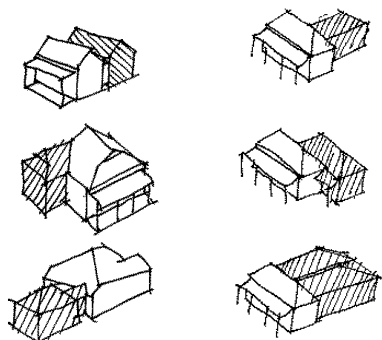
The scale, roof pitch and use of materials similar to those common to the area is encouraged. Flat or low pitch roofs, two storey structures and large, wide footprint development on allotments is not supported, except where adjacent properties provide an appropriate context for differing forms.



Scale, spatial pattern and proportion is important

External Alterations and Additions

Dwellings of significance are typically single storey in scale – reflecting the larger type of dwelling erected for middle income/ professionals during the 1870-1930s period in Warrnambool. Houses typically contain 2 or three bedrooms and principal living spaces face the street. Future additions and alterations to these dwellings are possible to suit modern needs, but heritage values - embodied in the external appearance - also need to be considered.



Additions should maintain the historic form and scale of the dwelling, when viewed from the streetscape

Upper floor additions are generally not appropriate, as they will alter the scale of the dwelling – and hence compromise the suburban setting of places within the streetscape. Upper floor additions may only be appropriate if sited to the rear of a property and stepped so that new ridge lines do not dominate streetscape views of existing dwellings.

Any proposed additions should be to the rear of existing dwellings, to minimise adverse visual impact on the streetscape. Additions to the side of dwellings are not encouraged, as additions will alter the original scale (width) of dwellings when viewed from the street. Further, construction of additions on to the side boundary are not appropriate if seen from the street, as this alters the spatial/ built form character of the streetscape. Some side additions may be acceptable where minimal visual impact occurs through setbacks.

Original timber framed windows facing the streetscape should be retained and repaired where possible. Replacement of later aluminium framed windows with replica original timber windows is encouraged, to improve the historic integrity of dwellings.

Original verandahs should also remain and be maintained, based on original evidence or on similar examples found elsewhere in the street. (based upon the period of construction of the dwelling). Early and original details including cast iron lacework and timber detailing should be reinstated where detail is known.

Alterations to interior finishes and rooms will not impact on the values of the precinct.



DARLING, BANYAN, HOWARD & LIEBIG STREETS PRECINCT (HO320)

Design Guidelines - basis

Suggested Approach

Materials, Colours and Finishes

Late 19th and early century dwellings are typically asymmetrical villas in style, with projecting gable front sections facing the street. Walls are generally masonry with some timber clad examples.

Bullnose and straight pitch verandahs (sometimes wrap-around) are also common to the front, supported by timber posts dressed with cast iron lacework.

California bungalows and cottage styles generally have weatherboard cladding (square or curved edge), with details in pebbledash stucco. Most bungalow roof and verandah gables are half-timbered, often infilled with pebbledash stucco, pressed metal sheeting simulating same, timber shingles, or fibro-cement sheeting. Front verandahs dominate front facades, are deep in plan and feature substantial gable fronts. Cottage verandahs are less dominant, being a flat porch roof or an extension of the main roof in form. Masonry verandah pillars – face brick, stucco, or combinations of pillars, precast columns or timber posts – support verandahs to both dwelling styles.

Early paint finishes to stucco and render would have been limewash in type.

Roofs were clad in galvanised corrugated iron or terracotta Marseille tiles and are of gable/ hip form and 30 degree in pitch.

Paint colours for timberwork typical to the period include

- Light ochre colours (19th century); crème, pale green and mid ochres (20th century interwar) to walls
- dark brown, green and Indian red (19th century) and, lighter crèmes, green or red through to dark brown, red and green (20th century interwar) to timber details.

Stone and face brick wall finishes should be retained and not be rendered or painted.

Conite clad buildings should ideally be refurbished as timber clad dwellings when Conite is removed in the future.

Tile roofs should also remain and be repaired to match, or re-clad as historically appropriate with similar deep profile corrugated, galvanised or mid grey colorbond roof sheeting.

Original stained finish timber shingles to 'bungalow' style gable faces should be oiled, not painted in finish.

Early stucco finishes should be painted using matt or low gloss finish paint, to simulate earlier gloss levels and also hide past patching work in stucco.

Replacement gutters should reflect profiles common to the era of construction of the dwelling – 19th century = 'ogee' profile, 20th century = ½ round and quad profile preferable. Round metal downpipes are recommended – UPVC types have jointing systems which are visually inappropriate to the era of the dwelling.

Timberwork – matt finishes to wall planking. Gloss finishes to fascias, barges and joinery in colours suggested recommended. Potential for accent colours to be used on front doors.

Roller shutters and obvious window film tints to windows are discouraged.



HERITAGE GUIDELINES WARRNAMBOOL CITY COUNCIL 2015



KRUGER STREET PRECINCT (H0321)

Introduction

The following design guidelines assist in the understanding of the unique built form characteristics of the **Kruger Street Heritage Precinct**, Warrnambool.

Warrnambool has 26 heritage precincts which recognise the distinctive heritage character of Warrnambool. Each heritage precinct is now incorporated in the Warrnambool Planning Scheme. The Heritage Overlay within the Warrnambool Planning Scheme lists the types of works to buildings which trigger the need for a planning permit.

If you are considering any works to a property within a heritage precinct, we suggest you contact Council to confirm if a planning permit is required. Council also provides a complimentary Heritage Advisory Service for owners of properties within heritage precincts. Conservation and design advice is readily available by appointment (telephone (03) 5559 4800).

This guideline is intended to encourage and support the retention and enhancement of the historic character of the area. A series of guiding design principles are provided to encourage compatible new development and appropriate minor works or alterations and additions to existing properties.

Historical Background and Significance Statements are referenced from *Warrnambool City Council Heritage Guidelines 2012*.

Historical Background

The Kruger Street Precinct is located between Hyland and Murray Streets and runs approximately south-east to north-west. Kruger Street is a very narrow bitumen pavement, and limited grassy verges on either side. The street has concrete footpaths, curb and channels and most crossovers are also concrete.

The precinct tells an important story of subdivision and small workers houses developed in small streets. The housing stock is modest and predominantly ranges from late nineteenth century to early twentieth century housing, with some interwar houses. Dwellings have limited setbacks due to the small size of the blocks. Few fences remain in their original state, although the majority are appropriate. Some early cottages have been remodelled in the Edwardian period, as well as later. Importantly, the street retains a single storey character. The dwellings in Kruger Street have a good degree of integrity, and are in good condition.

Why is the Kruger Street Precinct significant?

The Kruger Street Precinct is of historical significance as it demonstrates changes in the size, built fabric and aspirations of the City of Warrnambool and the need to provide accommodation for workers. Only the western end of Koroit Street was a part of the

earliest laid out plan of Warrnambool, and the extension of Koroit Street in the 1870s is of historical interest as it reflects the demand for large allotments on higher land by the middle classes, which caused the expansion to the north of the town also.

What is significant?

This small precinct contains a row of modest scale housing on small (narrow) allotments dating from the late nineteenth and early twentieth century.

Dwellings are consistently single storey, with the prevailing style being masonry symmetrical cottages. The remaining dwellings are asymmetrical villa type residences. Dwellings generally have pitched hipped or gable corrugated galvanised iron or tile clad roofs and dwellings retain masonry chimneys. Verandahs are generally small and single pitched. Walls are typically masonry, with only a few clad in weatherboard.

Setbacks are consistent and shallow, with small side setbacks due to the narrow allotments. Crossovers typically access parking and garaging to the rear of dwellings, and there are no street trees.

Fencing is consistently low, masonry plinths with timber palings or low masonry walls or pickets.

KRUGER STREET PRECINCT (H0321)



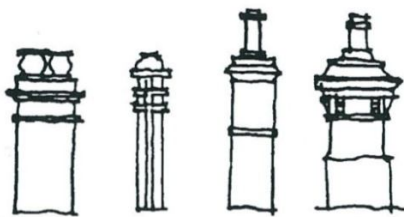
Kruger St streetscape – a narrow street lined with modest late 19th and early 20th century housing on narrow allotments



Larger dwelling in street – late 19th century villa – altered in part – later verandah pillars, roof tiling and conite finish to walls



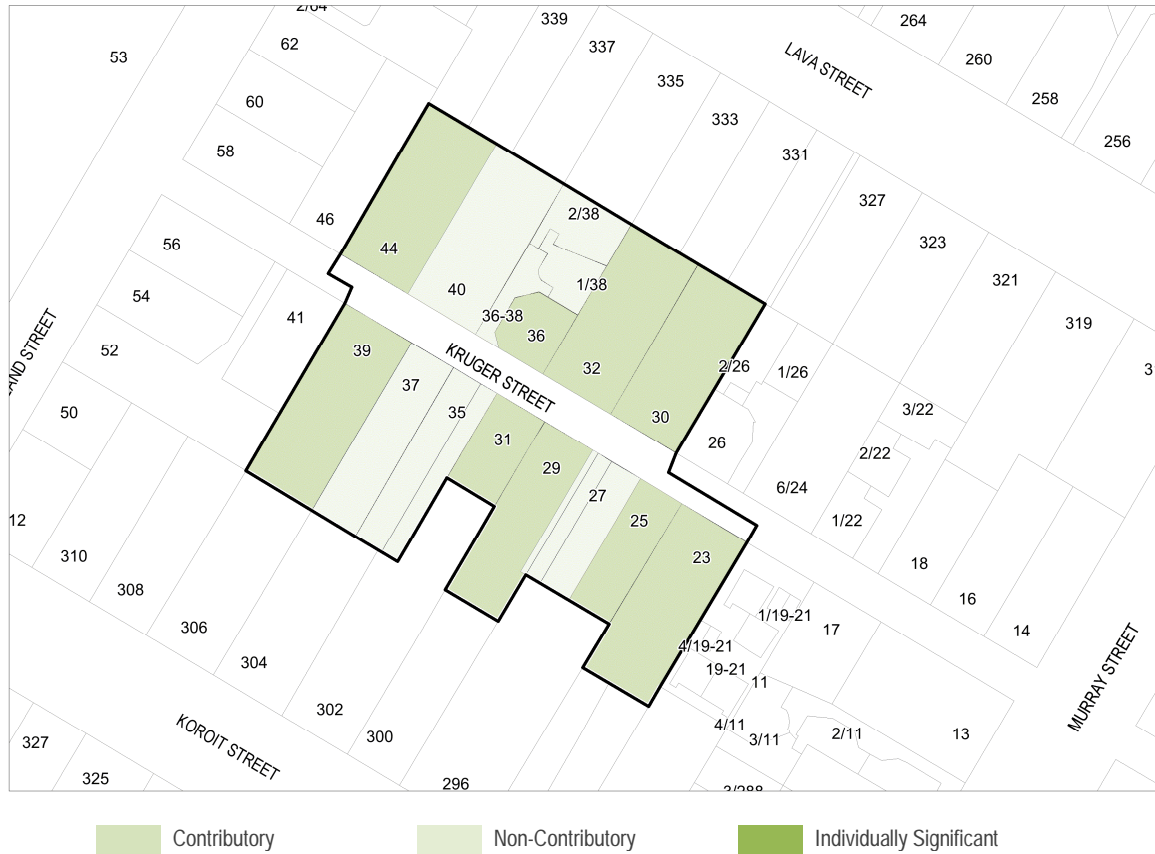
Modest symmetrical villa in street. Precinct features include – hipped corrugated galvanised iron roof, feature chimneys, vertical proportioned windows and hipped verandah



Retention of period chimneys add distinction to the streetscape

KRUGER STREET PRECINCT (H0321)

H0321 - Kruger Street Precinct Map



List of places which contribute to the heritage values of the precinct

Kruger Street

23 Kruger Street - dwelling - 'Sunbower'
 25 Kruger Street - dwelling
 29 Kruger Street - dwelling
 30 Kruger Street - dwelling
 31 Kruger Street - dwelling

32 Kruger Street - dwelling
 36 Kruger Street - dwelling
 39 Kruger Street - dwelling
 44 Kruger Street - dwelling

KRUGER STREET PRECINCT (H0321)

Design Guidelines - basis

Suggested Approach

Subdivision

The generally rectilinear allotment pattern is of heritage value. Dwellings are sited facing the street and are at a consistent setback to the front boundary.

Allotment widths are consistent, with wider allotments to the south side of the street.

One allotment within the precinct and several surrounding allotments have been subdivided into three allotments.

Further subdivision of allotments is not encouraged, as the spatial/ built form character of the locale will be compromised.

Secondary development in rear yards is limited due to allotment size and limited existing crossover locations. The built form character of the streetscape should be maintained (dwellings, with open space between) if rear allotment development is considered. The topography of the area also means development to the rear of properties on the north side of Kruger Street will be more prominent and needs careful consideration to avoid overwhelming the small scale of the contributory dwellings

Demolition

Demolition of a contributory place is not typically supported within the precinct. Demolition of the whole of a building which is a Contributory Element generally has an adverse effect on the significance of a Heritage Place.

Demolition of parts of a Contributory Place visible from the public domain has the potential to adversely affect the significance of the precinct.

Demolition of parts of a place which do not contribute to the significance or the setting of a place may be considered, if removal does not adversely affect the fabric and significant views (setting) of the affected Contributory place

Demolition of Contributory Place dwellings is not supported, as this would result in a loss of heritage fabric.

Removal of rear additions not in character with those typical to the era of significance of the place may be considered by Council. Items to be demolished and replaced will require consideration of the replacement structure when considering the merit of the demolition proposal.

Removal of original timber sash windows or changes in window opening proportions to Contributory places is not supported, where windows can be seen from the streetscape.

New Buildings

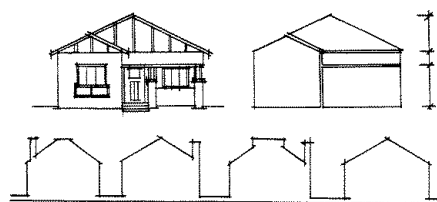
Replacement of non-contributory buildings with new development should be contemporary, but also compatible in design. Compatibility is achieved by considering the key design attributes which comprise the significance of the locale - e.g. setback, scale, roof pitch and line, wall materials, window proportions, fencing and use of verandahs.

Dwellings in this Precinct are single storey, with pitched hipped or gable corrugated galvanised iron or tile clad roofs. Walls are typically masonry, with a minority clad in weatherboard. Most dwellings retain masonry chimneys and incorporate verandahs or porches to front facades..

New development should respect the established spatial/ built form pattern of Kruger Street. New buildings should continue the scale and proportion of built form/ open space common to the locale.

The scale, roof pitch and use of materials similar to those common to the area is encouraged. Flat or low pitch roofs, two storey structures and large, wide footprint development on allotments is not supported.

Modest front setbacks and low fencing is appropriate for new development.



Scale, spatial pattern and proportion is important

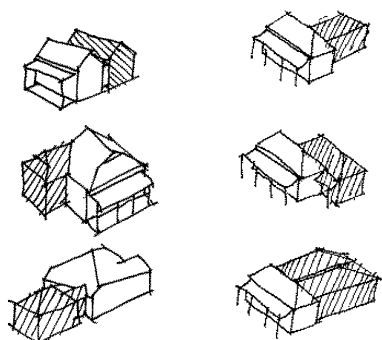
KRUGER STREET PRECINCT (H0321)

Design Guidelines - basis

Suggested Approach

External Alterations and Additions

The dwellings in Kruger Street are modest in size and single storey in scale – reflecting the smaller type of house constructed for the working class during the 1880-1930s period in Warrnambool. Very limited scope for side additions exists due to the narrow allotments. Future additions and alterations to these dwellings are possible to suit modern needs, but heritage values - embodied in the external appearance - also need to be considered.



Additions should maintain the historic form and scale of the dwelling, when viewed from the streetscape

Upper floor additions are generally not appropriate, as they will alter the scale of the dwelling – and hence compromise the suburban setting of places within the streetscape. Upper floor additions may only be appropriate if sited to the rear of a property and stepped so that new ridge lines do not dominate streetscape views of existing dwellings. This is particularly critical on the higher side of Kruger Street, where the topography emphasises the scale of rear additions.

Any proposed additions should be to the rear of existing dwellings, to minimise adverse visual impact on the streetscape. Additions to the side of dwellings are not encouraged, as additions will alter the original scale (width) of dwellings when viewed from the street. Further, construction of additions on to the side boundary are not appropriate if seen from the street, as this alters the spatial/ built form character of the streetscape. Limited scope exists for side additions due to the narrow allotments in the precinct.

Original timber framed windows facing the street should be retained and repaired where possible. Replacement of later aluminium framed windows with replica original timber windows is encouraged, to improve the historic integrity of dwellings.

Original verandahs should also remain and be maintained, based on original evidence or on similar examples found elsewhere in the street. (based upon the period of construction of the dwelling). Early and original details including cast iron lacework and timber detailing should be reinstated where detail is known.

Alterations to interior finishes and rooms will not impact on the values of the precinct.

Materials, Colours and Finishes

Dwellings are typically symmetrical cottages in style, with only a few dwellings with projecting gable front sections facing the street. Walls are generally masonry with some timber clad examples.

Straight pitch verandahs (occasionally bullnose) are also common to the front, supported by timber posts dressed with simple timber or cast iron brackets.

Early paint finishes to stucco and render would have been limewash in type.

Roofs were clad in galvanised corrugated iron or terracotta Marseille tiles and are of gable/ hip form and 30 degree in pitch.

Paint colours for timberwork typical to the period include

- Light ochre colours (19th century); crème, pale green and mid ochres (20th century interwar) to walls
- dark brown, green and Indian red (19th century) and ,lighter crèmes, green or red through to dark brown, red and green (20th century interwar) to timber details.

Stone and face brick wall finishes should be retained and not be rendered or painted.

Galvanised corrugated steel roofs should be retained and repaired. Tile roofs should be re-clad as historically appropriate with deep profile corrugated, galvanised or mid grey colorbond roof sheeting.

Early stucco finishes should be painted using matt or low gloss finish paint, to simulate earlier gloss levels and also hide past patching work in stucco.

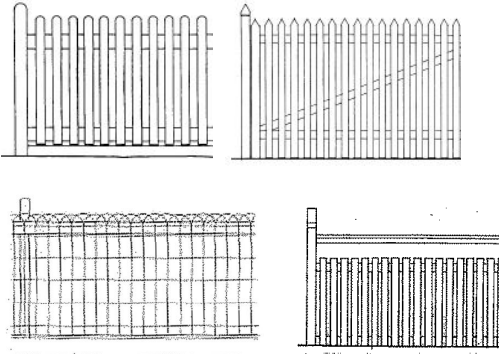
Replacement gutters should reflect profiles common to the era of construction of the dwelling – 19th century = 'ogee' profile, 20th century = ½ round and quad profile preferable. Round metal downpipes are recommended – UPVC types have jointing systems which are visually inappropriate to the era of the dwelling.

Gloss finishes to fascias, barges and joinery in colours suggested recommended. Potential for accent colours to be used on front doors.

Roller shutters and obvious window film tints to windows are discouraged.



KRUGER STREET PRECINCT (H0321)

Design Guidelines - basis	Suggested Approach
<p>Fencing</p> <p>Front fences to these typically smaller scale dwellings are timber pickets, sometimes on a masonry plinth.</p> <p>Non original but appropriate fences in masonry also exist in the precinct, with the low and open nature of the fences giving a sense of consistency.</p>	<p>New fences should repeat design features of fencing typical to the era of dwellings in the streetscape – including timber picket, low masonry, vertical timber plank, or masonry with low pillars to match the dwelling. All new front boundary fencing should be limited to 1.2 m high maximum.</p> <p>Rear and side fencing can be replaced to suit where out of view of the streetscape. Corrugated profile sheet or timber plank fences are preferred.</p> <div></div> <p><i>Timber picket, woven crimp wire and timber paling fences typical to the period of the precinct</i></p>
<p>Carparking/ Garaging</p> <p>All the dwellings within this precinct have parking and garaging at the rear. No garages occur in front yards of dwellings within the Precinct.</p>	<p>New garages or carports are not permitted forward of dwellings in the streetscape, so the traditional scale and siting of the dwelling remains extant. Materials should reflect those of each dwelling – matching face brick, painted render or timber/ corrugated clad structures are appropriate. Roofing should match that of each dwelling, continuing the established built form character of dwellings in the locale.</p>

DARLING, BANYAN, HOWARD & LIEBIG STREETS PRECINCT (H0320)

Design Guidelines - basis

Suggested Approach

Fencing

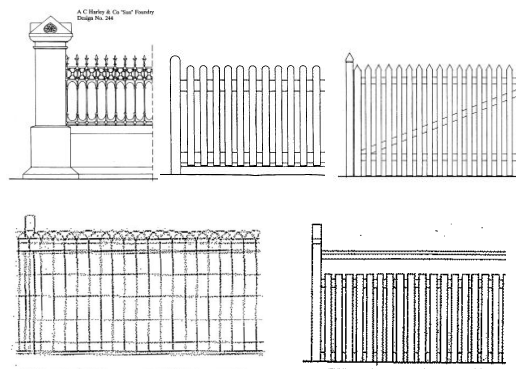
Front fences were an important part of the design of Victorian era houses. For masonry buildings, fences were commonly palisade style with cast iron spears on stone plinths and ornamented end piers of stone, rendered or face brickwork, or cast iron. For grander, more ornamental residences, finely finished local sandstone fences were sometimes used. Smaller scale dwellings often retained timber picket fences.

Federation/Edwardian era dwellings: Most fences were timber pickets, sometimes with a timber capping. Twisted wire suspended between rounded timbers posts also began to emerge as a mass produced product at this time. Some examples of elaborate patterned cast iron balusters fixed to bluestone plinth. Occasional corrugated iron on timber framing.



New fences should repeat design features of fencing typical to the era of dwellings in the streetscape – including timber picket, rendered stone masonry, hedging, vertical timber plank, or masonry with low pillars to match the dwelling. All new front boundary fencing should be limited to 1.2 m high maximum, except where the existing adjacent properties retaining early and original fences provide for a suitable precedent for a higher fence. Fences should not exceed 1.6 m in total.

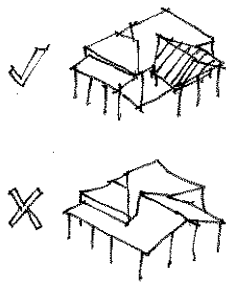
Rear and side fencing can be replaced to suit where out of view of the streetscape. Corrugated profile sheet or timber plank fences are preferred.



Masonry pillar/ cast iron infill, timber picket, woven crimp wire and timber paling fences typical to the period of the precinct

Carparking/ Garaging

Most dwellings have crossovers to the street with parking and garaging located to the side and rear. Garages are uncommon to the front yards of dwellings within the Precinct.



Location of carport maintains scale of dwelling

New garages or carports are not permitted forward of dwellings in the streetscape.

New garages should be sited to the rear of each property, so the traditional scale and siting of the dwelling remains extant. Materials should reflect those of each dwelling – matching face brick, painted render or timber/ corrugated clad structures are appropriate. Roofing should match that of each dwelling, continuing the established built form character of dwellings in the locale.

New garages/ carports should also be sighted out of view of the streetscape, to maintain the setting of the place from within the streetscape.

Any carport/ garage proposed in new development should be set back from the front facade of such development by at least the width of the garage. Garages/ carports should not be built on side boundaries of allotments, as this disrupts the established spatial/ built character of the streetscape. Any roller/ panel door to garages/ carports should be painted to match the surrounding wall colour, to reduce visual dominance within the streetscape



HERITAGE GUIDELINES WARRNAMBOOL CITY COUNCIL 2015



CRAMER STREET PRECINCT (H0322)

Introduction

The following design guidelines assist in the understanding of the unique built form characteristics of the **Cramer Street Heritage Precinct**, Warrnambool.

Warrnambool has 26 heritage precincts which recognise the distinctive heritage character of Warrnambool. Each heritage precinct is now incorporated in the Warrnambool Planning Scheme. The Heritage Overlay within the Warrnambool Planning Scheme lists the types of works to buildings which trigger the need for a planning permit.

If you are considering any works to a property within a heritage precinct, we suggest you contact Council to confirm if a planning permit is required. Council also provides a complimentary Heritage Advisory Service for owners of properties within heritage precincts. Conservation and design advice is readily available by appointment (telephone (03) 5559 4800).

This guideline is intended to encourage and support the retention and enhancement of the historic character of the area. A series of guiding design principles are provided to encourage compatible new development and appropriate minor works or alterations and additions to existing properties.

Historical Background and Significance Statements are referenced from *Warrnambool City Council Heritage Guidelines 2012*.

Historical Background

The land in Cramer Street was first sold as 12 large residential allotments in 1872, and subsequently subdivided again in the 1890s. Although there are a few Victorian dwellings remaining, the majority of housing stock dates from the turn of the century. The housing stock is a mix of periods, styles and materials ranging from stone villas and houses such as Whitby at 15 Cramer Street with its fine stone battered wall, and the elaborate Victorian stone villa at 21 Cramer Street through to the pair of turn of the century timber houses at 15 and 17 Cramer Street (with a laneway dividing them), the trio of Edwardian matching timber houses at 23, 25 and 27 Cramer Street, and the imposing bungalow with its attic storey at 29 Cramer Street.

The subdivision pattern is standard, with deep allotments with standard frontages for the most part, other than numbers 27 and 29 which are wedge shaped and the unusual irregular shape of 2 Nelson Street, which once formed the apex of a large allotment, 169 of Section 41. The majority of the housing stock in very good condition and retains a high degree of integrity.

Why is the Cramer Streets Precinct significant?

The Cramer Street Precinct is of historical significance as it illustrates the relative failure of the land speculation in

Warrnambool in the 1870s, which saw extensive subdivisions north of Raglan Parade, set aside for large villa estates. As the majority of this land was purchased, but not built on, it reflects certain social aspects of the early community of Warrnambool, which had a substantial core of middle and working class people rather than upper class families who could afford to establish such large villa estates.

It is of further historical interest as it demonstrates the demand for smaller standard size allotments, some distance from town by the middle class in the 1890s. The precinct is of architectural significance for its range of building materials and styles, including a suburban villa at 21 Cramer Street which is generally Italianate but includes fine Gothic bargeboards on the front gable.

Also of interest is the pair of Edwardian houses at 17 and 19 Cramer Street and the trio of Edwardian timber houses from 23-27 Cramer Street. The bungalows at either end of the precinct are also of architectural interest for their differences, number 11 Cramer Street being a modest single storey bungalow, and number 29 being an imposing attic storey representation.

What is significant?

The Cramer Street Precinct is entirely residential and almost uniformly single-storey. It begins at number 11 Cramer Street, and continues to number 37 Cramer Street, all allotments being on the north-west side of the street. The Precinct also includes number 2 Nelson Street, located on the corner of Cramer and Nelson Streets.

This small precinct contains a row of relatively consistent style housing facing Cramer Street, dating from the late nineteenth and early twentieth century.

Dwellings are predominantly Edwardian in style, consistently single storey with hipped and gabled roof forms. Dwellings retain masonry chimneys. Verandahs are generally straight or bullnose with decorative cast iron or timber fretwork. Walls are typically masonry, with only a few clad in weatherboard.

Setbacks are consistent with reasonable front and side setbacks. Crossovers access parking and garaging to the rear of dwellings, and there are small street trees of differing species.

Fencing is generally moderate height, masonry or timber palings or pickets. The fence at No 15 has a good example of stone plinth with timber pickets over.

CRAMER STREET PRECINCT (H0322)



Bungalow style dwelling in precinct – with attic rooms. Note: steep pitched roof, feature chimneys, timber battens to gable and front porch – all attributes of precinct



'Interwar cottage' style dwelling of design merit, with projecting gable porch and terracotta tile hipped roof – later, but significant development in the precinct



C1890s villa – part of the early settlement of the street – note the projecting gable front, bullnose verandah and sandstone retaining fence



Early 'Italianate' styled dwelling of historic and architectural merit - note projecting bay window, hipped roof and decorative timber barge boards

CRAMER STREET PRECINCT (H0322)

H0322 - Cramer Street Precinct Map



Contributory Non-Contributory Individually Significant

List of places which contribute to the heritage values of the precinct

Cramer Street

11 Cramer Street - dwelling
15 Cramer Street - dwelling - 'Whitby'
17 Cramer Street - dwelling
19 Cramer Street - dwelling
21 Cramer Street - dwelling
23 Cramer Street - dwelling
25 Cramer Street - dwelling

27 Cramer Street - dwelling
29 Cramer Street - dwelling
31 Cramer Street - dwelling
33 Cramer Street - dwelling
37 Cramer Street - dwelling

Nelson Street

2 Nelson Street - dwelling

CRAMER STREET PRECINCT (H0322)

Design Guidelines - basis

Suggested Approach

Subdivision

The generally rectilinear allotment pattern is of heritage value. Dwellings are sited facing the street and are at a consistent setback to the front boundary.

Allotment widths are consistent, with No 2 located on an unusual shaped block but still addressing Cramer Street. Only one allotment in the precinct has been subdivided from the original configuration.

Further subdivision of allotments is not encouraged, as the spatial/ built form character of the locale will be compromised.

Secondary development in rear yards is limited. The built form character of the streetscape should be maintained (dwellings, with open space between) if rear allotment development is considered.

Demolition

Demolition of a contributory place is not typically supported within the precinct. Demolition of the whole of a building which is a Contributory Element generally has an adverse effect on the significance of a Heritage Place.

Demolition of parts of a Contributory Place visible from the public domain has the potential to adversely affect the significance of the precinct.

Demolition of parts of a place which do not contribute to the significance or the setting of a place may be considered, if removal does not adversely affect the fabric and significant views (setting) of the affected Contributory place within a precinct.

Demolition of Contributory Place dwellings is not supported, as this would result in a loss of heritage fabric.

Removal of rear additions not in character with those typical to the era of significance of the place may be considered by Council. Items to be demolished and replaced will require consideration of the replacement structure when considering the merit of the demolition proposal.

Removal of original timber sash windows or changes in window opening proportions to Contributory places is not supported, where windows can be seen from the streetscape.

New Buildings

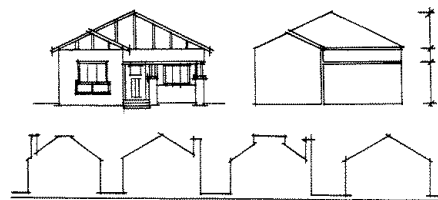
Replacement of non-contributory buildings with new development should be contemporary, but also compatible in design. Compatibility is achieved by considering the key design attributes which comprise the significance of the locale - e.g. setback, scale, roof pitch and line, wall materials, window proportions, fencing and use of verandahs.

Dwellings in this Precinct are single storey, with pitched hipped or gable corrugated galvanised iron or tile clad roofs. Walls are typically masonry, with a minority clad in weatherboard. Most dwellings retain masonry chimneys.

New development should respect the established spatial/ built form pattern of Cramer Street. New buildings should continue the scale and proportion of built form/ open space common to the locale.

The scale, roof pitch and use of materials similar to those common to the area is encouraged. Flat or low pitch roofs, two storey structures and large, wide footprint development on allotments is not supported.

Consistent front setbacks and low fencing is appropriate for new development.



Scale, spatial pattern and proportion is important

CRAMER STREET PRECINCT (H0322)

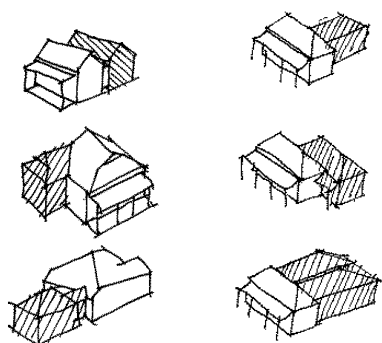
Design Guidelines - basis

Suggested Approach

External Alterations and Additions

The dwellings in Cramer Street within the precinct are moderate in size and single storey in scale – reflecting the type of house constructed north of the Highway during the 1870s in Warrnambool.

Future additions and alterations to these dwellings are possible to suit modern needs, but heritage values - embodied in the external appearance - also need to be considered.



Additions should maintain the historic form and scale of the dwelling, when viewed from the streetscape

Upper floor additions are generally not appropriate, as they will alter the scale of the dwelling – and hence compromise the suburban setting of places within the streetscape. Upper floor additions may only be appropriate if sited to the rear of a property and stepped so that new ridge lines do not dominate streetscape views of existing dwellings.

Any proposed additions should be to the rear of existing dwellings, to minimise adverse visual impact on the streetscape. Additions to the side of dwellings are not encouraged, as additions will alter the original scale (width) of dwellings when viewed from the street. Further, construction of additions on to the side boundary are not appropriate if seen from the street, as this alters the spatial/ built form character of the streetscape.

Original timber framed windows facing the street should be retained and repaired where possible. Replacement of later aluminium framed windows with replica original timber windows is encouraged, to improve the historic integrity of dwellings.

Original verandahs should also remain and be maintained, based on original evidence or on similar examples found elsewhere in the street. (based upon the period of construction of the dwelling). Early and original details including cast iron lacework and timber detailing should be reinstated where detail is known.

Alterations to interior finishes and rooms will not impact on the values of the precinct.

Materials, Colours and Finishes

Dwellings are typically asymmetrical Edwardian style villas, with only a few dwellings of a symmetrical fronted cottage design. Walls are generally masonry with some timber clad examples.

Straight and bullnose pitch verandahs are common to the front, supported by timber posts dressed with timber or cast iron brackets.

Early paint finishes to stucco and render would have been limewash in type.

Roofs were clad in galvanised corrugated iron or terracotta Marseille tiles and are of gable/ hip form and 30 degree in pitch.

Paint colours for timberwork typical to the period include

- Light ochre colours (19th century); crème, pale green and mid ochres (20th century interwar) to walls
- dark brown, green and Indian red (19th century) and lighter crèmes, green or red through to dark brown, red and green (20th century interwar) to timber details

Stone and face brick wall finishes should be retained and not be rendered or painted.

Galvanised corrugated steel roofs should be retained and repaired. Tile roofs should be re-clad as historically appropriate with deep profile corrugated, galvanised or mid grey colorbond roof sheeting. Bungalow tiled roofs should be retained and repaired as required.

Early stucco finishes should be painted using matt or low gloss finish paint, to simulate earlier gloss levels and also hide past patching work in stucco.

Replacement gutters should reflect profiles common to the era of construction of the dwelling – 19th century = 'ogee' profile, 20th century = ½ round and quad profile preferable. Round metal downpipes are recommended – UPVC types have jointing systems which are visually inappropriate to the era of the dwelling.

Gloss finishes to fascias, barges and joinery in colours suggested recommended. Potential for accent colours to be used on front doors.

Roller shutters and obvious window film tints to windows are discouraged.

CRAMER STREET PRECINCT (H0322)

Design Guidelines - basis

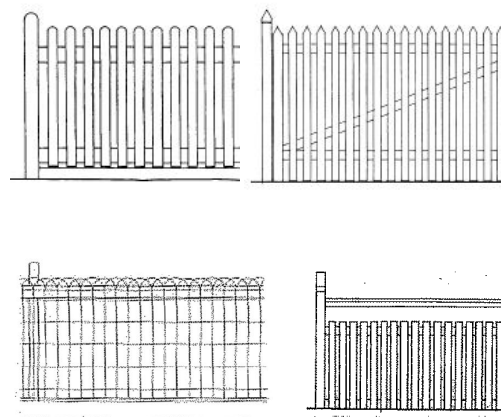
Suggested Approach

Fencing

Front fences to this precinct are a combination of masonry walls and timber pickets, sometimes on a masonry plinth. Fences are generally low to moderate height.

New fences should repeat design features of fencing typical to the era of dwellings in the streetscape – including timber picket, low masonry, vertical timber plank, or masonry with low pillars to match the dwelling. All new front boundary fencing should be limited to 1.6 m high maximum.

Rear and side fencing can be replaced to suit where out of view of the streetscape. Corrugated profile sheet or timber plank fences are preferred.



Timber picket, woven crimp wire and timber paling fences typical to the period of the precinct

Carparking/ Garaging

Most dwellings within this precinct have parking and garaging at the rear.

New garages or carports are not permitted forward of dwellings in the streetscape, so the traditional scale and siting of the dwelling remains extant. Materials should reflect those of each dwelling – matching face brick, painted render or timber/ corrugated clad structures are appropriate. Roofing should match that of each dwelling, continuing the established built form character of dwellings in the locale.



HERITAGE GUIDELINES WARRNAMBOOL CITY COUNCIL 2015



COULSTOCK STREET PRECINCT (H0323)

Introduction

The following design guidelines assist in the understanding of the unique built form characteristics of the **Coulstock Street Heritage Precinct**, Warrnambool.

Warrnambool has 26 heritage precincts which recognise the distinctive heritage character of Warrnambool. Each heritage precinct is now incorporated in the Warrnambool Planning Scheme. The Heritage Overlay within the Warrnambool Planning Scheme lists the types of works to buildings which trigger the need for a planning permit.

If you are considering any works to a property within a heritage precinct, we suggest you contact Council to confirm if a planning permit is required. Council also provides a complimentary Heritage Advisory Service for owners of properties within heritage precincts. Conservation and design advice is readily available by appointment (telephone (03) 5559 4800).

This guideline is intended to encourage and support the retention and enhancement of the historic character of the area. A series of guiding design principles are provided to encourage compatible new development and appropriate minor works or alterations and additions to existing properties.

Historical Background and Significance Statements are referenced from *Warrnambool City Council Heritage Guidelines 2012*.

Historical Background

All the original houses in the precinct are detached single-storey dwellings except for the large bungalow at 135 Coulstock Street which has an attic storey. The houses date from the late nineteenth century to the Interwar period. The original subdivision occurred as part of the push northwards of the City from the 1860s. The allotments were originally about one acre and one road, located between Coulstock Street and Skene Street.

The precinct has a high degree of integrity and is generally in good condition.

Why is the Coulstock Street Precinct significant?

The Coulstock Street Precinct is of historical significance as an example of the second major phase of development which occurred in Warrnambool, characterised by the push for residential development north of the city. It is of further historical interest as it demonstrates the consolidation of large allotments in the later nineteenth and early twentieth centuries. The precinct is of architectural significance as it has a number of intact buildings from a range of periods, from the 1880s through to the 1940s including particularly interesting examples of bungalows such as Kookaburra.

What is significant?

The Coulstock Street Precinct is located approximately three kilometres north east of the central business district of Warrnambool. The precinct includes houses facing Coulstock Street, the northern end of Kelp Street and the northern end of Japan Street.

The Coulstock Street Precinct is entirely residential and single-storey. This relatively small precinct contains a row of housing dating from the late nineteenth to mid twentieth century.

Earlier dwellings are predominantly Victorian and Edwardian in style, with an asymmetric plan with hipped and gabled roof forms. Dwellings retain masonry chimneys. Verandahs are generally straight or bullnose with decorative cast iron or timber fretwork. Walls are typically masonry, with only a few clad in weatherboard.

Later bungalow and interwar dwellings have slightly lower pitch roofs and verandahs incorporated under projecting roof forms, but again are generally masonry buildings with timber decoration to gable ends.

Setbacks are relatively consistent with reasonable front and side setbacks. Crossovers access parking and garaging to the rear of dwellings. There are no street trees to this side of Coulstock Street, but small street trees in Kelp Street and the eastern side of Japan Street.

Fencing is generally low height, masonry or timber palings or pickets.

COULSTOCK STREET PRECINCT (HO323)



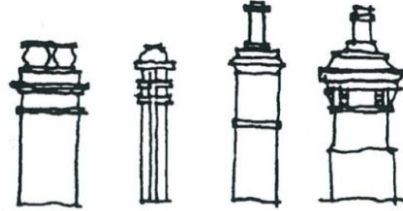
Coulstock Street streetscape – consistent row of 'early 20th century and interwar' styled dwellings of similar setback, scale, spatial arrangement and fence types – comprising the attributes of the precinct



Late 19th/ early 20th century villa, with impressive roof gables, an attic room and verandahs/ porches to principal facades. Timber picket fence compliments dwelling in style



Early 20th century villa/bungalow style, with distinctive central porch, gable with timber frets and vertically proportioned casement windows



Retention of period chimneys add distinction to the precinct streetscape



Interwar bungalow – timber decoration, substantial gables, deep front porch supported by tapered columns

COULSTOCK STREET PRECINCT (HO323)

HO323 - Coulstock Street Precinct Map



List of places which contribute to the heritage values of the precinct

Coulstock Street

123 Coulstock Street - dwelling - 'Hartwell'
 125 Coulstock Street - dwelling
 127 Coulstock Street - dwelling
 129 Coulstock Street - dwelling
 131 Coulstock Street - dwelling
 133 Coulstock Street - dwelling
 135 Coulstock Street - dwelling - 'Buang'
 137 Coulstock Street - dwelling - 'Dunleath'
 139 Coulstock Street - dwelling - 'Kookaburra'
 141 Coulstock Street - dwelling
 143 Coulstock Street - dwelling
 147 Coulstock Street - dwelling
 149 Coulstock Street - dwelling

Kelp Street

91 Kelp Street - dwelling
 95 Kelp Street - dwelling
 104 Kelp Street - dwelling
 106 Kelp Street - dwelling
 110 Kelp Street - dwelling

Japan Street

78 Japan Street - dwelling
 80 Japan Street - dwelling
 82 Japan Street - dwelling
 84 Japan Street - dwelling

COULSTOCK STREET PRECINCT (HO323)

Design Guidelines - basis

Suggested Approach

Subdivision

The generally rectilinear allotment pattern is of heritage value. Dwellings are sited facing the street and are at a generally consistent setback to the front boundary.

Allotment widths and depths are varied along Coulstock Street, however only one allotment in the precinct has been subdivided from the original configuration (rear of 141 Coulstock Street).

Subdivision of allotments is not encouraged, as the spatial/ built form character of the locale will be compromised.

Secondary development in rear yards is limited. The built form character of the streetscape should be maintained (dwellings, with open space between) if rear allotment development is considered.

Demolition

Demolition of a contributory place is not typically supported within the precinct. Demolition of the whole of a building which is a Contributory Element generally has an adverse effect on the significance of a Heritage Place.

Demolition of parts of a Contributory Place visible from the public domain has the potential to adversely affect the significance of the precinct.

Demolition of parts of a place which do not contribute to the significance or the setting of a place may be considered, if removal does not adversely affect the fabric and significant views (setting) of the affected Contributory place within the precinct.

Demolition of Contributory Place dwellings is not supported, as this would result in a loss of heritage fabric.

Removal of rear additions not in character with those typical to the era of significance of the place may be considered by Council. Items to be demolished and replaced will require consideration of the replacement structure when considering the merit of the demolition proposal.

Removal of original timber sash windows or changes in window opening proportions to Contributory places is not supported, where windows can be seen from the streetscape.

New Buildings

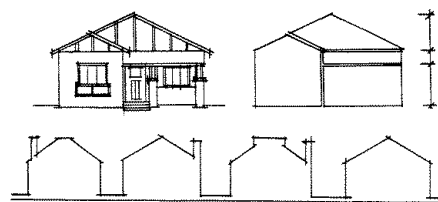
Replacement of non-contributory buildings with new development should be contemporary, but also compatible in design. Compatibility is achieved by considering the key design attributes which comprise the significance of the locale - e.g. setback, scale, roof pitch and line, wall materials, window proportions, fencing and use of verandahs.

Dwellings in this Precinct are single storey, with pitched hipped or gable corrugated galvanised iron or tile clad roofs. Walls are typically masonry, with some clad in weatherboard. Most dwellings retain masonry chimneys and decorative elements including verandah brackets, fretwork and the like.

New development should respect the established spatial/ built form pattern of the precinct. New buildings should continue the scale and proportion of built form/ open space common to the locale.

The scale, roof pitch and use of materials similar to those common to the area is encouraged. Flat or low pitch roofs, two storey structures and large, wide footprint development on allotments is not supported.

Consistent front setbacks and low fencing is appropriate for new development.



Scale, spatial pattern and proportion is important

COULSTOCK STREET PRECINCT (HO323)

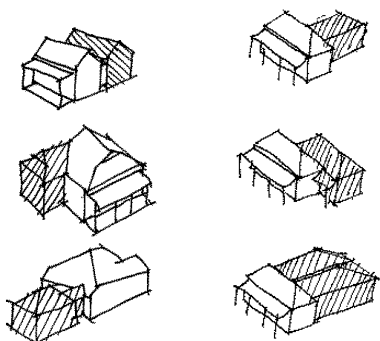
Design Guidelines - basis

Suggested Approach

External Alterations and Additions

The dwellings within the precinct are moderate in size and single storey in scale – reflecting the type of house constructed north of the Highway during the 1870s in Warrnambool.

Future additions and alterations to these dwellings are possible to suit modern needs, but heritage values - embodied in the external appearance - also need to be considered.



Additions should maintain the historic form and scale of the dwelling, when viewed from the streetscape

Upper floor additions are generally not appropriate, as they will alter the scale of the dwelling – and hence compromise the suburban setting of places within the streetscape. Upper floor additions may only be appropriate if sited to the rear of a property and stepped so that new ridge lines do not dominate streetscape views of existing dwellings.

Any proposed additions should be to the rear of existing dwellings, to minimise adverse visual impact on the streetscape. Additions to the side of dwellings are not encouraged, as additions will alter the original scale (width) of dwellings when viewed from the street. Further, construction of additions on to the side boundary are not appropriate if seen from the street, as this alters the spatial/ built form character of the streetscape.

Original timber framed windows facing the street should be retained and repaired where possible. Replacement of later aluminium framed windows with replica original timber windows is encouraged, to improve the historic integrity of dwellings.

Original verandahs should also remain and be maintained, based on original evidence or on similar examples found elsewhere in the street. (based upon the period of construction of the dwelling). Early and original details including cast iron lacework and timber detailing should be reinstated where detail is known.

Alterations to interior finishes and rooms will not impact on the values of the precinct.

Materials, Colours and Finishes

Earlier dwellings are predominantly Victorian and Edwardian in style, with an asymmetric plan with hipped and gabled roof forms. Dwellings retain masonry chimneys. Verandahs are generally straight or bullnose with decorative cast iron or timber fretwork. Walls are typically masonry, with only a few clad in weatherboard.

Later bungalow and interwar dwellings have slightly lower pitch roofs and verandahs incorporated under projecting roof forms, but again are generally masonry buildings with timber decoration to gable ends.

Early paint finishes to stucco and render would have been limewash in type.

Roofs were clad in galvanised corrugated iron or terracotta Marseille tiles, of gable/ hip form & 30 degree pitch.

Paint colours for timberwork typical to the period include

- Light ochre colours (19th century); crème, pale green and mid ochres (20th century interwar) to walls
- dark brown, green and Indian red (19th century) and lighter crèmes, green or red through to dark brown, red and green (20th century interwar) to timber details.

Stone and face brick wall finishes should be retained and not be rendered or painted.

Galvanised corrugated steel roofs should be retained and repaired. Tile roofs should be re-clad as historically appropriate with deep profile corrugated, galvanised or mid grey colorbond roof sheeting. Bungalow tiled roofs should be retained and repaired as required.

Early stucco finishes should be painted using matt or low gloss finish paint, to simulate earlier gloss levels and also hide past patching work in stucco.

Replacement gutters should reflect profiles common to the era of construction of the dwelling – 19th century = 'ogee' profile, 20th century = ½ round and quad profile preferable. Round metal downpipes are recommended – UPVC types have jointing systems which are visually inappropriate to the era of the dwelling.

Gloss finishes to fascias, barges and joinery in colours suggested recommended. Potential for accent colours to be used on front doors.

Roller shutters and obvious window film tints to windows are discouraged.

COULSTOCK STREET PRECINCT (HO323)

Design Guidelines - basis

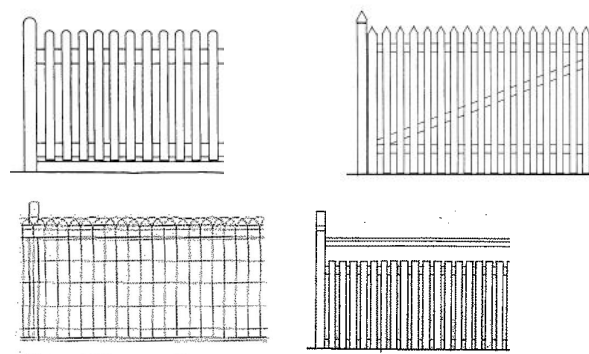
Suggested Approach

Fencing

Front fences to this precinct are a combination of masonry walls and timber pickets, sometimes on a masonry plinth. Fences are generally low to moderate height. Several fences have low height hedges grown behind the line of the fence.

New fences should repeat design features of fencing typical to the era of dwellings in the streetscape – including timber picket, low masonry, vertical timber plank, or masonry with low pillars to match the dwelling. All new front boundary fencing should be limited to 1.6 m high maximum.

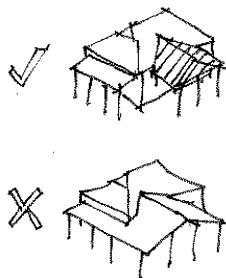
Rear and side fencing can be replaced to suit where out of view of the streetscape. Corrugated profile sheet or timber plank fences are preferred.



Timber picket, woven crimp wire and timber paling fences typical to the period of the precinct

Carparking/ Garaging

Dwellings within this precinct have parking and garaging at the rear. Few garages occur in front yards of dwellings within the Precinct.



Location of carport maintains scale of dwelling

New garages or carports are not permitted forward of dwellings in the streetscape, so the traditional scale and siting of the dwellings remains extant. Materials should reflect those of each dwelling – matching face brick, painted render or timber/ corrugated clad structures are appropriate. Roofing should match that of each dwelling, continuing the established built form character of dwellings in the locale.

New garages/ carports should not be built on side boundaries of allotments, as this disrupts the established spatial/ built character of the streetscape. Any roller/ panel door to garages/ carports should be painted to match the surrounding wall colour, to reduce visual dominance within the streetscape.



HERITAGE GUIDELINES WARRNAMBOOL CITY COUNCIL 2015



VERDON STREET PRECINCT (H0326)

Introduction

The following design guidelines assist in the understanding of the unique built form characteristics of the **Verdon Street Heritage Precinct**, Warrnambool.

Warrnambool has 26 heritage precincts which recognise the distinctive heritage character of Warrnambool. Each heritage precinct is now incorporated in the Warrnambool Planning Scheme. The Heritage Overlay within the Warrnambool Planning Scheme lists the types of works to buildings which trigger the need for a planning permit.

If you are considering any works to a property within a heritage precinct, we suggest you contact Council to confirm if a planning permit is required. Council also provides a complimentary Heritage Advisory Service for owners of properties within heritage precincts. Conservation and design advice is readily available by appointment (telephone (03) 5559 4800).

This guideline is intended to encourage and support the retention and enhancement of the historic character of the area. A series of guiding design principles are provided to encourage compatible new development and appropriate minor works or alterations and additions to existing properties.

Historical Background and Significance Statements are referenced from *Warrnambool City Council Heritage Guidelines 2012*.

Historical Background

The western end of Verdon Street and the northern end of Simpson Street was the original alignment of the highway until the mid-1960s.

The land was developed from the late 1950s through to the early 1960s. The elevated position and its northerly prospect meant that the new Verdon Street was an attractive residential address, especially for families who could afford a car. Consequently, garages are an important element of the houses which are remarkably consistent in their date, style, form, scale and materials. Other featured elements are freestone veneered chimneys, patios and picture windows, all typical of the Post World War 2 period.

The houses in the precinct are of consistently high quality and are excellent examples of the suburban dream home, strongly influenced by American models, which eventually became possible with increased prosperity after World War 2.

The most distinctive house, at 97-101 Verdon Street, was built for David Jones, the son of Fletcher Jones, the founder of the clothing cooperative with its factory nearby. Other early residents were senior management at Nestlé's, Warrnambool's other major employer, and successful local businessmen and merchants, along with their families. The domestic gardens in the precinct are equally consistent and, with

the various street trees and the landscaping of the precinct generally, are important contributors to its character. The building stock retains a very high degree of integrity and is in excellent condition as are the public spaces.

Why is the Verdon Street Precinct significant?

The Verdon Street Precinct is of historical significance as the best surviving example of post-World War II development in Warrnambool, reflecting its prosperity at the time and various influences from America. It is of architectural significance for its consistent row of suburban 'dream homes', including those of the cul-de-sac, Hillside Avenue.

There is further significance in the houses which were architect designed, specifically those designed by the local architect, Tag Walter. It is of social significance for demonstrating the emerging domination of cars in day-to-day life in the post-World War 2 period.

What is significant?

The Verdon Street Precinct is located on the eastern side of Warrnambool, 2.5 kilometers from the city centre and immediately south of the Princes Highway. It includes the cul de sac of Hillside Avenue as well as properties facing Verdon Street.

The Precinct is entirely residential, and a mixture of single and two storey dwellings. The housing dates from the post Second World War period.

Dwellings are face brick, with decorative stonework to façade elements and chimneys in some cases. Roof pitches are flat or relatively shallow hipped tiled roofs, sometimes a combination of both.

Glazing is in large panes with timber frames and smaller opening panes often in vertical rows.

Setbacks are generous to the front of allotments, with narrower side setbacks. Garages are often incorporated into the main dwelling or set beside the houses in the case of Hillside Avenue.

Fencing is low in height, of face brickwork and decorative metalwork to suit the design of the house; no fencing occurs in Hillside Avenue.

VERDON STREET PRECINCT (H0326)



Flat roofs, crème brick, plate glass picture windows, rectilinear forms characterise houses within the precinct



This dwelling features a skillion roof and a screened porch with wrought iron balustrading



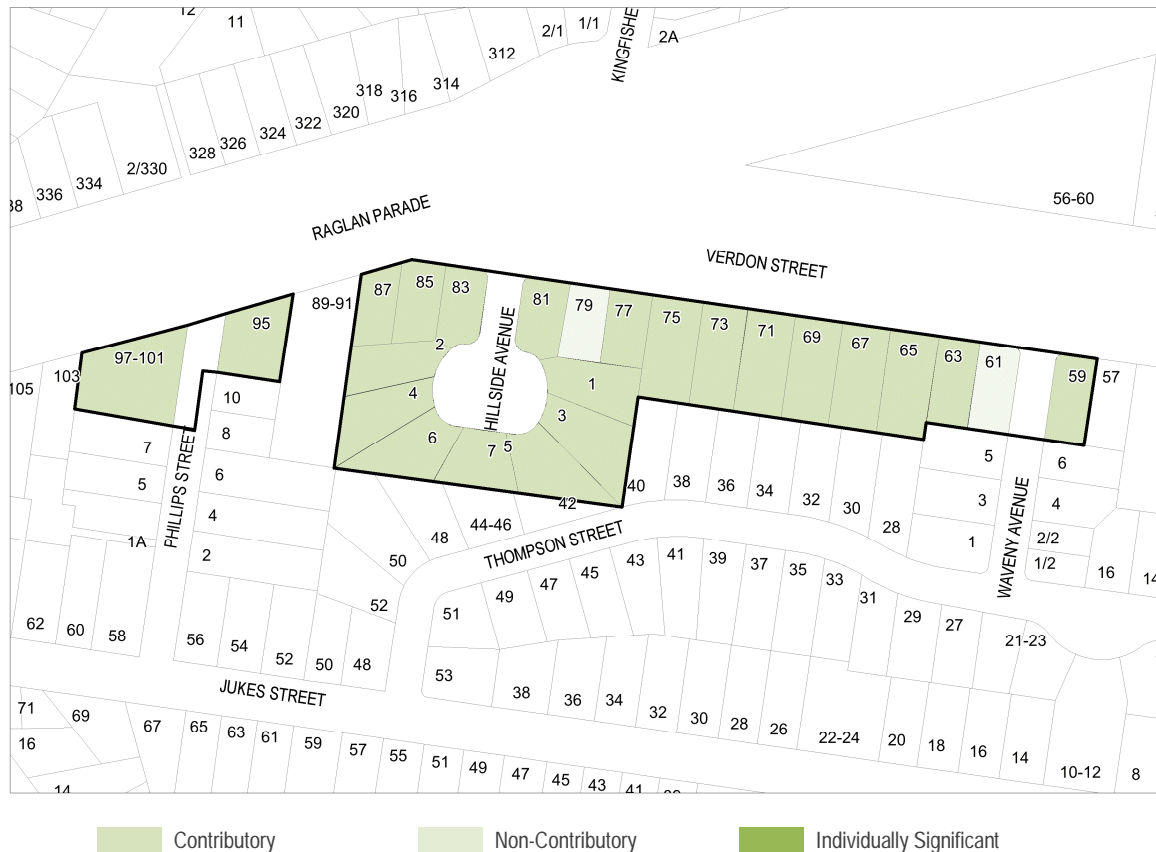
Dwellings included a mix of flat and hipped, tiled roof structures – all contribute to the character of the precinct



Note wrought iron balustrading and fencing particular to the style

VERDON STREET PRECINCT (H0326)

H0326 - Verdon Street Precinct Map



List of places which contribute to the heritage values of the precinct

Verdon Street

59 Verdon Street - dwelling
63 Verdon Street - dwelling
65 Verdon Street - dwelling
67 Verdon Street - dwelling
69 Verdon Street - dwelling
71 Verdon Street - dwelling
73 Verdon Street - dwelling
75 Verdon Street - dwelling
77 Verdon Street - dwelling
81 Verdon Street - dwelling
83 Verdon Street - dwelling

85 Verdon Street - dwelling
87 Verdon Street - dwelling
95 Verdon Street - dwelling
97-101 Verdon Street - dwelling

Hillside Avenue

1 Hillside Avenue - dwelling
2 Hillside Avenue - dwelling
3 Hillside Avenue - dwelling
4 Hillside Avenue - dwelling
5 Hillside Avenue - dwelling
6 Hillside Avenue - dwelling
7 Hillside Avenue - dwelling



VERDON STREET PRECINCT (H0326)

Design Guidelines - basis	Suggested Approach
Subdivision <p>The generally rectilinear allotment pattern along Verdon Street, as well as the radial subdivision of Hillside Avenue, is of heritage value. Dwellings are sited facing the street and are at a generally consistent setback to the front boundary.</p> <p>Allotment widths and depths are consistent along Verdon Street, with no later subdivision having occurred as yet. The irregular allotments of Hillside Avenue are symmetrical about the centre axis of the street.</p>	<p>Subdivision of allotments is not encouraged, as the spatial/ built form character of the locale will be compromised.</p> <p>Secondary development in rear yards is limited. The built form character of the streetscape should be maintained (dwellings, with open space between) if rear allotment development is considered. Access to rear allotments is difficult to achieve as the prevailing dwelling design has a wide frontage</p>
Demolition <p>Demolition of a contributory place is not typically supported within the precinct. Demolition of the whole of a building which is a Contributory Element generally has an adverse effect on the significance of a Heritage Place.</p> <p>Demolition of parts of a Contributory Place visible from the public domain has the potential to adversely affect the significance of the precinct.</p> <p>Demolition of parts of a place which do not contribute to the significance or the setting of a place may be considered, if removal does not adversely affect the fabric and significant views (setting) of the affected Contributory place within a precinct</p>	<p>Demolition of Contributory Place dwellings is not supported, as this would result in a loss of heritage fabric.</p> <p>Removal of rear additions not in character with those typical to the era of significance of the place may be considered by Council. Items to be demolished and replaced will require consideration of the replacement structure when considering the merit of the demolition proposal.</p> <p>Removal of original timber windows or changes in window opening proportions to Contributory places is not supported, where windows can be seen from the streetscape. The replacement of timber windows with aluminium is not appropriate.</p>
New Buildings <p>Replacement of non-contributory buildings with new development should be contemporary, but also compatible in design. Compatibility is achieved by considering the key design attributes which comprise the significance of the locale - e.g. setback, scale, roof pitch and line, wall materials, window proportions, fencing and location of garaging.</p> <p>Dwellings in this Precinct are single and two storey, with shallow pitched / flat or hipped tile roofs. Walls are typically masonry in face brickwork, with contrasting brick plinths or feature stonework. Most dwellings retain masonry chimneys and decorative elements such as balustrade panels and fencing detail.</p>	<p>New development should respect the established spatial/ built form pattern of the precinct. New buildings should continue the scale and proportion of built form/ open space common to the locale.</p> <p>The scale, roof pitch and use of materials similar to those common to the area is encouraged. Flat or low pitch roofs, two storey structures and large, wide footprint development on allotments is consistent with the predominant character of the precinct.</p> <p>Consistent front setbacks and low fencing is appropriate for new development. No fencing should be proposed for Hillside Avenue properties.</p>

VERDON STREET PRECINCT (H0326)

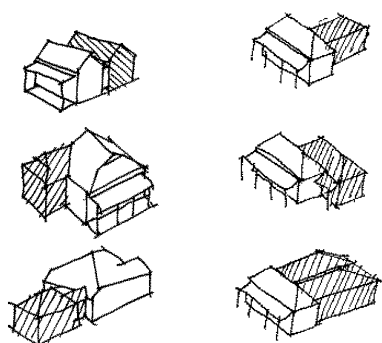
Design Guidelines - basis

Suggested Approach

External Alterations and Additions

The dwellings within the precinct are large, wide frontage dwellings of single storey and two storey scale – reflecting the type of house constructed north of the Highway during the post war (World War Two) period in Warrnambool.

Future additions and alterations to these dwellings are possible to suit modern needs, but heritage values - embodied in the external appearance - also need to be considered.



Additions should maintain the historic form and scale of the dwelling, when viewed from the streetscape

Upper floor additions are generally not appropriate, as they will alter the scale of the dwelling, particularly for existing two storey dwellings. Upper floor additions may only be appropriate if sited to the rear of a property and stepped so that new roof lines do not dominate streetscape views of existing dwellings.

Any proposed additions should be to the rear of existing dwellings, to minimise adverse visual impact on the streetscape. Additions to the side of dwellings are not encouraged, as additions will alter the original scale (width) of dwellings when viewed from the street. Further, construction of additions on to the side boundary may be difficult to achieve given the wide frontage of most dwellings.

Original timber framed windows facing the street should be retained and repaired where possible.

Original verandah and pergola elements should also remain and be maintained.

Alterations to interior finishes and rooms will not impact on the values of the precinct.

Materials, Colours and Finishes

Earlier dwellings are predominantly Victorian and Edwardian in style, with an asymmetric plan with hipped and gabled roof forms. Dwellings retain masonry chimneys. Verandahs are generally straight or bullnose with decorative cast iron or timber fretwork. Walls are typically masonry, with only a few clad in weatherboard.

Later bungalow and interwar dwellings have slightly lower pitch roofs and verandahs incorporated under projecting roof forms, but again are generally masonry buildings with timber decoration to gable ends.

Early paint finishes to stucco and render would have been limewash in type.

Roofs were clad in galvanised corrugated iron or terracotta Marseille tiles and are of gable/hip form and 30 degree in pitch.

Paint colours typical to the period include

- Pastel highlight colours to eaves and balustrades, white to timber window frames; face brickwork should be left unpainted.

Face brick and stone wall finishes should be retained and not be rendered or painted.

Galvanised tray deck steel roofs should be retained and repaired. Tiled roofs should be retained and repaired as required.

Replacement gutters should reflect profiles common to the era of construction of the dwelling – generally squareline or formed aspart of the eaves. Rectangular metal downpipes are recommended – UPVC types have jointing systems which are visually inappropriate to the era of the dwelling.

Gloss finishes to fascias, barges and joinery in colours suggested recommended. Potential for accent colours to be used on front doors.

Roller shutters and obvious window film tints to windows are discouraged.

Fencing

Front fences to this precinct are a combination of low masonry and steel decorative panels, and some hedging planted behind masonry, although the dwellings in Hillside Avenue do not have any front fencing.

New fences should repeat design features of fencing typical to the era of dwellings in the streetscape – including low masonry, low hedges, and low decorative wrought iron panels/brick piers to match the dwelling. All new front boundary fencing should be limited in height to match adjoining properties.

Rear and side fencing can be replaced to suit where out of view of the streetscape. Masonry or timber plank fences are preferred.

VERDON STREET PRECINCT (H0326)

Design Guidelines - basis

Suggested Approach

Carparking/ Garaging

Dwellings within this precinct have parking and garaging often incorporated under the main roof of the dwelling, or located to the side of the house.

Crossovers are single width and regularly spaced.

New garages or carports are not permitted forward of dwellings in the streetscape, so the scale and siting of the dwelling remains extant. Materials should reflect those of each dwelling – matching face brick generally being appropriate. A rendered finish to a lightweight structure may be supported if detailed appropriately and proposed in a suitable colour scheme. Roofing should match that of each dwelling, continuing the established built form character of dwellings in the locale.

Any roller/ panel door to garages/ carports should be in colour in keeping with the dwelling's colour scheme and palette of materials, to reduce visual dominance within the streetscape.



Typical garaging incorporated in dwelling

7.4. S6 Instrument of Delegation

DIRECTORATE : Executive Services

Purpose:

To present to Council an updated S6 Instrument of Delegation from Council to Members of Council Staff.

Executive Summary

Council as a legal entity can only make decisions by resolution of Council at a Council meeting. As a matter of practicality, Council opts to delegate various powers and functions to Council staff so that they can make decisions on their behalf as part of their day-to-day activities.

Council delegates primarily through two instruments, one delegating power to the Chief Executive Officer to then sub-delegate as appropriate, and another delegating powers that cannot be sub-delegated directly to Council staff.

The S6 Instrument of Delegation to Members of Council staff has been thoroughly reviewed and is attached for Council consideration.

MOVED: CR MATTHEW WALSH

SECONDED: CR BILLY EDIS

In the exercise of the powers conferred by the legislation referred to in the attached instrument of delegation, Warrnambool City Council resolves that:

1. There be delegated to the members of Council staff holding, acting in or performing the duties of the offices or positions referred to in the attached *S6 Instrument of Delegation to Members of Council staff*, the powers, duties and functions set out in that instrument, subject to the conditions and limitations specified in that Instrument.
2. The instrument comes into force immediately upon the common seal of Council being affixed to the instrument.
3. On the coming into force of the instrument all previous S6 Instruments of Delegation to Members of Council staff are revoked.
4. The duties and functions set out in the instrument must be performed, and the powers set out in the instruments must be executed, in accordance with any guidelines or policies of Council that it may from time to time adopt.
5. Authorises the CEO to make administrative changes to the document to correct any titles and typographical errors and to enable the document to be appropriately sealed.

CARRIED- 7:0

Background

The *Local Government Act 2020* expressly provides for a Council to delegate a power, duty or function to the Chief Executive Officer or a member of a delegated committee, to act on behalf of Council. Additionally, in the exercise of the powers conferred by the legislation Council may delegate certain powers, duties and functions directly to members of Council staff.

Council is a legal entity composed of Councillors and is not a “natural person”, so Council can only act either by resolution of Council in a Council meeting, or through others acting on its behalf as delegates. It is impractical for Council to deal with all day to day issues, therefore many operational actions are performed by staff under delegation from Council.

Council currently has delegations from Council to Council staff, being delegations to:

- The Chief Executive Officer (CEO), which also includes the power for the CEO to sub-delegate to Council staff; and
- Members of Council staff.

This form of delegation is used extensively by Councils across the local government sector. Reviews are undertaken regularly, and amendments are made from time to time to reflect changes in legislation and officer titles. The last time this instrument was adopted by Council was at the July 2024 meeting of Council.

Issues

This Instrument largely contains delegations by Council of specific powers, duties and functions under various Acts.

These powers, duties and functions under provisions of various Acts can only be delegated to staff by Council directly – and cannot be delegated to staff by the CEO.

Since the last update the following changes to the instrument have been made:

- Removal of sections 12(2), 12(4)-(7) of the Road Management Act 2004, as Council’s lawyers recommend that Councils use the powers under the Local Government Act 1989 instead to discontinue a road.
- Deletion of the Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2020, as they have been revoked pursuant to regulation 4(a) of the Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024. Those new regulations commenced on 29 June 2024 and have been included.
- The Food Act 1984 was amended pursuant to the Regulatory Legislation Amendment (Reform) Act 2024, which commenced on 6 March 2024, the day after it received Royal Assent. As a result the following changes have been made:
 - Included 19(4)(a)(ia) and 19(4)(a)(ib), and amended 19(4)(a)(ii), which relates to Council’s power to direct that a copy of an order be affixed, displayed or published.
 - Included section 19FA(1), which relates to Council’s power to direct a proprietor of a food premises to revise the foods safety program for the premises or comply with any requirements specified in the food safety program.
 - Included section 19FA(3)(a), which relates to Council’s power to refuse to approve an application for registration or renewal of premises, where a proprietor of a food premises fails to comply with a direction given under section 19FA(1). Please note that, adopting a conservative approach, we have inserted a comment that this is subject to ratification in accordance with s 58A(2).

- Included section 19FA(3)(b), which relates to Council's power to revoke a registration granted in respect of premises, where a proprietor of a food premises fails to comply with a direction given under section 19FA(1).
 - Included section 19FA(3)(c), which relates to Council's power to suspend a registration of premises, where a proprietor of a food premises fails to comply with a direction given under s 19FA(1).
- Inserted section 12(2)(b) of the Road Management Act 2004 to provide for Council to provide consent to the Head, Transport for Victoria to discontinue a road or part of a road;
- Removed the limitation for the powers in sections 19FA(1) and 19FA(3)(a)-(c) of the Food Act 1984 being delegated "only in relation to temporary food premises or mobile food premises"; and
- Amended a typographical error in s 12(1) of the Residential Tenancies (Caravan Parks and Moveable Dwellings Registration and Standards) Regulations 2024.

The exercise of these delegated powers by a delegated member of Council staff remains subject to conditions and limitations as well as Council's Delegations & Authorisations Policy. For example, decisions must be made in accordance with the guidelines and policies adopted by Council, and a delegate must not make decisions about matters that would raise an issue of significant public interest, concern, or controversy, give rise to substantial public objection, or be inconsistent with a previous decision of Council.

A complete review of the instrument has been undertaken in consultation with the Executive Management Team and the Senior Leadership Team. However, the changes proposed from the current version are generally minor in nature and reflect amendments to legislation and corrections to the officers delegated.

Financial Impact

Nil.

Legislation/Policy/Council Plan Context

5 An effective Council

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

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

Timing

As per Council's newly adopted Delegations and Authorisation Policy, the S6 Instrument will be reviewed by Council staff for any required updates once every six months.

Community Impact/Consultation

Nil.

Legal Risk/Impact

Ensuring officers have appropriate powers to carry out the functions of their role is crucial to ensure legal compliance with the remit of legislation that Council is given powers under. If delegations are not regularly reviewed, a staff member may act without appropriate legal power. This will result in the action being invalid and may expose Council to liability. The instrument themselves are based on the Maddocks templates.

Officers' Declaration of Interest

Nil.

Collaborative Procurement

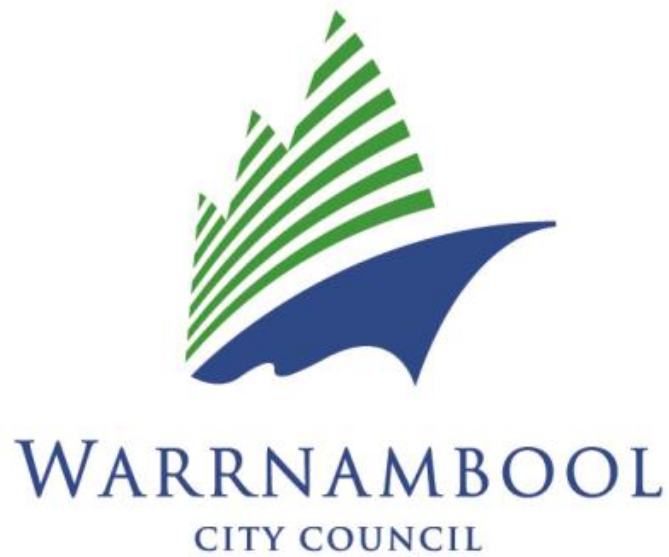
N/A

Conclusion

A thorough review of the S6 Instrument of Delegation has been completed and is attached for Council's consideration.

ATTACHMENTS

1. S6 Instrument of Delegation Members of Staff [7.4.1 - 177 pages]



WARRNAMBOOL CITY COUNCIL

INSTRUMENT OF DELEGATION

S6 INSTRUMENT OF DELEGATION - MEMBERS OF
STAFF

27 FEBRUARY 2025

Warrnambool City Council

Preamble

Instrument of Delegation

In exercise of the powers conferred by the legislation referred to in the attached Schedule, the Council:

1. delegates each duty and/or function and/or power described in column 1 of the Schedule (and summarised in column 2 of the Schedule) to the member of Council staff holding, acting in or performing the duties of the office or position described opposite each such duty and/or function and/or power in column 3 of the Schedule;

2. record that references in the Schedule are as follows:

[#insert here table of abbreviations, for example:

"COG" means Co-ordinator of Governance#]

3. declares that:

3.1 this Instrument of Delegation is authorised by [#insert "a resolution" or "resolutions"#] of Council passed on [#date#] [#add "and [date]", if appropriate#]; and

3.2 the delegation:

3.2.1 comes into force immediately when the common seal of Council is affixed to this

Instrument of Delegation or where the Chief Executive Officer of Council is

authorised under resolution, the Chief Executive Officer executes the Instrument of Delegation;

3.2.2 remains in force until varied or revoked;

3.2.3 is subject to any conditions and limitations set out in sub-paragraph 3.3, and the Schedule; and

3.2.4 must be exercised in accordance with any guidelines or policies which Council from time to time adopts; and

3.3 the delegate must not determine the issue, take the action or do the act or thing:

3.3.1 if the issue, action, act or thing is an issue, action or thing which Council has previously designated as an issue, action, act or thing which must be the subject of a Resolution of Council;

3.3.2 if the determining of the issue, taking of the action or doing of the act or thing would or would be likely to involve a decision which is inconsistent with a

(a) policy; or

(b) strategy

adopted by Council;

3.3.3 if the determining of the issue, the taking of the action or the doing of the act or thing cannot be the subject of a lawful delegation; or

3.3.4 the determining of the issue, the taking of the action or the doing of the act or thing is already the subject of an exclusive delegation to another member of Council staff or delegated committee.

Warrnambool City Council

##Insert Council seal

##OR, where a Council resolution authorises the CEO to sign the instrument, insert:

Signed by the Chief Executive Officer of Council

in the presence of:

)

)

.....
Witness

Date:

Warrnambool City Council

Delegation Sources

- Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024
- Cemeteries and Crematoria Act 2003
- Domestic Animals Act 1994
- Food Act 1984
- Heritage Act 2017
- Local Government Act 1989
- Planning and Environment Act 1987
- Residential Tenancies Act 1997
- Road Management Act 2004
- Cemeteries and Crematoria Regulations 2015
- Planning and Environment Regulations 2015
- Planning and Environment (Fees) Regulations 2016
- Road Management (General) Regulations 2016
- Road Management (Works and Infrastructure) Regulations 2015

Positions

Abbreviation	Position	Name
Chief Executive Officer	Chief Executive Officer	
Construction Supervisor	Construction Supervisor	
Coordinator City Development	Coordinator City Development	
Coordinator City Strategy	Coordinator City Strategy	
Coordinator Engineering Design	Coordinator Engineering Design	
Coordinator Environmental Health	Coordinator Environmental Health	
Coordinator Infrastructure Management	Coordinator Infrastructure Management	
Coordinator Local Laws & Emergency Management	Coordinator Local Laws & Emergency Management	
Coordinator Strategic Assets	Coordinator Strategic Assets	

Warrnambool City Council

Abbreviation	Position	Name
Director City Futures	Director City Futures	
Director City Infrastructure & Environment	Director City Infrastructure & Environment	
Environmental Health Officer	Environmental Health Officer	
Manager Asset & Project Planning	Manager Asset & Project Planning	
Manager City Growth	Manager City Growth	
Manager City Safety	Manager City Safety	
Manager Environment	Manager Environment	
Manager Infrastructure Services	Manager Infrastructure Services	
N/A	Not Applicable	
NOT DELEGATED	Not Delegated	
Senior Statutory Planner	Senior Statutory Planner	

Warrnambool City Council

S6 Instrument of Delegation - Members of Staff

Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
r 7	Power to enter into a written agreement with a caravan park owner	Coordinator Environmental Health, Environmental Health Officer, Manager City Safety	
r 10	Function of receiving application for registration	Coordinator Environmental Health, Environmental Health Officer, Manager City Safety	
r 11	Function of receiving application for renewal of registration	Coordinator Environmental Health, Environmental Health Officer, Manager City Safety	
r 12(1)	Duty to grant the registration if satisfied that the caravan park complies with these regulations	Coordinator Environmental Health, Environmental Health Officer, Manager City Safety	

Warrnambool City Council

Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
r 12(1)	Power to refuse to grant the registration if not satisfied that the caravan park complies with these regulations	Coordinator Environmental Health, Environmental Health Officer, Manager City Safety	
r 12(2)	Duty to renew the registration if satisfied that the caravan park complies with these regulations	Coordinator Environmental Health, Environmental Health Officer, Manager City Safety	
r 12(2)	Power to refuse to renew the registration if not satisfied that the caravan park complies with these regulations	Coordinator Environmental Health, Environmental Health Officer, Manager City Safety	
r 12(3)	Duty to have regard to matters in determining an application for registration or an application for renewal of registration	Coordinator Environmental Health, Environmental Health Officer, Manager City Safety	
r 12(4) & (5)	Duty to issue certificate of registration	Coordinator Environmental Health, Environmental Health Officer, Manager City Safety	

Warrnambool City Council

Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
r 14(1)	Function of receiving notice of transfer of ownership.	Coordinator Environmental Health, Environmental Health Officer, Manager City Safety	
r 14(3)	Power to determine where notice of transfer is displayed	Coordinator Environmental Health, Environmental Health Officer, Manager City Safety	
r 15(1)	Duty to transfer registration to new caravan park owner	Coordinator Environmental Health, Environmental Health Officer, Manager City Safety	
r 15(2)	Duty to issue a certificate of transfer of registration	Coordinator Environmental Health, Environmental Health Officer, Manager City Safety	
r 15(3)	Power to determine where certificate of transfer of registration is displayed	Coordinator Environmental Health, Environmental Health Officer, Manager City Safety	

Warrnambool City Council

Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
r 16(1)	Power to determine the fee to accompany applications for registration or applications for renewal of registration	Coordinator Environmental Health, Environmental Health Officer, Manager City Safety	
r 17	Duty to keep register of caravan parks	Coordinator Environmental Health, Environmental Health Officer, Manager City Safety	
r 21(1)	Duty to notify a caravan park owner of the relevant emergency services agencies for the caravan park, on the request of the caravan park owner	Coordinator Environmental Health, Environmental Health Officer, Manager City Safety	
r 21(2)	Duty to consult with relevant emergency services agencies	Coordinator Environmental Health, Environmental Health Officer, Manager City Safety	
r 22	Power to determine places in which caravan park owner must display a copy of emergency procedures	Coordinator Environmental Health, Environmental Health Officer, Manager City Safety	

Warrnambool City Council

Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
r 23	Power to determine places in which caravan park owner must display copy of public emergency warnings	Coordinator Environmental Health, Environmental Health Officer, Manager City Safety	
r 24(2)	Power to consult with relevant floodplain management authority	Coordinator Environmental Health, Environmental Health Officer, Manager City Safety	
r 26(b)(i)	Power to approve system for the discharge of sewage and wastewater from a movable dwelling	Coordinator Environmental Health, Environmental Health Officer, Manager City Safety	
r 38	Function of receiving notice of proposed installation of unregistrable movable dwelling or rigid annexe	Coordinator Environmental Health, Environmental Health Officer, Manager City Safety	
r 38(b)	Power to require notice of proposal to install unregistrable movable dwelling or rigid annexe	Coordinator Environmental Health, Environmental Health Officer, Manager City Safety	

Warrnambool City Council

Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
r 39(3)	Function of receiving installation certificate	Coordinator Environmental Health, Environmental Health Officer, Manager City Safety	
r 45(3)	Power to determine places in which caravan park owner must display name and telephone number of an emergency contact person	Coordinator Environmental Health, Environmental Health Officer, Manager City Safety	
r 45(5)	Power to determine places in which caravan park owner must display the certificate of registration or certificate of renewal of registration, the plan of the caravan park and a copy of the caravan park rules	Coordinator Environmental Health, Environmental Health Officer, Manager City Safety	

Warrnambool City Council

Cemeteries and Crematoria Act 2003			
Provision	Power and Functions Delegated	Delegat e	Conditions and Limitations
s 8(1)(a)(ii)	Power to manage one or more public cemeteries	N/A	Where Council is a Class B cemetery trust
s 12(1)	Function to properly and efficiently manage and maintain each public cemetery for which responsible and carry out any other function conferred under this Act	N/A	Where Council is a Class B cemetery trust
s 12(2)	Duty to have regard to the matters set out in paragraphs (a) - (c) in exercising its functions	N/A	Where Council is a Class B cemetery trust
s 12A(1)	Function to do the activities set out in paragraphs (a) - (n)	N/A	Where Council is a Class A cemetery trust
s 12A(2)	Duty to have regard to matters set out in paragraphs (a) - (e) in exercising its functions	N/A	Where Council is a Class A cemetery trust

Warrnambool City Council

Cemeteries and Crematoria Act 2003			
Provision	Power and Functions Delegated	Delegat e	Conditions and Limitations
s 13	Duty to do anything necessary or convenient to enable it to carry out its functions	N/A	
s 14	Power to manage multiple public cemeteries as if they are one cemetery.	N/A	
s 15(4)	Duty to keep records of delegations	N/A	
s 17(1)	Power to employ any persons necessary	N/A	
s 17(2)	Power to engage any professional, technical or other assistance considered necessary	N/A	

Warrnambool City Council

Cemeteries and Crematoria Act 2003			
Provision	Power and Functions Delegated	Delegat e	Conditions and Limitations
s 17(3)	Power to determine the terms and conditions of employment or engagement	N/A	Subject to any guidelines or directions of the Secretary
s 18(3)	Duty to comply with a direction from the Secretary	N/A	
s 18B(1) & (2)	Duty to establish governance committees within 12 months of becoming a Class A cemetery trust and power to establish other governance committees from time to time	N/A	Where Council is a Class A cemetery trust
s 18C	Power to determine the membership of the governance committee	N/A	Where Council is a Class A cemetery trust
s 18D	Power to determine procedure of governance committee	N/A	Where Council is a Class A cemetery trust

Warrnambool City Council

Cemeteries and Crematoria Act 2003			
Provision	Power and Functions Delegated	Delegat e	Conditions and Limitations
s 18D(1)(a)	Duty to appoint community advisory committee for the purpose of liaising with communities	N/A	Where Council is a Class A cemetery trust
s 18D(1)(b)	Power to appoint any additional community advisory committees	N/A	Where Council is a Class A cemetery trust
s 18D(2)	Duty to establish a community advisory committee under section 18D(1)(a) within 12 months of becoming a Class A cemetery trust.	N/A	Where Council is a Class A cemetery trust
s 18D(3)	Duty to include a report on the activities of the community advisory committees in its report of operations under Part 7 of the Financial Management Act 1994	N/A	Where Council is a Class A cemetery trust

Warrnambool City Council

Cemeteries and Crematoria Act 2003			
Provision	Power and Functions Delegated	Delegat e	Conditions and Limitations
s 18F(2)	Duty to give preference to a person who is not a funeral director of a stonemason (or a similar position) when appointing a person to a community advisory committee	N/A	Where Council is a Class A cemetery trust
s 18H(1)	Duty to hold an annual meeting before 30 December in each calendar year	N/A	Where Council is a Class A cemetery trust
s 18I	Duty to publish a public notice of annual meeting in a newspaper, a reasonable time before the date of the annual meeting	N/A	Where Council is a Class A cemetery trust
s.18J	Duty to provide leadership, assistance and advice in relation to operational and governance matters relating to cemeteries (including the matters set out in s 18J(2))	N/A	Where Council is a Class A cemetery trust

Warrnambool City Council

Cemeteries and Crematoria Act 2003			
Provision	Power and Functions Delegated	Delegat e	Conditions and Limitations
s 18L(1)	Duty to employ a person as the chief executive officer (by whatever title called) of the Class A cemetery trust	N/A	Where Council is a Class A cemetery trust
s 18N(1)	Duty to prepare an annual plan for each financial year that specifies the items set out in paragraphs (a)-(d)	N/A	Where Council is a Class A cemetery trust
s 18N(3)	Duty to give a copy of the proposed annual plan to the Secretary on or before 30 September each year for the Secretary's approval	N/A	Where Council is a Class A cemetery trust
s 18N(5)	Duty to make amendments as required by the Secretary and deliver the completed plan to the Secretary within 3 months	N/A	Where Council is a Class A cemetery trust
s 18N(7)	Duty to ensure that an approved annual plan is available to members of the public on request	N/A	Where Council is a Class A cemetery trust

Warrnambool City Council

Cemeteries and Crematoria Act 2003			
Provision	Power and Functions Delegated	Delegat e	Conditions and Limitations
s 18O(1)	Duty to prepare a strategic plan and submit the plan to the Secretary for approval	N/A	Where Council is a Class A cemetery trust
s 18O(4)	Duty to advise the Secretary if the trust wishes to exercise its functions in a manner inconsistent with its approved strategic plan	N/A	Where Council is a Class A cemetery trust
s 18O(5)	Duty to ensure that an approved strategic plan is available to members of the public on request	N/A	Where Council is a Class A cemetery trust
s 18Q(1)	Duty to pay an annual levy on gross earnings as reported in the annual financial statements for the previous financial year.	N/A	Where Council is a Class A cemetery trust

Warrnambool City Council

Cemeteries and Crematoria Act 2003			
Provision	Power and Functions Delegated	Delegat e	Conditions and Limitations
s 19	Power to carry out or permit the carrying out of works	N/A	
s 20(1)	Duty to set aside areas for the interment of human remains	N/A	
s 20(2)	Power to set aside areas for the purposes of managing a public cemetery	N/A	
s 20(3)	Power to set aside areas for those things in paragraphs (a) - (e)	N/A	
s 24(2)	Power to apply to the Secretary for approval to alter the existing distribution of land	N/A	

Warrnambool City Council

Cemeteries and Crematoria Act 2003			
Provision	Power and Functions Delegated	Delegat e	Conditions and Limitations
s 36	Power to grant licences to enter and use part of the land or building in a public cemetery in accordance with s 36	N/A	Subject to the approval of the Minister
s 37	Power to grant leases over land in a public cemetery in accordance with s 37	N/A	Subject to the Minister approving the purpose
s 40	Duty to notify Secretary of fees and charges fixed under s 39	N/A	
s 47	Power to pay a contribution toward the cost of the construction and maintenance of any private street adjoining or abutting a cemetery	N/A	Provided the street was constructed pursuant to the Local Government Act 1989
s 52	Duty to submit a report to the Secretary in relation to any public cemetery for which the cemetery trust is responsible for each financial year in respect of which it manages that cemetery	N/A	

Warrnambool City Council

Cemeteries and Crematoria Act 2003			
Provision	Power and Functions Delegated	Delegat e	Conditions and Limitations
s 57(1)	Duty to submit a report to the Secretary every financial year in respect of powers and functions under the Act	N/A	Report must contain the particulars listed in s 57(2)
s 59	Duty to keep records for each public cemetery	N/A	
s 60(1)	Duty to make information in records available to the public for historical or research purposes	N/A	
s 60(2)	Power to charge fees for providing information	N/A	
s 64(4)	Duty to comply with a direction from the Secretary under s 64(3)	N/A	

Warrnambool City Council

Cemeteries and Crematoria Act 2003			
Provision	Power and Functions Delegated	Delegat e	Conditions and Limitations
s 64B(d)	Power to permit interments at a reopened cemetery	N/A	
s 66(1)	Power to apply to the Minister for approval to convert the cemetery, or part of it, to a historic cemetery park	N/A	The application must include the requirements listed in s 66(2)(a)-(d)
s 69	Duty to take reasonable steps to notify of conversion to historic cemetery park	N/A	
s 70(1)	Duty to prepare plan of existing places of interment and make a record of any inscriptions on memorials which are to be removed	N/A	
s 70(2)	Duty to make plans of existing place of interment available to the public	N/A	

Warrnambool City Council

Cemeteries and Crematoria Act 2003			
Provision	Power and Functions Delegated	Delegat e	Conditions and Limitations
s 71(1)	Power to remove any memorials or other structures in an area to which an approval to convert applies	N/A	
s 71(2)	Power to dispose of any memorial or other structure removed	N/A	
s 72(2)	Duty to comply with request received under s 72	N/A	
s 73(1)	Power to grant a right of interment	N/A	
s 73(2)	Power to impose conditions on the right of interment	N/A	

Warrnambool City Council

Cemeteries and Crematoria Act 2003			
Provision	Power and Functions Delegated	Delegat e	Conditions and Limitations
s 74(3)	Duty to offer a perpetual right of interment	N/A	
s 75	Power to grant the rights of interment set out in s 75(a) and (b)	N/A	
s 76(3)	Duty to allocate a piece of interment if an unallocated right is granted	N/A	
s 77(4)	Power to authorise and impose terms and conditions on the removal of cremated human remains or body parts from the place of interment on application	N/A	
s 80(1)	Function of receiving notification and payment of transfer of right of interment	N/A	
s 80(2)	Function of recording transfer of right of interment	N/A	

Warrnambool City Council

Cemeteries and Crematoria Act 2003			
Provision	Power and Functions Delegated	Delegat e	Conditions and Limitations
s 82(2)	Duty to pay refund on the surrender of an unexercised right of interment	N/A	
s 83(2)	Duty to pay refund on the surrender of an unexercised right of interment	N/A	
s 83(3)	Power to remove any memorial and grant another right of interment for a surrendered right of interment	N/A	
s 84(1)	Function of receiving notice of surrendering an entitlement to a right of interment	N/A	

Warrnambool City Council

Cemeteries and Crematoria Act 2003			
Provision	Power and Functions Delegated	Delegat e	Conditions and Limitations
s 84F(2)(d)	Function of receiving notice of decision to vary or force the surrender of a right of interment under s 84C(2), (3) or (5)	N/A	
s 84H(4)	Power to exercise the rights of a holder of a right of interment	N/A	
s 84I(4)	Power to exercise the rights of a holder of a right of interment	N/A	
s 84I(5)	Duty to pay refund to the previous holder or holders of the right of interment	N/A	
s 84I(6)(a)	Power to remove any memorial on the place of interment	N/A	
s 84I(6)(b)	Power to grant right of interment under s 73	N/A	
s.85(1)	Duty to notify holder of 25 year right of interment of expiration at least 12 months before expiry	N/A	The notice must be in writing and contain the requirements listed in s 85(2)

Warrnambool City Council

Cemeteries and Crematoria Act 2003			
Provision	Power and Functions Delegated	Delegat e	Conditions and Limitations
s 85(2)(b)	Duty to notify holder of 25 year right of interment of expiration of right at least 12 months before expiry	N/A	Does not apply where right of interment relates to remains of a deceased veteran.
85(2)(c)	Power to leave interred cremated remains undistributed in perpetuity and convert right of interment to perpetual right of interment or; remove interred remains and re-inter at another location within cemetery grounds and remove any memorial at that place and re-establish at new or equivalent location.	N/A	May only be exercised where right of interment relates to cremated human remains of a deceased identified veteran, if right of interment is not extended or converted to a perpetual right of interment
s 86	Power to remove and dispose of cremated human remains and remove any memorial if no action taken by right holder within time specified	N/A	

Warrnambool City Council

Cemeteries and Crematoria Act 2003			
Provision	Power and Functions Delegated	Delegat e	Conditions and Limitations
s 86(2)	Power to leave interred cremated human remains undisturbed or convert the right of interment to a perpetual right of interment	N/A	
s 86(3)(a)	Power to leave interred cremated human remains undisturbed in perpetuity and convert the right of interment to a perpetual right of interment	N/A	
s 86(3)(b)	Power to remove interred cremated human remains and take further action in accordance with s 86(3)(b)	N/A	
s.86(4)	Power to take action under s.86(4) relating to removing and re-interring cremated human remains	N/A	
s.86(5)	Duty to provide notification before taking action under s.86(4)	N/A	
s 86A	Duty to maintain place of interment and any memorial at place of interment, if action taken under s 86(3)	N/A	

Warrnambool City Council

Cemeteries and Crematoria Act 2003			
Provision	Power and Functions Delegated	Delegat e	Conditions and Limitations
s 87(3)	Duty, if requested, to extend the right for a further 25 years or convert the right to a perpetual right of interment	N/A	
s 88	Function to receive applications to carry out a lift and re-position procedure at a place of interment	N/A	
s 91(1)	Power to cancel a right of interment in accordance with s 91	N/A	
s 91(3)	Duty to publish notice of intention to cancel right of interment	N/A	
s 92	Power to pay refund or grant a right of interment in respect of another place of interment to the previous holder of the cancelled right of interment	N/A	

Warrnambool City Council

Cemeteries and Crematoria Act 2003			
Provision	Power and Functions Delegated	Delegat e	Conditions and Limitations
s 98(1)	Function of receiving application to establish or alter a memorial or a place of interment	N/A	
s 99	Power to approve or refuse an application made under s 98, or to cancel an approval	N/A	
s 99(4)	Duty to make a decision on an application under s 98 within 45 days after receipt of the application or within 45 days of receiving further information where requested	N/A	
s 100(1)	Power to require a person to remove memorials or places of interment	N/A	

Warrnambool City Council

Cemeteries and Crematoria Act 2003			
Provision	Power and Functions Delegated	Delegat e	Conditions and Limitations
s 100(2)	Power to remove and dispose a memorial or place of interment or remedy a person's failure to comply with s 100(1)	N/A	
s 100(3)	Power to recover costs of taking action under s 100(2)	N/A	
s 101	Function of receiving applications to establish or alter a building for ceremonies in the cemetery	N/A	
s 102(1)	Power to approve or refuse an application under section 101, if satisfied of the matters in (b) and (c)	N/A	
s 102(2) & (3)	Power to set terms and conditions in respect of, or to cancel, an approval granted under s 102(1)	N/A	

Warrnambool City Council

Cemeteries and Crematoria Act 2003			
Provision	Power and Functions Delegated	Delegat e	Conditions and Limitations
s 103(1)	Power to require a person to remove a building for ceremonies	N/A	
s 103(2)	Power to remove and dispose of a building for ceremonies or remedy the failure to comply with s 103(1)	N/A	
s 103(3)	Power to recover costs of taking action under s 103(2)	N/A	
s 106(1)	Power to require the holder of the right of interment of the requirement to make the memorial or place of interment safe and proper or carry out specified repairs	N/A	

Warrnambool City Council

Cemeteries and Crematoria Act 2003			
Provision	Power and Functions Delegated	Delegat e	Conditions and Limitations
s 106(2)	Power to require the holder of the right of interment to provide for an examination	N/A	
s 106(3)	Power to open and examine the place of interment if s 106(2) not complied with	N/A	
s 106(4)	Power to repair or - with the approval of the Secretary - take down, remove and dispose any memorial or place of interment if notice under s 106(1) is not complied with	N/A	
s 107(1)	Power to require person responsible to make the building for ceremonies safe and proper or carry out specified repairs	N/A	

Warrnambool City Council

Cemeteries and Crematoria Act 2003			
Provision	Power and Functions Delegated	Delegat e	Conditions and Limitations
s 107(2)	Power to repair or take down, remove and dispose any building for ceremonies if notice under s 107(1) is not complied with	N/A	
s 108	Power to recover costs and expenses	N/A	
s 109(1)(a)	Power to open, examine and repair a place of interment	N/A	Where the holder of right of interment or responsible person cannot be found
s 109(1)(b)	Power to repair a memorial or, with the Secretary's consent, take down, remove and dispose of a memorial	N/A	Where the holder of right of interment or responsible person cannot be found

Warrnambool City Council

Cemeteries and Crematoria Act 2003			
Provision	Power and Functions Delegated	Delegat e	Conditions and Limitations
s 109(2)	Power to repair the building for ceremonies or, with the consent of the Secretary, take down, remove and dispose of a building for ceremonies	N/A	Where the holder of right of interment or responsible person cannot be found
s 110(1)	Power to maintain, repair or restore a memorial or place of interment from other funds if unable to find right of interment holder. with consent of the Secretary	N/A	
s 110(1A)	Power to maintain, repair or restore the place of interment if unable to find any of the other holders after diligent inquiries and with the consent of the Secretary	N/A	
s 110(2)	Power to maintain, repair or restore any building for ceremonies from other funds if unable to find responsible person and with consent of the Secretary	N/A	

Warrnambool City Council

Cemeteries and Crematoria Act 2003			
Provision	Power and Functions Delegated	Delegat e	Conditions and Limitations
s 110A	Power to use cemetery trust funds or other funds for the purposes of establishing, maintaining, repairing or restoring any memorial or place of interment of any deceased identified veteran	N/A	
s 111	Power to enter into agreement with a holder of the right of interment to maintain a memorial or place of interment	N/A	
s 112	Power to sell and supply memorials	N/A	
s 116(4)	Duty to notify the Secretary of an interment authorisation granted	N/A	
s 116(5)	Power to require an applicant to produce evidence of the right of interment holder's consent to application	N/A	

Warrnambool City Council

Cemeteries and Crematoria Act 2003			
Provision	Power and Functions Delegated	Delegat e	Conditions and Limitations
s 118	Power to grant an interment authorisation if satisfied that the requirements of Division 2 of Part 8 have been met	N/A	
s 119	Power to set terms and conditions for interment authorisations	N/A	
s 131	Function of receiving an application for cremation authorisation	N/A	
s 133(1)	Duty not to grant a cremation authorisation unless satisfied that requirements of s 133 have been complied with	N/A	Subject to s 133(2)
s 145	Duty to comply with an order made by the Magistrates' Court or a coroner	N/A	

Warrnambool City Council

Cemeteries and Crematoria Act 2003			
Provision	Power and Functions Delegated	Delegat e	Conditions and Limitations
s 146	Power to dispose of bodily remains by a method other than interment or cremation	N/A	Subject to the approval of the Secretary
s 147	Power to apply to the Secretary for approval to dispose of bodily remains by a method other than interment or cremation	N/A	
s 149	Duty to cease using method of disposal if approval revoked by the Secretary	N/A	
s 150 & 152(1)	Power to authorise the interment or cremation of body parts if the requirements of Division 1 of Part 11 are met	N/A	
s 151	Function of receiving applications to inter or cremate body parts	N/A	

Warrnambool City Council

Cemeteries and Crematoria Act 2003			
Provision	Power and Functions Delegated	Delegat e	Conditions and Limitations
s 152(2)	Power to impose terms and conditions on authorisation granted under s 150	N/A	
sch 1 cl 8(3)	Power to permit members to participate in a particular meeting by telephone, closed-circuit television or any other means of communication	N/A	
sch 1 cl 8(8)	Power to regulate own proceedings	N/A	Subject to cl 8
sch 1A cl 8(3)	Power to permit members to participate in a particular meeting by telephone, closed-circuit television or any other means of communication	N/A	Where Council is a Class A cemetery trust

Warrnambool City Council

Cemeteries and Crematoria Act 2003			
Provision	Power and Functions Delegated	Delegat e	Conditions and Limitations
sch 1A cl 8(8)	Power to regulate own proceedings	N/A	Where Council is a Class A cemetery trust Subject to cl 8

Domestic Animals Act 1994			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 41A(1)	Power to declare a dog to be a menacing dog	Manager Environment, Coordinator Local Laws & Emergency Management	Council may delegate this power to a Council authorised officer

Warrnambool City Council

Food Act 1984			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 19(2)(a)	Power to direct by written order that the food premises be put into a clean and sanitary condition	Coordinator Environmental Health, Environmental Health Officer	If s 19(1) applies
s 19(2)(b)	Power to direct by written order that specified steps be taken to ensure that food prepared, sold or handled is safe and suitable	Coordinator Environmental Health, Environmental Health Officer	If s 19(1) applies
s 19(3)	Power to direct by written order that the food premises not be kept or used for the sale, or handling for sale, of any food, or for the preparation of any food, or for any other specified purpose, or for the use of any specified equipment or a specified process	Coordinator Environmental Health, Environmental Health Officer	If s 19(1) applies Only in relation to temporary food premises or mobile food premises
s 19(4)(a)	Power to direct that an order made under s 19(3)(a) or (b), (i) be affixed to a conspicuous part of the premises, (ia) displayed at any point of sale, (ib) be published on the food business's Internet site and	Coordinator Environmental Health, Environmental Health Officer	If s 19(1) applies

Warrnambool City Council

Food Act 1984			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
	(ii) inform the public by notice in a published newspaper, on the Internet site or otherwise		
s 19(6)(a)	Duty to revoke any order under section 19 if satisfied that an order has been complied with	Coordinator Environmental Health, Environmental Health Officer	If s 19(1) applies
s 19(6)(b)	Duty to give written notice of revocation under section 19(6)(a) if satisfied that an order has been complied with	Coordinator Environmental Health, Environmental Health Officer	If s 19(1) applies
s 19AA(2)	Power to direct, by written order, that a person must take any of the actions described in (a)-(c).	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority

Warrnambool City Council

Food Act 1984			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 19AA(4)(c)	Power to direct, in an order made under s 19AA(2) or a subsequent written order, that a person must ensure that any food or class of food is not removed from the premises	Coordinator Environmental Health, Environmental Health Officer	Note: the power to direct the matters under s 19AA(4)(a) and (b) not capable of delegation and so such directions must be made by a Council resolution Only in relation to temporary food premises or mobile food premises
s 19AA(7)	Duty to revoke order issued under s 19AA and give written notice of revocation, if satisfied that that order has been complied with	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority
s 19CB(4)(b)	Power to request copy of records	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority
s 19E(1)(d)	Power to request a copy of the food safety program	Coordinator Environmental Health,	Where Council is the registration authority

Warrnambool City Council

Food Act 1984			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Environmental Health Officer	
s 19EA(3)	Function of receiving copy of revised food safety program	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority
s 19FA(1)	Power to direct a proprietor of a food premises to revise the food safety program for the premises or comply with any requirements specified in the food safety program	Coordinator Environmental Health, Environmental Health Officer, Manager City Safety	Where Council is the registration authority Subject to s 19FA(2), which requires a time limit for compliance to be specified
s 19FA(3)(a)	Power to refuse to approve an application for registration or renewal of the premises, where a proprietor of a food premises fails to comply with a direction given under s 19FA(1)	Coordinator Environmental Health, Environmental Health Officer, Manager City Safety	Where Council is the registration authority Refusal to grant or renew the registration of a food premises must be ratified by Council or the CEO (see s 58A(2))

Warrnambool City Council

Food Act 1984			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 19FA(3)(b)	Power to revoke a registration granted in respect of premises, where a proprietor of a food premises fails to comply with a direction given under s 19FA(1)	Coordinator Environmental Health, Environmental Health Officer, Manager City Safety	Where Council is the registration authority
s 19FA(3)(c)	Power to suspend the registration of the premises, where a proprietor of a food premises fails to comply with a direction given under s 19FA(1)	Coordinator Environmental Health, Environmental Health Officer, Manager City Safety	Where Council is the registration authority
s 19GB	Power to request proprietor to provide written details of the name, qualification or experience of the current food safety supervisor	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority
s19IA(1)	Power to form opinion that the food safety requirements or program are non-compliant.	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority

Warrnambool City Council

Food Act 1984			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 19IA(2)	Duty to give written notice to the proprietor of the premises	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority Note: Not required if Council has taken other appropriate action in relation to deficiencies (see s 19IA(3))
s 19M(4)(a) & (5)	Power to conduct a food safety audit and take actions where deficiencies are identified	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority
s 19N(2)	Function of receiving notice from the auditor	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority
s 19NA(1)	Power to request food safety audit reports	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority

Warrnambool City Council

Food Act 1984			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 19U(3)	Power to waive and vary the costs of a food safety audit if there are special circumstances	Coordinator Environmental Health, Environmental Health Officer	
s 19UA	Power to charge fees for conducting a food safety assessment or inspection	Coordinator Environmental Health, Environmental Health Officer	Except for an assessment required by a declaration under s 19C or an inspection under ss 38B(1)(c) or 39.
s 19W	Power to direct a proprietor of a food premises to comply with any requirement under Part IIIB	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority
s 19W(3)(a)	Power to direct a proprietor of a food premises to have staff at the premises undertake training or instruction	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority

Warrnambool City Council

Food Act 1984			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 19W(3)(b)	Power to direct a proprietor of a food premises to have details of any staff training incorporated into the minimum records required to be kept or food safety program of the premises	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority
	Power to register or renew the registration of a food premises	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority Refusal to grant or renew the registration of a food premises must be ratified by Council or the CEO (see s 58A(2))
s 36A	Power to accept an application for registration or notification using online portal	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority
s 36B	Duty to pay the charge for use of online portal	Coordinator Environmental Health,	Where Council is the registration authority

Warrnambool City Council

Food Act 1984			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Environmental Health Officer	
s 38AA(5)	Power to (a) request further information; or (b) advise the proprietor that the premises must be registered if the premises are not exempt	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority
s 38AB(4)	Power to fix a fee for the receipt of a notification under s 38AA in accordance with a declaration under s 38AB(1)	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority
s 38A(4)	Power to request a copy of a completed food safety program template	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority
s 38B(1)(a)	Duty to assess the application and determine which class of food premises under s 19C the food premises belongs	Coordinator Environmental Health,	Where Council is the registration authority

Warrnambool City Council

Food Act 1984			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Environmental Health Officer	
s 38B(1)(b)	Duty to ensure proprietor has complied with requirements of s 38A	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority
s 38B(2)	Duty to be satisfied of the matters in s 38B(2)(a)-(b)	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority
s 38D(1)	Duty to ensure compliance with the applicable provisions of s 38C and inspect the premises if required by s 39	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority
s 38D(2)	Duty to be satisfied of the matters in s 38D(2)(a)-(d)	Coordinator Environmental Health,	Where Council is the registration authority

Warrnambool City Council

Food Act 1984			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Environmental Health Officer	
s 38D(3)	Power to request copies of any audit reports	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority
s 38E(2)	Power to register the food premises on a conditional basis	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority not exceeding the prescribed time limit defined under s 38E(5)
s 38E(4)	Duty to register the food premises when conditions are satisfied	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority
s 38F(3)(b)	Power to require proprietor to comply with requirements of this Act	Coordinator Environmental Health,	Where Council is the registration authority

Warrnambool City Council

Food Act 1984			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Environmental Health Officer	
s 38G(1)	Power to require notification of change of the food safety program type used for the food premises	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority
s 38G(2)	Function of receiving notice from proprietor if there is a change of the food safety program type used for the food premises	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority
s 38G(4)	Power to require the proprietor of the food premises to comply with any requirement of the Act	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority
s 39(2)	Duty to carry out an inspection of the premises during the period of registration before the registration of the food premises is renewed	Coordinator Environmental Health,	

Warrnambool City Council

Food Act 1984			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Environmental Health Officer	
s 39A	Power to register, or renew the registration of a food premises despite minor defects	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority Only if satisfied of matters in s 39A(2)(a)-(c)
s 39A (6)	Duty to comply with a direction of the Secretary	Coordinator Environmental Health, Environmental Health Officer	
s 40(1)	Duty to give the person in whose name the premises is to be registered a certificate of registration	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority

Warrnambool City Council

Food Act 1984			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 40(2)	Power to incorporate the certificate of registration in one document with any certificate of registration under Part 6 of the Public Health and Wellbeing Act 2008	Coordinator Environmental Health, Environmental Health Officer	
s 40C(2)	Power to grant or renew the registration of food premises for a period of less than 1 year	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority
s 40D(1)	Power to suspend or revoke the registration of food premises	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority
s 40E	Duty to comply with direction of the Secretary	Coordinator Environmental Health, Environmental Health Officer	

Warrnambool City Council

Food Act 1984			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 40F	Power to cancel registration of food premises	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority
s 43	Duty to maintain records of registration	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority
s 43F(6)	Duty to be satisfied that registration requirements under Division 3 have been met prior to registering or renewing registration of a component of a food business	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority
s 43F(7)	Power to register the components of the food business that meet requirements in Division 3 and power to refuse to register the components that do not meet the requirements	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority Refusal to grant or renew the registration of a food premises must be ratified by Council or the CEO (see s 58A(2))

Warrnambool City Council

Food Act 1984			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 45AC	Power to bring proceedings	Coordinator Environmental Health, Environmental Health Officer	
s 46(5)	Power to institute proceedings against another person where the offence was due to an act or default by that other person and where the first person charged could successfully defend a prosecution, without proceedings first being instituted against the person first charged	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority

Heritage Act 2017			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 116	Power to sub-delegate Executive Director's functions, duties or powers	Manager Strategic Community Planning and Policy	Must first obtain Executive Director's written consent

Warrnambool City Council

Heritage Act 2017			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
			Council can only sub-delegate if the Instrument of Delegation from the Executive Director authorises sub-delegation

Local Government Act 1989			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 185L(4)	Power to declare and levy a cladding rectification charge	Chief Executive Officer	

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 4B	Power to prepare an amendment to the Victorian Planning Provisions	Manager City Growth	If authorised by the Minister

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 4G	Function of receiving prescribed documents and a copy of the Victorian Planning Provisions from the Minister	Manager City Growth	
s 4H	Duty to make amendment to Victoria Planning Provisions available in accordance with public availability requirements	Manager City Growth	
s 4I(2)	Duty to make and copy of the Victorian Planning Provisions and other documents available in accordance with public availability requirements	Manager City Growth	
s 8A(2)	Power to prepare amendment to the planning scheme where the Minister has given consent under s 8A	Manager City Growth	
s 8A(3)	Power to apply to Minister to prepare an amendment to the planning scheme	Manager City Growth	

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 8A(5)	Function of receiving notice of the Minister's decision	Manager City Growth	
s 8A(7)	Power to prepare the amendment specified in the application without the Minister's authorisation if no response received after 10 business days	Manager City Growth	
s 8B(2)	Power to apply to the Minister for authorisation to prepare an amendment to the planning scheme of an adjoining municipal district	Manager City Growth	
s 12(3)	Power to carry out studies and do things to ensure proper use of land and consult with other persons to ensure co-ordination of planning scheme with these persons	Manager City Growth	

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 12B(1)	Duty to review planning scheme	Manager City Growth	
s 12B(2)	Duty to review planning scheme at direction of Minister	Manager City Growth	
s.12B(5)	duty to report findings of review of planning scheme to Minister without delay	Manager City Growth	
s 14	Duties of a Responsible Authority as set out in s 14(a) to (d)	Manager City Growth	
s 17(1)	Duty of giving copy amendment to the planning scheme	Manager City Growth, Coordinator City Strategy, Coordinator City Development	

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 17(2)	Duty of giving copy s 173 agreement	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 17(3)	Duty of giving copy amendment, explanatory report and relevant documents to the Minister within 10 business days	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 18	Duty to make amendment etc. available in accordance with public availability requirements	Manager City Growth, Coordinator City Strategy, Coordinator City Development	Until the proposed amendment is approved or lapsed
s 19	Power to give notice, to decide not to give notice, to publish notice of amendment to a planning scheme and to exercise any other power under s 19 to a planning scheme	Manager City Growth, Coordinator City Strategy, Coordinator City Development	

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 19	Function of receiving notice of preparation of an amendment to a planning scheme	Manager City Growth, Coordinator City Strategy, Coordinator City Development	Where Council is not the planning authority and the amendment affects land within Council's municipal district; or Where the amendment will amend the planning scheme to designate Council as an acquiring authority.
s 20(1)	Power to apply to Minister for exemption from the requirements of s 19	Manager City Growth, Coordinator City Strategy, Coordinator City Development	Where Council is a planning authority
s 21(2)	Duty to make submissions available in accordance with public availability requirements	Manager City Growth, Coordinator City Strategy, Coordinator City Development	Until the end of 2 months after the amendment comes into operation or lapses
s 21A(4)	Duty to publish notice	Manager City Growth, Coordinator City	

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Strategy, Coordinator City Development	
s 22(1)	Duty to consider all submissions received before the date specified in the notice	Manager City Growth, Coordinator City Strategy, Coordinator City Development	Except submissions which request a change to the items in s 22(5)(a) and (b)
s 22(2)	Power to consider a late submission Duty to consider a late submission, if directed by the Minister	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 23(1)(b)	Duty to refer submissions which request a change to the amendment to a panel	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 23(2)	Power to refer to a panel submissions which do not require a change to the amendment	Manager City Growth, Coordinator City	

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Strategy, Coordinator City Development	
s 24	Function to represent Council and present a submission at a panel hearing (including a hearing referred to in s 96D)	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 26(1)	Power to make report available for inspection in accordance with the requirements set out in s 197B of the Act	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 26(2)	Duty to keep report of panel available in accordance with public availability requirements	Manager City Growth, Coordinator City Strategy, Coordinator City Development	During the inspection period
s 27(2)	Power to apply for exemption if panel's report not received	Manager City Growth, Coordinator City	

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Strategy, Coordinator City Development	
s 28(1)	Duty to notify the Minister if abandoning an amendment	Manager City Growth, Coordinator City Strategy, Coordinator City Development	Note: the power to make a decision to abandon an amendment cannot be delegated
s 28(2)	Duty to publish notice of the decision on Internet site	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 28(4)	Duty to make notice of the decision available on Council's Internet site for a period of at least 2 months	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 30(4)(a)	Duty to say if amendment has lapsed	Manager City Growth, Coordinator City	

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Strategy, Coordinator City Development	
s 30(4)(b)	Duty to provide information in writing upon request	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 32(2)	Duty to give more notice if required	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 33(1)	Duty to give more notice of changes to an amendment	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 36(2)	Duty to give notice of approval of amendment	Manager City Growth, Coordinator City	

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Strategy, Coordinator City Development	
s 38(5)	Duty to give notice of revocation of an amendment	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 39	Function of being a party to a proceeding commenced under s 39 and duty to comply with determination by VCAT	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 40(1)	Function of lodging copy of approved amendment	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 41(1)	Duty to make a copy of an approved amendment available in accordance with the public availability requirements during inspection period	Manager City Growth, Coordinator City	

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Strategy, Coordinator City Development	
s 41(2)	Duty to make a copy of an approved amendment and any documents lodged with it available in person in accordance with the requirements set out in s 197B of the Act after the inspection period ends	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 42(2)	Duty to make copy of planning scheme available in accordance with the public availability requirements	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 46AAA	Duty to prepare an amendment to a planning scheme that relates to Yarra River land that is not inconsistent with anything in a Yarra Strategic Plan which is expressed to be binding on the responsible public entity	N/A	Where Council is a responsible public entity and is a planning authority

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 46AW	Function of being consulted by the Minister	Manager City Growth, Coordinator City Strategy, Coordinator City Development	Where Council is a responsible public entity
s 46AX	Function of receiving a draft Statement of Planning Policy and written direction in relation to the endorsement of the draft Statement of Planning Policy Power to endorse the draft Statement of Planning Policy	Manager City Growth, Coordinator City Strategy, Coordinator City Development	Where Council is a responsible public entity
s 46AZC(2)	Duty not to prepare an amendment to a declared area planning scheme that is inconsistent with a Statement of Planning Policy for the declared area that is expressed to be binding on the responsible public entity	Manager City Growth, Coordinator City Strategy, Coordinator City Development	Where Council is a responsible public entity
s 46AZK	Duty not to act inconsistently with any provision of the Statement of Planning Policy that is expressed to be binding on the public entity when performing a function or duty or exercising a power in relation to the declared area	Manager City Growth, Coordinator City Strategy, Coordinator City Development	Where Council is a responsible public entity

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 46GI(2)(b)(i)	Power to agree to a lower rate of standard levy for a class of development of a particular type of land than the rate specified in a Minister's direction	Manager City Growth, Coordinator City Strategy, Coordinator City Development	Where Council is the planning authority, the municipal Council of the municipal district in which the land is located and/or the development agency
s 46GJ(1)	Function of receiving written directions from the Minister in relation to the preparation and content of infrastructure contributions plans	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 46GK	Duty to comply with a Minister's direction that applies to Council as the planning authority	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 46GN(1)	Duty to arrange for estimates of values of inner public purpose land	Manager City Growth, Coordinator City Strategy, Coordinator City Development	

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 46GO(1)	Duty to give notice to owners of certain inner public purpose land	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 46GP	Function of receiving a notice under s 46GO	Manager City Growth, Coordinator City Strategy, Coordinator City Development	Where Council is the collecting agency
s 46GQ	Function of receiving a submission from an affected owner who objects to the estimated value per hectare (or other appropriate unit of measurement) of the inner public purpose land	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 46GR(1)	Duty to consider every submission that is made by the closing date for submissions included in the notice under s 46GO	Manager City Growth, Coordinator City Strategy, Coordinator City Development	

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 46GR(2)	Power to consider a late submission Duty to consider a late submission if directed to do so by the Minister	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 46GS(1)	Power to accept or reject the estimate of the value of the inner public purpose land in a submission made under s 46GQ	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 46GS(2)	Duty, if Council rejects the estimate of the value of the inner public purpose land in the submission, to refer the matter to the valuer-general, and notify the affected owner of the rejection and that the matter has been referred to the valuer-general	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 46GT(2)	Duty to pay half of the fee fixed by the valuer-general for arranging and attending the conference	Manager City Growth, Coordinator City Strategy, Coordinator City Development	

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 46GT(4)	Function of receiving, from the valuer-general, written confirmation of the agreement between the planning authority's valuer and the affected owner's valuer as to the estimated value of the inner public purpose land	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 46GT(6)	Function of receiving, from the valuer-general, written notice of a determination under s 46GT(5)	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 46GU	Duty not to adopt an amendment under s.29 to an infrastructure contributions plan that specifies a land credit amount or a land equalisation amount that relates to a parcel of land in the ICP plan area of the plan unless the criteria in s 46GU(1)(a) and (b) are met	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 46GV(3)	Function of receiving the monetary component and any land equalisation amount of the infrastructure contribution	Manager City Growth, Coordinator City Strategy, Coordinator City Development	Where Council is the collecting agency

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
	Power to specify the manner in which the payment is to be made		
s 46GV(3)(b)	Power to enter into an agreement with the applicant	Manager City Growth, Coordinator City Strategy, Coordinator City Development	Where Council is the collecting agency
s 46GV(4)(a)	Function of receiving the inner public purpose land in accordance with s 46GV(5) and (6)	Manager City Growth, Coordinator City Strategy, Coordinator City Development	Where Council is the development agency
s 46GV(4)(b)	Function of receiving the inner public purpose land in accordance with s 46GV(5) and (6)	Manager City Growth, Coordinator City Strategy, Coordinator City Development	Where Council is the collecting agency

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 46GV(7)	Duty to impose the requirements set out in s 46GV(3) and (4) as conditions on the permit applied for by the applicant to develop the land in the ICP plan area	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 46GV(9)	Power to require the payment of a monetary component or the provision of the land component of an infrastructure contribution to be secured to Council's satisfaction	Manager City Growth, Coordinator City Strategy, Coordinator City Development	Where Council is the collecting agency
s 46GX(1)	Power to accept works, services or facilities in part or full satisfaction of the monetary component of an infrastructure contribution payable	Manager City Growth, Coordinator City Strategy, Coordinator City Development	Where Council is the collecting agency
s 46GX(2)	Duty, before accepting the provision of works, services or facilities by an applicant under s 46GX(1), to obtain the agreement of the development agency or agencies specified in the approved infrastructure contributions plan	Manager City Growth, Coordinator City Strategy, Coordinator City Development	Where Council is the collecting agency

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 46GY(1)	Duty to keep proper and separate accounts and records	Manager City Growth, Coordinator City Strategy, Coordinator City Development	Where Council is the collecting agency
s 46GY(2)	Duty to keep the accounts and records in accordance with the Local Government Act 2020	Manager City Growth, Coordinator City Strategy, Coordinator City Development	Where Council is the collecting agency
s 46GZ(2)(a)	Duty to forward any part of the monetary component that is imposed for plan preparation costs to the planning authority that incurred those costs	Manager City Growth, Coordinator City Strategy, Coordinator City Development	Where Council is the collecting agency under an approved infrastructure contributions plan This duty does not apply where Council is that planning authority
s 46GZ(2)(a)	Function of receiving the monetary component	Manager City Growth, Coordinator City	Where the Council is the planning authority

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Strategy, Coordinator City Development	This duty does not apply where Council is also the collecting agency
s 46GZ(2)(b)	Duty to forward any part of the monetary component that is imposed for the provision of works, services or facilities to the development agency that is specified in the plan, as responsible for those works, services or facilities	Manager City Growth, Coordinator City Strategy, Coordinator City Development	Where Council is the collecting agency under an approved infrastructure contributions plan This provision does not apply where Council is also the relevant development agency
s 46GZ(2)(b)	Function of receiving the monetary component	Manager City Growth, Coordinator City Strategy, Coordinator City Development	Where Council is the development agency under an approved infrastructure contributions plan This provision does not apply where Council is also the collecting agency

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 46GZ(4)	Duty to use any land equalisation amounts to pay land credit amounts under s 46GZ(7), except any part of those amounts that are to be forwarded to a development agency under s 46GZ(5)	Manager City Growth, Coordinator City Strategy, Coordinator City Development	Where Council is the collecting agency under an approved infrastructure contributions plan
s 46GZ(5)	Duty to forward any part of a land equalisation amount required for the acquisition of outer public purpose land by a development agency specified in the approved infrastructure contributions plan to that development agency	Manager City Growth, Coordinator City Strategy, Coordinator City Development	Where Council is the collecting agency under an approved infrastructure contributions plan This provision does not apply where Council is also the relevant development agency
s 46GZ(5)	Function of receiving any part of a land equalisation amount required for the acquisition of outer public purpose land	Manager City Growth, Coordinator City	Where Council is the development agency specified in the approved infrastructure contributions plan

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Strategy, Coordinator City Development	This provision does not apply where Council is also the collecting agency
s 46GZ(7)	Duty to pay to each person who must provide an infrastructure contribution under the approved infrastructure contributions plan any land credit amount to which the person is entitled under s 46GW	Manager City Growth, Coordinator City Strategy, Coordinator City Development	Where Council is the collecting agency under an approved infrastructure contributions plan
s 46GZ(9)	Duty to transfer the estate in fee simple in the land to the development agency specified in the approved infrastructure contributions plan as responsible for the use and development of that land	Manager City Growth, Coordinator City Strategy, Coordinator City Development	<p>If any inner public purpose land is vested in Council under the Subdivision Act 1988 or acquired by Council before the time it is required to be provided to Council under s 46GV(4)</p> <p>Where Council is the collecting agency under an approved infrastructure contributions plan</p> <p>This duty does not apply where Council is also the development agency</p>

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 46GZ(9)	Function of receiving the fee simple in the land	Manager City Growth, Coordinator City Strategy, Coordinator City Development	Where Council is the development agency under an approved infrastructure contributions plan This duty does not apply where Council is also the collecting agency
s 46GZA(1)	Duty to keep proper and separate accounts and records	Manager City Growth, Coordinator City Strategy, Coordinator City Development	Where Council is the development agency under an approved infrastructure contributions plan
s 46GZA(2)	Duty to keep the accounts and records in accordance with the Local Government Act 2020	Manager City Growth, Coordinator City Strategy, Coordinator City Development	Where Council is a development agency under an approved infrastructure contributions plan

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 46GZB(3)	Duty to follow the steps set out in s 46GZB(3)(a) – (c)	Manager City Growth, Coordinator City Strategy, Coordinator City Development	Where Council is a development agency under an approved infrastructure contributions plan
s 46GZB(4)	Duty, in accordance with requirements of the VPA, to report on the use of the infrastructure contribution in the development agency's annual report and provide reports on the use of the infrastructure contribution to the VPA	Manager City Growth, Coordinator City Strategy, Coordinator City Development	If the VPA is the collecting agency under an approved infrastructure contributions plan Where Council is a development agency under an approved infrastructure contributions plan
s 46GZD(2)	Duty, within 6 months after the date on which the approved infrastructure contributions plan expires, to follow the steps set out in s 46GZD(2)(a) and (b)	Manager City Growth, Coordinator City Strategy, Coordinator City Development	Where Council is the development agency under an approved infrastructure contributions plan
s 46GZD(3)	Duty to follow the steps set out in s 46GZD(3)(a) and (b)	Manager City Growth, Coordinator City	Where Council is the collecting agency under an approved infrastructure contributions plan

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Strategy, Coordinator City Development	
s 46GZD(5)	Duty to make payments under s 46GZD(3) in accordance with ss 46GZD(5)(a) and 46GZD(5)(b)	Manager City Growth, Coordinator City Strategy, Coordinator City Development	Where Council is the collecting agency under an approved infrastructure contributions plan
s 46GZE(2)	Duty to forward the land equalisation amount back to the collecting agency within 6 months after the expiry date if any part of a land equalisation amount paid or forwarded to a development agency for acquiring outer public purpose land has not been expended by the development agency to acquire that land at the date on which the approved infrastructure contributions plan expires	Manager City Growth, Coordinator City Strategy, Coordinator City Development	Where Council is the development agency under an approved infrastructure contributions plan This duty does not apply where Council is also the collecting agency
s 46GZE(2)	Function of receiving the unexpended land equalisation amount	Manager City Growth, Coordinator City Strategy, Coordinator City Development	Where Council is the collecting agency under an approved infrastructure contributions plan

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
			This duty does not apply where Council is also the development agency
s 46GZE(3)	Duty, within 12 months after the date on which the approved infrastructure contributions plan expires, to follow the steps set out in s 46GZE(3)(a) and (b)	Manager City Growth, Coordinator City Strategy, Coordinator City Development	Where Council is the collecting agency under an approved infrastructure contributions plan
s 46GZF(2)	Duty, within 12 months after the date on which the approved infrastructure contributions plan expires, to use the public purpose land for a public purpose approved by the Minister or sell the public purpose land	Manager City Growth, Coordinator City Strategy, Coordinator City Development	Where Council is the development agency under an approved infrastructure contributions plan
s.46GZF(3)	Duty, if land is sold under s.46GZF(2)(b), to follow the steps in s.46GZF(3)(a) and (b)	Manager City Growth, Coordinator City Strategy, Coordinator City Development	Where Council is the development agency under an approved infrastructure contributions plan

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 46GZF(3)	Function of receiving proceeds of sale	Manager City Growth, Coordinator City Strategy, Coordinator City Development	Where Council is the collection agency under an approved infrastructure contributions plan This provision does not apply where Council is also the development agency
s 46GZF(4)	Duty to divide the proceeds of the public purpose land among the current owners of each parcel of land in the ICP plan area and pay each current owner a portion of the proceeds in accordance with s 46GZF(5)	Manager City Growth, Coordinator City Strategy, Coordinator City Development	Where Council is the collecting agency under an approved infrastructure contributions plan
s 46GZF(6)	Duty to make the payments under s 46GZF(4) in accordance with s 46GZF(6)(a) and (b)	Manager City Growth, Coordinator City Strategy, Coordinator City Development	Where Council is the collecting agency under an approved infrastructure contributions plan
s 46GZH	Power to recover the monetary component, or any land equalisation amount of the land component, payable under Part 3AB as a debt in any court of competent jurisdiction	Manager City Growth, Coordinator City	Where Council is the collecting agency under an approved infrastructure contributions plan

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Strategy, Coordinator City Development	
s 46GZI	Duty to prepare and give a report to the Minister at the times required by the Minister	Manager City Growth, Coordinator City Strategy, Coordinator City Development	Where Council is a collecting agency or development agency
s 46GZK	Power to deal with public purpose land which has vested in, been acquired by, or transferred to, Council	Manager City Growth, Coordinator City Strategy, Coordinator City Development	Where Council is a collecting agency or development agency
s 46LB(3)	Duty to publish, on Council's Internet site, the payable dwelling amount for a financial year on or before 1 July of each financial year for which the amount is adjusted under s 46LB (2)	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 46N(1)	Duty to include condition in permit regarding payment of development infrastructure levy	Manager City Growth, Coordinator City	

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Strategy, Coordinator City Development	
s 46N(2)(c)	Function of determining time and manner for receipt of development contributions levy	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 46N(2)(d)	Power to enter into an agreement with the applicant regarding payment of development infrastructure levy	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 46O(1)(a) & (2)(a)	Power to ensure that community infrastructure levy is paid, or agreement is in place, prior to issuing building permit	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 46O(1)(d) & (2)(d)	Power to enter into agreement with the applicant regarding payment of community infrastructure levy	Manager City Growth, Coordinator City	

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Strategy, Coordinator City Development	
s 46P(1)	Power to require payment of amount of levy under s 46N or s 46O to be satisfactorily secured	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 46P(2)	Power to accept provision of land, works, services or facilities in part or full payment of levy payable	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 46Q(1)	Duty to keep proper accounts of levies paid	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 46Q(1A)	Duty to forward to development agency part of levy imposed for carrying out works, services, or facilities on behalf of	Manager City Growth, Coordinator City	

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
	development agency or plan preparation costs incurred by a development agency	Strategy, Coordinator City Development	
s 46Q(2)	Duty to apply levy only for a purpose relating to the provision of plan preparation costs or the works, services and facilities in respect of which the levy was paid etc	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 46Q(3)	Power to refund any amount of levy paid if it is satisfied the development is not to proceed	Manager City Growth, Coordinator City Strategy, Coordinator City Development	Only applies when levy is paid to Council as a 'development agency'
s 46Q(4)(c)	Duty to pay amount to current owners of land in the area if an amount of levy has been paid to a municipal council as a development agency for plan preparation costs incurred by the Council or for the provision by the Council of works, services or facilities in an area under s 46Q(4)(a)	Manager City Growth, Coordinator City Strategy, Coordinator City Development	Must be done within six months of the end of the period required by the development contributions plan and with the consent of, and in the manner approved by, the Minister

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 46Q(4)(d)	Duty to submit to the Minister an amendment to the approved development contributions plan	Manager City Growth, Coordinator City Strategy, Coordinator City Development	Must be done in accordance with Part 3
s46Q(4)(e)	Duty to expend that amount on other works etc.	Manager City Growth, Coordinator City Strategy, Coordinator City Development	With the consent of, and in the manner approved by, the Minister
s 46QC	Power to recover any amount of levy payable under Part 3B	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 46QD	Duty to prepare report and give a report to the Minister	Manager City Growth, Coordinator City Strategy, Coordinator City Development	Where Council is a collecting agency or development agency

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 46V(3)	Duty to make a copy of the approved strategy plan (being the Melbourne Airport Environs Strategy Plan) and any documents lodged with it available in accordance with the public availability requirements, during the inspection period	N/A	
s 46V(4)	Duty to make a copy of the approved strategy plan (being the Melbourne Airport Environs Strategy Plan) and any documents lodged with it available in accordance with s 197B of the Act and on payment of the prescribe fee, after the inspection period	N/A	
s 46V(5)	Duty to keep a copy of the approved strategy plan incorporating all amendments to it	N/A	

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 46V(6)	Duty to make a copy of the approved strategy plan incorporating all amendments to it available in accordance with the public available requirements	N/A	
s 46Y	Duty to carry out works in conformity with the approved strategy plan	N/A	
s 47	Power to decide that an application for a planning permit does not comply with that Act	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 49(1)	Duty to keep a register of all applications for permits and determinations relating to permits	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 49(2)	Duty to make register available for inspection in accordance with the public availability requirements	Manager City Growth, Coordinator City	

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Strategy, Coordinator City Development	
s 50(4)	Duty to amend application	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 50(5)	Power to refuse to amend application	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 50(6)	Duty to make note of amendment to application in register	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 50A(1)	Power to make amendment to application	Manager City Growth, Coordinator City	

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Strategy, Coordinator City Development	
s 50A(3)	Power to require applicant to notify owner and make a declaration that notice has been given	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 50A(4)	Duty to note amendment to application in register	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 51	Duty to make copy of application available for inspection in accordance with the public availability requirements	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 52(1)(a)	Duty to give notice of the application to owners/occupiers of adjoining allotments unless satisfied that the grant of permit would not cause material detriment to any person	Manager City Growth, Coordinator City	

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Strategy, Coordinator City Development	
s 52(1)(b)	Duty to give notice of the application to other municipal council where appropriate	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 52(1)(c)	Duty to give notice of the application to all persons required by the planning scheme	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 52(1)(ca)	Duty to give notice of the application to owners and occupiers of land benefited by a registered restrictive covenant if may result in breach of covenant	Manager City Growth, Coordinator City Strategy, Coordinator City Development	

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 52(1)(cb)	Duty to give notice of the application to owners and occupiers of land benefited by a registered restrictive covenant if application is to remove or vary the covenant	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 52(1)(d)	Duty to give notice of the application to other persons who may be detrimentally effected	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s.52(1AA)	Duty to give notice of an application to remove or vary a registered restrictive covenant	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 52(3)	Power to give any further notice of an application where appropriate	Manager City Growth, Coordinator City Strategy, Coordinator City Development	

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 53(1)	Power to require the applicant to give notice under s 52(1) to persons specified by it	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 53(1A)	Power to require the applicant to give the notice under s 52(1AA)	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 54(1)	Power to require the applicant to provide more information	Manager City Growth, Coordinator City Strategy, Coordinator City Development, Senior Statutory Planner	
s 54(1A)	Duty to give notice in writing of information required under s 54(1)	Manager City Growth, Coordinator City Strategy, Coordinator City Development,	

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Senior Statutory Planner	
s 54(1B)	Duty to specify the lapse date for an application	Manager City Growth, Coordinator City Strategy, Coordinator City Development, Senior Statutory Planner	
s 54A(3)	Power to decide to extend time or refuse to extend time to give required information	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 54A(4)	Duty to give written notice of decision to extend or refuse to extend time under s 54A(3)	Manager City Growth, Coordinator City Strategy, Coordinator City Development	

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 55(1)	Duty to give copy application, together with the prescribed information, to every referral authority specified in the planning scheme	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 57(2A)	Power to reject objections considered made primarily for commercial advantage for the objector	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 57(3)	Function of receiving name and address of persons to whom notice of decision is to go	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 57(5)	Duty to make a copy of all objections available in accordance with the public availability requirements	Manager City Growth, Coordinator City Strategy, Coordinator City Development	

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 57A(4)	Duty to amend application in accordance with applicant's request, subject to s 57A(5)	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 57A(5)	Power to refuse to amend application	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 57A(6)	Duty to note amendments to application in register	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 57B(1)	Duty to determine whether and to whom notice should be given	Manager City Growth, Coordinator City Strategy, Coordinator City Development	

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 57B(2)	Duty to consider certain matters in determining whether notice should be given	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 57C(1)	Duty to give copy of amended application to referral authority	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 58	Duty to consider every application for a permit	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 58A	Power to request advice from the Planning Application Committee	Manager City Growth, Coordinator City Strategy, Coordinator City Development	

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 60	Duty to consider certain matters	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 60(1A)	Duty to consider certain matters	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 60(1B)	Duty to consider number of objectors in considering whether use or development may have significant social effect	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 61(1)	Power to determine permit application, either to decide to grant a permit, to decide to grant a permit with conditions or to refuse a permit application	Manager City Growth, Coordinator City Strategy, Coordinator City Development	The permit must not be inconsistent with a cultural heritage management plan under the Aboriginal Heritage Act 2006

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
			<p>Where a planning application is subject to seven (7) or more objections, council officers do not have delegation to determine on the matter.</p> <p>Where a planning application is subject to zero (0) or one (1) objections, the decision to determine an application is made by the Coordinator City Development, and/or Coordinator City Strategy, and where a planning application is subject to between two (2) to six (6) objections, the decision to determine an application is made by the Manager City Growth.</p>
s 61(2)	Duty to decide to refuse to grant a permit if a relevant determining referral authority objects to grant of permit	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 61(2A)	Power to decide to refuse to grant a permit if a relevant recommending referral authority objects to the grant of permit	Manager City Growth, Coordinator City	

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Strategy, Coordinator City Development	
s 61(3)(a)	Duty not to decide to grant a permit to use coastal Crown land without Minister's consent	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 61(3)(b)	Duty to refuse to grant the permit without the Minister's consent	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 61(4)	Duty to refuse to grant the permit if grant would authorise a breach of a registered restrictive covenant	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 62(1)	Duty to include certain conditions in deciding to grant a permit	Manager City Growth, Coordinator City	

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Strategy, Coordinator City Development	
s 62(2)	Power to include other conditions	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 62(4)	Duty to ensure conditions are consistent with paragraphs (a),(b) and (c)	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 62(5)(a)	Power to include a permit condition to implement an approved development contributions plan or an approved infrastructure contributions plan	Manager City Growth, Coordinator City Strategy, Coordinator City Development	

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 62(5)(b)	Power to include a permit condition that specified works be provided on or to the land or paid for in accordance with s 173 agreement	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 62(5)(c)	Power to include a permit condition that specified works be provided or paid for by the applicant	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 62(6)(a)	Duty not to include a permit condition requiring a person to pay an amount for or provide works except in accordance with ss 46N(1), 46GV(7) or 62(5)	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 62(6)(b)	Duty not to include a permit condition requiring a person to pay an amount for or provide works except a condition that a planning scheme requires to be included as referred to in s 62(1)(a)	Manager City Growth, Coordinator City Strategy, Coordinator City Development	

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 63	Duty to issue the permit where made a decision in favour of the application (if no one has objected)	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 64(1)	Duty to give notice of decision to grant a permit to applicant and objectors	Manager City Growth, Coordinator City Strategy, Coordinator City Development	This provision applies also to a decision to grant an amendment to a permit - see s 75
s 64(3)	Duty not to issue a permit until after the specified period	Manager City Growth, Coordinator City Strategy, Coordinator City Development	This provision applies also to a decision to grant an amendment to a permit - see s 75
s 64(5)	Duty to give each objector a copy of an exempt decision	Manager City Growth, Coordinator City Strategy, Coordinator City Development	This provision applies also to a decision to grant an amendment to a permit - see s 75

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 64A	Duty not to issue permit until the end of a period when an application for review may be lodged with VCAT or until VCAT has determined the application, if a relevant recommending referral authority has objected to the grant of a permit	Manager City Growth, Coordinator City Strategy, Coordinator City Development	This provision applies also to a decision to grant an amendment to a permit - see s 75A
s 65(1)	Duty to give notice of refusal to grant permit to applicant and person who objected under s 57	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 66(1)	Duty to give notice under s 64 or s 65 and copy permit to relevant determining referral authorities	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 66(2)	Duty to give a recommending referral authority notice of its decision to grant a permit	Manager City Growth, Coordinator City	If the recommending referral authority objected to the grant of the permit or the responsible authority decided

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Strategy, Coordinator City Development	not to include a condition on the permit recommended by the recommending referral authority
s 66(4)	Duty to give a recommending referral authority notice of its decision to refuse a permit	Manager City Growth, Coordinator City Strategy, Coordinator City Development	If the recommending referral authority objected to the grant of the permit or the recommending referral authority recommended that a permit condition be included on the permit
s 66(6)	Duty to give a recommending referral authority a copy of any permit which Council decides to grant and a copy of any notice given under s 64 or 65	Manager City Growth, Coordinator City Strategy, Coordinator City Development	If the recommending referral authority did not object to the grant of the permit or the recommending referral authority did not recommend a condition be included on the permit
s 69(1)	Function of receiving application for extension of time of permit	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 69(1A)	Function of receiving application for extension of time to complete development	Manager City Growth, Coordinator City	

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Strategy, Coordinator City Development	
s 69(2)	Power to extend time	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 70	Duty to make copy permit available for inspection in accordance with the public availability requirements	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 71(1)	Power to correct certain mistakes	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 71(2)	Duty to note corrections in register	Manager City Growth, Coordinator City	

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Strategy, Coordinator City Development	
s 73	Power to decide to grant amendment subject to conditions	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 74	Duty to issue amended permit to applicant if no objectors	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 76	Duty to give applicant and objectors notice of decision to refuse to grant amendment to permit	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 76A(1)	Duty to give relevant determining referral authorities copy of amended permit and copy of notice	Manager City Growth, Coordinator City	

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Strategy, Coordinator City Development	
s 76A(2)	Duty to give a recommending referral authority notice of its decision to grant an amendment to a permit	Manager City Growth, Coordinator City Strategy, Coordinator City Development	If the recommending referral authority objected to the amendment of the permit or the responsible authority decided not to include a condition on the amended permit recommended by the recommending referral authority
s 76A(4)	Duty to give a recommending referral authority notice of its decision to refuse a permit	Manager City Growth, Coordinator City Strategy, Coordinator City Development	If the recommending referral authority objected to the amendment of the permit or the recommending referral authority recommended that a permit condition be included on the amended permit
s 76A(6)	Duty to give a recommending referral authority a copy of any amended permit which Council decides to grant and a copy of any notice given under s 64 or 76	Manager City Growth, Coordinator City Strategy, Coordinator City Development	If the recommending referral authority did not object to the amendment of the permit or the recommending referral authority did not recommend a condition be included on the amended permit

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 76D	Duty to comply with direction of Minister to issue amended permit	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 83	Function of being respondent to an appeal	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 83B	Duty to give or publish notice of application for review	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 84(1)	Power to decide on an application at any time after an appeal is lodged against failure to grant a permit	NOT DELEGATED	

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 84(2)	Duty not to issue a permit or notice of decision or refusal after an application is made for review of a failure to grant a permit	NOT DELEGATED	
s 84(3)	Duty to tell principal registrar if decide to grant a permit after an application is made for review of its failure to grant a permit	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 84(6)	Duty to issue permit on receipt of advice within 3 business days	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 84AB	Power to agree to confining a review by the Tribunal	Manager City Growth, Coordinator City Strategy, Coordinator City Development	

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 86	Duty to issue a permit at order of Tribunal within 3 business days	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 87(3)	Power to apply to VCAT for the cancellation or amendment of a permit	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 90(1)	Function of being heard at hearing of request for cancellation or amendment of a permit	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 91(2)	Duty to comply with the directions of VCAT	Manager City Growth, Coordinator City Strategy, Coordinator City Development	and power to sign consent orders at the direction of VCAT

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 91(2A)	Duty to issue amended permit to owner if Tribunal so directs	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 92	Duty to give notice of cancellation/amendment of permit by VCAT to persons entitled to be heard under s 90	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 93(2)	Duty to give notice of VCAT order to stop development	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 95(3)	Function of referring certain applications to the Minister	Manager City Growth, Coordinator City Strategy, Coordinator City Development	

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 95(4)	Duty to comply with an order or direction	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 96(1)	Duty to obtain a permit from the Minister to use and develop its land	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 96(2)	Function of giving consent to other persons to apply to the Minister for a permit to use and develop Council land	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 96A(2)	Power to agree to consider an application for permit concurrently with preparation of proposed amendment	Manager City Growth, Coordinator City Strategy, Coordinator City Development	

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 96C	Power to give notice, to decide not to give notice, to publish notice and to exercise any other power under s 96C	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 96F	Duty to consider the panel's report under s 96E	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 96G(1)	Power to determine to recommend that a permit be granted or to refuse to recommend that a permit be granted and power to notify applicant of the determination (including power to give notice under s 23 of the Planning and Environment (Planning Schemes) Act 1996	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 96H(3)	Power to give notice in compliance with Minister's direction	Manager City Growth, Coordinator City	

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Strategy, Coordinator City Development	
s 96J	Duty to issue permit as directed by the Minister	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 96K	Duty to comply with direction of the Minister to give notice of refusal	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 96Z	Duty to keep levy certificates given to it under ss 47 or 96A for no less than 5 years from receipt of the certificate	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 97C	Power to request Minister to decide the application	Manager City Growth, Coordinator City	

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Strategy, Coordinator City Development	
s 97D(1)	Duty to comply with directions of Minister to supply any document or assistance relating to application	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 97G(3)	Function of receiving from Minister copy of notice of refusal to grant permit or copy of any permit granted by the Minister	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 97G(6)	Duty to make a copy of permits issued under s 97F available in accordance with the public availability requirements	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 97L	Duty to include Ministerial decisions in a register kept under s 49	Manager City Growth, Coordinator City	

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Strategy, Coordinator City Development	
s 97MH	Duty to provide information or assistance to the Planning Application Committee	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 97MI	Duty to contribute to the costs of the Planning Application Committee or subcommittee	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 97O	Duty to consider application and issue or refuse to issue certificate of compliance	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 97P(3)	Duty to comply with directions of VCAT following an application for review of a failure or refusal to issue a certificate	Manager City Growth, Coordinator City	

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Strategy, Coordinator City Development	
s 97Q(2)	Function of being heard by VCAT at hearing of request for amendment or cancellation of certificate	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 97Q(4)	Duty to comply with directions of VCAT	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 97R	Duty to keep register of all applications for certificate of compliance and related decisions	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 98(1)&(2)	Function of receiving claim for compensation in certain circumstances	Manager City Growth, Coordinator City	

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Strategy, Coordinator City Development	
s 98(4)	Duty to inform any person of the name of the person from whom compensation can be claimed	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 101	Function of receiving claim for expenses in conjunction with claim	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 103	Power to reject a claim for compensation in certain circumstances	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s.107(1)	Function of receiving claim for compensation	Manager City Growth, Coordinator City	

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Strategy, Coordinator City Development	
s 107(3)	Power to agree to extend time for making claim	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 113(2)	Power to request a declaration for land to be proposed to be reserved for public purposes	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 114(1)	Power to apply to the VCAT for an enforcement order	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 117(1)(a)	Function of making a submission to the VCAT where objections are received	Manager City Growth, Coordinator City	

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Strategy, Coordinator City Development	
s 120(1)	Power to apply for an interim enforcement order where s 114 application has been made	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 123(1)	Power to carry out work required by enforcement order and recover costs	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 123(2)	Power to sell buildings, materials, etc salvaged in carrying out work under s 123(1)	Manager City Growth, Coordinator City Strategy, Coordinator City Development	Except Crown Land
s 125(1)	Power to apply to any court of competent jurisdiction or to the tribunal for an injunction restraining any person from	Manager City Growth, Coordinator City	Section 123 of the Victorian Civil and Administrative Tribunal Act 1998 applies on an application to the Tribunal.

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
	contravening an enforcement order or an interim enforcement order.	Strategy, Coordinator City Development	
s 129	Function of recovering penalties	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 130(5)	Power to allow person served with an infringement notice further time	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 149A(1)	Power to refer a matter to the VCAT for determination	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 149A(1A)	Power to apply to VCAT for the determination of a matter relating to the interpretation of a s.173 agreement	Manager City Growth, Coordinator City	

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Strategy, Coordinator City Development	
s 149B	Power to apply to the Tribunal for a declaration.	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 156	Duty to pay fees and allowances (including a payment to the Crown under s 156(2A)), and payment or reimbursement for reasonable costs and expenses incurred by the panel in carrying out its functions unless the Minister directs otherwise under s 156(2B) power to ask for contribution under s 156(3) and power to abandon amendment or part of it under s 156(4)	Manager City Growth, Coordinator City Strategy, Coordinator City Development	Where Council is the relevant planning authority
s 171(2)(f)	Power to carry out studies and commission reports	Manager City Growth, Coordinator City Strategy, Coordinator City Development	

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 171(2)(g)	Power to grant and reserve easements	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 172C	Power to compulsorily acquire any outer public purpose land that is specified in the approved infrastructure contributions plan	Manager City Growth, Coordinator City Strategy, Coordinator City Development	Where Council is a development agency specified in an approved infrastructure contributions plan
s 172D(1)	Power to compulsorily acquire any inner public purpose land that is specified in the plan before the time that the land is required to be provided to Council under s 46GV(4)	Manager City Growth, Coordinator City Strategy, Coordinator City Development	Where Council is a collecting agency specified in an approved infrastructure contributions plan
s 172D(2)	Power to compulsorily acquire any inner public purpose land, the use and development of which is to be the responsibility of Council under the plan, before the time that the land is required to be provided under s 46GV(4)	Manager City Growth, Coordinator City Strategy, Coordinator City Development	Where Council is the development agency specified in an approved infrastructure contributions plan

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 173(1)	Power to enter into agreement covering matters set out in s 174	Chief Executive Officer	
s 173(1A)	Power to enter into an agreement with an owner of land for the development or provision of land in relation to affordable housing	Manager City Growth	Where Council is the relevant responsible authority
	Power to decide whether something is to the satisfaction of Council, where an agreement made under s 173 of the Planning and Environment Act 1987 requires something to be to the satisfaction of Council or Responsible Authority	Manager City Growth	
	Power to give consent on behalf of Council, where an agreement made under s 173 of the Planning and Environment Act 1987 requires that something may not be done without the consent of Council or Responsible Authority	Manager City Growth	

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 177(2)	Power to end a s 173 agreement with the agreement of all those bound by any covenant in the agreement or otherwise in accordance with Division 2 of Part 9	Manager City Growth	
s 178	power to amend a s 173 agreement with the agreement of all those bound by any covenant in the agreement or otherwise in accordance with Division 2 of Part 9	Manager City Growth	
s 178A(1)	Function of receiving application to amend or end an agreement	Manager City Growth	
s 178A(3)	Function of notifying the owner as to whether it agrees in principle to the proposal under s 178A(1)	Manager City Growth	
s 178A(4)	Function of notifying the applicant and the owner as to whether it agrees in principle to the proposal	Manager City Growth	

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 178A(5)	Power to propose to amend or end an agreement	Manager City Growth	
s 178B(1)	Duty to consider certain matters when considering proposal to amend an agreement	Manager City Growth	
s 178B(2)	Duty to consider certain matters when considering proposal to end an agreement	Manager City Growth	
s 178C(2)	Duty to give notice of the proposal to all parties to the agreement and other persons who may be detrimentally affected by decision to amend or end	Manager City Growth	
s 178C(4)	Function of determining how to give notice under s 178C(2)	Manager City Growth	

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 178E(1)	Duty not to make decision until after 14 days after notice has been given	Manager City Growth	
s.178E(2)(a)	Power to amend or end the agreement in accordance with the proposal	Manager City Growth	If no objections are made under s 178D Must consider matters in s 178B
s 178E(2)(b)	Power to amend or end the agreement in a manner that is not substantively different from the proposal	Manager City Growth	If no objections are made under s 178D Must consider matters in s 178B
s 178E(2)(c)	Power to refuse to amend or end the agreement	Manager City Growth	If no objections are made under s 178D Must consider matters in s 178B

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 178E(3)(a)	Power to amend or end the agreement in accordance with the proposal	Manager City Growth	After considering objections, submissions and matters in s 178B
s 178E(3)(b)	Power to amend or end the agreement in a manner that is not substantively different from the proposal	Manager City Growth	After considering objections, submissions and matters in s 178B
s.178E(3)(c)	power to amend or end the agreement in a manner that is substantively different from the proposal	Manager City Growth	After considering objections, submissions and matters in s.178B
s 178E(3)(d)	Power to refuse to amend or end the agreement	Manager City Growth	After considering objections, submissions and matters in s 178B
s 178F(1)	Duty to give notice of its decision under s 178E(3)(a) or (b)	Manager City Growth	

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 178F(2)	Duty to give notice of its decision under s 178E(2)(c) or (3)(d)	Manager City Growth	
s 178F(4)	Duty not to proceed to amend or end an agreement under s 178E until at least 21 days after notice has been given or until an application for review to the Tribunal has been determined or withdrawn	Manager City Growth	
s 178G	Duty to sign amended agreement and give copy to each other party to the agreement	Manager City Growth	
s 178H	Power to require a person who applies to amend or end an agreement to pay the costs of giving notices and preparing the amended agreement	Manager City Growth	

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 178l(3)	Duty to notify, in writing, each party to the agreement of the ending of the agreement relating to Crown land	Manager City Growth	
s 179(2)	Duty to make copy of each agreement available in accordance with the public availability requirements	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 181	Duty to apply to the Registrar of Titles to record the agreement	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 181(1A)(a)	Power to apply to the Registrar of Titles to record the agreement	Manager City Growth	

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 181(1A)(b)	Duty to apply to the Registrar of Titles, without delay, to record the agreement	Manager City Growth	
s 182	Power to enforce an agreement	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 183	Duty to tell Registrar of Titles of ending/amendment of agreement	Manager City Growth	
s 184F(1)	Power to decide to amend or end an agreement at any time after an application for review of the failure of Council to make a decision	Manager City Growth	

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 184F(2)	Duty not to amend or end the agreement or give notice of the decision after an application is made to VCAT for review of a failure to amend or end an agreement	Manager City Growth	
s 184F(3)	Duty to inform the principal registrar if the responsible authority decides to amend or end an agreement after an application is made for the review of its failure to end or amend the agreement	Manager City Growth	
s 184F(5)	Function of receiving advice from the principal registrar that the agreement may be amended or ended in accordance with Council's decision	Manager City Growth	
s 184G(2)	Duty to comply with a direction of the Tribunal	Manager City Growth	
s 184G(3)	Duty to give notice as directed by the Tribunal	Manager City Growth	

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 185B(1)	Duty to comply with a request from the Minister to provide the name, address, email address or telephone number of any person to whom the Minister is required to give notice	Manager City Growth	
s 198(1)	Function to receive application for planning certificate	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 199(1)	Duty to give planning certificate to applicant	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 201(1)	Function of receiving application for declaration of underlying zoning	Manager City Growth, Coordinator City Strategy, Coordinator City Development	

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 201(3)	Duty to make declaration	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
	Power to decide, in relation to any planning scheme or permit, that a specified thing has or has not been done to the satisfaction of Council	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
	Power, in relation to any planning scheme or permit, to consent or refuse to consent to any matter which requires the consent or approval of Council	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
	Power to approve any plan or any amendment to a plan or other document in accordance with a provision of a planning scheme or condition in a permit	Manager City Growth, Coordinator City Strategy, Coordinator City Development, Coordinator	Coordinator Infrastructure Management – limited to infrastructure related items, including stormwater management plans.

Warrnambool City Council

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Infrastructure Management	
	Power to give written authorisation in accordance with a provision of a planning scheme	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 201UAB(1)	Function of providing the Victoria Planning Authority with information relating to any land within municipal district	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
s 201UAB(2)	Duty to provide the Victoria Planning Authority with information requested under s 201UAB(1) as soon as possible	Manager City Growth, Coordinator City Strategy, Coordinator City Development	

Warrnambool City Council

Residential Tenancies Act 1997			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 518F	Power to issue notice to caravan park regarding emergency management plan if determined that the plan does not comply with the requirements	Manager City Growth, Coordinator Environmental Health, Environmental Health Officer	
s 522(1)	Power to give a compliance notice to a person	Manager City Growth, Coordinator Environmental Health, Environmental Health Officer	
s 525(2)	Power to authorise an officer to exercise powers in s 526 (either generally or in a particular case)	Manager City Growth, Coordinator Environmental Health, Environmental Health Officer	
s 525(4)	Duty to issue identity card to authorised officers	Manager City Growth	
s 526(5)	Duty to keep record of entry by authorised officer under s 526	Manager City Growth, Coordinator Environmental Health, Environmental Health Officer	

Warrnambool City Council

Residential Tenancies Act 1997			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 526A(3)	Function of receiving report of inspection	Manager City Growth, Coordinator Environmental Health, Environmental Health Officer	
s 527	Power to authorise a person to institute proceedings (either generally or in a particular case)	Director City Futures, Manager City Growth	

Road Management Act 2004			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 11(1)	Power to declare a road by publishing a notice in the Government Gazette	Chief Executive Officer, Director City Infrastructure & Environment, Manager Infrastructure Services	Obtain consent in circumstances specified in s 11(2)
s 11(8)	Power to name a road or change the name of a road by publishing notice in Government Gazette	Director City Infrastructure & Environment	

Warrnambool City Council

Road Management Act 2004			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 11(9)(b)	Duty to advise Registrar	Director City Infrastructure & Environment	
s 11(10)	Duty to inform Secretary to Department of Environment, Land, Water and Planning of declaration etc.	Director City Infrastructure & Environment	Subject to s 11(10A)
s 11(10A)	Duty to inform Secretary to Department of Environment, Land, Water and Planning or nominated person	Director City Infrastructure & Environment	Where Council is the coordinating road authority
s 12(2)(b)	Function of providing consent to the Head, Transport for Victoria for the discontinuance of a road or part of a road	Director City Infrastructure & Environment, Manager Infrastructure Services, Manager Asset & Project Planning	

Warrnambool City Council

Road Management Act 2004			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 12(10)	Duty to notify of decision made	Director City Infrastructure & Environment, Manager Infrastructure Services	Duty of coordinating road authority where it is the discontinuing body Does not apply where an exemption is specified by the regulations or given by the Minister
s 13(1)	Power to fix a boundary of a road by publishing notice in Government Gazette	Director City Infrastructure & Environment, Manager Infrastructure Services	Power of coordinating road authority and obtain consent under s 13(3) and s 13(4) as appropriate
s 14(4)	Function of receiving notice from the Head, Transport for Victoria	Director City Infrastructure & Environment	
s 14(7)	Power to appeal against decision of the Head, Transport for Victoria	Director City Infrastructure & Environment	

Warrnambool City Council

Road Management Act 2004			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 15(1)	Power to enter into arrangement with another road authority, utility or a provider of public transport to transfer a road management function of the road authority to the other road authority, utility or provider of public transport	Director City Infrastructure & Environment, Manager Infrastructure Services	
s 15(1A)	Power to enter into arrangement with a utility to transfer a road management function of the utility to the road authority	Director City Infrastructure & Environment, Manager Infrastructure Services	
s 15(2)	Duty to include details of arrangement in public roads register	Director City Infrastructure & Environment, Manager Infrastructure Services	
s 16(7)	Power to enter into an arrangement under s 15	Director City Infrastructure & Environment, Manager Infrastructure Services, Coordinator Strategic Assets	

Warrnambool City Council

Road Management Act 2004			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 16(8)	Duty to enter details of determination in public roads register	Director City Infrastructure & Environment, Manager Infrastructure Services, Coordinator Strategic Assets	
s 17(2)	Duty to register public road in public roads register	Director City Infrastructure & Environment, Manager Infrastructure Services, Manager Asset & Project Planning	Where Council is the coordinating road authority
s 17(3)	Power to decide that a road is reasonably required for general public use	Director City Infrastructure & Environment, Manager Infrastructure Services, Manager Asset & Project Planning	Where Council is the coordinating road authority
s 17(3)	Duty to register a road reasonably required for general public use in public roads register	Director City Infrastructure & Environment, Manager Infrastructure Services, Manager Asset & Project Planning	Where Council is the coordinating road authority

Warrnambool City Council

Road Management Act 2004			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 17(4)	Power to decide that a road is no longer reasonably required for general public use	Director City Infrastructure & Environment, Manager Infrastructure Services, Manager Asset & Project Planning	Where Council is the coordinating road authority
s 17(4)	Duty to remove road no longer reasonably required for general public use from public roads register	Director City Infrastructure & Environment, Manager Infrastructure Services, Manager Asset & Project Planning	Where Council is the coordinating road authority
s 18(1)	Power to designate ancillary area	Director City Infrastructure & Environment, Manager Infrastructure Services, Manager Asset & Project Planning	Where Council is the coordinating road authority, and obtain consent in circumstances specified in s 18(2)
s 18(3)	Duty to record designation in public roads register	Director City Infrastructure & Environment, Manager Infrastructure Services, Manager Asset & Project Planning	Where Council is the coordinating road authority

Warrnambool City Council

Road Management Act 2004			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 19(1)	Duty to keep register of public roads in respect of which it is the coordinating road authority	Director City Infrastructure & Environment, Manager Infrastructure Services, Manager Asset & Project Planning	
s 19(4)	Duty to specify details of discontinuance in public roads register	Director City Infrastructure & Environment, Manager Infrastructure Services, Manager Asset & Project Planning	
s 19(5)	Duty to ensure public roads register is available for public inspection	Director City Infrastructure & Environment, Manager Infrastructure Services, Manager Asset & Project Planning	
s 21	Function of replying to request for information or advice	Director City Infrastructure & Environment, Manager Infrastructure Services, Manager Asset & Project Planning, Coordinator Infrastructure	Obtain consent in circumstances specified in s 11(2)

Warrnambool City Council

Road Management Act 2004			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Management, Coordinator Strategic Assets	
s 22(2)	Function of commenting on proposed direction	Director City Infrastructure & Environment	
s 22(4)	Duty to publish a copy or summary of any direction made under s 22 by the Minister in its annual report.	Director City Infrastructure & Environment, Manager Infrastructure Services, Manager Asset & Project Planning	
s 22(5)	Duty to give effect to a direction under s 22	Director City Infrastructure & Environment, Manager Infrastructure Services	
s 40(1)	Duty to inspect, maintain and repair a public road.	Director City Infrastructure & Environment, Manager Infrastructure Services	

Warrnambool City Council

Road Management Act 2004			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 40(5)	Power to inspect, maintain and repair a road which is not a public road	Director City Infrastructure & Environment, Manager Infrastructure Services	
s 41(1)	Power to determine the standard of construction, inspection, maintenance and repair	Director City Infrastructure & Environment, Manager Infrastructure Services	
s 42(1)	Power to declare a public road as a controlled access road	Director City Infrastructure & Environment	Power of coordinating road authority and sch 2 also applies
s 42(2)	Power to amend or revoke declaration by notice published in Government Gazette	Director City Infrastructure & Environment	Power of coordinating road authority and sch 2 also applies
s 42A(3)	Duty to consult with Head, Transport for Victoria and Minister for Local Government before road is specified	Director City Infrastructure & Environment	Where Council is the coordinating road authority

Warrnambool City Council

Road Management Act 2004			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
			If road is a municipal road or part thereof
s 42A(4)	Power to approve Minister's decision to specify a road as a specified freight road	Director City Infrastructure & Environment	Where Council is the coordinating road authority If road is a municipal road or part thereof and where road is to be specified a freight road
s 48EA	Duty to notify the owner or occupier of land and provider of public transport on which rail infrastructure or rolling stock is located (and any relevant provider of public transport)	Director City Infrastructure & Environment	Where Council is the responsible road authority, infrastructure manager or works manager
s 48M(3)	Function of consulting with the relevant authority for purposes of developing guidelines under s 48M	Director City Infrastructure & Environment, Manager Infrastructure Services	

Warrnambool City Council

Road Management Act 2004			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 49	Power to develop and publish a road management plan	Director City Infrastructure & Environment, Manager Infrastructure Services	
s 51	Power to determine standards by incorporating the standards in a road management plan	Director City Infrastructure & Environment, Manager Infrastructure Services	
s 53(2)	Power to cause notice to be published in Government Gazette of amendment etc of document in road management plan	Director City Infrastructure & Environment, Manager Infrastructure Services	
s 54(2)	Duty to give notice of proposal to make a road management plan	Director City Infrastructure & Environment	
s 54(5)	Duty to conduct a review of road management plan at prescribed intervals	Director City Infrastructure & Environment, Manager Infrastructure Services	

Warrnambool City Council

Road Management Act 2004			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 54(6)	Power to amend road management plan	Director City Infrastructure & Environment, Manager Infrastructure Services	
s 54(7)	Duty to incorporate the amendments into the road management plan	Director City Infrastructure & Environment, Manager Infrastructure Services	
s 55(1)	Duty to cause notice of road management plan to be published in Government Gazette and newspaper	Director City Infrastructure & Environment, Manager Infrastructure Services	
s 63(1)	Power to consent to conduct of works on road	Director City Infrastructure & Environment, Manager Infrastructure Services, Coordinator Infrastructure Management, Coordinator Engineering Design, Construction Supervisor	Where Council is the coordinating road authority

Warrnambool City Council

Road Management Act 2004			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 63(2)(e)	Power to conduct or to authorise the conduct of works in, on, under or over a road in an emergency	Director City Infrastructure & Environment, Manager Infrastructure Services, Manager Environment	Where Council is the infrastructure manager
s 64(1)	Duty to comply with cl 13 of sch 7	Director City Infrastructure & Environment, Manager Infrastructure Services	Where Council is the infrastructure manager or works manager
s 66(1)	Power to consent to structure etc	Director City Infrastructure & Environment, Manager Infrastructure Services	Where Council is the coordinating road authority
s 67(2)	Function of receiving the name & address of the person responsible for distributing the sign or bill	Director City Infrastructure & Environment, Manager Infrastructure Services	Where Council is the coordinating road authority

Warrnambool City Council

Road Management Act 2004			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 67(3)	Power to request information	Director City Infrastructure & Environment, Manager Infrastructure Services	Where Council is the coordinating road authority
s 68(2)	Power to request information	Director City Infrastructure & Environment, Manager Infrastructure Services	Where Council is the coordinating road authority
s 71(3)	Power to appoint an authorised officer	Chief Executive Officer, Director City Infrastructure & Environment	
s 72	Duty to issue an identity card to each authorised officer	Director City Infrastructure & Environment	
s 85	Function of receiving report from authorised officer	Director City Infrastructure & Environment, Manager Infrastructure Services	

Warrnambool City Council

Road Management Act 2004			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 86	Duty to keep register re s 85 matters	Director City Infrastructure & Environment, Manager Infrastructure Services	
s 87(1)	Function of receiving complaints	Director City Infrastructure & Environment, Manager Infrastructure Services	
s 87(2)	Duty to investigate complaint and provide report	Director City Infrastructure & Environment, Manager Infrastructure Services	
s 96	Power to authorise a person for the purpose of instituting legal proceedings	Director City Infrastructure & Environment, Manager Infrastructure Services	
s 112(2)	Power to recover damages in court	Director City Infrastructure & Environment, Manager Infrastructure Services	

Warrnambool City Council

Road Management Act 2004			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 116	Power to cause or carry out inspection	Director City Infrastructure & Environment, Manager Infrastructure Services, Manager Asset & Project Planning	
s 119(2)	Function of consulting with the Head, Transport for Victoria	Director City Infrastructure & Environment, Manager Infrastructure Services	
s 120(1)	Power to exercise road management functions on an arterial road (with the consent of the Head, Transport for Victoria)	Director City Infrastructure & Environment, Manager Infrastructure Services	
s 120(2)	Duty to seek consent of the Head, Transport for Victoria to exercise road management functions before exercising power in s 120(1)	Director City Infrastructure & Environment, Manager Infrastructure Services	

Warrnambool City Council

Road Management Act 2004			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 121(1)	Power to enter into an agreement in respect of works	Director City Infrastructure & Environment, Manager Infrastructure Services	
s 122(1)	Power to charge and recover fees	Director City Infrastructure & Environment, Manager Infrastructure Services, Manager Environment	
s 123(1)	Power to charge for any service	Director City Infrastructure & Environment, Manager Infrastructure Services, Manager Environment	
sch 2 cl 2(1)	Power to make a decision in respect of controlled access roads	Director City Infrastructure & Environment	
sch 2 cl 3(1)	Duty to make policy about controlled access roads	Director City Infrastructure & Environment	

Warrnambool City Council

Road Management Act 2004			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
sch 2 cl 3(2)	Power to amend, revoke or substitute policy about controlled access roads	Director City Infrastructure & Environment	
sch 2 cl 4	Function of receiving details of proposal from the Head, Transport for Victoria	Director City Infrastructure & Environment	
sch 2 cl 5	Duty to publish notice of declaration	Director City Infrastructure & Environment, Manager Infrastructure Services	
sch 7 cl 7(1)	Duty to give notice to relevant coordinating road authority of proposed installation of non-road infrastructure or related works on a road reserve	Director City Infrastructure & Environment, Manager Infrastructure Services	Where Council is the infrastructure manager or works manager
sch 7 cl 8(1)	Duty to give notice to any other infrastructure manager or works manager responsible for any non-road infrastructure in the area, that could be affected by any proposed installation of	Director City Infrastructure & Environment, Manager Infrastructure Services	Where Council is the infrastructure manager or works manager

Warrnambool City Council

Road Management Act 2004			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
	infrastructure or related works on a road or road reserve of any road		
sch 7 cl 9(1)	Duty to comply with request for information from a coordinating road authority, an infrastructure manager or a works manager responsible for existing or proposed infrastructure in relation to the location of any non-road infrastructure and technical advice or assistance in conduct of works	Director City Infrastructure & Environment, Manager Infrastructure Services	Where Council is the infrastructure manager or works manager responsible for non-road infrastructure
sch 7 cl 9(2)	Duty to give information to another infrastructure manager or works manager where becomes aware any infrastructure or works are not in the location shown on records, appear to be in an unsafe condition or appear to need maintenance	Director City Infrastructure & Environment, Manager Infrastructure Services	Where Council is the infrastructure manager or works manager
sch 7 cl 10(2)	Where Sch 7 cl 10(1) applies, duty to, where possible, conduct appropriate consultation with persons likely to be significantly affected	Director City Infrastructure & Environment, Manager Infrastructure Services	Where Council is the infrastructure manager or works manager

Warrnambool City Council

Road Management Act 2004			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
sch 7 cl 12(2)	Power to direct infrastructure manager or works manager to conduct reinstatement works	Director City Infrastructure & Environment, Manager Infrastructure Services	Where Council is the coordinating road authority
sch 7 cl 12(3)	Power to take measures to ensure reinstatement works are completed	Director City Infrastructure & Environment, Manager Infrastructure Services	Where Council is the coordinating road authority
sch 7 cl 12(4)	Duty to ensure that works are conducted by an appropriately qualified person	Director City Infrastructure & Environment, Manager Infrastructure Services	Where Council is the coordinating road authority
sch 7 cl 12(5)	Power to recover costs	Director City Infrastructure & Environment, Manager Infrastructure Services	Where Council is the coordinating road authority

Warrnambool City Council

Road Management Act 2004			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
sch 7 cl 13(1)	Duty to notify relevant coordinating road authority within 7 days that works have been completed, subject to sch 7 cl 13(2)	Director City Infrastructure & Environment, Manager Infrastructure Services	Where Council is the works manager
sch 7 cl 13(2)	Power to vary notice period	Director City Infrastructure & Environment, Manager Infrastructure Services	Where Council is the coordinating road authority
sch 7 cl 13(3)	Duty to ensure works manager has complied with obligation to give notice under sch 7 cl 13(1)	Director City Infrastructure & Environment, Manager Infrastructure Services	Where Council is the infrastructure manager
sch 7 cl 16(1)	Power to consent to proposed works	Director City Infrastructure & Environment, Manager Infrastructure Services	Where Council is the coordinating road authority
sch 7 cl 16(4)	Duty to consult	Director City Infrastructure & Environment, Manager Infrastructure Services	Where Council is the coordinating road authority, responsible authority or infrastructure manager

Warrnambool City Council

Road Management Act 2004			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
sch 7 cl 16(5)	Power to consent to proposed works	Director City Infrastructure & Environment, Manager Infrastructure Services	Where Council is the coordinating road authority
sch 7 cl 16(6)	Power to set reasonable conditions on consent	Director City Infrastructure & Environment, Manager Infrastructure Services	Where Council is the coordinating road authority
sch 7 cl 16(8)	Power to include consents and conditions	Director City Infrastructure & Environment, Manager Infrastructure Services	Where Council is the coordinating road authority
sch 7 cl 17(2)	Power to refuse to give consent and duty to give reasons for refusal	Director City Infrastructure & Environment, Manager Infrastructure Services	Where Council is the coordinating road authority
sch 7 cl 18(1)	Power to enter into an agreement	Director City Infrastructure & Environment, Manager Infrastructure Services	Where Council is the coordinating road authority

Warrnambool City Council

Road Management Act 2004			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
sch7 cl 19(1)	Power to give notice requiring rectification of works	Director City Infrastructure & Environment, Manager Infrastructure Services	Where Council is the coordinating road authority
sch 7 cl 19(2) & (3)	Power to conduct the rectification works or engage a person to conduct the rectification works and power to recover costs incurred	Director City Infrastructure & Environment, Manager Infrastructure Services	Where Council is the coordinating road authority
sch 7 cl 20(1)	Power to require removal, relocation, replacement or upgrade of existing non-road infrastructure	Director City Infrastructure & Environment, Manager Infrastructure Services	Where Council is the coordinating road authority
sch 7A cl 2	Power to cause street lights to be installed on roads	Director City Infrastructure & Environment, Manager Infrastructure Services	Power of responsible road authority where it is the coordinating road authority or responsible road authority in respect of the road

Warrnambool City Council

Road Management Act 2004			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
sch 7 cl 3(1)(d)	Duty to pay installation and operation costs of street lighting - where road is not an arterial road	Director City Infrastructure & Environment, Manager Infrastructure Services	Where Council is the responsible road authority
sch 7A cl 3(1)(e)	Duty to pay installation and operation costs of street lighting - where road is a service road on an arterial road and adjacent areas	Director City Infrastructure & Environment, Manager Infrastructure Services	Where Council is the responsible road authority
sch 7A cl (3)(1)(f)	Duty to pay installation and percentage of operation costs of street lighting - for arterial roads in accordance with cls 3(2) and 4	Director City Infrastructure & Environment, Manager Infrastructure Services	Duty of Council as responsible road authority that installed the light (re: installation costs) and where Council is relevant municipal council (re: operating costs)

Warrnambool City Council

Cemeteries and Crematoria Regulations 2015			
Provision	Power and Functions Delegated	Delegat e	Conditions and Limitations
r 24	Duty to ensure that cemetery complies with depth of burial requirements	N/A	
r 25	Duty to ensure that the cemetery complies with the requirements for interment in concrete-lined graves	N/A	
r 27	Power to inspect any coffin, container or other receptacle if satisfied of the matters in paragraphs (a) and (b)	N/A	
r 28(1)	Power to remove any fittings on any coffin, container or other receptacle if the fittings may impede the cremation process or damage the cremator	N/A	
r 28(2)	Duty to ensure any fittings removed of are disposed in an appropriate manner	N/A	
r 29	Power to dispose of any metal substance or non-human substance recovered from a cremator	N/A	
r 30(2)	Power to release cremated human remains to certain persons	N/A	Subject to any order of a court

Warrnambool City Council

Cemeteries and Crematoria Regulations 2015			
Provision	Power and Functions Delegated	Delegat e	Conditions and Limitations
r 31(1)	Duty to make cremated human remains available for collection within 2 working days after the cremation	N/A	
r 31(2)	Duty to hold cremated human remains for at least 12 months from the date of cremation	N/A	
r 31(3)	Power to dispose of cremated human remains if no person gives a direction within 12 months of the date of cremation	N/A	
r 31(4)	Duty to take reasonable steps notify relevant people of intention to dispose of remains at expiry of 12 month period	N/A	
r 32	Duty to ensure a mausoleum is constructed in accordance with paragraphs (a)-(d)	N/A	
r 33(1)	Duty to ensure that remains are interred in a coffin, container or receptacle in accordance with paragraphs (a)-(c)	N/A	
r 33(2)	Duty to ensure that remains are interred in accordance with paragraphs (a)-(b)	N/A	

Warrnambool City Council

Cemeteries and Crematoria Regulations 2015			
Provision	Power and Functions Delegated	Delegat e	Conditions and Limitations
r 34	Duty to ensure that a crypt space in a mausolea is sealed in accordance with paragraphs (a)-(b)	N/A	
r 36	Duty to provide statement that alternative vendors or supplier of monuments exist	N/A	
r 40	Power to approve a person to play sport within a public cemetery	N/A	
r 41(1)	Power to approve fishing and bathing within a public cemetery	N/A	
r 42(1)	Power to approve hunting within a public cemetery	N/A	
r 43	Power to approve camping within a public cemetery	N/A	
r 45(1)	Power to approve the removal of plants within a public cemetery	N/A	
r 46	Power to approve certain activities under the Regulations if satisfied of regulation (1)(a)-(c)	N/A	

Warrnambool City Council

Cemeteries and Crematoria Regulations 2015			
Provision	Power and Functions Delegated	Delegat e	Conditions and Limitations
r 47(3)	Power to approve the use of fire in a public cemetery	N/A	
r 48(2)	Power to approve a person to drive, ride or use a vehicle on any surface other than a road, track or parking area	N/A	
	Note: Schedule 2 contains Model Rules – only applicable if the cemetery trust has not made its own cemetery trust rules	N/A	
sch 2 cl 4	Power to approve the carrying out of an activity referred to in rules 8, 16, 17 and 18 of sch 2	N/A	See note above regarding model rules
sch 2 cl 5(1)	Duty to display the hours during which pedestrian access is available to the cemetery	N/A	See note above regarding model rules
sch 2 cl 5(2)	Duty to notify the Secretary of, (a) the hours during which pedestrian access is available to the cemetery; and (b) any changes to those hours	N/A	See note above regarding model rules

Warrnambool City Council

Cemeteries and Crematoria Regulations 2015			
Provision	Power and Functions Delegated	Delegat e	Conditions and Limitations
sch 2 cl 6(1)	Power to give directions regarding the manner in which a funeral is to be conducted	N/A	See note above regarding model rules
sch 2 cl 7(1)	Power to give directions regarding the dressing of places of interment and memorials	N/A	See note above regarding model rules
sch 2 cl 8	Power to approve certain mementos on a memorial	N/A	See note above regarding model rules
sch 2 cl 11(1)	Power to remove objects from a memorial or place of interment	N/A	See note above regarding model rules
sch 2 cl 11(2)	Duty to ensure objects removed under sub rule (1) are disposed of in an appropriate manner	N/A	See note above regarding model rules
sch 2 cl 12	Power to inspect any work being carried out on memorials, places of interment and buildings for ceremonies	N/A	See note above regarding model rules

Warrnambool City Council

Cemeteries and Crematoria Regulations 2015			
Provision	Power and Functions Delegated	Delegat e	Conditions and Limitations
sch 2 cl 14	Power to approve an animal to enter into or remain in a cemetery	N/A	See note above regarding model rules
sch 2 cl 16(1)	Power to approve construction and building within a cemetery	N/A	See note above regarding model rules
sch 2 cl 17(1)	Power to approve action to disturb or demolish property of the cemetery trust	N/A	See note above regarding model rules
sch 2 cl 18(1)	Power to approve digging or planting within a cemetery	N/A	See note above regarding model rules

Warrnambool City Council

Planning and Environment Regulations 2015			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
r.6	function of receiving notice, under section 19(1)(c) of the Act, from a planning authority of its preparation of an amendment to a planning scheme	Chief Executive Officer	where Council is not the planning authority and the amendment affects land within Council's municipal district; or where the amendment will amend the planning scheme to designate Council as an acquiring authority.
r.21	power of responsible authority to require a permit applicant to verify information (by statutory declaration or other written confirmation satisfactory to the responsible authority) in an application for a permit or to amend a permit or any information provided under section 54 of the Act	Manager City Growth, Coordinator City Strategy, Coordinator City Development	
r.25(a)	Duty to make copy of matter considered under section 60(1A)(g) in accordance with the public availability requirements	Manager City Growth, Coordinator City Strategy, Coordinator City Development	Where Council is the responsible authority

Warrnambool City Council

Planning and Environment Regulations 2015			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
r.25(b)	Function of receiving a copy of any document considered under section 60(1A)(g) by the responsible authority and duty to make the document available in accordance with the public availability requirements	Manager City Growth, Coordinator City Strategy, Coordinator City Development	Where Council is not the responsible authority but the relevant land is within Council's municipal district
r.42	function of receiving notice under section 96C(1)(c) of the Act from a planning authority of its preparation of a combined application for an amendment to a planning scheme and notice of a permit application	Chief Executive Officer	where Council is not the planning authority and the amendment affects land within Council's municipal district; or where the amendment will amend the planning scheme to designate Council as an acquiring authority.

Warrnambool City Council

Planning and Environment (Fees) Regulations 2016			
Provisio n	Power and Functions Delegated	Delegate	Conditions and Limitations
r 19	Power to waive or rebate a fee relating to an amendment of a planning scheme	Manager City Growth	
r 20	Power to waive or rebate a fee other than a fee relating to an amendment to a planning scheme	Manager City Growth	
r 21	Duty to record matters taken into account and which formed the basis of a decision to waive or rebate a fee under r 19 or 20	Manager City Growth	

Warrnambool City Council

Road Management (General) Regulations 2016			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
r 8(1)	Duty to conduct reviews of road management plan	Director City Infrastructure & Environment	
r 9(2)	Duty to produce written report of review of road management plan and make report available	Director City Infrastructure & Environment, Manager Infrastructure Services, Coordinator Strategic Assets	
r 9(3)	Duty to give notice where road management review is completed and no amendments will be made (or no amendments for which notice is required)	Director City Infrastructure & Environment, Manager Infrastructure Services	Where Council is the coordinating road authority
r.10	Duty to give notice of amendment which relates to standard of construction, inspection, maintenance or repair under s 41 of the Act	Director City Infrastructure & Environment, Manager Infrastructure Services	

Warrnambool City Council

Road Management (General) Regulations 2016			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
r 13(1)	Duty to publish notice of amendments to road management plan	Director City Infrastructure & Environment, Manager Infrastructure Services	where Council is the coordinating road authority
r 13(3)	Duty to record on road management plan the substance and date of effect of amendment	Director City Infrastructure & Environment, Manager Infrastructure Services	
r 16(3)	Power to issue permit	Director City Infrastructure & Environment, Manager Infrastructure Services	Where Council is the coordinating road authority
r 18(1)	Power to give written consent re damage to road	Director City Infrastructure & Environment, Manager Infrastructure Services	Where Council is the coordinating road authority
r 23(2)	Power to make submission to Tribunal	Director City Infrastructure & Environment, Manager Infrastructure Services	Where Council is the coordinating road authority

Warrnambool City Council

Road Management (General) Regulations 2016			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
r 23(4)	Power to charge a fee for application under s 66(1) Road Management Act	Director City Infrastructure & Environment, Manager Infrastructure Services, Manager Environment	Where Council is the coordinating road authority
r 25(1)	Power to remove objects, refuse, rubbish or other material deposited or left on road	Director City Infrastructure & Environment, Manager Infrastructure Services, Manager Environment	Where Council is the responsible road authority
r 25(2)	Power to sell or dispose of things removed from road or part of road (after first complying with regulation 25(3))	Director City Infrastructure & Environment, Manager Infrastructure Services, Manager Environment	Where Council is the responsible road authority
r 25(5)	Power to recover in the Magistrates' Court, expenses from person responsible	Director City Infrastructure & Environment, Manager Infrastructure Services, Manager Environment	

Warrnambool City Council

Road Management (Works and Infrastructure) Regulations 2015			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
r 15	Power to exempt a person from requirement under cl 13(1) of sch 7 of the Act to give notice as to the completion of those works	Director City Infrastructure & Environment, Manager Infrastructure Services, Manager Environment	Where Council is the coordinating road authority and where consent given under s 63(1) of the Act
r 22(2)	Power to waive whole or part of fee in certain circumstances	Director City Infrastructure & Environment, Manager Infrastructure Services, Manager Environment	Where Council is the coordinating road authority

7.5. Council Plan Actions 2024 - 2025: October - December (Quarter 2)

DIRECTORATE: *Corporate Strategies*

Purpose:

This report provides information on the progress in achieving the actions set down for 2024-2025 as part of the Council Plan and Budget process. This report provides Council and the community with an update in the progress of actions across Councils' functional areas.

Executive Summary

This report reflects on the progress and achievements of a broad range of actions set out in the Council Plan and Budget for the financial year 2024 –2025.

The actions give a brief insight into the extensive range of works services and projects undertaken by the organisation for the community.

The actions underpin activities Council undertakes to work toward the vision 2021 - 2025 of “A thriving city at the heart of coast and country”.

The 5 key objectives that support this vision are:

1. **A healthy community**
We will be a healthy, inclusive and thriving community with equitable access to services, cultural opportunities and recreational activities.
2. **A sustainable environment**
We will protect and strengthen local ecosystems, enhance biodiversity and enable sustainable communities.
3. **A strong economy**
We will support a resilient local and self-sustaining regional economy that encourages economic growth and provides increased employment opportunities that attract ongoing investment.
4. **A connected, inclusive place**
We will provide high quality places that people value and want to live, work, play and learn in.
5. **An effective Council**
We will be recognised as a collaborative Council and a high-performing organisation that enables positive outcomes for Warrnambool’s community, environment and economy and for Victoria’s South West.

MOVED: CR. DEBBIE ARNOTT

SECONDED: CR. VICKI JELLIE

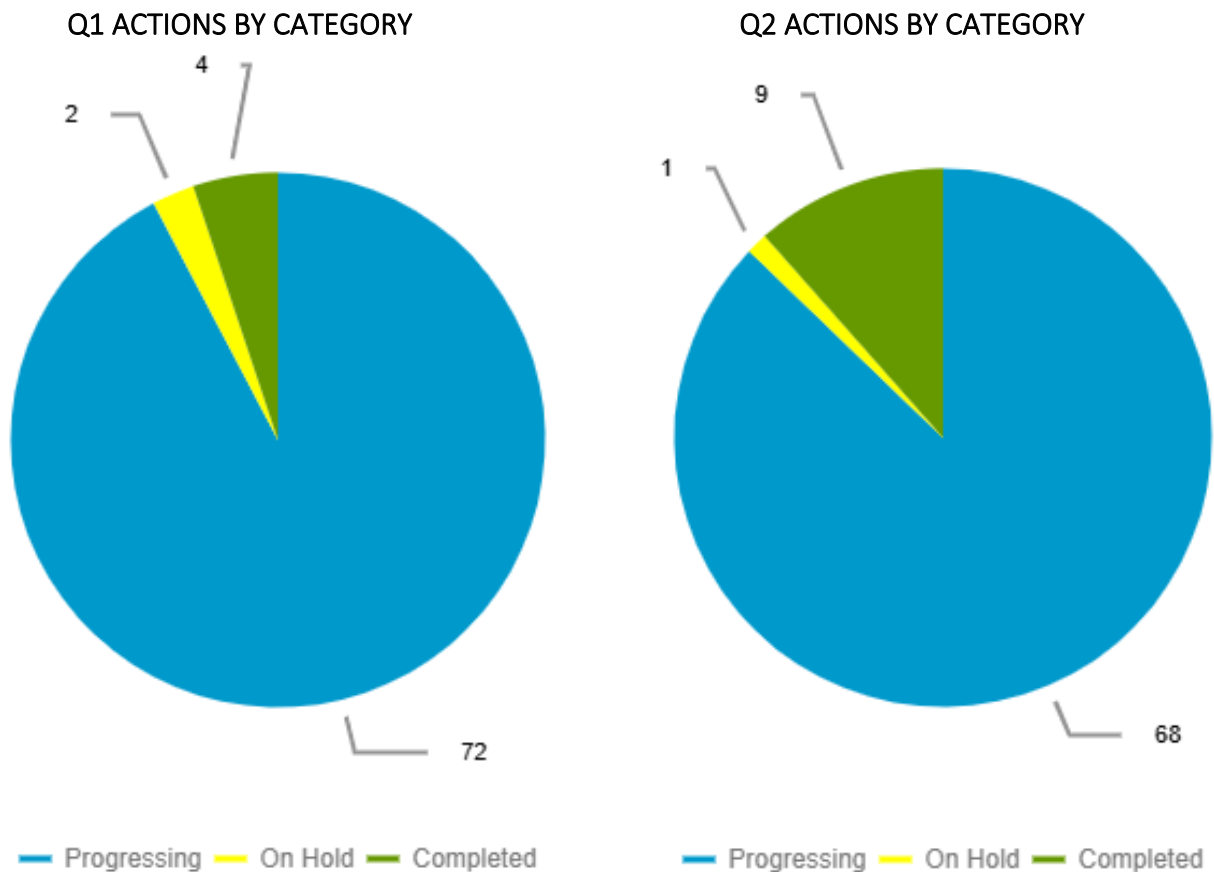
That the Council Plan Actions 2024 – 2025: October – December (Quarter 2), be received.

CARRIED – 7:0

Background

The Warrnambool City Council Plan 2021 – 2025 (Revised 2024) is the key planning and strategic document of the Council and details the strategic objectives for its community over a 4 year period.

Council is required to set down the Council Plan actions on an annual basis that are to be funded and demonstrate how these actions will contribute to achieving the strategic objectives specified in the Council Plan and Budget.



ATTACHMENTS

1. Council Plan Actions 2024 - 2025: October - December (Quarter 2) [7.5.1 - 25 pages]



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

Report Generated: 13/02/2025



Warrnambool City Council Council Plan Actions

Q2 2024/2025

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	Review current parenting programs in line with community profile data to ensure all programs are inclusive to all parents.	Manager Children & Family Services	50%		Surveys and agency data is being collected for review.
1.1.2	Review the Communications Strategy and expand to include customer service elements that align with the Customer Service Charter.	Manager Communications	0%		This action and will be addressed through the revised Community Engagement Policy and guidelines which are being reviewed in 2025 in accordance with the Local Government Act. The related News and Social Media Policy will also be reviewed in 2025.
1.1.3	Deliver a new West Warrnambool Neighbourhood House.	Service Manager Community Support	95%		The WWNH has achieved practical completion and is currently being fitted out with furniture and other items. Planning of the programmed space is currently underway with the expectation that 50 hours per week will be delivered to the community through Council staff, external agencies and volunteers. The official opening Council officers are currently determining signage requirements for the centre. It is expected that the neighbourhood house will have a "soft" opening on late February for Council staff and stakeholders and a public launch on Neighbour Day on 30 March.
1.1.4	Increase access to participation for all abilities and raise awareness within the community regarding the needs of people with a disability.	Manager Community Policy & Planning	50%		A new event, the Warrnambool Wheelie Convoy organised in partnership with South West All Abilities Advocacy Group, was held as part of the Victorian Seniors Festival and to celebrate International Day of People with Disability (IDPD). 85 people ranging from 10-91 used wheeled mobility aids taking part in the convoy. Positive feedback was received about the day and on the improvements to Warrnambool's Foreshore Promenade accessible path, Lake Pertobe paths, BBQ area and parkland.

Completed

Progressing

On Hold

Not
ProgressingNot
Completed

Withdrawn

2



Warrnambool City Council Council Plan Actions

Q2 2024/2025

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	Finalise Council's Reconciliation Action Plan.	Manager Community Policy & Planning	50%		Council has sought expertise from a suitably qualified consultant to assist with finalising the Reconciliation Strategy and Action Plan. This will be implemented in the third quarter. Council continues to engage with Eastern Maar Aboriginal Corporation, Gunditjmara Aboriginal Cooperative and Kirrae Health to improve opportunities and better outcomes for Aboriginal people.
1.2.2	Increase participation of Aboriginal families in early years services, with a focus on maternal and child health and kindergarten services.	Manager Children & Family Services	50%		Participation rates of Aboriginal and Torres Strait Islander families are congruent with participation percentages of non-Aboriginal and Torres Strait Islander families.

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	Continue to deliver the actions of the South West Child and Family Alliance to achieve improved outcomes for vulnerable children and young people by working with families to maximise the opportunities and support for their children.	Manager Children & Family Services	50%		The Strategic Plan has been developed and drafted by key partners for endorsement by the Alliance and Department.
1.3.2	Promote health and wellbeing through delivery of a diverse range of programs for older adults that support social connection and active participation from the Archie Graham Community Centre.	Service Manager Community Support	50%		Activities at Archie Graham Community Centre include art and dancing, exercise classes, technology support, the volunteer café program and the food cube. The Senior Citizen Club also run their group activities including indoor bowls, table top games and billiards. Community information programs have been active as well delivering information on topics such as Aged Care assistance, home and personal security, financial issues, preparing for death and chronic pain management.
1.3.3	Deliver high quality and affordable in-home care within the relevant guidelines and funding agreements.	Service Manager Community Support	50%		Council continues to deliver services to clients across the 6 service streams. 1. Respite - Total Hours YTD 2,036 Total Clients 454. 2. Meals on Wheels - Total Meals YTD 8,812 Total Clients 738. 3. Intake & Assessment - Total Reviews & Assessments YTD 27.5. 4. Social Support - Total Hours YTD 10,949.5 Total Client attendance YTD 1,806 HACC Meal Vouchers 47 Flexible Meals 83.

Completed

Progressing

On Hold

Not
ProgressingNot
Completed

Withdrawn

3



Warrnambool City Council Council Plan Actions

Q2 2024/2025

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
					5. Personal & Domestic Assistance - Total Hours YTD 6,613.5 Total Clients Assisted YTD 3,116. 6. Home Maintenance - Total Hours YTD 1,298 Total Clients YTD 637.
1.3.4	Engage children in Learn to Swim programs that align with the National Swimming and Water Safety Framework and provide adult learning opportunities in accordance with LSV Swim and Survive program.	Aquazone Service Manager	50%		There has been a 15% increase in learn to swim enrolments this quarter from July to August period. Additional classes were offered for adult lessons with participation doubling. The program aligns with LSV Swim & Survive program and Victorian state government outcomes for primary aged children swimming ability competencies. Lessons currently are offered from infants through to adults and include participants of all abilities.
1.3.5	Increase participation through activation, promotion and programming of AquaZone that meets the needs of the community.	Aquazone Service Manager	50%		Current YTD Forecasting is showing growth in visitation, to approximately 211,000 visits. Projected annual growth based on YTD visitations: +9% Facility. +4% Rec Swim. -2% Group Fit. +16% Gym. +12% Member Attendance.
1.3.6	Continue to implement the Municipal Health and Wellbeing Plan 2021-25 (Healthy Warrnambool) through the Committee of Practice model.	Manager Community Policy & Planning	50%		The Healthy Eating, Social and Emotional Wellbeing and the Climate Change and the Community Community of Practice meetings were held over the past quarter. Planning was undertaken for projects/opportunities for collaboration in 2025. A project plan and funding agreement has been developed with the City of Greater Geelong to deliver a suite of local programs as part of the VicHealth funded Vaping Prevention Coalition project. This program will work with partner organisations to engage with young people and continue efforts to reduce vaping in the community, building on the 'Clear the Air' campaign that was implemented in September 2024.
1.3.7	Continue to improve children and families' health and wellbeing as set by reaching the benchmarks within the Healthy Achievement Program.	Manager Children & Family Services	60%		All services are working towards meeting benchmarks. Five services have achieved five of the six benchmarks.
1.3.8	Provide increased services through the Enhanced Maternal and Child Health Service to support children up to the age of three years.	Manager Children & Family Services	50%		Enhanced MCH program hours are consistent with the previous quarter. The hours allocated to supporting vulnerable families has increased by 72% for the period July-December 2024 compared to same period last year.

Completed

Progressing

On Hold

Not
ProgressingNot
Completed

Withdrawn

4



Warrnambool City Council Council Plan Actions

Q2 2024/2025

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	Where possible, and in accordance with current standards, deliver all-abilities access compliance as part of asset renewal projects.	Manager Strategic Assets, Property & Projects	60%		On-street accessible carparks have been installed at four locations including Liebig Street, Fairy Street, Timor Street and Flaxman Street. The now complete West Warrnambool Neighbourhood House includes all-abilities access including a ramp to the facility and a disabled carpark onsite. Works are progressing on Beach Access 123 which will include the installation of an all-abilities ramp which will provide a fully compliant and all-abilities accessible pathway from the beach through to the MYKI Changing Places facilities and the new playspace in Lake Pertobe which includes some all-abilities play elements.
1.4.2	Implement the Fair Access and Use Policy for Community Sports Facilities, as mandated by the State Government, to be endorsed by Council by 1 July 2024.	Service Manager Recreation & Culture	80%		Respect In Sport training program developed in consultation with South West Sport with club training programs commencing. Review of club licenses underway.
1.4.3	Develop a Youth Strategy that will guide Council programs, initiatives, advocacy and engagement with young people.	Service Manager Community Support	95%		The Youth Strategy has been released for public comment. Feedback will be assessed and the Strategy is expected to be presented to Council for adoption in March 2025.
1.4.4	Develop a Community Services Infrastructure Plan.	Manager Community Policy & Planning	50%		Council has developed a draft scope for the Community Services Infrastructure Plan which will be named the Community Services Futures Plan. This plan will be closely aligned with the Warrnambool Futures 2040 Plan.

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	Complete the Playspace Strategy for community playgrounds and spaces.	Manager Strategic Assets, Property & Projects	75%		The draft Playspace Strategy is progressing. Information is being revised to support and guide Council decisions in relation to Council's growing network of playgrounds and play spaces across the municipality.
1.5.2	Deliver a Lighthouse Theatre season program that is relevant and appealing to the local/South West audience and that provides opportunity to	Service Manager Lighthouse Theatre	0%		Lighthouse Theatre had a very strong second quarter with a 95% increase in attendance to theatre season shows compared to last quarter. How Sweet It Is had 98 people in attendance, and our Christmas Morning Music offering is always popular, with 220 people attending for the show and morning tea in December. Our children's offering

Completed

Progressing

On Hold

Not
ProgressingNot
Completed

Withdrawn

5



Warrnambool City Council Council Plan Actions

Q2 2024/2025

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
	experience a diverse range of performing arts.				The Gruffalo proved so popular we had to add a fourth show, meaning 2132 families, school students and teachers enjoyed the high energy performance. A community education workshop on theatrical lighting proved very popular with local theatre groups and high schools, with participants commenting on how valuable they found the content. We will hold more of these community workshops in 2025.
1.5.3	Deliver Warrnambool Art Gallery exhibitions and experiences that engage community, attract and increase visitors, support artists and build new audience.	Director Art Gallery	50%		<p>EDUCATION PROGRAM The 2024 calendar year education program engagement hosted a 9.5% total increase in attendance, from 7660 (2023) to 8388 (2024) students. The newly redeveloped Young Portrait Prize has boasted strong growth in participation with a 275% increase since it 2021 inception. And a 22% increase from 2023 to 2024. A total of 1500 students from 27 regional schools engaged with this prize in 2024.</p> <p>ARTISTIC PROGRAM July - Jan has hosted 17, 248 visitors. The gallery has increased its international engagement comprising 6% of total visitation, a 4% increase from 2023. The gallery has delivered it's second paid admission exhibition entitled CLAW MONEY WORLD featuring work by prominent USA artist Claudia Gold, supported by Visit Victoria. On display alongside is an exhibition by Wadawurrung artist Kait James. The Art Gallery has partnered with the National Exhibition Touring Support (NETS) to tour Kait James' exhibition to 7 venues across 5 states from 2025-2028. This exhibition marks the first national tour delivered by the Warrnambool Art Gallery.</p>
1.5.4	Develop a Warrnambool City Council Arts and Culture Strategy.	Director Community Development	50%		A new working group is convening to finalise the draft Arts & Culture Strategy and prepare it for community consultation. The draft strategy is currently being mapped against the Regional Arts Victoria Creative Industries Strategy to ensure alignment.
1.5.5	The Library and Learning Centre will deliver a program of community-responsive activities and events to promote, engage and support learning and literacy to people of all ages and abilities within the community.	Service Manager - Library & Learning Hub	50%		Cumulative second quarter results for community responsive programs: 514 program sessions delivered to 10,177 participants.

Completed

Progressing

On Hold

Not
ProgressingNot
Completed

Withdrawn

6



Warrnambool City Council Council Plan Actions

Q2 2024/2025

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%		<p>Through our relationships with our Sister Cities Miura (Japan) and Changchun (Changchun) education is one of the key industries where opportunities are promoted.</p> <p>Council's Economic Development team, in conjunction with Deakin University Warrnambool, are commencing discussions with Deakin's International Recruitment Manager for China. The aim is gain a full understanding of the international recruitment program at Deakin and facilitate a series of meetings with Council's key contacts in Changchun to encourage students to study and live in Warrnambool. Our Sister City in Japan, Miura, will also be discussed with Deakin which we will share with them as an opportunity for their citizens to consider.</p> <p>Dairy Australia Conference - March 2025 Dairy Australia will host their national conference in Warrnambool at Deakin University in the first week of March 2025 with Council officers supporting the Dairy Australia organisers with connections to local businesses and services as well as promotion of the conference. Attendance will be around 200 delegates over three days. Council will have a sponsors stall at the conference to promote the Great South Coast Designated Area Migration Agreement and Talent Beyond Boundaries as well as Warrnambool as a tourist destination. The mayor will officially open the conference on day one.</p>
1.6.2	Development and implementation of a 10 year Early Years Infrastructure Strategy for Council, in response to State Government kindergarten reforms.	Manager Children & Family Services	15%		Council has sought quotes from suitably qualified consultants. The strategy will commence development in the new year.

Completed

Progressing

On Hold

Not
ProgressingNot
Completed

Withdrawn

7



Warrnambool City Council Council Plan Actions

Q2 2024/2025

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	Implement Invasive Plant and Animal Management Framework for the control of environmental weeds and pests.	Coordinator City Building & Administration Support	50%		A Rabbit Control trial has been organised for Council's Holiday Parks. Partnering with Warrnambool Coast Care Land Care Network for the Gorse Action Field Day as part of the Partnerships Against Pests Network.
2.1.2	Develop and implement programs that improve biodiversity, protect and enhance flora and fauna including revegetation with the assistance of community.	Coordinator City Building & Administration Support	50%		Preparing for the second year of the Growing Green Rooms Program with South West TAFE. Community and schools plant a tree days are being scheduled for the 2025 planting season. Grey-headed Flying Fox monitoring continues with the assistance of Eastern Maar Aboriginal Corporation staff.

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

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
2.2.1	Implement the Domestic Waste Water Management Plan to improve health and environmental outcomes for our community.	Coordinator Environmental Health	100%		Domestic Wastewater Management Plan 2020-2025 is coming into its sunset and planning has commenced on priorities for the renewed DWMP. A meeting was held with Wannon Water to discuss future priorities and direction. Likely to focus on existing infrastructure (available sewer) and requiring properties within the declared sewer district to connect. Funding currently being sought via budget bid - if successful, likely to go out to tender Q3/Q4.
2.2.2	Implement the Warrnambool Coastal Management Plan to guide the future use, development and management of Warrnambool's coastline.	Coordinator City Building & Administration Support	50%		Actively managing vegetation and pest animals along Warrnambool's foreshore as well as renewing Council's infrastructure.
2.2.3	Complete the South Warrnambool Flood Study and begin Planning Scheme Amendment.	Coordinator City Strategy	85%		The South Warrnambool Flood Model has been reviewed by an independent expert in the field. The model has been tested and updated based on the reviewer's recommendations. Draft flood mapping was completed from the updated model in May 2024. At the same time that this mapping was completed the Federal Department of Climate Change, Energy, the Environment and Water advised Catchment Management Authorities across Victoria

Completed

Progressing

On Hold

Not
ProgressingNot
Completed

Withdrawn

8



Warrnambool City Council Council Plan Actions

Q2 2024/2025

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
					<p>that they would be publishing revisions to the Climate Change Considerations chapter of Australian Rainfall and Runoff (ARR). ARR is Geoscience Australia's guide to flood estimation. The revisions involve calculation of how much rainfall intensity is expected to increase in the future relative to the historic baseline. In consultation with the Glenelg Hopkins Catchment Management Authority (GHCMA), Council updated the model based on the ARR revisions so that our planning scheme amendment will be based on the best available current climate advice. There is a significant risk that a Planning Panel would reject the proposed amendment if we did not include the revisions. This remodelling work is now finalised.</p> <p>The draft mapping produced in May also highlighted potential significant flood risk just upstream of the model boundary. As a consequence, it was decided to extend the model further upstream in order to better define the risks between the Princes Highway Bridge and the Caramut Road Bridge. This model extension happened concurrently with the ARR revisions. The model extension included consultation with property owners and occupiers in the new study area.</p> <p>The finalised flood mapping was presented to the community in December 2024. The analysis of the mitigations options was also presented at that meeting. Since the community meeting, further work is underway on mitigation options for new subdivisions in South Warrnambool. It is planned to present the final flood modelling to Council for adoption in the first quarter of 2025.</p>

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	Council will investigate a seasonal increase of its FOGO collection over the spring and summer months.	Coordinator City Building & Administration Support	50%		Report prepared for Council to consider during 2025/26 budget deliberations. Also an opportunity to build the extra collection(s) into the contract documents for 2026.
2.3.2	Facilitate and support the delivery of climate change mitigation, adaptation and resilience actions to raise awareness and prepare for a changing climate.	Coordinator City Building & Administration Support	35%		In the process of confirming successful tender for the Wild Coast Resilience and Protection Project which will collaborate with GORCAPA, EMAC and the Warrnambool community.

Completed

Progressing

On Hold

Not
ProgressingNot
Completed

Withdrawn

9



Warrnambool City Council Council Plan Actions

Q2 2024/2025

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	Deliver actions identified in the Albert Park Integrated Water Management Plan and the Lake Pertobe Integrated Water Management Plan.	Coordinator City Building & Administration Support	40%		Community and schools plant a tree days are being scheduled for the 2025 planting season at Albert Park. Research into lake water levels and storm water inputs, as well as an education initiative are being undertaken for Lake Pertobe.

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 City Building & Administration Support	40%		First mail-out completed. Social media, cinema and back of bus advertising is being run currently. An on-line survey has been conducted and we preparing for radio, newspaper and billboard advertising. Preparing for a second mail out and a late stage survey which includes an over-haul of recycling advice page on our website.

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.	Coordinator City Building & Administration Support	50%		On going monitoring - when issues arise service managers are notified and appropriate actions taken if required. Transition of fleet to EV for pool vehicles is dependant on the construction of charging stations.

Completed

Progressing

On Hold

Not
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Completed

Withdrawn

10



Warrnambool City Council Council Plan Actions

Q2 2024/2025

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 across multiple growth fronts. More recent plans that have been approved are a development plan for residential development at 71 Raglan Parade, (which is part of the Eastern Activity Centre); a development plan for 28 Aberline Road which provides for a child care centre and swim school and is part of the North East Growth area, 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. Officers are continuing to have pre-application discussions with developers on a number of development plans and development fronts in the North of the Merri, with the likelihood that applications will be submitted in the upcoming months.
3.1.2	Develop programs and collateral to promote Warrnambool as an appealing investment destination.	Manager Economic Development	40%		INVEST ATTRACTION PROSPECTUS The Economic Development Team finalised and is promoting the online 'Live, Work & Invest' investment and attraction prospectus https://www.warrnambool.com/ which details all of the information needed for many areas within Council and the city for potential and existing businesses, investors, workers and families considering a move to Warrnambool. Several businesses and organisations are already using the online site in their job advertisements and it will continue to be promoted by the economic development team to developers, key local businesses and organisations and relevant state government departments. An introductory hard copy is also available which allows users to access the full online version via QR codes.
3.1.3	Grow engagement with local businesses across the municipality through events and training opportunities.	Manager Economic Development	40%		Business Support - De-escalation Training Warrnambool City Council has three representatives on the Local Safety Committee convened by VICPOL and attended by other relevant organisations and services across the city. Councils Economic Development Unit are working with representatives of the local traders group who came together in mid-2024 in response to the behavioural issues they were experiencing across the cities shopping precincts to identify training to assist them

Completed

Progressing

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Withdrawn

11



Warrnambool City Council Council Plan Actions

Q2 2024/2025

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments																								
					<p>when these behaviours present. A training provider who specialises in de-escalation training when challenging behaviours present will be sourced and courses funded buy Council with training to be held during April 2025.</p> <p>Christmas Weekend Activities: 1 – 21 December 2024.</p> <p>Year-on-Year Changes: Dec 2023 v Dec 2024</p> <table><tr><td>Expenditure Type</td><td>Dec 2023</td><td>Dec 2024</td><td>Change</td></tr><tr><td>Total Local Spend</td><td>\$104M</td><td>\$106M</td><td>↑2.42%</td></tr><tr><td>Resident Local Spend</td><td>\$58.1M</td><td>\$59.6M</td><td>↑2.47%</td></tr><tr><td>Visitor Local Spend</td><td>\$45.6M</td><td>\$46.6M</td><td>↑2.36%</td></tr><tr><td>Resident Escape Spend</td><td>\$15.6M</td><td>\$15.5M</td><td>↓0.51%</td></tr><tr><td>Resident Online Spend</td><td>\$30.5M</td><td>\$35.9M</td><td>↑17.83%</td></tr></table> <p>In December 2024 WCC's It's All Happening Christmas campaign commenced. The following activities were delivered across four weekends.</p> <p>- 23 on street musical performances: Local buskers provided live music performances, creating a lively ambiance in key public spaces.</p> <p>- 3 face painting sessions: A popular activity for children, offering festive designs that added to the holiday fun.</p> <p>- 3 sessions of roving Santa and Elf: Characters engaged with the public and visited businesses, spreading joy and posing for photos with families and children for a total of 6 hours.</p> <p>- Children's Roving Entertainment and shows: An entertainer roved the CBD as a fairy for 45 minutes before performing on the Civic Green stage for a 30-minute children's show.</p> <p>- 2 sessions of balloon art: For a total of 8 hours, a local balloon artist created designs and sold them from the footpaths of Liebig Street.</p> <p>- 8 sessions of a gift-Wrapping Station: Warrnambool Community Hospice delivered gift wrapping services on the street for a total of 16 hours over the month, achieving high community engagement and raising funds for an important local not-for-profit organisation.</p> <p>- Flying Flamingos dance/aerobics Groups: A local aerobic group performed 3 shows and 3 workshops with the community for 3.5 hours on one Saturday. This was great exposure for the talented local group as well as a fun and unique free community activity.</p> <p>- Projectors: Five Council owned projectors set up by staff to project onto iconic CBD buildings every night projecting cheery Christmas content and videos and adding to the street decorations and ambiance.</p> <p>- Poi twirling workshop: A free and fun activity for all ages and abilities. People came from up to two hours away to give it a go.</p> <p>- Christmas podcast scavenger hunt: By collaborating with Storv Towns, a local podcast brand, this</p>	Expenditure Type	Dec 2023	Dec 2024	Change	Total Local Spend	\$104M	\$106M	↑2.42%	Resident Local Spend	\$58.1M	\$59.6M	↑2.47%	Visitor Local Spend	\$45.6M	\$46.6M	↑2.36%	Resident Escape Spend	\$15.6M	\$15.5M	↓0.51%	Resident Online Spend	\$30.5M	\$35.9M	↑17.83%
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12



Warrnambool City Council Council Plan Actions

Q2 2024/2025

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
					<p>customised audio-digital hunt was created. Participants searched for missing reindeer around the CBD in shop windows and submitted their game cards for the chance to win a prize. The hunt was available for the whole month of December.</p> <p>All performers and service providers were sourced locally, contributing to the regional economy and supporting community-based talent. The event was widely promoted through WCC communications channels to maximise participation and visibility, ensuring a vibrant start to the holiday period for residents and visitors alike.</p> <p>TRAINING OPPORTUNITIES To date a total 8 business workshops and training sessions have been held with more planned between now and the end of June 2025, including de-escalation training for traders. Across the 8 workshops we have had 184 attendees. This equates to an average booking number of 23 per workshop/training session.</p> <p>Workshop Title & Attendee Numbers Cyber safe 2024 Great South Coast - 67 The Basics of AI - 19 Business and Bookkeeping Workshop - 21 Basics of Social Media - 15 Workplace Wellbeing Webinar - 21 Traditional Media Workshop - 5 Enhancing Your Business with AI - 21 Maximising Your Social Media November - 15 Total = 184 attendees</p> <p>BUSINESS MENTORING Sessions have continued and are coordinated by the economic development team and makes available free one on one business mentoring services to locally based businesses to take up at no cost to participants.</p> <p>These services can be utilised by businesses of any size existing or planned and can include marketing support, financial advice or other similar topics. A maximum of 5x 45 minute sessions can be booked on any given day with four businesses taking up the offer so far.</p> <p>The Small Business Bus program delivered by the State Governments Small Business Victoria team has been booked and will be in Warrnambool in April.</p>

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13



Warrnambool City Council Council Plan Actions

Q2 2024/2025

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%		Council continues to engage with the executive of GORCAPA around Tourist Operator licences and various strategic projects covering coastal crown land parcels. GORCAPA have indicated there are no current plans to move towards taking over any land management functions in the Warrnambool municipality.
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	50%		<p>Regional Skilled Migration Roadshow From 24 to 26 March 2025 a roadshow to showcase all visa and skilled migration options for employers in the region will occur with presentations in Warrnambool (combined with Moyne Shire), Portland, Hamilton, Camperdown (combined with Colac Otway Shire). The roadshow includes representatives from:</p> <ul style="list-style-type: none"> - Department of Home Affairs (State) - Talent Beyond Boundaries - VETASSESS - Skills Assessing Body - Victoria State Government (DJSIR) - Warrnambool City Council (DAMA Program) <p>GSC DAMA (GREAT SOUTH COAST DESIGNATED AREA MIGRATION AGREEMENT) Program Extension Some states are now overseeing DAMA's effectively becoming state led programs. After meeting with our State Government, Department of Jobs, Skills, Industry and Regions (Skilled and Business Migration - Small Business Victoria and Migration & Industry, Trade and Investment) they have confirmed they will provide a letter of support for the GSC DAMA which the Department of Home Affairs (DOHA) had requested to extend our agreement for a further twelve months from the end of March 2025. DOHA has a preference for DAMA's to be state lead which has occurred already in a few states. We will have discussions with state government representatives in the coming months to see if this is something they do wish to pursue.</p> <p>Since the end of March 2024 until the end of December 2024 there have been 171 workers endorsed around the region in the first 9 months of our current agreement and 15 are waiting to be finalised.</p>
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%		<p>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, including a flood and stormwater investigation which is currently underway for the township.</p> <p>The Bushfield-Woodford strategic framework plan is currently being reviewed and updated to reflect</p>

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14



Warrnambool City Council Council Plan Actions

Q2 2024/2025

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
					<p>community feedback. The feedback included a response from the CFA that has necessitated further assessment for bushfire risk. This work has been externally funded and has recently been finalised. Once the strategic framework plan is updated to reflect the community feedback and further technical work, further engagement with the community and stakeholders will occur.</p> <p>The Eastern Activity Centre structure plan continues to be implemented by site-specific rezonings, and developments, including approval of a new KFC take-away food restaurant at Gateway Plaza, and residential development at 71 Raglan Parade.</p> <p>Council officers continue to work with the Victorian Planning Authority (VPA) in the development of the East of Aberline precinct structure plan, which is Council's largest residential growth area anticipated to accommodate 5,000-6,000 lots and a population of 13,000 residents. The Victorian government has identified the PSP as a priority and subsequently the project is now fully funded. A range of technical reports have been undertaken for the precinct to support the future urban structure. A draft PSP has undergone agency validation and feedback is currently being reviewed by the VPA. Work has now commenced on traffic analysis and stormwater flood investigations which will inform the DCP for the area. The PSP is anticipated to be finalised and released for formal exhibition by mid 2025.</p> <p>Implementation of Council's other 4 residential growth areas is progressing with development occurring across the 4 growth areas at a healthy rate.</p> <p>The Warrnambool Foreshore Framework Plan has been completed. The Plan will provide guidance for a variety of issues across the Foreshore precinct. It is anticipated the Plan will be presented for formal Council adoption in February.</p>

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

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
3.3.1	Review and implement the Warrnambool Destination Action Plan in partnership with Great Ocean Road Regional Tourism and industry.	Service Manager Flagstaff Hill	100%		The Plan is completed. Now the work of bringing the Visitor Economy Industry and Council stakeholders along on the journey to action it.

Completed

Progressing

On Hold

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15



Warrnambool City Council Council Plan Actions

Q2 2024/2025

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
3.3.2	Increase visitation with events across the year and enhance the profile of Warrnambool as a destination.	Service Manager, Events & Promotion	50%		<p>A total of 43 events were assisted by the Events and Promotions Team in Q2, with 21 events provided event permission through the Event Control Group and 10 events funded to a total of \$56,000. Key Homegrown Community and Destination Events supported by Council: Multicultural Festival, Premier Speedway Season Launch, Warrnambool Show, Fabric of Life Festival, Dirty Warrny Gravel Race, Jericho Cup, Warrnambool Showgrounds Rodeo.</p> <p>The Multicultural Festival, Fabric of Life Festival and Warrnambool Rodeo are now annual events in the Warrnambool events calendar, due to the result of Council Festival and events Funding in the past 3 years. In December the annual events campaign "It's All Happening" commenced to promote the Summer events calendar. The campaign is free for businesses and event organisers to participate in and includes:</p> <ul style="list-style-type: none"> - Jericho Cup Race Guide ad (1 December 2024) - Included on the Big Screen promotions - Paid Social media posts on Warrnambool City Council & I AM WARRNAMBOOL accounts - Listing in ATDW - Visit Warrnambool Calendar - Communications out to industry for locals and visitors over Summer - Cinema advertising - Summer Vacation Care Program ad - Cross promotion from businesses and venues <p>New Year Eve Fireworks were coordinated and delivered by Foti International from the Warrnambool Breakwater at 9.30pm and midnight on New Years Eve.</p>
3.3.3	Develop and share economic data and analysis to business and industry to inform the performance of the Warrnambool economy.	Manager Economic Development	50%		<p>The development of the online investment and attraction prospectus https://www.warrnambool.com/ provides local businesses, industry and investors with quick access to current and key economic data. This continues to be promoted locally, statewide and beyond to promote Warrnambool as a great place to 'Live, Work or Invest' which are key themes throughout the prospectus.</p> <p>The Economic Development Unit provides the cities major events, businesses and organisations applying for funding opportunities which will benefit the city with data that supports their applications for grant opportunities via the various tools such as REMPLAN, Spendmapp, Business Survey findings and other data streams available.</p> <p>The annual Mayor's Breakfast was held in November 2024 which provides an overview of the year from an economic perspective and include the release of the bi-annual business survey.</p> <p>The top six initiatives requested by businesses from the survey were:</p> <ul style="list-style-type: none"> - Local Grants Program - Regular Networking Events - Business Training workshops/mentoring opportunities - Formation of a Warrnambool Business Representative

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16



Warrnambool City Council Council Plan Actions

Q2 2024/2025

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
					Group - Motivational/business speaking events - Support business start-ups
3.3.4	Ensure that Council's position is advocated strongly to the Great Ocean Road Coast and Parks Authority.	Manager Infrastructure Services	50%		Council continues to engage with the executive of GORCAPA around Tourist Operator licences and various strategic projects covering coastal crown land parcels. GORCAPA have indicated there are no current plans to move towards taking over any land management functions in the Warrnambool municipality however discussions are progressing around coastal water management.

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	50%		<p>GSC DAMA (GREAT SOUTH COAST DESIGNATED AREA MIGRATION AGREEMENT) The sixth year of the GSC DAMA is due to expire in March 2025. A head agreement variation was submitted to the Department of Home Affairs was submitted in September 2024 requesting a 12 months extension. The request is currently being reviewed and we expect a positive outcome. The employer response program continues to be very strong with over 170 positions endorsed.</p> <p>TALENT BEYOND BOUNDARIES (TBB) PARTNERSHIP In September 2024 Council, on behalf of the local government areas in the Great South Coast Region, signed a Memorandum of Understanding (MOU) with TBB to promote the program and be the local contact for employers wishing to access skilled refugees from all parts of the world. A few local businesses expressed interest in the program and two of them were connected to TBB to discuss their needs and review candidates' CVs. At this stage there has been no endorsements under this Program.</p> <p>GREAT SOUTH COAST SKILLED MIGRATION ROADSHOW Currently organising an upcoming roadshow in March 2025, aimed at engaging with businesses across the Great South Coast and showcasing the opportunities available through the GSC DAMA Program, our partnership with Talent Beyond Boundaries, and alternative solutions to address staff shortages. At this stage, there will be presentations by the Department of Home Affairs (BIRO), VETASSESS, the Victorian State Government (DJSIR) and Warrnambool City Council.</p>

Completed

Progressing

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17



Warrnambool City Council Council Plan Actions

Q2 2024/2025

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
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	25%		<p>Dairy Australia Conference - March 2025 Dairy Australia will host their national conference in Warrnambool at Deakin University in the first week of March 2025 with Council Officers supporting the Dairy Australia organisers with connections to local businesses and services as well as promotion of the conference. Attendance will be around 200 delegates over three days. Council will have a sponsors stall at the conference to promote the Great South Coast Designated Area Migration Agreement and Talent Beyond Boundaries as well as Warrnambool as a tourist destination. The mayor will officially open the conference on day one.</p> <p>Council's Sister City and International Students Initiative. Through our relationships with our Sister Cities Miura and Changchun education is one of the key industries where opportunities are promoted.</p> <p>The Economic Development team in conjunction with Deakin University Warrnambool are commencing discussions with Deakin's International Recruitment Manager for China. The aim is gain a full understanding of the international recruitment program at Deakin and facilitate a series of meetings with Council's key contacts in Changchun to encourage students to study and live in Warrnambool. Council's Sister City in Japan, Miura, will also be a discussed with Deakin which we will share with them as an opportunity for their young people to consider.</p>

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 address connectivity issues for industry and households.	Executive Manager IT Strategy & Transformation Shared Services	0%		The Great South Coast Digital Plan forms a basis of current planning and will form part of the future strategic plan and direction across the three Councils participating in the SWCICTA Joint Venture. The majority of actions will take place after the Technology One ERP has been completed in late 2025.

Completed

Progressing

On Hold

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18



Warrnambool City Council Council Plan Actions

Q2 2024/2025

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	Develop City-Wide Parking Strategy and implementation plan.	Coordinator City Building & Administration Support	100%		The City-Wide Parking Strategy was adopted in September 2024.

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	Facilitate the development of a regional transport forum for all forms of regional transport (rail, road freight networks, ports and airports).	Director City Infrastructure	40%		Consultants appointed (Stantec Australia) and study works commencing in January 2025.
4.2.2	Review Pathway Asset Management Plan and identify key gaps and opportunities for improvement.	Manager Strategic Assets, Property & Projects	85%		Draft Pathway Asset Management Plan completed and will be presented to the Executive Management Team.
4.2.3	Advocate for funding to progress the CBD Bus Interchange Project in Lava Street.	Manager Strategic Assets, Property & Projects	10%		Design is being drafted. Grants are being monitored for any funding opportunities that align with this project. Ongoing communication with bodies such as PTV and TAC, as well as with Warrnambool Bus Lines, occurring.

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	In consultation with the community, carry out preliminary design and costing for a new sports pavilion and multi-purpose community hub at Brierly Reserve.	Director Community Development	100%		Design and QS completed. Community engagement indicates strong support for the preliminary design and this project to remain a Council priority.

Completed

Progressing

On Hold

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19



Warrnambool City Council Council Plan Actions

Q2 2024/2025

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
4.3.2	Finalise the Public Open Space contributions policy.	Coordinator City Strategy	40%		The Open Space Strategy 2014-2024 is nearing the end of its life. A review of the strategy is currently underway with the likelihood of a new or revised strategy to be developed in 2025. One unresolved recommendation of the strategy is the development of an Open Space Contributions policy. A background report has been completed and externally peer reviewed. Economic modelling and analysis will be undertaken to support the rationale and justification of the policy, following endorsement of a new or revised Open Space Strategy in 2025.

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%		<p>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 was prepared and submitted to 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.</p> <p>Council officers are working with the VPA to embed sustainability outcomes in the East of Aberline PSP. This work is substantially underway and Council officers are utilising the assistance of CASBE to ensure best practice targets and mechanisms are in place.</p> <p>Council is also participating in a shared ESD adviser scheme in which Warrnambool shares the services of an ESD adviser with 5 other regional Councils. This has assisted in improving ESD outcomes across a number of planning projects.</p> <p>In addition to the local initiatives, the State Government is rolling out a number of planning reforms in the ESD space, including transitioning to a gas free community, which is part of the State Government's ESD Roadmap.</p>
4.4.2	Review the Smart Buildings Program 2024-2025 to improve energy efficiency and reduce greenhouse gas emissions and utilise renewable energy.	Coordinator City Building & Administration Support	50%		On going program - audit process has started with a consultant engaged and initial meetings undertaken. Data collection and site visits are being organised.

Completed

Progressing

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20




Warrnambool City Council

Council Plan Actions

Q2

2024/2025

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
4.4.3	Update the Drainage Asset Management Plan.	Manager Strategic Assets, Property & Projects	85%		Draft Drainage Asset Management Plan completed and will be presented to the Executive Management Team.

Completed

Progressing

On Hold

Not Progressing

Not Completed

Withdrawn



Warrnambool City Council Council Plan Actions

Q2 2024/2025

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	Council is refining a "policy dashboard" that will be used to inform regular reporting to Council in the currency of policies.	Manager Governance	100%		Council's "policy dashboard" tracking software has been implemented and is now being utilised by staff. Regular reporting will be provided to the Executive Management Team.
5.1.2	Run a robust and comprehensive Councillor Induction program to help ensure good governance in the 2024-2028 Council term.	Manager Governance	90%		A comprehensive induction program has been undertaken by the newly elected Council. The final component is a team building session to be delivered on 17 February.
5.1.3	Deliver the Coastal Connect project in partnership with the Corangamite and Moyne councils.	Director Corporate Strategies	55%		The project is progressing well with fantastic cooperation across the councils in a very complex project with multiple partners. The time frame for the project go live has been extended as a result of software reconfiguration issues from the vendor. This has resulted in a delayed go live which is being forecast for end of 2025.
5.1.4	Work with the Victorian Electoral Commission to successfully deliver the 2024 Local Government Election.	Manager Governance	100%		Council and the VEC worked positively together resulting in the election held on 26 October 2024 with the declaration of results held on 8 November 2024.
5.1.5	Continue to enhance organisational awareness of Victoria's Child Safe Standards via customised training programs and implement measures to maintain and improve compliance with the standards.	Manager Organisation Development	80%		The newly created position of Child safety Officer has been filled with the role commencing in January 2025. A review of the Child Safety Policy is underway with planned adoption in February 2025. The Child Safety Committee has been re-established and will meet regularly commencing February 2025.

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	Provide a twice-yearly report on the effectiveness of	Manager Communications	75%		Report on customer service and online engagement covering the September quarter

Completed

Progressing

On Hold

Not Progressing

Not Completed

Withdrawn

22



Warrnambool City Council Council Plan Actions

Q2 2024/2025

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
	Council's online engagement.				was presented in November 2024. Report covering the December quarter is currently being prepared.
5.2.2	Provide communications support to promote Council services, facilities, programs and events.	Manager Communications	50%		Communications team was involved in the summer visitor and business "It's all happening" promotion, promotion of Christmas tree recycling, the Warrnambool Wheelie Convoy, organised the Citizen of the Year Awards and launched community engagement activities for the Council Plan and Budget.

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 with the opportunities available through the Coastal Connect shared enterprise software.	Manager Communications	50%		Coastal Connect will provide Council with a new customer request management system, replacing currently unsupported software.

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	Finalise an update of the Procurement Policy, introduce relevant training and explore opportunities for joint procurement with other Councils.	Manager Financial Services	100%		Procurement Policy updated. Introductory training module complete. Second and third modules in progress. Joint procurement opportunities being explored with the backing of the policy when they arise.
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 training programs in place and managed via centralised training unit within the HR team. Results from 2024 staff survey indicate enhanced engagement across council staff.
5.4.3	Introduce positive change through the Women's Network.	Manager Organisation Development	100%		The Womens Network Group has been formed and is now fully functional, meeting at a minimum bi-monthly. The Network aims to provide a supportive, collaborative, informative and social network for female employees to connect, engage, learn and/or socialise with other female employees; non-binary employees; employees identifying as female; and allies.

Completed

Progressing

On Hold

Not
ProgressingNot
Completed

Withdrawn

23



Warrnambool City Council Council Plan Actions

Q2 2024/2025

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
5.4.4	Continue implementation of Council's Volunteer Strategy.	Service Manager Community Support	90%		Council's Volunteer Management Policy is being implemented with training being rolled out to managers. Council officers are promoting the use of "Better Impact" a tailored software package for Volunteer services.

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

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
5.5.1	Review and update the Long Term Financial Plan to ensure Council remains financially sustainable into the future.	Manager Financial Services	20%		The LTFP has been updated as part of the Integrated Planning legislative requirements, in line with the 2025-26 budget. Work has commenced on this.
5.5.2	Improve digital capacity for Council staff with the implementation of Coastal Connect.	Executive Manager IT Strategy & Transformation Shared Services	20%		The digital capacity for Council is improving via the training and configuration tasks undertaken within the Coastal Connect Project. The Project has a specific end user training stage during late 2025. This will form the basis of a training resource centre with up to date centralised materials and support people.

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.	Manager Information Services	30%		SAM for Compliance software to be purchased. Postponed until resources are available to configure compliance levels with completion expected by end of the financial year.
5.6.2	Implement the 2024-2025 elements of Council's Victorian Protective Data Security Plan.	Manager Information Services	20%		The self-assessment and management platform "SAM for Compliance" will be used to effectively track and report on Council's Victorian Protective Data Security Plan alignment.
5.6.3	Ensure effective Business Continuity Planning (BCP) is in place.	Manager Organisation Development	90%		All BCP plans have been reviewed and updated. The annual BCP exercise was conducted in October with learnings now being implemented.
5.6.4	Embed Council's risk management processes to ensure key strategic and operational decision-making considers risk factors.	Manager Organisation Development	95%		Risk management processes are becoming embedded. The recent launch of the Risk Dashboard for managers now makes accessing and addressing identified risks a simpler task. Plans for a review of Council's Strategic risks are in place upon adoption of the new Council Plan.

Completed	Progressing	On Hold	Not Progressing	Not Completed	Withdrawn	24
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Warrnambool City Council Council Plan Actions

Q2 2024/2025

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
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.	Manager Organisation Development	80%		The OHS Management System is in place and is constantly under review for improvement. The recent third party audit of the system has provided suggestions for improvement are now being implemented.

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

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
5.7.1	Develop a business case for the Aquatic Strategy.	Director Community Development	25%		Request for Quotation for the development of a Business Case to support the redevelopment and enhancement of AquaZone at its existing location has commenced.

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	Work with the Municipal Association of Victoria forum to address issues affecting regional councils.	Chief Executive	80%		Council is providing important regional leadership, through chairing of the South West Alliance and participation in regional events and activities.

Completed

Progressing

On Hold

Not
ProgressingNot
Completed

Withdrawn

25

7.6. Appointment of Independent Audit And Risk Committee Member

DIRECTORATE : Corporate Strategies

Purpose:

The purpose of this report is to recommend the appointment of a new independent member to Council's Audit and Risk Committee to fill an existing vacancy.

Executive Summary

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

A vacancy for an independent committee member recently opened due to the resignation of a previous member.

The charter for the Audit and Risk Committee states that Council must appoint independent members to the Committee and must appoint the chairperson.

An expression of interest for the vacant position was recently conducted, including advertising in local media and on Council's website.

Candidates were reviewed and this recommendation is based on assessment of their skills, experience, and expertise.

MOVED: CR BILLY EDIS

SECONDED: CR RICHARD ZIEGELER

That Wilson Tang be appointed as an independent member of Council's Audit and Risk Committee for a four-year term, with full voting rights for the upcoming Committee meeting on 4 March 2025.

CARRIED - 7:0

Background

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

The purpose of the Committee is to advise Council on the effectiveness of the organisation's systems, processes and culture for complying with its legal and financial obligations. The committee also plays a key role in the oversight of key strategic risks. In fulfilling this role, the Committee aids in the implementation of the Council Plan.

The Committee is accountable to and reports directly to Council. The Committee's work is to be informed by the requirements of the Act and best practice in audit, risk and governance principles and processes, and works to a specific charter adopted by Council.

The Committee is made up of 3 independent members and 2 Councillors. The previous chairperson resigned from the Committee recently. This created a vacancy for an independent committee member and for the role of the chairperson.

The Independent member position became vacant due to the incumbent independent member, Aswin Kumar, completing his four-year term.

The Audit and Risk Committee would like to recognise Aswin for his valuable contribution to the committee and Warrnambool City Council as independent member of the Audit and Risk Committee.

Issues

An expression of interest (EOI) process for the vacant position has been conducted including advertisements in the Warrnambool Standard and on Council's website.

Nine Applications were received, and these were reviewed based on the specialist skills, experience and expertise of the applicant. Consideration was also given to ensure that the applicants would contribute to the ideal balance of skills, experience and background for the Committee.

Management notes the high quality of the applicant applications and thanks all those who applied for the role.

Based on the review it was determined that Wilson Tang be recommended to the independent Audit & Risk Committee member position. The new member would be eligible to attend the 4 March 2025 committee meeting with full voting rights.

Financial Impact

No Financial impact as committee member remuneration is budgeted.

Legislation / Policy / Council Plan Context

5 An effective Council

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

Timing

The next Committee meeting is on Tuesday, 4 March, 2025.

Conclusion

It is recommended that Wilson Tang be appointed to Council's Audit and Risk Committee as an independent member.

ATTACHMENTS

Nil

7.7. Tender Award 2025019 - Provision of Security Services

DIRECTORATE : City Infrastructure

Purpose:

This report provides information on the award of Contract 2025019- Provision of Security Services.

Executive Summary

- A public tender was advertised on Saturday 6 December 2024 inviting tender submissions from suitably qualified and experienced contractors for the provision of Security Services.
- Close of tenders was advertised for 2:00pm Friday 17 January, 2025.
- The recommendation is to proceed with the tender offer provided by R&M Security Services for the tendered amount of \$633,808.32 Ex. GST p.a. for the initial three year term. (this amount is not including rates for ad hoc services or allowance for the rise and fall due to CPI adjustment)
- The Contract Term is for three (3) years with two (2) x one (1) year extensions. Fully exercised, the minimum value of the contract will be \$1,056,347.20 Ex GST or \$1,161,981.92 Inc. GST, made up of the tendered sums based on minimum requirements of the specification for the initial three year term and both one year extensions. The full cost of entering into the contract is dependent on CPI rise and fall allowed for in the contract conditions and any additional, ad hoc or emergency services that will be required throughout the life of the contract.

MOVED: CR BILLY EDIS

SECONDED: CR MATTHEW WALSH

That Council

1. Award *Contract 2025019- Provision of Security Services* to R & M Security Services Pty Ltd for a minimum value of \$633,808.32 Ex. GST, being for an initial three (3) year term with the option of two (2) x one (1) year extensions.
2. That the schedule of rates offered, and CPI rise, and fall is accepted for the life of the contract.
3. Authorize the CEO to sign, seal and vary the contract as required.

CARRIED - 7:0

Background

Warrnambool City Council runs and maintains multiple buildings, sites and events that require routine, periodical, on-call security services and cash in transit services.

The current security services contract will expire on 11 April 2025 and in line with Council's procurement policy the service has been tendered to seek the best value for money for the community.

Council undertook a public tender process in line with Council's procurement policy and advertised the tender on Saturday 6 December 2024 and closed 2pm Friday 17 January 2025. Council received seven tender submissions of varying quality indicating that there is strong interest from the market.

Two of the submissions were from local contractors and both were of high quality. All but one of the submissions were conforming Tenders.

Three Council Officers met to assess the submissions as the Evaluation Panel, in line with Council's procurement policy and graded them in line with the scoring criteria.

Through the tender evaluation process, R & M Security Services were found to provide the best value for Council overall. The local tenders all provided strong submissions, and the Evaluation Panel was confident they could both provide the services to the required level. The price provided by R & M Security was also a deciding factor.

Issues

The current contract arrangements for security services cover the foot patrol service, lockup service, alarm response, cash in transit service and caravan park security with an hourly rate being provided for ad hoc or additional services as required.

Financial Impact

The total minimum cost to Council for the initial three (3) year term is \$633,808.32 Ex. GST. An allowance needs to be made for CPI rise and fall allowable for each subsequent year of the contract and any ad hoc, emergency or alarm callout services will be charged at a fixed hourly rate.

A budget allowance for the service is allowed annually in various operational budgets. The breakdown for the 2025/26 budget is as follows;

City Infrastructure, Lock up, foot patrol and alarm response service. \$90,500.

City Growth directorate, Holiday Parks \$113,500.

Corporate Strategies, Cash in transit services. \$24,000.

The budget allowance is sufficient to cover the cost of the procured service, any addition or expansion of the service will require funding from the relevant services operating budget.

Provision is made under this contract to engage the Contractor to allow for service growth and perform ad hoc services to support community safety programs, alarm call outs, Council run events and disaster/pandemic management.

Legislation / Policy / Council Plan Context

This report responds to the following Council Plan initiatives:

1 A healthy community

1.3 Health and wellbeing: Council will take action to improve health, wellbeing, and safety outcomes for Warrnambool's community.

5 An effective Council

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

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

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

Timing

The term of the Contract is three years with two (2) x one (1) year extensions. The start date of the contract is 11 April 2025.

Community Impact / Consultation

This Contract has been a joint effort between the City Infrastructure, City Growth and Corporate Strategies Directorates. Community and employee feedback, regarding service levels, have been accounted for in the specifications document.

Legal Risk / Impact

Procurement processes are occurring in line with the approved contract specific procurement plan.

Officers' Declaration Of Interest

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

Conclusion

Acceptance of the recommended tender represents best value for Council.

ATTACHMENTS

Nil

7.8. Informal Meetings of Council Reports

DIRECTORATE : Executive Services

Purpose

The purpose of this report is to provide Council with copies of Informal Meetings of Council (previously known as "Assembly of Councillor Records") as previously required under section 80A(2) of the Local Government Act 1989.

Background Information

Section 80A(2) of the Local Government Act 1989 required the record of an Assembly of Councillors to be reported at an ordinary Council meeting.

Assembly of Councillor Records are no longer a requirement in the Local Government Act 2020 as of 24 October 2020. However, under Council's Governance Rules, a summary of the matters discussed at the meeting are required to be tabled at the next convenient Council meeting and recorded in the minutes of that Council meeting.

Report

The record of the following Informal Meetings of Council are enclosed:-

1. Monday 10 February 2025 – refer **Attachment 1**.
2. Monday 17 February 2025 – refer **Attachment 2**.
3. Monday 24 February 2025 – refer **Attachment 3**.

MOVED: CR MATTHEW WALSH

SECONDED: CR DEBBIE ARNOTT

That the records of the Informal Meetings of Council held on 10, 17 and 24 February 2025 be received.

CARRIED - 7:0

ATTACHMENTS

1. Assembly of Councillors Record 10 February 2025 [7.8.1 - 1 page]
2. Assembly of Councillors Record 17 February 2025 [7.8.2 - 2 pages]
3. Assembly of Councillors Record 24 February 2025 [7.8.3 - 2 pages]

Informal Meeting of Council Record

Name of Committee or Group (if applicable):	Informal Meeting of Council (Councillor Briefing)
Date of Meeting:	10 February 2025
Time Meeting Commenced:	2.00pm
Councillors in Attendance:	Cr. B. Blain, Mayor Cr. D. Arnott Cr. W. Benter Cr. B. Edis – left the meeting at 4.58pm Cr. V. Jellie AM Cr. M. Walsh Cr. R. Ziegeler
Council Officers in Attendance:	Andrew Mason, Chief Executive Officer Peter Utri, Director Corporate Strategies David Leahy, Direct City Infrastructure Brooke Love, Director Community Development Julie McLean, Acting Director City Growth James Plozza, Manager Governance Wendy Clark, Executive Assistant John Brockway, Manager Finance – 2.00pm – 3.00pm Val Attrill, Revenue Coordinator - 2.00pm – 3.00pm Wendy McGorm, Coordinator Financial Services - 2.00pm – 3.00pm Julie Anderson, Manager Strategic Assets, Property and Projects - 3.00pm – 3.49pm Julie Perry, Acting Manager Sustainability and Compliance – 3.49pm – 4.03pm Will Sloan, Circular Economy Officer - 3.49pm – 4.03pm
Other persons present:	
Apologies	Nil
Matters Considered:	<ol style="list-style-type: none"> 1. Budget Briefing. 2. Ziegler Parade Bridge Management Plan. 3. Christmas Landfill Collection and Weekly Fogo Spring Collection. 4. SWVA Regional Transport Strategy. 5. CCTV Steering Committee Meeting Minutes. 6. Governance Rules.
Council and Officer Items Raised	<ul style="list-style-type: none"> • Hulls Reef signage at end of Mahoney's Road. • Direction of new ramp to beach at McGennans car park. • Whalers Hotel building works. • Warrnambool RSL and Warrnambool Football Netball Club. • Councillors mandatory team building training. • Allansford Flood Study strategy. • Warrnambool Golf Club MOU emergency access. • South West Music Conservatorium forum. • Meetings with Wannon electorate candidates.
Councillor Conflicts of interest Disclosures:	
Councillor /Officer Name:	Nil.
Meeting close time:	5.30pm
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:	17 February 2025
Time Meeting Commenced:	2.00pm
Councillors in Attendance:	Cr. B. Blain, Mayor Cr. D. Arnott Cr. W. Benter Cr. B. Edis Cr. V. Jellie AM Cr. M. Walsh Cr. R. Ziegeler
Council Officers in Attendance:	Andrew Mason, Chief Executive Officer Peter Utri, Director Corporate Strategies David Leahy, Direct City Infrastructure Brooke Love, Director Community Development Luke Coughlan, Director City Growth James Plozza, Manager Governance Wendy Clark, Executive Assistant Aaron Braybrook, Director Warrnambool Art Gallery – 2.43pm – 3.07pm Lauren Edney, Acting Manager Recreation & Culture – 2.43pm – 3.07pm Julie Anderson, Manager Strategic Assets, Property and Projects - 3.08pm – 3.19pm Thomas Hall, Coordinator Project Management - 3.08pm – 3.19pm Rob Wandell, Coordinator, City Strategy - 3.20pm – 3.31pm - Virtual
Other persons present:	Craig Fraser, CEO, South West Healthcare Jamie Brennan, Executive Director, Redevelopment & Infrastructure
Apologies	Nil
Matters Considered:	<ol style="list-style-type: none"> 1. S6 Instrument of Delegation. 2. Warrnambool Art Gallery Strategic Plan 2025 -2029. 3. Capital Works 2024/25 - Quarter 2 – Update. 4. Planning Scheme Amendment VC242. 5. Planning Scheme Amendment VC243. 6. Planning Scheme Amendment VC253 - Small Second Dwelling. 7. South West Healthcare Redevelopment.
Council and Officer Items Raised	<ul style="list-style-type: none"> • Opening of Brierly Recreation Reserve Stage 1 Eastern Oval Redevelopment. • Upcoming Australian Citizenship Ceremony. • Plan Victoria release. • Staff development session. • Filming at Flagstaff Hill. • Restaurant lease at Flagstaff Hill. • Council presentation to Victorian Parliamentary Inquiry into housing. • Alveston House. • Residential land amenity issues. • Warrnambool RSL. • Mortlake Road heritage protection. • DEECA and foreshore works. • MAV President and Director elections. • McDonald Street to Thunder Point footpath. • McDonald Street/Elliott Street bus stop replacement. • Harris Street/Anderson Street bus stop missing roof. • Deep Blue disposal of water into Merri River. • Stanley Street traffic calming. • Historical material and archival storage. • Vegetation behind Mackay Crescent.

	<ul style="list-style-type: none"> • Damage to bus shelter in Dennington. • International Women's Day function. • Possible joint Council meeting.
Councillor Conflicts of interest Disclosures:	
Councillor /Officer Name: Nil.	
Meeting close time:	4.53pm
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:	24 February 2025
Time Meeting Commenced:	2.30pm
Councillors in Attendance:	Cr. B. Blain, Mayor Cr. D. Arnott Cr. W. Benter Cr. B. Edis Cr. V. Jellie AM Cr. M. Walsh Cr. R. Ziegeler
Council Officers in Attendance:	Andrew Mason, Chief Executive Officer Peter Utri, Director Corporate Strategies David Leahy, Direct City Infrastructure Luke Coughlan, Director City Growth James Plozza, Manager Governance Wendy Clark, Executive Assistant Julie McLean, Manager City Strategy & Development 2.30pm – 3.52pm Peter Reid, Strategic Planner - 2.30pm – 3.52pm John Brockway, Manager Finance – 3.29pm – 3.59pm Julie Anderson, Manager Strategic Assets, Property and Projects – 4pm-4.09pm Paul Wickson, Building Strategy & Services Coordinator- 4pm – 4.09pm Peter Russell, Manager, Capacity Access & Inclusion – 4.10pm – 4.16pm Maree Wyse, Service Manager, Healthy Engaged Communities - 4.10pm – 4.16pm Steve Hoy, Manager Economic Development & Events - 4.11pm – 4.39pm
Other persons present:	Sheree Kearns, Glenelg Hopkins CMA –Virtual 2.34pm – 3.43pm Michael South, Verant Solutions – Virtual - 2.34pm – 3.43pm
Apologies	Nil
Matters Considered:	<ol style="list-style-type: none"> 1. South Warrnambool and Dennington Flood Investigation. 2. Planning Scheme Amendment C220. 3. Appointment of Independent Audit And Risk Committee Member. 4. Council Plan Actions 2024 - 2025: October - December (Quarter 2). 5. CONFIDENTIAL - Tender Award 2025019 - Provision Of Security Services. 6. Youth Strategy (Warrnambool & Moyne) 2025 - 2030 Council Adoption. 7. Sister Cities Update. 8. Mayoral Diary Update.
Council and Officer Items Raised	<ul style="list-style-type: none"> • Shipwreck Bay Holiday Park. • GORCAPA. • Dairy Australia conference. • Warrnambool Business lunch function. • East of Aberline project. • Sporting grounds signage. • Horses on beaches update. • Street light near Aquazone.
Councillor Conflicts of interest Disclosures:	
Councillor /Officer Name: Cr Richard Ziegeler – Item 1 - South Warrnambool and Dennington Flood Investigation – Material Conflict of Interest – my property is subject to the area delineated by the plan – left the meeting during this item.	
Meeting close time:	5.30pm
Record Completed by:	Wendy Clark

	Executive Assistant
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7.9. Mayoral & Chief Executive Officer Council Activities - Summary Report

DIRECTORATE : Executive Services

Purpose

This report summarises Mayoral and Chief Executive Officer Council activities since the last Ordinary Meeting which particularly relate to key social, economic and environmental issues of direct relevance to the Warrnambool community.

Report

Date	Location	Function
4- 5 February 2025	Canberra	Mayor and Chief Executive Officer - Advocacy meetings with Parliamentarians.
6 February 2025	Warrnambool	Deputy Mayor – Attended Emmanuel College 2025 Opening College Assembly & Year 12 & Year 7-11 2024 Dux Awards.
8 February 2025	Warrnambool	Cr Ziegeler – Attended Powercor Melbourne to Warrnambool Cycling Classic podium presentations.
	Warrnambool	Mayor – Attended Legends of Cycling Dinner.
9 February 2025	Warrnambool	Deputy Mayor – Attended Lochard Energy Warrnambool Cycling Women's Classic podium presentations.
10 February 2025	Warrnambool	Mayor and Chief Executive Officer – Meeting with Wannon Independent Candidate Alex Dyson.
13 February 2025	Warrnambool	Mayor and Chief Executive Officer – Meeting with Wannon ALP Candidate Fiona McKenzie.
14 February 2025	Warrnambool	Mayor and Chief Executive Officer – Attended SouthWest Victoria Alliance Board meeting.
	Warrnambool	Mayor – Official opening of Brierly Recreation Reserve Stage 1 Eastern Oval Redevelopment.
21 February 2025	Warrnambool	Mayor and Chief Executive Officer – Meeting with Shadow Minister for Early Childhood, Angie Bell MP and Member for Wannon, Dan Tehan MP.

24 February 2025	Warrnambool	Mayor and Chief Executive Officer – Met with Japanese Consul General to Victoria, Mr Tokuro Furuya and the Consul for Economic Affairs Mr. Naoyasu Kawamura and Member for South West Coast, Roma Britnell during a visit to Warrnambool.
26 February 2025	Warrnambool	Mayor – Provided Mayoral Address at the Deakin University Graduation.
27 February 2025	Melbourne	Mayor – Attended the Regional Cities Victoria meeting.
28 February 2025	Warrnambool	Mayor and Councillors – Officially opened the West Warrnambool Neighbourhood House.

MOVED: CR RICHARD ZIEGELER

SECONDED: CR MATTHEW WALSH

That the Mayoral & Chief Executive Officer Council Activities – Summary Report be received.

CARRIED - 7:0

8. Notice of Motion

No Notices Of Motion Have Been Received.

9. General Business

Nil.

10. Urgent Business

Nil.

11. Suspension of Standing Orders

11.1. Resolution To Suspend Standing Orders

MOVED: CR. DEBBIE ARNOTT

SECONDED: CR. VICKI JELLIE

That Standing Orders be suspended to allow members of the public gallery to depart.

CARRIED – 7:0

11.2. Resume Standing Orders

MOVED: CR. VICKI JELLIE
SECONDED: CR. WILLY BENTER

That standing orders be resumed and in accordance with Section 66(2)(a) of the *Local Government Act 2020*, the meeting be closed to members of the public to consider items containing confidential personal information.

CARRIED – 7:0

12. Section 66 (In-Camera) Meeting - Confidential Items

12.1 Minutes In-Camera Meeting of Council – 2 December 2024.

12.2 Minutes CEO Employment Matters Advisory Committee - 24 February 2025.

13. Resolution To Re-Open Meeting

MOVED: CR. DEBBIE ARNOTT
SECONDED: CR WILLY BENTER

That the meeting be re-opened to members of the public.

CARRIED – 7:0

14. Close of Meeting

The meeting closed at 6.50pm.

CHAIRMAN