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WARRNAMBOOL
CITY COUNCIL

Occupancy of Sport and Recreation Facilities Policy

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OCCUPANCY OF SPORT AND RECREATION FACILITIES POLICY

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OCCUPANCY OF SPORT AND RECREATION FACILITIES POLICY

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OCCUPANCY OF SPORT AND RECREATION FACILITIES POLICY

1. INTRODUCTION

The allocation and management of sport and recreation facilities is a key part of Council's role in supporting the health and wellbeing of the community. The Occupancy of Sport and Recreation Facilities Policy provides the framework for the allocation and use of sporting facilities through occupancy agreements.

The policy identifies the criteria and principles that will be used to determine eligibility to enter into an occupancy agreement for the use of Council managed property in relation to sport and recreation facilities and to clarify the conditions of occupancy and management.

Council aims to ensure a high level of use of its facilities for the greater benefit of the local community.

The Policy seeks to:

- Maximise participation in sport and recreation on sporting facilities, grounds and pavilions;
- Prioritise the allocation and use of sporting grounds and pavilions to clubs which are inclusive of females, actively support juniors, people with disabilities and people from culturally and linguistically diverse backgrounds (CALD) to participate in sport and recreation;
- Enable Council to address the needs of growth sports.

1.1. Scope

The policy applies to Council owned or managed property utilised for sport and recreation purposes where an Agreement is entered into with an organisation.

The policy applies to:

- all existing ongoing, seasonal, annual and casual use facilities used for sport and recreation,
- all new agreements (including renewals);
- where an existing agreement has expired and the current tenant seeks to enter into a new agreement;
- where a tenant exercises an option to renew under an existing agreement and a new agreement can be prepared; and
- rent reviews where provisions for review are included in existing agreements.

Council commitments under occupancy agreements existing at the time of this policy being approved, including 'options' clauses, will be honoured in their original form.

This policy does not apply to:

- Sport and recreation facilities that operate as a commercial business; Warrnambool Bowls Club, City Memorial Bowls Club and the Warrnambool Football Club,
- Council's passive/open space reserves,
- Council contract managed facilities such as AquaZone,
- Sport and recreation facilities located on Crown Land Coastal Reserve and governed by the Leasing Policy for Victorian Crown Land (December 2020), eg: the Warrnambool Surf Life

Saving Club, the Warrnambool Offshore and Light Game Fishing Club and the Warrnambool Yacht Club.

1.2. Definitions

TERM	DEFINITION
Organisation	A legally incorporated club or community group or association that operates primarily for sport and recreation purposes which benefits the community. The organisation must not exist for the purpose of generating profit or personal gain.
Occupancy Agreement	Any lease, licence, seasonal tenancy, annual tenancy or hire arrangement between Council and a Tenant or Casual hirer for the use of Council managed property
Hire Agreement	A short term agreement entered into between Council and another party for a one-off defined activity, event or function.
Lease	An agreement entered into between Council and an Organisation for the exclusive use of a nominated Council managed property for an agreed period of time.
Licence	An agreement entered into between Council and an Organisation for non-exclusive use of a nominated Council managed property for an agreed period of time.
Pre-season	The period prior to the start of the official winter or summer season of the relevant activity.
Seasonal	Allocation of Council facilities to Organisations for either the Summer or Winter playing season each year (including the Pre-season).
Council	Warrnambool City Council
Council managed property or the premises	Property owned or managed by Council such as land, and buildings and structures including Crown Land for which Council is the Committee of Management, Council owned land, as well as property for which Council has delegated authority over.
Sport & Recreation Facilities	Built infrastructure identified in Council's Asset Management Plan as a Community, Recreation or Cultural Facility.
Tenant, user group or occupant	An organisation that has entered into an agreement with Council for the use and occupancy of Council managed property.
Gender Impact Assessment	A requirement of the Gender Equality Act 2020 is to undertake gender impact assessments on all policies, programs and services which impact the public. The assessment: - Assesses the effects that the policy, program or service may have on persons of different genders - Will define the needs of persons of different genders - Addresses gender inequality; and - Promotes gender equality.

1.3. References

Council Plan 2021-2025 (Revised 2022)

Warrnambool 2040 Community Plan

Healthy Warrnambool 2021-2025 (Municipal Health & Wellbeing Plan)

Active Warrnambool Strategy – 2017-2030

Victorian Government - Fair Access Policy Roadmap

1.4. Relevant Legislation

Local Government Act 2020

Crown Land (Reserves) Act 1978

Retail Leases Act 2003

Associations Incorporation Reform Act 2012

Leasing Policy for Victorian Crown land (Updated December 2020)

Gender Equality Act 2020

2. POLICY

The Policy recognises that there is an overall social benefit for the community through the use of Council managed property for the provision of sport and recreation opportunities.

Council seeks to maximise the community benefits arising from the use of its sports facilities, to enhance the quality of life and wellbeing of the municipality and supporting Council's Community Vision (W2040) and the Council Plan objectives. Council must balance this with ensuring responsible management of community assets, including the financial sustainability of sport and recreation facilities.

Council also seeks to address known barriers experienced by women and girls in accessing and using community sports infrastructure following the implementation of the Victorian Government's Fair Access Policy roadmap.

Seasonal tenancy fees and charges levied for use of sports grounds and change rooms based on recovering a percentage of the operational maintenance costs. Users and tenants of regional level standard sports grounds that require a higher level of maintenance, are to contribute more than users of local level standard sport grounds. Annual rent is levied for club social rooms, club pavilions and/or club permanent storage sheds, located on public land, owned or managed by Council which are based on the unimproved value of the land occupied by the premises multiplied by a rental yield factor. Rent is subject to a minimum amount, referred to as the 'administration rent'.

2.1. Policy Principles

The key principles include;

- Equity - fees are fairly applied across the range of users, existing and future;
- Affordability - recognising the differing capacities of users to pay;
- Transparency – clear defined rationale and decision making, simple to understand (not subjective)
- Maximise usage – promote shared use of facilities and increased levels of usage.
- Fair Access – supporting and encouraging women and girls to have equitable access to and use of sport and recreation facilities:
    - of the highest quality available at a convenient time,

- at the best and most popular competition times and locations, and
- to support existing and new participation opportunities, and variety of sports.

2.2. Occupancy Agreements

Council will allocate access to its sport and recreation facilities under a Licence, Lease or Hire Agreement.

User fees and charges have been developed for the use of sport and recreation facilities, which model industry best practise and incentivises the sharing of Council's facilities to maximise use and accommodate the increasing variety of recreation and cultural Organisations and activities and participant numbers.

Legislative requirements must be adhered to when entering into these agreements.

Council will not enter into agreements under this Policy where the operation of electronic gaming machines and other commercial activities and undertaken, or are proposed to be undertaken by the tenant.

2.3. Eligibility Criteria

To be eligible to for an occupancy agreement, organisations must:

- carry the level of public liability insurance cover specified in the agreement;
- have met its obligations under previous agreements with Council or any outstanding debt with Council;
- be willing to share access to facilities with other groups and to work cooperatively and respectfully with other users;
- welcome diversity including gender, ability and cultural background;
- organisations must be affiliated with their State Sporting Association or Peak Body;
- be open to new members and have as its primary function a sport, recreational pursuit, special interest or cultural activity.

2.4. Allocation of Facilities

The allocation Council managed properties to organisations will be undertaken in accordance with Council's strategic priorities and identified needs.

Council aims to optimise use of its sport and recreation facilities through shared use of its facilities by multiple groups, and therefore requires the sharing of facilities as required and appropriate for the greater benefit of the community.

Requests for annual, seasonal, pre-season, regular and casual use of Council managed properties must be submitted through the formal application process. Applicants will be required to provide all the information specified as part of the process.

Council will consider the following issues when determining which organisation will be allocated access to a Council managed property;

- the availability and suitability of the facility for the intended use;
- Council's long term plans for the facility or site;
- the organisations history; and the requirements of the sport or recreational activity;
- organisations which primarily serve the needs of the local community over other use;
- organisations which are inclusive, welcoming and provide safe and respectful environment for all members of the community;
- organisations that are well governed, responsive and sustainable;
- organisations which participate in programs that promote club development and social responsibilities;
- organisations which are willing to share access to the facilities with others;
- organisations that have the best interests of the community and Council.

2.5. Type of Agreements

2.5.1. Licences

Licence Agreements are Council's preferred form of sports and recreation occupancy agreement.

A Licence will be issued to an organisation in the following situations:

- Use is seasonal, non-exclusive and agreements are for 3 years or less

Non-exclusive use allows access to the facility by other organisations and the general public at the same time and/or times outside those stated in the Licence Agreement.

2.5.2. Leases

A Lease Agreement is used to provide organisations with exclusive use of a facility for an agreed period.

The organisation has use of the leased facility/area under clearly stated terms and conditions and will only be considered in exceptional circumstances and where providing exclusive use is in line with this policy.

Lease Agreements will have terms of seven (7) years, unless otherwise negotiated. A lease term (including options) cannot exceed the maximum allowed for Crown Land in accordance with the Crown Land (Reserves) Act 1978 and Local Government Act 2020.

2.5.3. Hire Agreements

A Hire Agreement may be used when a sport and recreation facility is booked for a defined activity, event or function. A hire agreement may also be used for a one off casual or regular booking such as school use, community group or pre-season training.

Fees for hiring sport and recreation facilities will be determined as part of Council's annual budget process and specified in Council's Annual Fees and Charges Schedule.

Council reserves the right to suspend or terminate a Licence or Lease Agreement in accordance with the terms of that agreement including for example:

- where Council determines, in its absolute discretion, that changes within State government or changes to any laws mean that the Council managed property should no longer be used for the specified permitted use; or the licensee loses any accreditation required, or ceases to be affiliated with any national or state body required for its operation, or ceases to be an incorporated association; or
- Council wants to redevelop, grant easements or other rights over the land, carry out any works on the land, including demolition of the Council managed property,
- the organisation has breached the terms and conditions of the relevant agreement.

3. CONDITIONS OF OCCUPANCY

3.1. General

As a condition of occupancy, all organisations will enter into a formal, legally binding occupancy agreement with Council.

Where Council acts as the Committee of Management over Crown Land, Council must seek the prescribed consents in accordance with the provisions of the Crown Land (Reserves) Act 1978.

Leases and Licenses will be in the prescribed form as provided by DELWP, including Council's additional terms and conditions as part of the special conditions of the agreement.

3.2. Fair Access Policy Principles

The Gender Equality Act 2020 requires that Councils "…must consider and promote gender equality; and take necessary and proportionate action towards achieving gender equality."

In addition, Part One, Section 1(a) of the Gender Equality Act 2020 requires gender assessments when "...developing or revising any policy of, or program or service provided by, the entity that has a direct and significant impact upon the public" - a provision which has been in effect since 31 March 2021.

This policy seeks to implement the Victorian Government's Fair Access Policy, which was announced in August 2022, which aims to improve the access to, and use of, community sports infrastructure for women and girls.

Council is committed to the implementation of the Victorian Government's Fair Access Policy which aims to improve the access to, and use of, community sports infrastructure for women and girls, which was introduced in August 2022.

Clubs that hold an occupancy agreement with Council are expected to meet the requirements of the Victorian Government's Fair Access Policy and must demonstrate progress in meeting the requirements by providing documentation of completed Gender Impact Assessment and implemented actions. Requirements include:

- developing policies or procedures addressing equitable participation and use of facilities.

- meeting quotas of female representation on the club's committee of management as per the Policy.
- have at least 1 female team OR conduct a program with at least 5 female participants.
- demonstrate that scheduling of training was 'fair' for both genders in the previous season and that this is aligned with the clubs gender impact assessment.

3.3. Closed Circuit Television

Council has a role in community safety and crime prevention and provides direction and guidance on Council's management and use of CCTV systems in public places through the Closed Circuit TV (CCTV) Policy.

The primary objective for installing CCTV is to discourage and detect unlawful behaviour at public sport and recreation reserves, resulting in enhanced safety and security for the community and assets with the City.

Accordingly, to make effective contribution and to assist lawful operation, clubs are able to install security systems/CCTV in their licenced premises in accordance with their occupancy agreement and the following guidelines;

- Clubs must receive consent from Council before installing on Council premises.
- Proposals for CCTV should include a map showing the camera locations, coverage area and description of the proposed site/area.

Proposals are to respond to the criteria below including submitting any information or documentation required on how compliance with public space surveillance and privacy laws will be maintained.

- CCTV will be effective in resolving the problem
- Less privacy invasive alternatives have been considered
- CCTV is a proportionate response to the problem
- Affected stakeholders are in support of the use of CCTV
- The CCTV proposal complies with relevant laws and standards
- An appropriate management and resourcing plan for the CCTV system is proposed.

Council will not support the use of CCTV surveillance in public spaces where individuals have a reasonable expectation of privacy including in change rooms and public toilets.

Clubs are to refer to the *Community Crime Prevention, Guide to developing CCTV for public safety in Victoria* when considering the implementation of CCTV systems.

3.4. Multi Use of Facilities

Council is committed to maximising access to, and use of, Council managed properties for the benefit of the community. Accordingly, for all agreements with organisations, the need for exclusive use of facilities will be reviewed at the commencement of the agreement, with the preference being shared use licence agreements.

Organisations have the onus of justifying any request for exclusive use, in line with prescriptions included in this policy for exclusive use.

3.5. Annual Reporting

Organisations on leases and licenses must provide the following documentation prior to the agreement commencing and thereafter annually:

- a copy of the Certificate of Currency for insurance required under the agreement;
- Annual General Meeting record;
- annual report including financial statements as per requirements of the Associations Incorporation Reform Act 2012;
- copy of current Liquor License (if applicable);
- details of current Committee members and Council liaison officer;
- list of registered teams and participant numbers;
- documented evidence of progress in meeting the requirements of the Victorian Government's Fair Access Policy
- current Business Plan (Leases only); and
- any other information reasonably requested by Council.

3.6. Third Party Hire

Council managed properties must be made available by the organisation for casual hire by other parties, where appropriate, and where this does not interfere with the primary purpose of the facility or adversely affect the amenity of nearby neighbours.

Applications are made and hire fees payable to Council for all sports grounds and oval change rooms (except Allansford Recreation Reserve, Hockey South West)

3.7. Insurance

3.7.1. Public Liability

Organisations including, as relevant, subtenants and third party hirers are required to take out, in their name, Public Liability Insurance (noting the interest of Council). A minimum cover of $20 million must be provided, or other sum as stipulated by Council.

Organisations must provide a copy of their Certificate of Currency on or before the commencement date of the agreement and annually or on renewal thereafter. The organisation is responsible for ensuring that any subtenant and casual hirer have taken out the cover prior to commencement and in the event this has not occurred, the Organisation will remain responsible under its insurance.

3.7.2. Property

Council will take out and maintain building insurance for buildings on Council managed property for the full replacement value.

Organisations using leased or exclusively occupied premises must reimburse Council the full cost of the building insurance and any excess in respect of any claim made (to be invoiced annually with the rental fee).

Organisations have responsibility for insuring any chattels, fixtures or contents within Council managed property (i.e. Contents Insurance).

3.8. Inspections, Maintenance and Renewal/Building Lifecycle Cost

Council will conduct an inspection of all properties prior to commencement of an agreement and at the commencement of any agreement renewal. Facilities with Seasonal agreements will be inspected each year at the relevant changeover of seasons (for example, March/April and September/October).

In accordance with the terms of the relevant agreement, Council or Council's authorised agents may enter the premises to inspect the essential safety measures at any time after giving the tenant notice.

Council is committed to ensuring the premises remains suitable and safe for its intended use, and that the building lifecycle is extended as far as practicable for the benefit of future communities. Maintenance schedules will be included in all new agreements. Each organisation is required to maintain the facility in accordance with the maintenance schedule at their cost (unless otherwise specified).

Prior to entry into any agreement for the use of Council managed property, Council will ensure that maintenance and renewal and building lifecycle costs are mapped and factored into decision making regarding allocation of leases and licences.

Organisation and Council responsibilities for maintenance and renewal are to be determined at the commencement of the lease or licence, and clearly set out in the agreement.

3.9. Improvement and Alterations

Organisations will not be able to make any alteration or additions (including signage) to the Council managed property without Council and / or DELWP consent.

All improvements, additions, structures or buildings on the premises installed or erected by the organisation during the term of the agreement will be the property of Council, unless otherwise specified.

Organisations who constructed the premises may be required to remove the building, all fixtures, fittings, plant and equipment at the expiry of the term, unless otherwise specified.

If Council requires the removal of any assets that have been constructed or installed by the organisation during the term of the lease, then the organisation must make good any damage caused by their removal.

3.10. Outgoings

Organisations are responsible for all utilities and outgoings associated with the operation of their service as detailed in agreement.

3.11. Keys and Locks

Council managed properties are required to be on Council's master key system.

Organisations may install a security system at their own cost, however prior written consent from Council is required. Security codes and subsequent changes to codes must be given to Council immediately after installation.

3.12.Security

Council reserves the right to require the organisation to pay a security deposit, or provide a bank guarantee, prior to commencement of the lease and or licence as protection against any breach in the agreement. Council may call on the security if the organisation does not comply with obligations under the relevant agreement.

3.13.Risk and Occupational Health & Safety

Council has significant legislative, financial, service delivery, asset management and contractual responsibilities. It has a duty of care to councillors, employees, contractors, volunteers, the community and environment.

Council's Risk Management Policy mandates the commitment to managing risk and the supporting framework sets out Council's key requirements, roles and responsibilities.

By entering into an Occupancy Agreement the Club accepts responsibility for immediately reporting to Council any structural damage or potential safety hazards, or any loss or damage that might result in an insurance claim.

3.14.Child Safe Standards

Council is committed to creating a child safe environment where children and young people are respected, valued and encouraged to reach their full potential and minimise any risk or harm that operations may cause on children and young people. Council's policies and procedures support the implementation of requirements under the Child Wellbeing and Safety Act 2005.

If the use of Council's property involves the organisation working with children, the organisation must comply with the Child Safe Standards made under section 17(1) of the Child Wellbeing and Safety Act 2005.

3.15.Change of Use

Organisations must obtain written consent from Council prior to any change of, or additional, use of Council property from that stipulated in the agreement between organisation and Council.

3.16.Alcohol and other drugs

Council has a key role in minimising the harms associated with excessive alcohol consumption by improving community awareness and understanding of risky drinking and its impacts.

Prior to an organisation being granted permission to consume and/or sell alcoholic beverages at one of Council's sporting or recreational facilities, the organisation is required to contact the Liquor Licensing Commission to obtain an appropriate licence.

The organisation must also apply in writing to Council for permission to consume and/or sell alcoholic beverages at one of Council's sporting or recreational facilities following provision of the appropriate licence.

Any permission granted by Council will remain valid only for the duration of the relevant agreement pertaining to the use of the facility.

Council may revoke permission if the organisation breaches the liquor licence.

In addition:

- the times and days must be consistent with the times and days nominated by the group for use of the facility,
- alcoholic beverages will not be consumed in conjunction with junior activities such as Junior Training or Junior Competition.
- sporting groups are required to be members of the Good Sports Program.

4. GOVERNANCE

4.1. Owner

Manager of Recreation and Culture

4.2. Review

The Manager of Recreation and Culture will review the policy for any necessary amendments no later than three (3) years after its formulation or after the last review.

4.3. Compliance Responsibility

4.3.1. Management Executive Group (Chief Executive and Directors)
4.3.2. Managers and Supervisors
4.3.3. *All Employees*

4.4. Charter of Human Rights Compliance

It is considered that this policy does not impact negatively on any rights identified in the Charter of Human Rights Act (2007).

Warrnambool City Council is committed to consultation and cooperation between management and employees. The Council will formally involve elected employee health and safety representatives in any workplace change that may affect the health and safety of any of its employees.

WARRNAMBOOL
CITY COUNCIL

Leases and Licences Policy

POLICY TYPE: COUNCIL
APPROVAL DATE: OCTOBER 2025
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LEASES AND LICENCES POLICY

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1. INTRODUCTION

1.1. Purpose

The purpose of this policy is to guide how Council grants and manages leases and licences. It provides a consistent and transparent approach to managing the use and occupancy of assets owned or managed by Warrnambool City Council. It ensures responsible administration of public assets, encourages equitable access, and supports community, commercial, and strategic outcomes.

1.2. Scope

The policy applies to all Council owned and managed assets including Crown Land where the Council is the designated Committee of Management, and any other assets the Council has control over where an occupancy or usage arrangement is to be offered.

This policy also applies to:

- All existing, new agreements (including renewals).
- Where an existing agreement has expired and the current tenant seeks to enter into a new agreement.
- Where a tenant exercises an option to renew under an existing agreement and a new agreement can be prepared.
- Rent reviews where provisions for review are included in existing agreements.

This policy **does not** apply to:

- Assets or land occupied by Council.

Agreements covered by this policy include:

- Leases
- Licences
- Occupancy Agreements
- Shared User Agreements
- Committee of Management Agreements

1.3. Definitions

Term	Definition
Council	Refers to Warrnambool City Council
WCC	Warrnambool City Council
CoM	Committee of Management
DEECA	Department of Energy, Environment and Climate Action
EOI	Expression of Interest
Agreement	Any formal arrangement granting occupancy or use of a Council or Council managed asset

Term	Definition
Lease	Exclusive use of property, either community or commercial in nature
Licence	Non-exclusive use of all or part of a facility or land
Committee of Management Agreement	Contract authorising a committee to oversee asset operations on behalf of the Council
Casual Hire Agreement	Short-term or recurring facility use agreement for individuals or organisations
Occupant	Any entity or individual granted occupancy through an Agreement
Market Rent	Value assessed based on independent valuation or market conditions
Community Benefit	Evaluation of the social, environmental, and economic value generated by asset usage

1.4. References

Source	Reference
Relevant Legislation	• Local Government Act 2020 • Crown Land (Reserves) Act 1978 • Retail Leases Act 2003 • Residential Tenancies Act 1997 • Planning and Environment Act 1987 • Child and Wellbeing Safety Act 2005 • Occupational Health and Safety Act 2004 • Building Act 1993 • Equal Opportunity Act 2010 • Gambling Regulation Act 2003 • Liquor Control Reform Act 1998 • Tobacco Act 1978 • Gender Equity Act 2021 • Victorian Traditional Owner Settlement Act 2010 • Associations Incorporation Reform Act 2012
Relevant WCC Policies and Plans	• Risk Management Policy • Occupancy of Sport and Recreation Facilities Policy • Warrnambool 2040 Community Plan • Healthy Warrnambool 2025-2030 • Active Warrnambool Strategy 2025-2035 • Fair Access and Use Policy and Action Plan

2. POLICY

This policy establishes how Council manages the use of its land and buildings, making sure access is fair, transparent, and supports the best outcomes for the community. Council is committed to maximising community value from its assets while safeguarding their long-term financial and operational sustainability.

This policy provides a structured framework for the negotiation, formation, and management of agreements relating to Council owned and managed property. The framework is designed to streamline processes while promoting fair and transparent use of these assets in alignment with Council objectives.

Fees and charges for leases and licences will be determined based on the nature of the use, market value, community benefit, and cost recovery principles. Council reserves the right to apply, waive, or reduce fees in accordance with strategic objectives, community service obligations, or hardship considerations.

2.1 Principles

Council's approach to leasing and licensing property under this Policy will be guided by the following principles:

Community and Strategic Outcomes

- **Community Benefit:** Council's properties are used to support overall community wellbeing, with priority and discounts given for uses that provide community benefit, where appropriate.
- **Fair and Equal Access:** All eligible parties have a fair opportunity to apply under clear, consistent processes.
- **Transparency:** Decisions are made based on clear criteria and open processes.
- **Supports Council Goals:** Use of land and buildings should align with Council's strategic plans and priorities where possible.

Governance and Administration

- **Financial Sustainability:** Properties are managed to achieve fair financial outcomes and ensure the long-term financial sustainability of Council.
- **Market Based:** Agreements should reflect the value of the property and be set with consideration of overall market conditions.
- **Asset Utilisation:** Council properties are actively used and not left idle.
- **Avoiding Informal Arrangements:** Council will allow occupancy only pursuant to a formal agreement.
- **Legal Compliance and Risk Management:** Agreements include measures to address safety, insurance, and legal obligations, and all properties are managed in accordance with applicable legislation.

2.2 Legislative Context

The management of land by Council occurs within a complex legal environment. The legislation and regulations below set out the key requirements that apply to the granting and administration of leases and licences.

Local Government Act 2020

- Council's power to lease land to a person is limited to a term of 50 years or less
- Council must include any proposal to lease land in a financial year in the budget where the lease is:
  a. For one year or more, and;
     i. The rent for any period of the lease is $100,000 or more a year; or
     ii. The current market rental value of the land is $100,000 or more a year; or
  b. For 10 years or more
- If a proposed lease meets the above criteria but was not included in the budget, Council must undertake a community engagement process in accordance with its Community Engagement Policy before entering into the lease.

Crown Land (Reserves) Act 1978

Section 17B: Where land reserved under section 4 is managed by a committee of management, with the responsible Minister's written approval, the committee may:

- Grant licences for land or building use for up to 10 years.
- Enter agreements to operate services and facilities on the land for up to 10 years.
- Enter tenancy agreements for erecting buildings or structures for a fixed term not exceeding 10 years, which can be terminated anytime by the Minister. These agreements may require tenants to remove structures and clear the site when the tenancy ends.

Section 17(1&2): For certified land (excluding coastline protection land), a committee of management may, subject to regulations:

- Grant licences to use any part of the land or buildings for purposes aligned with the reservation for up to 3 years.
- Enter agreements to operate services and facilities consistent with the reservation for up to 3 years.
- Enter tenancy agreements for erecting buildings or structures for up to 3 years. These agreements may require tenants to remove structures and clear the site when they end.

Section 17D: A committee of management may lease any part of the land for an approved purpose, with Ministerial approval, for up to 21 years.

Land Act 1958

Regulates the sale, granting, and use of unreserved Crown land, Crown waterfront areas, and government roads within Victoria.

Planning and Environment Act 1987

- Applies to both Crown and privately owned land in Victoria.
- Sets out requirements for land use, development, and conservation.
- Occupants must comply with the Warrnambool Planning Scheme and obtain any necessary planning permits for activities involving leased properties.

Retail Leases Act 2003

Governs leasing arrangements for retail and commercial properties. Applies to relevant commercial leases that meet the legal criteria.

Residential Tenancies Act 1997

- Applies to residential rental agreements under Council's management.
- Outlines rights and duties of rental providers (landlords) and tenants, dispute resolution, and administration of bonds.

2.3 Tenure Types

Agreement Type	Types	Rental	Default Tenure
Lease	• Ground • Community • Commercial • Residential • Hanger	Determined by Tenant Categories *(see Tenant Group table listed under 2.6)*	• 5 Years – Ground, community, commercial • 1 Year – Residential • 10 Years - Hanger
Licence	• Community • Commercial • Sport and Recreation Club • Right of Way	Determined by Tenant Categories *(see Tenant Group table listed under 2.6)*	3 Years
Occupancy	An agreement where it is not a residential agreement and is generally for a period shorter than a year	Subject to Council's annual budget process and specified in Council's Annual Fees and Charges Schedule.	Under 12 months
Committee of Management	An agreement with a group of individuals appointed or elected to oversee the operations, policies, and governance of Council property	Nil	3 Years

2.4 Granting of Tenancies

All tenancies on land owned or managed by Council will be formalised through a legally binding tenancy agreement.

Before offering any tenancy, the ownership and legal status of the land must be clearly established, as this will determine the appropriate legal instrument to be used.

Council must operate within the powers granted under legislation and comply with the guidance and policies of relevant government agencies.

When determining rental arrangements, the appropriate market rental value must be considered.

Where Council acts as Committee of Management over Crown Land, agreements will be prepared in accordance with DEECA policy. This includes formalising agreements with DEECA lease and licensing templates. Before committing to a lease or license on Crown Land (with the exception of certified land for Licences), approval is required from DEECA.

If a tenant is unsatisfied with the type of tenancy offered or the fees and conditions associated with the tenancy they may request a review by a senior officer previously uninvolved with the granting of the tenancy.

2.5 Categories of Tenants

Council assesses tenant eligibility for rental and operating cost subsidies based on nine groups that reflect alignment with community objectives. These evaluations may be conducted annually and help determine continued support or adjustments to subsidy levels.

Should the nature of a tenant's activities or use change significantly during the term of their agreement, Council reserves the right to reassess and amend rental terms in response to these changes.

Negotiations around rental fees and subsidies will consider a range of factors such as consistency with Council Objectives, the nature and location of the property, use of volunteers, affordability and access for residents, funding streams, tenant history including existing Council debt, financial sustainability, and demonstrated community benefit.

Council retains the discretion to negotiate terms, maintenance obligations, rent, and subsidies on a case by case basis.

Rental Subsidy Consideration

Council will assess and determine appropriate rental subsidies for tenants occupying Council owned or managed land and buildings. Eligibility will be based on the nature of the tenant's operations, specifically those classified under Group 2 Group 3 and Group 4 and where a net community benefit can be demonstrated.

The table shown on the next page is an indicative guide to the allocation of annual rent and operating costs.

2.6 Tenant Categories

Group	Rent and Costs	Eligibility
Category 1: Commercial/Private *Example: Restaurant, Residential lease*	• Lease Market Rent based on valuation undertaken by the Valuer General or a registered valuer + Council Rates • Licence Land: 4% rental yield of the unimproved value of the land up to 20,000m2 then 1% rental yield of the unimproved value of the land there after + Waste Rate charge if Council bins are applied for and granted. Building: Set rate per square metre occupied determined by independent valuer + Waste Rate charge if Council bins are applied for and granted. • Discounts may be negotiated dependant on the tenants circumstances • Utilities including Grease Trap maintenance if applicable. • Licence/lease preparation fee. • Maintenance costs under tenant responsibility in Schedule 1. • Improvements.	• Business/commercial activity • Generates Income

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Category 2: Large Not for Profit Community Groups and Organisations *Indicia: Has more significant revenue sources indicating greater capacity to pay, employs staff*	• Lease Market Rent based on valuation undertaken by the Valuer General or registered valuer less discount determined by methodology at Category A + Council Rates. • Licence: Land: 4% rental yield of the unimproved value of the land up to 20,000m2 then 1% rental yield of the unimproved value of the land there after + Waste Rate charge if Council bins are applied for and granted. Less discount determined by methodology at Category A + Waste Rate charge if Council bins are applied for and granted. • Building: Set rate per square metre occupied determined consistently by Council + Waste Rate charge if Council bins are applied for and granted less discount determined by methodology at Category A + Waste Rate charge if Council bins are applied for and granted. • Utilities including Grease Trap maintenance if applicable. • Licence/lease preparation fee. • Maintenance costs under tenant responsibility in Schedule 1. • Improvements	• Non for profit with annual revenue over $3 million • Community benefit • Generates significant revenue or has large external funding sources • Employees staff

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Category 3: Small to Medium Not for Profit Community Groups and Organisations *Example: Community, Arts and Cultural Clubs or Groups*	• Lease and Licence: Land: 4% rental yield of the unimproved value of the land up to 20,000m2 then 1% rental yield of the unimproved value of the land there after + Waste Rate charge if Council bins are applied for and granted. Less discount determined by methodology at Category A + Waste Rate charge if Council bins are applied for and granted. • Building: Set rate per square metre occupied determined consistently by Council + Waste Rate charge if Council bins are applied for and granted less discount determined by methodology at Category A + Waste Rate charge if Council bins are applied for and granted Utilities including Grease Trap maintenance if applicable • Licence/lease preparation fee • Maintenance costs under tenant responsibility in Schedule 1 • Improvements	• Non for profit with annual revenue under $3 million • Community benefit • Generates no, negligible, or low revenue • Has no or very few paid staff

Category 4: Sporting Clubs and Recreation Group Licences *Example: Sport Clubs with or without separate seasonal tenancies, recreational groups*	• Lease Market Rent based on valuation undertaken by the Valuer General or registered valuer less discount determined by methodology at Category B + Council Rates. • Licence: Set rate per square metre occupied determined by independent valuer less discount determined by methodology at Category B + Waste Rate charge if Council bins are applied for and granted. • Utilities including Grease Trap maintenance if applicable • Licence/lease preparation fee • Maintenance costs under tenant responsibility in Schedule 1 • Improvements	• Non for profit • Community benefit • Local Sport or Recreation Club
Category 5: Warrnambool Stadium Resident Sports Associations	• Licence fee calculated every 6 or 12 months from projected court hire. • Fee calculated using the resident sports associations domestic competitions and training rate per court/per hour within fee schedule for the applicable financial year.	• Local sports association based at Council Managed facility for the purposes of conducting their sports activity. • Local sports association that is affiliated with State or National body. • Non for profit • Community benefit

Category 6: Occupancy Agreements *Example: Temporary Office Use, Seasonal access and use of sports grounds*	• Fees and Charges according to Council's annual fees and charges Schedule. • Licence preparation fee • Waste Rate charge if Council bins are applied for and granted • Maintenance costs under tenant responsibility in Schedule 1 • Utilities	• Agreements for less than 12 months
Category 7: Shared User Agreement *Example: Shared building with 1 or more other entities*	• Rent charged at a % of space used. Discount will be applied using licensing method and Group Categories • Licence Preparation fee • Waste Rate charge if Council bins are applied for and granted • Maintenance costs under tenant responsibility in Schedule 1 • Utility use charged at % of space used including Grease Trap maintenance if applicable	• Licence agreement providing non-exclusive use of a space where it is shared with other licensees
Category 8: Committee of Management	• Nil Rent • All Costs associated with operating and management of the premises	• Meet Councils guidelines of being CoM • 3 year agreements
Category 9: Airport Hanger	• Land lease charged at a set rate per square metre occupied determined by independent valuer • Lease preparation fee • Utilities • Rates • Improvements	• Airport Hanger for the purpose of aviation related activity

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2.7 Rental Discount

Category A: Not for Profit Community Groups and Organisation

Community Category	Assessment	Discount
Category A1: Property/Building agreement type	Is the tenant's nature of use commercial and/or is a primary aim of the use to generate income?	Yes: 0% No: 20%
Category A2: Volunteers	Does the tenant's use directly involve the engagement of volunteers from the Warrnambool City Council municipal community?	Yes: 20% No: 0%
Category A3: Fees, charges, and funding	Does the tenant charge fees (not including modest membership fees) and/or receive external funding?	Yes: 0% No: 20%
Category A4: Community Use	Is the tenant providing a community service accessible to the Warrnambool City Council municipal community?	Yes: 20% No: 0%
Category A5: Capital Improvements	Has the tenant provided, or contributed significantly to, major capital improvements of the site?	Yes: 20% No: 0%
Rental Amount* = Market Valuation-A1-A2-A3-A4-A5		

**A minimum administration rent of $474 plus GST (2025 rate) will be applied with 3% fixed increase per annum*

Category B: Sporting Clubs and Recreation Groups

Community Category	Description	Discount
Category B1	Tenants who; • Have a full or restricted liquor licence and a semi-commercial kitchen and provide catering and, • Hires out premises for functions and social events.	• 25%
Category B2	Tenants who; • Have a full or restricted liquor licence and a semi-commercial kitchen and provide catering and, • Do NOT hire premises for functions and social events.	• 50%
Category B3	Tenants who; • Only conduct club activities for members and guests.	• 75%
Rental Amount* = Fixed m2 rate*area occupied-(B1, B2, or B3 as applicable)		

**A minimum administration rent of $474 plus GST (2025 rate) will be applied with 3% fixed increase per annum*

2.8 Maintenance Obligations

All maintenance obligations are set out in Schedule 1 attached to this policy. Where applicable the tenant will be required to sign a Wannon Water trade waste agreement and authority to send accounts to Nominee form.

All repairs, replacement works, and pest control, must be undertaken by an appropriately licensed professional who carries a current Workcover Policy (or equivalent) and public liability, contract works and professional indemnity insurances.

Requests for Maintenance or Repairs

Requests for maintenance or repairs are to be emailed providing as much information as possible, including photographs, location and description of the issue. If a maintenance matter constitutes an emergency, then contact can be made to Council immediately on (03) 5559 4800, an after-hours emergency service is available.

Email: propertymanagement@warrnambool.vic.gov.au

Essential services

The tenant will monitor and ensure that the premises complies with current regulations and legislation in connection with essential services.

Maintenance not specified

Responsibility for the cost and undertaking of any maintenance that has not been specified in Schedule 1 will be determined by Council.

2.9 Improvements

All requests to undertake any changes to the premises including works, modifications, or alterations, must be submitted in writing and receive prior approval from Council before commencement. Tenants are also required to provide Council with a complete list of all fixtures and fittings installed during the tenancy. If no such list is submitted, any undocumented fixtures and fittings will be considered as having transferred to Council upon the termination of the agreement.

3. LEASE

A lease is a contract by which the landlord grants exclusive use and possession of land to an occupant (lessee), in consideration for payment (rent) for a specified term and purpose.

The term for leases will reflect the level of exclusivity required by the prospective tenant in combination with investment. Lease tenures will be offered in five (5) year initial terms and five (5) year incremental options unless Council decides to alter these terms on an individual basis.

Building Insurance

Where Council provides a building for lease, Council will maintain Building Insurance for the property. The cost of this insurance will be recovered from the tenant as part of the lease agreement.

Tenants are responsible for arranging and maintaining their own Contents Insurance to cover personal property and assets within the leased premises.

Renewal and End of Lease Arrangements

To ensure that lease agreements are duly executed by both Council and the lessee on or before their effective date, and that copies are properly retained by Council, the renewal process should begin well in advance. Specifically, renewal discussions should commence between three to six months prior to the lease's expiration to secure optimal outcomes for Council.

End of Lease (No Renewal Option) and Expression of Interest

Where a lease does not include a renewal option and is approaching the end of its term, the property will generally be advertised through an Expression of Interest (EOI) process, regardless of the current tenant's interest in remaining. Depending on the nature of the agreement and the property ownership, Council may exercise its discretion to enter into direct negotiations with the existing tenant if the property is Council owned.

Lease Renewal (With Option to Renew)

Where a lease contains a renewal option, it must be exercised strictly in accordance with the lease terms and applicable legislation. Generally, to validly exercise the renewal option:

- The tenant must not be in breach of any lease conditions.
- Written notice must be provided to Council within the specified timeframe, typically three to six months prior to lease expiry. Notices given outside this window may be deemed invalid.
- Upon successful renewal, the lease terms generally remain consistent, with rent subject to adjustment.

Council may prepare a Tenancy Condition Report at the commencement of each renewed tenancy.

4. LICENCE

The Council's default position is to grant licences for a maximum term of three (3) years. However, in cases where significant investment in a new structure or substantial maintenance is necessary to restore an existing structure to a standard satisfactory to Council, licence terms may be extended. Such extensions will be considered on a case by case basis and assessed upon application.

5. OCCUPANCY AGREEMENT

An Occupancy Agreement permits temporary use of Council owned or managed land or property for a period of less than one year. These arrangements are generally charged at casual hire rates in accordance with Council's current Fees and Charges Schedule. Occupancy Agreements do not grant exclusive possession and are intended solely for short term, casual activities such as community events, seasonal operations, or other intermittent uses.

Council retains full discretion to impose specific conditions on the agreement and reserves the right to negotiate rent, amend, or terminate the arrangement at any time. Applicants should be aware that approval under an Occupancy Agreement does not create a leasehold interest or imply continued use beyond the agreed term.

6. SHARED USER AGREEMENT

A Shared User Agreement enables multiple individuals, groups, or organisations to collectively access and use Council owned or managed land or facilities on a non-exclusive basis. This arrangement allows for coordinated, cooperative use of the property while promoting equitable access and efficient scheduling among all approved parties.

Shared users are expected to work collaboratively to respect usage times, comply with any applicable conditions, and maintain the space in accordance with Council standards. Warrnambool City Council may establish specific terms regarding frequency of use, shared responsibilities (e.g. cleaning, maintenance), communication protocols, and conflict resolution procedures. All shared users are subject to the conditions outlined in the agreement and the Council reserves the right to amend or withdraw approval if obligations are not met.

7. COMMITTEE OF MANAGEMENT

A Committee of Management oversees the day to day operations, maintenance, and use of Council owned or managed facilities or land. They act on behalf of the Council to ensure the property is well managed, maintained, and used in accordance with Council policies and community needs.

8. RESIDENTIAL LEASES

All Residential Leases are generally managed through a third party. On the occasion Council enters into a Residential lease independently, it is at the discretion of Council to set the terms and conditions of the agreement.

9. GOVERNANCE

9.1. Owner

Manager Governance

9.2. Review

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

9.3. Human Rights Charter Compliance

It is considered that this policy does not impact negatively on any rights identified in the *Charter of Human Rights and Responsibilities Act 2006*.

10. APPENDICES

SCHEDULE 1 – Maintenance

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SCHEDULE 1 – Maintenance

ITEM	TENANT RESPONSIBILITY	COUNCIL RESPONSIBILITY
ADVERTISING SIGNS	• Application to Council for installation approval. • Purchase, installation and maintenance costs. • Annual risk assessment to be undertaken. • Repair of signs as required.	• Assessment and approval of all requests submitted. • No further responsibility.
APPLIANCES – PERMANENT (Direct wired to main switchboard, e.g. dishwashers, ovens, stoves, coolrooms, split systems).	• Cleaning. • Report to Council if not operational. • Ensure appliances are switched off prior to vacating premises.	• Undertake repairs and maintenance based on an assessment of an identified issue. • Coordinate renewal as per the Asset Management Plan and within program resources and within program resources. • Additional appliances installed during the agreement period. • Testing and Tagging in accordance with AS 3760.
APPLIANCES – TEMPORARY (Not direct wired to main switchboard, e.g. refrigerator, washing machine, clothes dryer, freezer, toasters, urns, microwaves (not supplied by Council)).	• Service and maintenance costs. • Replacement costs. • Testing and Tagging in accordance with AS 3760 of Tenant supplied equipment. • Ensure appliances are switched off prior to vacating premises.	• Testing and Tagging in accordance with AS 3760 of ONLY Council supplied equipment.
AUDITS		• Organise building/site related audits as required according to Council policy. • Conduct mandatory asbestos audits in accordance with the Occupational Health & Safety Act 2004 and provide information on the location of asbestos as required.
BREAK IN / ROBBERY	• Reporting to Police and Council. • Cost for repairs/replacement of Tenant owned fixtures.	• Assess and repair damage to building. • Insurance claims will be processed by Council as required.
BUILDING MAINTENANCE (Internal and external)	• Not to undertake any work unless prior written approval by Council. • Notify Council of any damage requiring rectification.	• Assess all requests submitted. • Ensure satisfactory completion of approved works. • Undertake works required to ensure the Premises meet appropriate standards or regulations.
BLINDS AND SCREENS	• Regular cleaning.	• Undertake structural repairs and maintenance based on an assessment of an identified issue. • Coordinate renewal as per the Asset Management Plan and within program resources.
CAR PARKS / ENTRANCE ROADS	• No responsibility. • Report all issues to Council.	• Undertake repairs and maintenance based on an assessment of an identified issue and in accordance with service level agreements as per in the Road Management Plan. • Coordinate renewal as per the Asset Management Plan and within program resources.

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LEASES AND LICENCES POLICY

ITEM	TENANT RESPONSIBILITY	COUNCIL RESPONSIBILITY
CLEANING / HYGIENE	• All costs of cleaning the Premises to ensure it is maintained in a clean and hygienic state.	• Undertake periodic inspections to ensure that standards are maintained by the Tenant.
CONTRACTORS (Management onsite)	• Any works to be approved in writing by Council prior. • Contractors must be pre-approved by Council to work on a Council facility.	• Management of contractors as per Council's Procurement and Evaluation of Contractors procedure.
CURTAINS & BLINDS	• Regular cleaning, repair and replacement.	• No responsibility.
DEFIBRILLATOR (AED)	• Determine the need for an AED • Notify Council if a defibrillator will be purchased. • Installation to be arranged by Council; cost for installation to be covered by the Tenant. • Consider where the unit could be installed that is accessible to all users, and where possible the general public. • Register the defibrillator on Ambulance Victoria's 'Register my AED' (https://registermyaed.ambulance.vic.gov.au/) • Undertake all restocking and maintenance.	• Responsible for arranging installation. • No responsibility for purchase, restocking or maintenance.
DOORS, CUPBOARDS, GENERAL JOINERY	• Report all faults to Council.	• Undertake repairs and maintenance based on an assessment of an identified issue. • Coordinate renewal as per the Asset Management Plan and within program resources.
ELECTRICAL WIRING AND FITTINGS (EXCL FLOOD LIGHTS)	• Replace internal light globes. • Report all faults or damage to fittings and external light globes to Council. • Purchase and installation of energy saving devices must be in consultation with Council.	• Clean, maintain, inspect, service, repair and replace electrical fittings. • Replace external light globes. • Testing and Tagging in accordance with AS 3760.
EMERGENCY EVACUATION PROCEDURE	• Provide procedure to Council for review • Maintain Procedure • Ensure plans and procedures are known to all Tenants.	• Not Councils responsibility
EMERGENCY LIGHTING	• Report all faults to Council.	• Undertake inspections (Essential Safety Measures Regulations). • All maintenance and repair as required.
ESSENTIAL SERVICES	• Induction of facility users. • Compliance with building code and Certificate of Occupancy (varies depending on structure).	• Undertake repairs and maintenance based on an assessment of an identified issue. • Coordinate renewal as per the Asset Management Plan and within program resources.
EXHAUST FANS	• Report all faults to Council. • Quarterly cleaning of exhaust fans	• Responsible for annual servicing. • Undertake repairs and maintenance based on an assessment of an identified issue. • Coordinate renewal as per the Asset Management Plan and within program resources.

LEASES AND LICENCES POLICY

ITEM	TENANT RESPONSIBILITY	COUNCIL RESPONSIBILITY
EXIT DOORS	• Maintain a clear path of travel.	• Undertake inspections (Essential Safety Measures Regulations).
EXIT LIGHTS	• Report all faults to Council.	• Undertake inspections (Essential Safety Measures Regulations). • Undertake repairs and maintenance based on an assessment of an identified issue. • Coordinate renewal as per the Asset Management Plan and within program resources.
EXTERNAL PATHS	• Responsible for notifying Council of any trip hazards on the pathways.	• Council will NOT address path issues if deemed trip hazards outside of egress and ingress (Paths of Travel). • Coordinate renewal as per the Asset Management Plan and within program resources.
FENCES/GATES	• Report all faults to Council.	• Undertake repairs and maintenance based on an assessment of an identified issue. • Coordinate renewal as per the Asset Management Plan and within program resources.
FIRE EQUIPMENT (Including extinguishers, hose reels, hydrants and fire blankets)	• Maintain kitchen range hood filters in a clean condition as required for food handling and fire prevention. • Report defects or loss. • Refill or replace equipment if inappropriately damaged, discharged or stolen.	• Additional units if assessed by Council as required. • Replacement on expiry date. • Service inspection and maintenance charge. • Undertake inspections (Essential Safety Measures Regulations).
FLOOR SURFACES AND COVERINGS	• All necessary cleaning. • Keep all floors and insert mats in good and safe condition. • Gain approval from Council prior to any change.	• Undertake repairs and maintenance based on an assessment of an identified issue. • Renew recessed mats when existing ones become worn or unsafe. • Repair/renew or resurface/reseal flooring as per the Asset Management Plan.
FLYSCREENS	• No responsibility. • Report all faults to Council.	• Install fly screens if required under regulation. • All maintenance and repair as required.
FOOD HANDLING	• Responsible for ensuring that safe food handling practices are undertaken in the kitchen.	• Undertake periodic inspections to ensure that standards are maintained by the Tenant.
FOOTPATHS	• No responsibility. • Report all faults to Council.	• Undertake repairs and maintenance based on an assessment of an identified issue and in accordance with service level agreements as per in the Road Management Plan. • Coordinate renewal as per the Asset Management Plan and within program resources.
GARBAGE COLLECTION	• Removal of all Tenant garbage including excess waste from events and functions. • Costs associated with additional garbage removal. • Public bins are not to be utilised for Tenant garbage.	• Provide public rubbish and recycling stations, as per Council standard and empty according to Council service levels. • No responsibility for Tenant garbage.

LEASES AND LICENCES POLICY

ITEM	TENANT RESPONSIBILITY	COUNCIL RESPONSIBILITY
GLASS / MIRRORS - INTERNAL	• Report all damage to the Council.	• Undertake repairs and maintenance based on an assessment of an identified issue. • Council will coordinate renewal as per the Asset Management Plan and within program resources.
GRAFFITI & VANDALISM	• Cost of removal of all internal graffiti as well as costs for repair due to internal vandalism. • Significant vandalism or offensive graffiti is to be rectified/removed within 24 hours. • Notifying Council of external building and asset graffiti.	• Removal of external building and asset graffiti and repairs due to external vandalism.
GREASE TRAPS	• Compliance with Wannon Water Waste permit requirements, including but not limited to professional cleaning of grease trap • Completion of Wannon Water Authority to Nominate Accounts for tenant's invoices to be directly billed • New and altered Grease Trap installations are the responsibility of the tenant, and any costs associated with it	• No responsibility. • Undertake periodic inspections to ensure compliance by the Tenant.
GREY WATER / SEWAGE	• No responsibility. • Report all faults to Council.	• Full responsibility.
HEATING AND COOLING	• Report all faults to Council. • Cost of installation of additional heating and cooling subject to approval from Council.	• Full responsibility. • Undertake repairs and maintenance based on an assessment of an identified issue. • Coordinate renewal as per the Asset Management Plan and within program resources. • Consider requests for additional heating and cooling from the Tenant.
HOT WATER	• Report all faults to Council.	• Full responsibility.
INSURANCE – CONTENTS, BUILDING AND PUBLIC LIABILITY	• Contents insurance and public liability insurance associated with the programs and activities conducted on the premises. In some instances building insurance will be on-charged to tenant.	• The purchase of insurance products for Council owned or managed buildings, permanent fixtures and contents owned by Council.
KEYS, CODES AND LOCKS	• Site specific input. • Cost of replacement of lost or damaged keys. • At the discretion of the Council, costs of re-keying of Premises in the event of loss of keys by Tenant. • Replacement of lock/additional locks if required for security. • Additional keys supplied by Council at users cost. • Report to Council if not operational. • Maintain a key register for those who have access to the building (key holders, those with access codes, swipes, fobs, etc.) and notify Council of loss of keys, swipes, etc. • Tenant to Provide Security Code for Building access to Council	• Undertake repairs and maintenance based on an assessment of an identified issue. • Coordinate renewal as per the Asset Management Plan and within program resources. • This includes all doors and fittings including closers and realignment of internal doors. • Ensure locks are on Councils key system. • Update of Council Keys System

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ITEM	TENANT RESPONSIBILITY	COUNCIL RESPONSIBILITY
LITTER	• Remove litter from within the boundaries of the Licensed Area, and any litter that has blown into surrounds. • Cover costs to Council to remove excessive amounts of litter created by members, visiting teams or guests.	• Remove litter from the surrounds of the Licensed Area.
NATURE STRIPS	• Maintain nature strip. • Report major faults to Council.	• No responsibility.
NON FIXED EQUIPMENT – PURCHASE AND REPLACEMENT (Building chattels)	• Responsibility of Tenant, in accordance with necessary standards/regulations. • Inventory to be completed annually at the commencement of each calendar year. • All costs associated with the purchase of new equipment. • Testing and Tagging in accordance with AS 3760.	• No Responsibility.
NOTICEBOARDS	• Provide and maintain units. • Locate units in locations as approved by Council.	• No Responsibility.
PAINT (venues for art groups)	• Install and maintain in vicinity a paint trap for paint disposal • Full responsibility for mobile paint disposal or removal from the vicinity	• No Responsibility
PAINTING – INTERNAL AND EXTERNAL	• Keep clean and in good condition. • Costs to re-paint internally if as a result of damage due to misuse.	• Undertake repairs and maintenance based on an assessment of an identified issue. • Coordinate renewal as per the Asset Management Plan and within program resources.
PEST CONTROL	• Full responsibility to keep licensed premises free of rodents, pests and vermin. • Costs associated with pest exterminators as required.	• No Responsibility.
PLUMBING	• Report all faults to Council. • Responsible for the costs associated with clearing blockages to sewerage system and repair/replace fittings due to misuse. • Responsible for the costs to repair/replace the taps, cisterns, toilet pans and seals due to damage caused by misuse.	• Undertake repairs and maintenance based on an assessment of an identified issue. • Coordinate renewal as per the Asset Management Plan and within program resources.
ROOFING AND GUTTERS	• Report all faults to Council.	• Annual gutter cleaning program. • Undertake repairs and maintenance based on an assessment of an identified issue. • Coordinate renewal as per the Asset Management Plan and within program resources.
SANITARY DISPOSAL UNITS	• Report all faults to Council.	• Arranging and servicing sanitary disposal units.

LEASES AND LICENCES POLICY

ITEM	TENANT RESPONSIBILITY	COUNCIL RESPONSIBILITY
SECURITY / CCTV / ALARM SYSTEM (See also KEYS AND LOCKS)	**Daily Security**: • Securing of premises including locking doors and windows before leaving. **Security Alarm System**: • Seek approval in writing from Council prior to installation. • Meet system and operating costs and manage usage. • Any calls out and service costs i.e. false alarms, misuse. • Provide Council with a contact person for call outs.	**Daily Security**: • No Responsibility. **Security Alarm System** (Council owned and installed): • Install or replace systems. • Hold security system details and meet system and operating costs (if Council approved and installed).
SEPTIC TANKS	• No responsibility. • Report all faults to Council.	• Full responsibility.
SERVICES – POWER, WATER, GAS, TELEPHONE ETC	• All utility charges metered including but not restricted to water, gas, telephone, sewerage, electricity. • In the case of shared facilities, Tenants must abide by their responsibilities and proportional costs • Upgrades to utilities required for tenants use of the premises is the responsibility of the tenant	• Approving upgrades or new connections.
SHADE STRUCTURES	• Report all Council installed Shade Structure faults to Council. • Tenant installed structures remain the responsibility of the tenant to maintain repair and renew	• Full responsibility. • Coordinate renewal as per the Asset Management Plan and within program resources.
SHEDS	• Report all faults to Council. • Any new installation requires approval by Council.	• Full responsibility (if approved by Council). • Coordinate renewal as per the Asset Management Plan and within program resources.
SIGNAGE – INFORMATION / INSTRUCTIONAL / COMPLIANCE	• Report faults for all other signage to Council. • Any new installations must be approved through Council	• No responsibility for tenant installed signs. • Councils signs, full responsibility
SKYLIGHTS	• Report all faults to Council.	• Full responsibility.
SMOKE DETECTORS	• Report all faults to Council. • Change batteries 12 monthly for portable units.	• Service inspection and maintenance. • Undertake annual inspections (Essential Safety Measures Regulations).
SOLAR PANELS	• No responsibility. • Report all faults to Council.	• Full responsibility.
STORM WATER	• No responsibility. • Report all faults to Council.	• Full responsibility. • Coordinate renewal as per the Asset Management Plan and within program resources.
STRUCTURAL	• Report all faults to Council.	• Undertake repairs and maintenance based on an assessment of an identified issue. • Coordinate renewal as per the Asset Management Plan and within program resources.

LEASES AND LICENCES POLICY

ITEM	TENANT RESPONSIBILITY	COUNCIL RESPONSIBILITY
TELECOMMUNICATIONS SYSTEMS (E.g. fax, photocopier, telephones, printers, computers and modems)	• Service, operational and maintenance outgoings. • Replacement costs. • Any new installation requires approval by Council	• Consider requests case by case.
TOILETS – PUBLIC (Not Facility Toilets)	• Report all faults to Council.	• Cleaning to an approved schedule. • Maintenance and repairs as required. • Coordinate renewal as per the Asset Management Plan and within program resources.
TOILETS – RESERVE ONLY USE / INTERNAL	• Cleaning and stocking of consumables. • Cost for repair, replacement due to misuse	• Undertake repairs and maintenance based on an assessment of an identified issue. • Coordinate renewal as per the Asset Management Plan and within program resources.
TREES	• Report issues relating to existing trees.	• Regular tree inspections and maintenance as per Council's Tree Risk Management Plan.
WALL FINISHES AND CEILING LININGS	• Report faults to Council.	• Undertake repairs and maintenance based on an assessment of an identified issue. • Coordinate renewal as per the Asset Management Plan and within program resources.
WATER TANKS	• Report all faults to Council. • Purchase and installation of water tanks and water saving devices must be in consultation with Council.	• Full responsibility
WEED CONTROL	• No responsibility. • Report all faults to Council.	• Full responsibility.
WINDOWS	• Cleaning on a periodic basis. • Report faults to council. • Responsible for breakage due to misuse • If keys are lost to lockable windows the Club is required to fund replacement keys or total replacement of locks if deemed necessary by Council.	• Replacement due to breakage as result of vandalism.

Warrnambool Planning Scheme Review

Version 1.3

October 13, 2026

Planning and Environment Act 1987

Planning scheme review pursuant to Section 12B of the PE Act

Warrnambool Planning Scheme

Version	Author	Issue date
1.0 – Draft for Council	MM	4 June 2026
1.1 - Draft for Council	MM	10 July 2026
1.2 – Draft for Council	MM	24 July 2026
1.3 – Final for Council	MM	13 October 2026

Acronyms

Abbreviation	Meaning
ABS	Australian Bureau of Statistics
CFA	Country Fire Authority
DDO	Design and Development Overlay
DEECA	Department of Energy, Environment and Climate Action
DPO	Development Plan Overlay
DTP	Department of Transport and Planning
EDS	Economic Development Strategy 2023-2028
EMAC	Eastern Maar Aboriginal Corporation
EPA	Environment Protection Authority
ESO	Environmental Significance Overlay
FO	Flood Overlay
FSW	Future Strategic Work
LSIO	Land Subject to Inundation Overlay
GHCMA	Glenelg Hopkins Catchment Management Authority
HCAP	Housing Capacity Assessment Platform
MDFC	Ministerial Direction on the Form and Content of Planning Schemes
MPS	Municipal Planning Strategy
PE Act	Planning and Environment Act 1987
PG	Practitioners Guide to Victoria's Planning System
PPV	Planning Panels Victoria
PPARS	Planning Permit Activity and Report System

PG	Practitioner's Guide to Victoria's Planning Schemes
PPF	Planning Policy Framework
RPH	Regional Planning Hub
RPP	Regional Planning Partnerships
VCAT	Victorian Civil and Administrative Tribunal
VIF	Victoria in Future
VPPs	Victoria Planning Provisions
WPS	Warrnambool Planning Scheme
WW	Wannon Water

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1. Executive summary

1.1 Why is the planning scheme being reviewed?

Council as the planning authority for the Warrnambool Planning Scheme (WPS) is required to review its planning scheme every four years under section 12(B) of the *Planning and Environment Act 1987* (PE Act).

Council last undertook a comprehensive review of the planning scheme in 2022/23. Amendment C216warr implemented the policy neutral changes to the WPS recommended as part of the Warrnambool Planning Scheme Review March 2023, which was gazetted in December 2025.

This review will be forwarded to the Minister for Planning as required under section 12(B) of the PE Act once complete. A planning scheme amendment to implement the findings of the review will be prepared and is attached in the form of marked-up ordinance as Appendix One of this report.

1.2 Scope of review

This review has been undertaken using the draft *A Good Practice Guide to Planning Scheme Reviews* (October 2023) prepared by the Department of Transport and Planning (DTP). The review has involved:

- Identifying population and demographic changes occurring in the municipality
- Consideration of the recommendations arising from the previous planning scheme review, which occurred in 2022/23
- Undertaking an audit and assessment of the current planning scheme
- Assessing the performance of the planning scheme
- Issues arising from stakeholder engagement, including from referral authorities and agencies
- Consideration of current and proposed strategic projects.
- Key issues.

1.3 Health check and key findings

The main focus of the review is to undertake a 'health check' of the WPS with respect to:

- Strategic policy issues, with consideration on progress of strategic planning projects and the identification of current priorities and addressing any policy gaps; and
- Planning scheme issues, with consideration on the performance of the WPS ordinance to ensure compliance with the Ministerial Direction – Form and Content of Planning Schemes (MDFC) and other relevant guidelines.

1.3.1 Policy issues

Warrnambool is operating in a dynamic policy framework. Following the release of Plan for Victoria, the Minister for Planning has advised that all Victorian councils will need to meet housing targets. In February 2026, the Minister advised all Victorian councils that each council must review its planning scheme to ensure it is creating enough housing capacity in the right locations to help deliver the housing targets. The tool to be used to assess targets is known as the Housing Capacity Assessment Platform (HCAP).

Council is currently working on a number of significant strategic planning projects. There were a large number of projects identified in the 2022/23 planning scheme review, and since the 2022/23 review some new projects have commenced.

One of the significant projects Council has commenced since the 2022/23 review is the Warrnambool Futures Strategy. This project will develop a long-term sustainable land use plan for the municipality and provides an opportunity to prepare an integrated municipal wide settlement strategy for all its urban settlements, with clear settlement boundaries that provides guidance on growth areas, opportunities for infill development, the identification of rural residential areas and rural and agricultural land planning.

Warrnambool Futures Strategy also provides an opportunity for an integrated approach to identifying environmental risks, particularly coastal inundation and riverine flooding.

Other strategic planning projects that Council has been working on over the past four years include the Open Space Strategy and Open Space Contributions; Warrnambool Foreshore Framework Plan; Bushfield-Woodford Strategic Framework Plan; the Retail Strategy; and various flood investigation strategies, including Allansford, North-Warrnambool and Woodford-Bushfield and South Warrnambool-Dennington.

A project identified in the 2022/23 review was the Housing and Neighbourhood Character Strategy. This project has not commenced. However, it is proposed to undertake a city-wide Housing Strategy (which has been included in the list of future strategic projects). Against this dynamic backdrop, an updated list of strategic planning projects has been prepared for inclusion in Clause 74.02 (Further Strategic Work) of the WPS. This report also identifies projects with high (next two years), medium (two to four years) and lower priority (beyond four years).

It is also proposed to include some of the policy changes that were identified in the 2022/23 review in the planning scheme update as part of this review. These include Green Warrnambool; Active Warrnambool Strategy 2019-30; Merri River Parklands Framework; South of Merri Open Space Precinct Plan; Warrnambool City Council Social Housing Planning Project ;and Warrnambool Principal Pedestrian Network. These policies were not included in C216warr in order to streamline the approval of the Amendment.

1.3.2 Planning scheme issues

There have been three important planning scheme amendments that have been approved in recent years to ensure the WPS ordinance complies with the MDFC and other relevant guidelines. These amendments include:

- C208warr gazetted in July 2021, which translated the WPS into the Planning Policy Framework (PPF). This Amendment translated all local policy content in a generally policy neutral manner, in accordance with the principles set out in *A Practitioner's Guide to Victorian Planning Schemes* to ensure policy content is:
    - Within the scope of the PE Act and is strategically justified.
    - Clear in its application, proportional to the intended planning outcome and consistent with relevant parent provisions, practice notes, advisory notes and ministerial directions issued by the Minister for Planning.
    - Drafted to be clear and unambiguous.
- C202warr gazetted in November 2021, which updated local schedules in zones, overlays, particular provisions and general provisions to remove inconsistencies with the Victoria Planning Provisions (VPPs) to ensure compliance with the MDFC.
- C216warr gazetted in December 2025, which implemented the policy neutral findings of the 2022/23 planning scheme review, which included a review of the local provisions against the MDFC.

Notwithstanding, following a review of the ordinance as part of this review, some further changes are required. These include:

- Updating contextual information.
- Inserting adopted Council strategies, including the Council Plan and Vision and Economic Development Strategy (EDS) into the MPS and PPF.
- Amending provisions to ensure compliance with the MDFC, such as reducing the number of objectives in some of the overlay schedules; restructuring some schedules and removing anomalies identified by Council.

The recommended changes are included in a draft ordinance in Appendix One.

While the suggested changes will improve the ordinance, Council's planners have commenced a comprehensive review of all WPS's overlay schedules on the basis that there are some major shortcomings with a number of provisions, which is potentially affecting the achievement of objectives and making assessment of planning applications more difficult. The review may result in major changes to the schedules which would require strategic justification and a planning scheme amendment process to implement.

It is also noted that the 2022/23 review identified a number of drafting issues with the schedules of three overlays in particular, the Environment Significance Overlay (ESO), the Design and Development Plan Overlay (DDO) and the Development Plan Overlay (DPO). Many provisions are poorly drafted and are therefore open to interpretation and potentially affecting the achievement of the overlay purposes. Council's planners have commenced a review of the schedules to these overlays, but due to lack of resourcing this project has not been completed.

1.4 Consolidated recommendations

Warrnambool City Council, with assistance from the Transect Planning Pty Ltd and with funding from the Regional Planning Hub (RPH), has prepared a planning scheme review as required by section 12B(1) of the PE Act.

In accordance with section 12B(3) of the PE Act this review identifies opportunities, as set out in this report, enhances the effectiveness and efficiency of the planning scheme in achieving the objectives of planning in Victoria and the objectives of the planning framework established in the PE Act.

In accordance with section 12B(4) of the PE Act, the review evaluates the planning scheme to ensure that it:

- Is consistent with MDFC.
- Sets out the policy objectives for the use and development of land.
- Makes effective use of state and local provisions to achieve state and local planning policy objectives.

Overall recommendation:

That Warrnambool City Council accept this Planning Scheme Review and forward to the Minister for Planning as evidence the Warrnambool City Council, as the planning authority for the Warrnambool Planning Scheme, has met its obligations in accordance with section 12B of the PE Act to review the planning scheme no later than one year after the date by which it was required to approve its Council Plan**.**

Detailed recommendations

Planning scheme amendment

A planning scheme amendment should be prepared to implement the recommended changes to the WPS in accordance with this review. The proposed changes are shown on the marked-up ordinance in Appendix One.

Further strategic work

Council endorse the future strategic work program as shown in Appendix Two, which provides a prioritised program on the strategic priorities over the next four years and beyond.

Performance of planning scheme

Council monitor the permit activity in the City to ensure that adequate resources are allocated to the statutory planning department to process applications, explore opportunities to create efficiencies through the use of AI, and to identify opportunities for streamlining of planning scheme controls to remove permit applications for minor buildings and works.

2. Introduction

2.1 Purpose

Council as the planning authority for the WPS is required to review its planning scheme every four years under section 12(B) of the PE Act.

The scope of a planning scheme review is established under section 12(B) and planning scheme reviews should focus on:

- The effectiveness and efficiency of the planning scheme in achieving the objectives of planning and the planning framework in Victoria.
- Aligning the planning scheme with the MDFC.
- Ensuring the planning scheme contains a clear narrative about the way use and development of land will be managed to achieve the planning vision or objectives of the area.

Planning scheme reviews also provide the opportunity to:

- Align Council's policy position with the planning scheme.
- Update out of date or redundant information.
- Educate and inform stakeholders about how the planning scheme works and the process by which to improve it.

Council last undertook a comprehensive review of the planning scheme in 2022 and 2023, which was prepared by Redink Planning. The key findings of the review were that:

- Council has introduced some important changes since the last planning scheme review, most notably the restructure of the planning scheme, and the implementation of the Warrnambool Eastern Activity Centre Structure Plan 2016, the Advertising Signage Policy, and the implementation of the North Warrnambool flood amendment.
- Council has clearly invested significant resources in a suite of studies, strategies and initiatives seeking to create an environmentally sustainable and resilient future for Warrnambool; however, the planning scheme lacks clear policy support to facilitate these outcomes when development proposals are assessed against it.
- As a result, there are significant gaps in realising the high-level Council vision for the municipality that are leading to inconsistent decision making and lost opportunities for the most efficient use of land, adaptation to climate change and protection of values such as established character, heritage and landscapes for the benefit of the community.
- There are several overlays that are redundant, poorly drafted or being used ineffectively, which is impacting the statutory planning workload and Council's ability to achieve high quality planning outcomes.

Council adopted the Warrnambool Planning Scheme Review Report in October 2023.

It was originally proposed to include a number of local policies in the planning scheme amendment that was prepared to implement the findings of the review. However, Amendment C216warr was confined to policy neutral changes in order to streamline the approval of the Amendment. This Amendment was exhibited with reduced notice but no Panel hearing was required because there were no submissions objecting to the Amendment. Amendment C216warr was gazetted on 5 December 2025.

This review will be forwarded to the Minister for Planning as required under section 12(B) of the PE Act once complete. A planning scheme amendment to implement the findings of the review has been prepared and is attached in the form of marked up ordinance as Appendix One to this report.

2.2 Methodology

A six-stage methodology prepared by the DTP has been adopted by Transect Planning to undertake the planning scheme review as shown in Figure 1.

The methodology is supported by the *Good Practice Guide to Planning Scheme Reviews* (October 2023) and templates that have been developed to assist with each stage of the process.

Transect Planning has been engaged to conduct stages 1 – 4 for Council. This project has been supported by the RPH program at DTP.

The RPH program was established to support rural and regional councils with peak workloads, build land use planning capacity and capability, and assist councils with key strategic planning projects.

In addition, this planning scheme review has been prepared in consideration of the following directions and guidance provided by DTP:

Ministerial directions:

- Ministerial Direction: the Form and Content of Planning Schemes
- Ministerial Direction No. 11 Strategic Assessment of Amendments

Planning practice notes and advice:

- A Practitioner's Guide to Victorian Planning Schemes
- PPN46 Strategic Assessment Guidelines
- Planning Scheme Reviews, Advisory Note, March 2026

Other guidelines

- Practitioner's guide to Victoria's planning schemes
- Using Victoria's Planning System

The Planning Scheme Review Advisory Note was released in March 2026, by which time this review of the WPS was underway. It recommended that the following matters be addressed in any planning scheme review (as relevant to WPS):

1. Identify any inconsistencies between local policies and state and regional policies in the PPF resulting from changes made by Amendment VC283 (Plan for Victoria) and other amendments to the PPF since the last planning scheme review.

2. Identify any conflicts between local policies and schedules, and changed state standard provisions, including clause 52.06 (Car parking) – amended; clause 52.27 (Licensed premises) – deleted; clause 52.37 (Canopy trees) – new; clause 54 (One dwelling on a lot or a small second dwelling on a lot) – amended; clause 55 (Two or more dwellings on a lot and residential buildings) – amended; and clause 57 (Two or more dwellings on a lot and residential buildings of four storeys) – amended.

3. Where DTP has advised that the planning scheme does not currently have capacity to meet its housing target, review residential zones and overlays in consultation with DTP to identify

appropriate strategic responses to ensure the planning scheme has sufficient capacity as assessed by DTP's Housing Capacity Assessment Platform.

4. Where DTP has advised that the scheme is likely to have capacity to meet its housing target, review policy, zones and overlays to ensure increased housing is enabled in appropriate locations, particularly where access to opportunities and services is highest.

5. Review the application of residential zones considering Planning Practice Note90 Planning for Housing and Planning Practice Note 91 Using the residential zones.

6. Review any neighbourhood character policy in the context of the reforms to the residential development provisions.

7. In rural and regional areas, identify settlement boundaries or identify issues to be resolved to establish a settlement boundary.

8. Resolve any inconsistencies in terminology with Plan for Victoria activity centres hierarchy and regional settlement hierarchy.

9. Ensure all schedules align with their relevant schedule template.

10. Review special purpose zones to ensure land use terms are up to date.

11. Assess whether new VPP tools would be more appropriate to implement planning objectives. For example, the Built Form Overlay in place of existing overlays or the Precinct Zone in place of the Activity Centre Zone or Special Use Zone.

12. Identify where mapping of environmental risks should be updated.

This review has considered the matters listed in the above Advisory Note and are addressed in the relevant sections of this report.

Figure 1: Planning scheme review methodology



The timing for the project is:

Stage	Timing

Initiate	March 2026
Analyse	March – May 2026
Engage	March – May 2026
Report	May – October 2026
Consult	Council's discretion
Implement	Council's discretion

2.3 Council context

Warrnambool City Council is a coastal and regional City situated 256 kilometres south-west of Melbourne and encompasses an area of 120 square kilometres and is home to 36,000 residents (2021 Census).

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

Other townships include Allansford and Woodford/Bushfield.

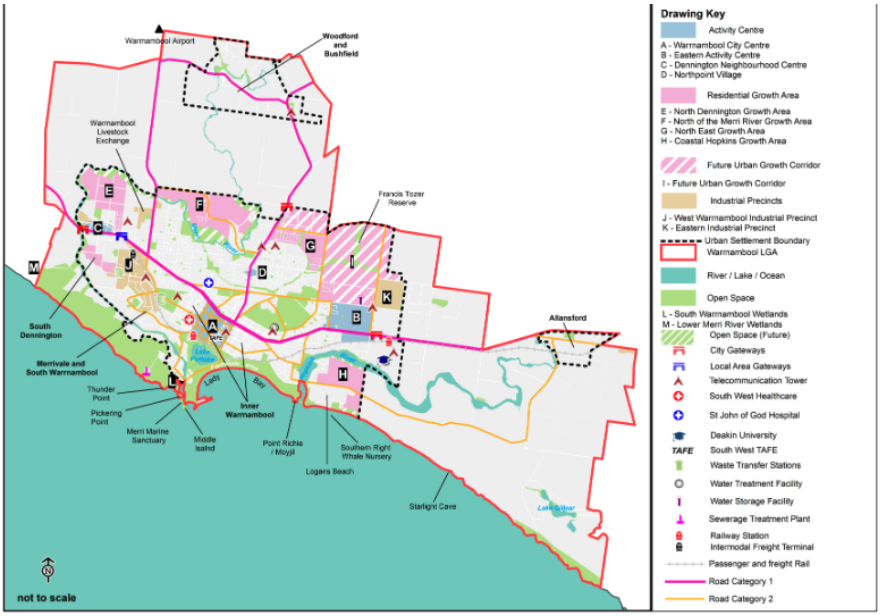
Accessibility is provided via major road transport routes, including the Great Ocean Road, Princes and Hamilton Highways, rail transport (freight and passenger) and Warrnambool Airport

Warrnambool is located in a significant cultural landscape and surrounded by waterways, wetlands, coastal areas and native grassland reserves.

Warrnambool's traditional owners are the Peek Whurrong and Kirrae Whurrung Peoples of the Maar Nation.

2.4 Framework plan

The figure below is Warrnambool's strategic framework plan included in the MPS:



2.5 Organisational structure

Council's organisation structure is shown in the figure below:



2.6 Planning resources

Current resources include:

Manager City Growth

Coordinator Statutory Planning

- 2 full-time senior planners

- 1 part-time senior planner

- 1 part-time junior planner

Coordinator Strategic Planning

- 2 full-time senior planners

- 1 part-time graduate planner (also does statutory work as needed)

- 1 part-time open space planner

Coordinator City Growth Support

- 4 part-time support officers

- 1 part-time subdivision officer

Coordinator Development Engineering

- 2 full-time development engineers

Consultants on retainer:

- heritage advisor

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3.What is driving change?

3.1 Population, growth and economy

In 2021 Warrnambool's population was 35,406 and is expected to increase to 41,000 in the next two decades (ABS, 2021).

Between 2014 and 2024 the population increased by 2,241 people, reflecting a compound annual growth rate of 0.7% (Remplan, 2024).

In 2021 the median age in Warrnambool was 42 years compared to the State average of 38 years (Warrnambool Futures, June 2025).

Top industries by employment in Warrnambool are Health Care & Social Assistance 23%; Retail Trade 13%; and Education & Training 10%. (Warrnambool Economic Development Strategy 2023-2028).

Almost all registered businesses in Warrnambool are 'non-employing' or 'small' businesses. (Warrnambool Economic Development Strategy 2023-2028).

Warrnambool is a popular visitor destination, with visitation driven by visiting friends and relatives, nature-based activities, in addition to wellness, heritage and cultural attractions (Warrnambool Economic Development Strategy 2023-2028).

Unemployment in 2024 was 1.9% (Remplan, 2024).

3.2 Climate change and other environmental risks

Climate change presents a major threat to Warrnambool City Council, to its natural and built coastal environment, to its communities and economic activity.

For South West Victoria, current climate change trends mean hotter and drier conditions than previously.

By 2030 there will be:

- An average temperature rise of almost 1 degree C
- An increase in the number of hot days (over 30 degrees C), while our winters will warm slightly less (+ 0.7 degrees C)
- A decrease in rainfall over spring of 7% and a decrease in the annual average rainfall of 4% (Department of Sustainability and Environment, 2008)

By 2070 if emissions are not drastically reduced, we will see:

- An average temperature increase of 2.4 degrees C
- Significant biodiversity losses
- The average number of hot days (when the maximum is over 30 degrees C) increase from 17 currently to 28 by 2070
- Total rainfall decline and come in short sharp bursts
- Less rain and higher evaporation rates, reducing the amount of available water for our waterways
- Run off into the Hopkins River system decline by as much as 50% (Department of Sustainability and Environment, 2008), due also to the combination of a larger population and increased demand.

By the end of the century, 2100, it is expected:

The sea level to rise as much as 75cm in South West Victoria

2.2m sea level rise during storm surges (predicted for 2100 - Source Hunter, J.R. 2010); Inundation from rising sea levels, posing a real and significant threat for South West Victoria (see Figure 2.2) (Climate Change Action Plan, Warrnambool City Council).

As a municipality with major waterways and significant coastline, climate change could have a significant impact on the municipality's quality of life, economy and environment.

3.3 State and regional policy context

There are a number of State and regional policies that provide a framework for local policy making. They are summarised below.

3.3.1 Plan for Victoria

Plan for Victoria is the first plan that has been prepared in thirty years for the whole of the State. It is based on five pillars:

- Housing for all Victorians
- Accessible jobs and services
- Great places, suburbs and towns
- Sustainable environments
- Self-determination and caring for country

Map 11 includes Warrnambool in the Great Ocean Road region and identifies Warrnambool as a regional city.

Map 6 identifies the Warrnambool Regional Airport Precinct as one of Victoria's economic strengths.

Actions in Plan for Victoria that may have implications for Warrnambool are:

Action 3: Carefully manage the outward sprawl of regional cities and towns

Action 8: Ensure new industrial and commercial land is ready for development

Action 12: Protect and enhance our canopy trees

Action 19: Better communicate and manage flood, bushfire and climate hazard risks

Action 22: Protect and carefully use regional resources

Plan for Victoria contains a comprehensive list of actions and outcomes, with the first priority being to implement housing targets for very local government area.

DTP briefed Victorian councils in February 2026 on the Housing Capacity Assessment Platform (HCAP). In June 2026, DTP wrote to Council advising that the WPS has sufficient capacity to meet the state government's housing targets.

This letter also advised that Council should still review policy, zones and overlays as part of its planning scheme review to ensure housing capacity is provided in locations with highest access to existing opportunities and services or sequenced with planned infrastructure.

3.3.2 Great South Coast Regional Economic Development Strategy

Regional Economic Development Strategies (REDs) were prepared by the Department of Jobs, Precincts and Regions in May 2022. Warrnambool is in the Great South Coast RED. The five strategic directions are:

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

The REDS do not replace existing local strategies. Rather, the REDS are informed by local work to identify economic development priorities and provide a platform to increase the visibility of these priorities and support regional communities to advocate for shared outcomes.

3.3.3 Regional Circular Economy Plan – Barwon South West

The objective of the Regional Circular Economy Plans (RCEP) is to create a sustainable and thriving economy. The RCEPs support the delivery of Victoria Government's circular economy policy, Recycling Victoria: a new economy, specifically the goals to 'design to last, repair and recycle'; 'use products to create more value'; and 'recycle more resources'.

Aspirations of the Barwon South West RCEP to 2030 include:

- There is a high demand for circular economy solutions
- Investment in the circular economy flows to the region
- Consumers are empowered to participate in the circular economy
- Product stewardship is a priority
- The region's renewable energy sector is integrated with the circular economy

3.3.4 Glenelg Hopkins Regional Catchment Strategy 2021 - 2027

The Glenelg Hopkins Regional Catchment Strategy (RCS) is the overarching plan for integrated catchment management – how land, water and biodiversity is managed by the Glenelg Hopkins community.

The Glenelg Hopkins Regional Catchment Strategy (RCS) outlines six local areas that represent distinct areas within the region. These local areas have been developed with the community to capture key priorities and interests, as well as reflect the region's social and biophysical systems. They bring together the RCS themes of community, water, biodiversity, land, and marine and coast in a more meaningful way to describe the Glenelg Hopkins region and highlight the value of integrated catchment management.

Warrnambool is included in the South-Eastern Coastal Plains local area.

It would be appropriate to include the 2021-2027 as a Background Document in the schedule to Clause 72.08 and delete the 2013-2019 Strategy.

Glenelg Hopkins CMA have requested some changes to local policies in Clause 12.03-1L (Waterways and Wetlands) and 13.03-1L (Merri River and Russells Creek). These matters are discussed in section 5.3 of this report.

3.3.5 Glenelg Hopkins Regional Floodplain Management Strategy

The Glenelg Hopkins Regional Floodplain Management Strategy (RFMS) is the primary document for identifying floodplain management priorities within the Glenelg Hopkins region. It provides a single, regional planning document for floodplain management and a high-level regional work program to guide future investment priorities within the Glenelg Hopkins region.

The strategy interprets and applies the policies, actions, and accountabilities of the Victorian Floodplain Management Strategy (VFMS) in managing flood risks at the regional and local level.

The primary role of the RFMS is to assist agencies that have floodplain management and flood emergency management functions to align their priorities and maximise community benefits with available funding.

Council has completed the South Warrnambool- Flood Investigation but this was not adopted by Council.

The Allansford Flood Study is nearing completion and the North Warrnambool and Woodford-Bushfield Flood Investigation has commenced.

On-going discussions are occurring with the CMA about the future implementation of the flood studies into the WPS.

3.4 Victorian government amendments and advice

The Victoria Planning Provisions (VPPs) are constantly being reviewed and updated at a state level with numerous VC and GC amendments occurring each year. The State also provides advice to planners in the form of updates to the Practitioner's Guide and new planning practice notes. The full list of relevant State amendments that have been gazetted since the last review can be found on the DTP's Planning Schemes web site.

The way in which the WPS should respond at a local level to these changes to the VPPs and how they should be applied has been considered in this review.

The most significant VC and GC amendments and practice and advisory notes that have been updated since the last planning scheme review that has implications on the WPS are found in Appendix Three.

As noted above, DTP released an Advisory Note on Planning Scheme Reviews in March 2026. One of the more significant elements of the Advisory Note is that where DTP has advised that the scheme is likely to have capacity to meet its housing target, the council must review policy, zones and overlays to ensure increased housing is enabled in appropriate locations, particularly where access to opportunities and services is highest.

To assist planning authorities prepare for their housing targets, DTP has updated Planning Practice Note 90 *Planning for Housing* and Planning Practice Note 91 *Using the residential zones*.

4.0 Previous planning scheme review

4.1 Findings from last review

The WPS was last comprehensively reviewed in 2022 and 2023. Redink Planning was engaged by Council to undertake the review and prepared a comprehensive report. The review identified nine strategic projects. Section 4.2 provides an update on the progress of these projects. Redink Planning drafted changes to the WPS which proposed policy changes as well as changes to the text in the ordinance to ensure compliance with the MDFC. The purpose of including the policy changes was to incorporate adopted Council policies, including Green Warrnambool, Active Warrnambool Strategy 2019-30, Merri River Parklands Framework, South of Merri Open Space Precinct Plan, Warrnambool City Council Social Housing Planning Project and Warrnambool Principal Pedestrian Network.

The planning scheme amendment that incorporated the 2022/23 planning scheme review outcomes was confined to policy neutral changes. At the request of Council, the proposed policy changes from the 2022/23 review have been considered in this review as appropriate (refer to section 5 of this report and Appendix One).

4.2 Progress since last review

The table below provides an update of the 2022/23 strategic projects. It should be noted that other projects have been pursued that were not identified in 2022/23. These are provided in the table in Section 4.3. .

	Project	Status	Actions
1	Housing and neighbourhood character strategy	Not commenced Note: Warrnambool Futures Strategy is a long-term city-wide land use strategy that will update the land use strategy to reflect these other strategies to account for growth, change, and new issues that have emerged since the previous strategy.	Complete Warrnambool Futures Strategy Rescope as a City Wide Housing Strategy
2	Review of the Environmental Significance Overlay	Work has commenced on reviewing all overlays. Implementation has been delayed due to lack of resources.	Resources need to be found to complete review.
3	Review of the Design and Development Overlays and Development Plan Overlays	Work has commenced on reviewing all overlays. Implementation has been delayed due to lack of resources.	Resources need to be found to complete review.
4	Infrastructure contribution frameworks for future growth corridors	Note: DCP has been prepared for East of Aberline PSP	Review DCPs and ICPs given age of these controls. Prepare DCPs and ICPs conjunction with future

			PSPs and other growth strategies.
5	Car parking strategy	Completed. No implications on WPS	Many applications for waivers are made. Need for review of parking demand and supply in Warrnambool City Centre and in other high demand areas such as the industrial estates, and whether car parking requirements in Clause 52.06 are appropriate or a Parking Overlay should be introduced. Need to determine whether cash in lieu scheme should be introduced.
6	Promote a more sustainable agenda	Environmental targets are now integrated into the Council Plan and the W2040 vision ESD policy prepared in conjunction with CASBE with DTP, appears to be on hold whilst DTP seeks to introduce State policy	Incorporate Green Warrnambool recommendations as proposed in 2022/23 planning scheme review as appropriate.
7	Agricultural precinct strategy	Not commenced Warrnambool Future likely to include actions on future planning of agricultural areas	On hold pending completion of Warrnambool Futures project.
8	Review the suite of rural local policies seeking to preserve productive farmland	Not commenced Warrnambool Future likely to include actions on future planning of agricultural areas	On hold pending completion of Warrnambool Futures project.
9	Prepare local flood policy and local floodplain development plans	Allansford Flood Study nearing completion. South Warrnambool Flood Study completed but not adopted.	Note: Council in June 2025 resolved not to proceed with the South Warrnambool and Dennington Flood Investigation

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		North Warrnambool and Woodford-Bushfield Flood Investigation commenced.	Implementation to occur via State Government pathway.

4.3 Current projects

As noted above, Council has commenced a number of projects that were not identified in the 2022/23 review. The table below provides an update of the projects and actions/recommendations.

	Project	Status	Actions/Recommendations
1	Warrnambool Futures Strategy	In preparation	To be implemented through a future planning scheme amendment Included on future strategic work program in Clause 74.02
2	Open Space Strategy 2026-2041	Adopted by Council on 1 June 2026	To be implemented through a future planning scheme amendment Included on future strategic work program in Clause 74.02
3	Open Space Contributions Report	To be adopted post Open Space Strategy	To be implemented through a future planning scheme amendment Included on future strategic work program in Clause 74.02
4	Warrnambool Foreshore Framework Plan	Adopted by Council 3 February 2025	Draft Amendment has been prepared. Implementation pathway underway
5	Coast and Marine Management Plan	In preparation	No action relevant to this review
6	Woodford-Bushfield Strategic Framework Plan	To be adopted by Council in near future	To be implemented through a future planning scheme amendment
7	Allansford Strategic Framework Plan Implementation	In preparation	To be implemented through a future planning scheme amendment
8	Allansford Flood Investigation (Part of Allansford Strategic Framework Plan Implementation)	To be presented to Council for adoption in the near future	To be implemented through a future planning scheme amendment – State Government pathway

9	North Warrnambool and Woodford-Bushfield Flood Investigation	In preparation	No action relevant to this review
10	East of Aberline Precinct Structure Plan	Being led by DTP	(C217warr) Gazetted on 6 October 2026
11	Saleyards Rezoning	Report to be prepared for Council	To be implemented through a future planning scheme amendment
12	Locality name review		No direct implications on WPS
13	Retail Strategy	Adopted by Council 2 March 2026	To be implemented through a future planning scheme amendment
14	Apply the Heritage Overlay to one property, and reduce the extent of the Overlay to two properties	Authorised	To be implemented through Amendment C220warr

4.4 Findings

The previous planning scheme review identified nine strategic projects that were to be undertaken by Council to strengthen the local policy framework. Whilst some projects have been completed and some are underway, some projects have yet to commence.

It is evident that since the completion of the last review, a number of new strategic projects that were not on the future strategic projects in Clause 74.02 have commenced, indicating there has been a change of priorities.

Having regard to the list of projects identified in the 2022/23 review, new projects that have commenced since the 2022/23 review and current priorities, this review has prepared a new list of strategic projects for inclusion in Clause 74.02. This review also identifies the prioritisation that should be given to each project. Council's future strategic work program is further discussed in Chapter 9 of this report.

5. Audit and assessment of current scheme

5.1 Audit Methodology

An audit of each section of the planning scheme has been undertaken. This audit has compared the drafting and application of each provision against the MDFC (11 August 2025) and relevant planning practice notes.

Each provision has also been assessed with consideration to the work it is doing in achieving the strategic objectives that are set out in the state, regional and local planning provisions.

Further, the audit has analysed the matters identified in the Planning Scheme Reviews Advisory Note (March 2026), which include whether there any conflicts between local policies and schedules, and changed state standard provisions, including:

- Clause 52.06 (Car parking) – amended
- Clause 52.27 (Licensed premises) – deleted
- Clause 52.37 (Canopy trees) – new
- Clause 54 (One dwelling on a lot or a small second dwelling on a lot) – amended
- Clause 55 (Two or more dwellings on a lot and residential buildings) – amended
- Clause 57 (Two or more dwellings on a lot and residential buildings of four storeys) – amended

Findings on improvements that could be made are listed below. These can occur as part of a planning scheme review based on the findings in this report and are included in the marked-up ordinance at Appendix 1.

Action column meanings:

Complies	This means that policy or schedule is correctly constructed and does not require amending as a result of the audit (recommendations in other parts of this review might indicate a change is required).
PSR amendment	This means that a change has been identified to ensure that the policy or schedule complies with the MDFC and good drafting practice. This means that a change has been identified to ensure that the policy or schedule complies with the MDFC and good drafting practice. The change may or does have policy consequence and should be made through a full planning scheme amendment process that provides for public notification and review by a Planning Panel.
PSR Further strategic work (FSW)	This means that a change has been identified to ensure that the policy or schedule complies with the MDFC and good drafting practice. It is beyond the scope of what can be achieved through the planning scheme review, as strategic justification is required to make the change, and Council is yet to do this work OR the change is complex and requires a separate piece of work to understand the ramifications on other parts of the scheme.

5.2 Municipal Planning Strategy

The planning scheme review provides an opportunity to update the MPS by including adopted Council policies and projects and avoid the need for separate planning scheme amendments. The table below identifies the adopted Council policies and recommended changes to the MPS:

Policy	Date of adoption	Change to MPS

Council Plan 2025-2029	2 June 2025	Replace the Council Plan 2017-2021 with the Council Plan 2025-2029 and Vision and objectives relevant to land use planning in Clause 02.02
Economic Development Strategy 2023-2028	2 October 2023	Update contextual information and new strategic directions in Clause 02.03-7
Former Salesyards Masterplan	6 May 2024	Insert new strategic direction in Clause 02.03-7 to give effect to this adopted Council project

The MPS was cross referenced against all the other local provisions in the scheme to ensure that there is a link to all local policies in the MPS.

The table below provides a summary of the recommended changes to the MPS:

Clause no. and name	Change	Action
Word count	Ensure word count is 5000 words or less	Word count is approximately 5000 words
02.01 Context	Include reference to number of dwellings and update reference to the number of jobs.	PSR amendment
02.02 Vision	Include reference to Council Plan and Vision 2025-2029 and new objectives relevant to land use planning	PSR amendment
02.03 Strategic directions	Complies	No action
02.03.1 Settlement and housing	Complies	No action
02.03-2 Environmental and landscape values	Complies	No action
02.03-3 Environmental risks and amenity	Delete reference to the Warrnambool Livestock Exchange under Land Use Conflicts on basis that Salesyards is no longer operational	PSR amendment
02.03-4 Natural resource management	Complies	No action
02.03-5 Built environment and heritage	Complies	No action
02.03-6 Housing	Complies	No action

Clause no. and name	Change	Action
02.03-7 Economic development	Update contextual information and new strategic directions to reflect the Economic Development Strategy 2023-2028 Delete reference to number of jobs employed in agriculture, fishing and forestry under Agriculture on the basis it is outdated	PSR amendment
02.03-8 Transport	Add a new strategic direction to promote access to open space by active transport nodes as recommended in the 2022/23 review. Add a new strategic direction under the Open space theme to activate more open space for physical activity as recommended in the 2022/23 review.	PSR amendment
02.03-9 Infrastructure	Complies	No action
02.04 Strategic framework plans	Delete reference to 'Warrnambool Livestock Exchange' Delete 'industrial precinct' colouring from land to be rezoned New colour to Saleyards precinct, identified as 'strategic infill opportunity' or similar	PSR amendment

5.3 Planning Policy Framework

All the local PPF policies that are included in the planning scheme are included in the table below, and a notation about whether they comply or require changing because of this review. Changes may be required to align with the MDFC, or they may be suggested to clarify the policy as identified through the analysis and engage stages of the review.

Clause no. and name	Changes required (if relevant)	Action
11.03-1L- 01 Activity centres in Warrnambool	Complies	No action
11.03-1L-02 Warrnambool City Centre	Amend the objective to recognise Warrnambool City Centre as a Principal Activity Centre in Plan for Victoria	PSR amendment
11.03-1L-03 Dennington Neighbourhood Activity Centre	Complies	No action
11.03-1L-04 Eastern Activity Centre	Complies	No action
11.03-2L-01 North of Merri Growth Area	Complies	No action
11.03-2L-02 Coastal Hopkins Growth Area	Complies	No action
11.03-2L-03 Bushfield, Woodford and Allansford	Complies	No action
12.01-1L Warrnambool biodiversity	Complies	No action
12.02-1L – Coastal landscapes	Complies	No action
12.03-1L Waterways and wetlands	Glenelg Hopkins CMA requested some minor changes to the objective and one of the strategies to deliver net improvement of waterway values via approved development.	PSR amendment
13.03-1L Merri River and Russells Creek floodplains	Glenelg Hopkins CMA requested that the heading be amended to include Hopkins River in the policy.	PSR amendment

Clause no. and name	Changes required (if relevant)	Action
	They also requested that the objective be amended to include reference to maintaining the natural values of the floodplains and the third strategy be amended to include reference to Hopkins River.	
13.04-2L Landslip	Complies	No action
13.07-1L-01 Land use conflict - General	Delete reference to 'Warrnambool Livestock Exchange' Under Policy Guidelines delete first dot point	PSR amendment
13.07-1L-02 Land use conflict – Industrial and residential interface	Complies	No action
13.07-1L-03 Land use conflict – Waste transfer stations	Complies	No action
13.07-1L-04 Land use conflict - Agriculture	Complies	No action
13.07-1L-05 Non-residential uses in residential zones	Complies	No action
14.01-1L Protection of agricultural land	Complies	No action
14.01-2L – Agricultural land	Complies	No action
15.01-1L-01 Urban Design	Complies	PSR amendment
15.01-1L-02 Signs	Complies	No action
15.01-2L Industrial development	Complies	No action
15.03-1L Heritage conservation	Complies	No action
16.01-1L Housing supply	Amend to specifically reference the Saleyards precinct by adding the words 'such as the former Warrnambool Livestock Exchange precinct'.	PSR amendment
16.01-3L Rural living	Complies	No action
17.01-1L Diversified economy	Update to give effect to the Economic Development Strategy 2023-2028	PSR amendment
17.03-1L - Industry	Complies	No action
17.03-2L Eastern industrial precinct	Complies	No action
17.04-1L Tourism	Complies	No action
18.01-3L Sustainable Personal Transport	Add a new strategy to improve the connectivity of active transport nodes within green corridors and along waterway	PSR amendment
18.02-1L Walking	Add a new local policy Walking – Warrnambool as recommended in the 2022/23 review. However, delete the policy guidelines as they duplicate standards in the PSP guidelines, Clause 56 and the Infrastructure design Manual	PSR amendment
19.02-1L Health	Complies	No action
19.02-2L Education	Complies	No action
19.02-3L Social and cultural infrastructure	Complies	No action
19.02-6L-Open space	Add the following strategy:	PSR amendment

Clause no. and name	Changes required (if relevant)	Action
	Provide new connections where gaps in parkland connectivity exist along the Merri River corridor. This strategy will give effect to Merri River Parklands Framework to enable Council to negotiate with landowners to ensure private land in the corridor can be included in the parkland	
19.03-2L Infrastructure design and planning	Under policy guideline, update reference to the current Infrastructure Design Manual (Local Government Infrastructure Design Association) Version 5.60 IDM 2025	PSR Amendment
19.03-3L Integrated water management	Complies	No action
19.03-4 Telecommunications	Delete first strategy to encourage colocation of telecommunications facilities as it duplicates State policy	PSR amendment

5.4 Zones

The relevant zone schedules in the planning scheme are included in the table below, and a notation about whether they comply or require changing because of this review. Changes may be required to align with the MDFC, or they may be suggested to clarify the policy as identified through the analysis and engage stages of the review.

Clause no	Name and if changes required	Action
32.03-s1 Low Density Residential Zone	No content	N/A
32.04s1 Mixed Use Zone – Warrnambool Mixed Use Areas	No content	N/A
32.04s2 Mixed Use Zone – The Mill at Warrnambool Redevelopment, Harris Street Warrnambool	No change	N/A
32.04s3 Mixed Use Zone – 811-821, 823 and 825 Raglan Parade, Warrnambool	No change	N/A
32.05s1 Township Zone – Warrnambool Townships	No content	N/A
32.08s1 General Residential Zone – General Residential Area	No content	N/A
32.09s1 Neighbourhood Residential Zone – Coastal/Hopkins River Environment Growth Area	No content	N/A
33.01s1 Industrial 1 Zone	No content	N/A
33.03s1 Industrial 3 Zone	No content	N/A
34.01s1 Commercial 1 Zone	No change	N/A
35.03s1 Rural Living Zone	No change	N/A

Clause no	Name and if changes required	Action
35.03s2 Rural Living Zone	No change	N/A
35.03s3 Rural Living Zone	Council suggested a change to the wording to the first requirement to address a concern that the current wording has a loophole whereby 2 lot subdivisions are not required to meet the minimum lot size. DTP has indicated that this suggested change needs to be further considered to ensure compliance with MDFC.	
35.07s1 Farming Zone	Complies	No action
36.01s1 Public Use Zone	Complies	No action
36.02s1 Public Park and Recreation Zone	No content	N/A
36.03s1 Public Conservation and Resource Zone	No content	N/A
37.01s1 Special Use Zone – Warrnambool Racecourse	Complies	No action
37.01s2 Special Use Zone – Warrnambool Showgrounds	Complies	No action
37.01s3 Special Use Zone – Warrnambool West Industrial Precinct Transition Area	To comply with the MDFC, change the permit requirement under Buildings and works from 'A permit is no required to construct a building or construct or carry out works...' to 'No permit is required.....'	PSR Amendment
37.03s1 Urban Floodway Zone	No content	N/A

5.5 Overlays

The relevant overlay schedules in the planning scheme are included in the table below, and a notation about whether they comply or require changing as a result of this review. Changes may be required to align with the MDFC, or they may be suggested to clarify the policy as identified through the analysis and engage stages of the review.

Clause no.	Name and if changes required	Action
42.01s1 Environmental Significance Overlay – Coastal Environs	Number of environmental objectives must be reduced from 5 to 1 to comply with the MDFC. This be referred to Future Strategic Work (FSW) program to enable more detailed discussion on preparing the one objective.	FSW
42.01s2 Environmental Significance Overlay – Hopkins and Merri River Environs	Number of environmental objectives must be reduced from 5 to 1 to comply with the MDFC. This be referred to FSW program to enable more detailed discussion on preparing the one objective.	FSW
42.01s3 Environmental Significance Overlay – Lake Gillear	Complies	No action

Clause no.	Name and if changes required	Action
42.01s4 Environmental Significance Overlay – South Warrnambool Wetlands	Complies	No action
43.01s1 Heritage Overlay	Complies	No action
43.02s1 Design and Development Overlay - Large lot residential area	Complies	No action
43.02s2 Design and Development Overlay – Logans Beach	Complies	No action
43.02s3 Design and Development Overlay – Premier Speedway Area	Complies	No action
43.02s5 Design and Development Overlay – South Warrnambool Plains	Number of design objectives must be reduced to 5 to comply with the MDFC. This be referred to FSW program to enable more detailed discussion on reducing the number of design objectives and whether the preamble should be removed. Delete the description of the area subject to the schedule as MDFC makes no provision for this.	FSW PSR amendment
43.02s6 Design and Development Overlay - The Hillside	Number of design objectives must be reduced to 5 to comply with the MDFC. This be referred to FSW program to enable more detailed discussion on reducing the number of design objectives and whether the preamble should be removed. Delete the description of the area subject to the schedule as MDFC makes no provision for this.	FSW PSR amendment
43.02s7 Design and Development Overlay – South Warrnambool River Environs	Number of design objectives must be reduced to 5 to comply with the MDFC. This be referred to FSW program to enable more detailed discussion on reducing the number of design objectives and whether the preamble should be removed. Delete the description of the area subject to the schedule as MDFC makes no provision for this.	FSW PSR amendment
43.02s8 Design and Development Overlay – Pertobe Road (South)	Delete the description of the area subject to the schedule as MDFC makes no provision for this.	PSR amendment
43.02s9 Design and Development Overlay – Pertobe Road (North)	Delete the description of the area subject to the schedule as MDFC makes no provision for this.	PSR amendment
43.02s10 Design and Development Overlay – Staney Street (Merri River West)	Delete the description of the area subject to the schedule as MDFC makes no provision for this.	PSR amendment
43.02s11 Design and Development Overlay – Rodger Place, Bushfield	No change	N/A

Clause no.	Name and if changes required	Action
43.02s12 Design and Development Overlay – Caramut Road Business Park Area and Entrance Precinct	Number of design objectives must be reduced to 5 to comply with the MDFC. This be referred to FSW program to enable more detailed discussion on reducing the number of design objectives and whether the preamble should be removed	FSW
43.02s13 Design and Development Overlay – Younger Street (West)	Complies	No change
43.02s14 Design and Development Overlay – Protection of Ocean Views from the Public Relam: Raglan Parade	Delete section 7.0 Background documents heading as MDFC makes no provision for such documents in schedule. Relocate section 7.0 Background documents into Section 4.0 Buildings and works.	PSR Amendment
43.02s15 Design and Development Overlay – Foreshore Design Character and Viewsharing: Merri Street East	Number of design objectives must be reduced to 5 to comply with the MDFC. This be referred to FSW program to enable more detailed discussion on reducing the number of design objectives and whether the preamble should be removed. Delete section 7.0 Background documents heading as MDFC makes no provision for such documents in schedule. Relocate section 7.0 Background documents into Section 4.0 Buildings and works.	FSW PSR Amendment
43.02s16 Design and Development Overlay – Warrnambool Regional Airport – Building Height above 7.5 metres (RL 79.0 AHD)	No change	N/A
43.02s17 Design and Development Overlay – Coastal/Hopkins River Environment Area	Number of design objectives must be reduced to 5 to comply with the MDFC. This be referred to FSW program to enable more detailed discussion on reducing the number of design objectives and whether the preamble should be removed.	FSW
43.02s18 Design and Development Overlay – Eastern Activity Centre – Commercial and Office Built Form	Complies	No action
43.04s1 Development Plan Overlay – Residential Development Plan	Insert bullet points for the requirements under Conditions and requirements for permits	PSR Amendment
43.041s2 Development Plan Overlay – Low Density Residential Development Plan	Complies	No action
43.041s 3 Development Plan Overlay – Rural Living Development Plan	Complies	No action
43.041s6 Development Plan Overlay – Dennington Rise Development Plan	Complies	No action
43.041s7 Development Plan Overlay – North East Warrnambool Growth Area	Complies	No action

Clause no.	Name and if changes required	Action
43.041s8 Development Plan Overlay – North Dennington Development Plan	Number of objectives must be reduced to 5 to comply with the MDFC. This be referred to FSW program to enable more detailed discussion on reducing the number of objectives and whether the preamble should be removed.	FSW
43.041s9 Development Plan Overlay – Dennington Neighbourhood Activity Centre – Retail Precinct	Complies	No action
43.041s10 Development Plan Overlay – North of the Merri River Development Plan	Number of objectives must be reduced to 5 to comply with the MDFC. This be referred to FSW program to enable more detailed discussion on reducing the number of objectives and whether the preamble should be removed.	FSW
43.041s11 Development Plan Overlay – Horne Road Industrial Area Development Plan	Number of objectives must be reduced to 5 to comply with the MDFC. This be referred to FSW program to enable more detailed discussion on reducing the number of objectives and whether the preamble should be removed.	FSW
43.041s12 Development Plan Overlay – South Side of Hopkins Road Point	Number of objectives must be reduced to 5 to comply with the MDFC. This be referred to FSW program to enable more detailed discussion on reducing the number of objectives and whether the preamble should be removed.	FSW
43.041s13 Development Plan Overlay – North Side of Hopkins Road Point	Number of objectives must be reduced to 5 to comply with the MDFC. This be referred to FSW program to enable more detailed discussion on reducing the number of objectives and whether the preamble should be removed.	FSW
43.041s14 Development Plan Overlay – Eastern Activity Centre Residential South Character Precinct	Complies	No action
43.041s15 Development Plan Overlay – Eastern Activity Centre Office and Employment Character Precinct	Complies	No action
44.03s1 Floodway Overlay	Complies	No action
44.04s1 Land Subject to Inundation Overlay	No content	N/A
44.06s1 Bushfire Management Overlay – Warrnambool Bal-12.5 Areas	Complies	No action
45.06s1 - Development Contributions Overlay – North of the Merri River Development Contributions Plan	Schedule does not reflect current development contributions system	FSW

Clause no.	Name and if changes required	Action
45.06s2 - Development Contributions Overlay – North Dennington Development Contributions Plan	Schedule does not reflect current development contributions system	FSW
45.12s1 Special Controls Overlay	Complies	No action

5.6 Particular provisions

All the particular provision schedules that are available to be applied in the planning scheme are included in the table below, and a notation about whether they comply or require changing as a result of this review. Changes may be required to align with the MDFC, or they may be suggested to clarify the policy as identified through the analysis and engage stages of the review.

Clause no. and name	Is it applied? Changes required (if relevant)	Action
51.01s Specific sites and inclusions	Not applied	Nil
52.02s Easements, restrictions and reserves	Not applied	N/A
52.05s Signs	Not applied	N/A
52.16s Native vegetation precinct plan	Not applied	N/A
52.17s Native vegetation	Not applied	Nil
52.28s Gaming	Applied	Nil
52.32s Wind energy facility	Applied	Nil
52.33 Post boxes and drystone walls	Applied	N/A
53.01s Public open space contributions and subdivision	Applied	N/A
53.06s Live music entertainment venues	Not applied	N/A
53.15s Statement of underlying provisions	Not applied	N/A
59.15 Local VicSmart applications	Not applied	N/A

5.7 General provisions

There are two general provisions that have a schedule available. They are included in the table below with a notation about whether they comply or require changing as a result of this review. Changes may be required to align with the MDFC, or they may be suggested to clarify the policy as identified through the analysis and engage stages of the review.

Clause no. and name	Is it applied? Changes required (if relevant)	Action
66.04s Referral of permit applications under local provisions.	Applied ESO1, DDO3, DDO5 & DPO11	Nil
66.06s Notice of permit applications under local provisions	None specified	N/A

5.8 Operational provisions

All the operational provision schedules that are available to be applied in the planning scheme are included in the table below, and a notation about whether they comply or require changing as a result of this review. Changes may be required to align with the MDFC, or they may be suggested to clarify the policy as identified through the analysis and engage stages of the review.

Clause no. and name	Changes required (if relevant)	Action
72.01s Responsible authority for this planning scheme	Applied. No changes required.	No action
72.01s What area is covered by this planning scheme?	Applied. No changes required.	No action
72.03s What does this planning scheme consist of?	Applied. No changes required.	No action
72.04s Documents incorporated into this planning scheme.	Applied. List needs to be in alphabetical order	PSR Amendment
72.05s When did this planning scheme begin?	Applied. No changes required.	No action
72.08s Background documents	Applied. Updated list to be inserted	PSR amendment
74.01s Application of zones, overlays and provisions	Applied. No changes required.	No action
74.02s Further strategic work	Applied. Updated list to be inserted	PSR amendment

5.9 Incorporated documents

This list of incorporated documents needs to be re arranged in the table and sorted in alphabetical order, noting that the Incorporated Document for Midfield Key Worker Accommodation Village, 6 Eccles Street, Warrnambool (Department of Transport and Planning, February 2024) is out of alphabetical order.

5.10 Mapping errors

As part of this review, Council officers have identified some planning scheme mapping anomalies. These include:

- 7 Strong Street, Warrnambool. This land is privately owned and is in the Public Use Zone 1. It should be in the Industrial 3 Zone.
- Land at 10 and 24 Hopkins Road (Lyndoch and Gunditjmara Medical Centre). This land is privately owned and is in the Public Use Zone 3 when it should be in the General Residential Zone.
- Manuka Drive, Warrnambool. The extent of the DDO was inadvertently reduced with the approval of Amendment C205.

It is recommended that Council review other zoning anomalies and include them in a planning scheme amendment, either as part of the amendment that implements the outcomes of this review, or as a separate amendment to address mapping. This should be discussed with DTP.

5.11 Findings

From the above analysis, it is considered that the PSR amendment should update the MPS to give effect to the current Council Plan, the adopted Economic Development Strategy and the closure of the Warrnambool Livestock Exchange.

It is also considered that the PSR amendment should include other Council adopted policies that were not pursued in C216warr as appropriate, namely Healthy Warrnambool, Green Warrnambool, Warrnambool Principal Pedestrian Network and the Merri River Parklands Framework.

With respect to the zone schedules, they are largely compliant with the MDFC and only a minor wording change is required to Clause 37.01s3 Special Use Zone to comply with the MDFC.

Council's planners identified an anomaly with schedule 3 of the Rural Living Zone with the result that two lot subdivisions could potentially not meet the required one hectare average. This matter has been raised with DTP who have advised they need to look at in more detail because of potential implications on complying with the MDFC.

With respect to the overlay schedules, there are a number of schedules that have more than the number of objectives that exceed the requirements of the MDFC.

Some schedules have a preamble explaining the need for the schedule and identifying in text the area to which the schedule applies. The MDFC does not make provision for a preamble in these schedules.

The DCP schedules applying to North of the Merri River and North Dennington are over 10 years old and Council's planners consider they need to be reviewed. Further, the Development Contributions Guidelines have been updated since these two DCPs were included in the WPS. It is recommended that the review of these two DCPs be included in the future strategic work program as a specific project.

Council has commenced a review of all overlay schedules, however it is on hold pending the allocation of resources.

It is recommended that the review of the overlay schedules be included on the future strategic work program.

With respect to operational provisions, a minor change is required to the list of incorporated documents so they are in alphabetical order.

The list of background documents has been updated. Each document was reviewed as to whether it is current, under review or redundant. Some Background documents have been superseded, for example the Glenelg Hopkins CMA catchment management strategy. Appendix Four contains a list of the Background documents and the status of each.

The WPS has been assessed against the Planning Scheme Review Advisory Note, released in March 2026. The main findings are that:

- There is no policy that conflicts with Plan for Victoria, however it is recommended that Clause 11.03-1L-02 is amended to reflect Plan for Victoria's policy that identifies Warrnambool as a Regional City.
- There are no identified conflicts between local policies and schedules, and changed state standard provisions, including clause 52.06 (Car parking) – amended; clause 52.27 (Licensed premises) – deleted; clause 52.37 (Canopy trees) – new; clause 54 (One dwelling on a lot or a small second dwelling on a lot) – amended; clause 55 (Two or more dwellings on a lot and residential buildings) – amended; and clause 57 (Two or more dwellings on a lot and residential buildings of four storeys) – amended.
- Council has included a City-Wide Housing Strategy is in its future strategic work program, which will provide an opportunity to review policy, zones and overlays to ensure housing capacity is provided in locations with highest access to existing opportunities and services or sequenced with planned infrastructure.
- Settlement boundaries exist in the Strategic Framework Plan for Warrnambool, Woodford/Bushfield and Allansford. Settlement boundaries are being reviewed for Woodford/Bushfield and Allansford as part of the framework plans being prepared for these two settlements.
- The land use terms in the Special Purpose Zones have been checked and are consistent with the Land use terms in Clause 73.03.
- Council will review the appropriate VPP tools with respect to overlays as part of its project on reviewing all overlay schedules.
- A number of flood studies are being undertaken by Glenelg Hopkins and Council to review sea level rise and riverine flooding to address environmental risks.

At the Planners' Workshop, there was discussion on a consolidated list of potential issues with the ordinance that had been prepared by Council's planners. Many of these issues require more detailed investigation and further discussion with stakeholders before they can be included in a planning scheme amendment. The issues include:

- Question whether DD05 (South Warrnambool Plains) and DDO7 (South Warrnambool River Environs) are both required given they apply to the same area.
- Corrections to the Heritage Overlay schedule Victorian Heritage Register (VHR) numbers as some are incorrect.
- Removing reference to section 173 agreements in DPO15 (Eastern Activity Centre Office & Employment Character Precinct) in relation to bushfire requirements.
- Potential to include some vegetation exemptions in the ESO's.

- Amending DDO12 (Caramut Road Business Park Area and Entrance Precinct) to change from 'galvanised iron' to 'reflective material'.
- Reviewing DDO2 (Logan's Beach) as it appears that a General Residential Zone subdivision is being controlled by a DDO.
- Whether all applications in ESO1 (Coastal Environs) should be referred to the Glenelg Hopkins CMA.
- Whether Wannon Water should be retained as a determining referral authority in DPO11 (Horne Road Industrial Area Development Plan).
- Whether the requirement in DPO3 (Rural Living Development Plan) for a development plan for subdivision should be removed, given most lots are already developed.
- Whether the notice requirements in DD013 (Younger Street West) should be inserted for complying developments.
- Addressing the mapping anomaly at 3 Nicholson Street.
- Need to review land that is privately owned but is still zoned for public use and rezone accordingly.

As noted above, few changes to the ordinance are required to ensure compliance with the MDFC given the changes made to the WPS with the approval of amendments C202warr, C208warr and C216warr.

5.12 Recommendation

Amend the MPS, local PPF policies and zone and overlay schedules to include changes identified in the audit of the planning scheme review and shown on the marked-up ordinance at Appendix One.

6. Planning scheme performance

This section contains an analysis of planning permit activity that has taken place during the last four years. It draws on both publicly available Planning Permit Activity and Reporting System (PPARs) data and data provided by Council.

6.1 Planning permit activity

6.1.1 Number of permits received and assessed

Error! Reference source not found. shows the number of permit applications received between 2022 and 2025.

Table 1: PPARs report for permits issued between the 2022 and 2025.

Permits (including refusals)	2022	2023	2024	2025
Received	329	312	278	268
New/Amended permit	291	265	259	239
No permit issued	22	22	18	21

VicSmart applications

VicSmart provides a fast-track permit process. Such applications must be decided within 10 days. Below is a list of the number of VicSmart applications received between 2022 and 2025. These are inclusive of the number of applications in Table 1.

Table 2: PPARS VicSmart applications

VicSmart applications	2022	2023	2024	2025
Received	42	45	47	51

Council decisions

Table 3 provides the number of planning applications that were considered by Council rather than by officers under delegated authority.

Table 3: Council decisions

Council decisions	2022	2023	2024	2025
Number	15	11	4	2

Source: Data extracted from Council agendas 2022-2025

Findings

It can be seen from Table 1 that since 2022, when more than 320 applications were received, the number of applications has been relatively stable. The decline of the number of applications since 2022 may reflect the general downturn in property development, due to higher construction costs and higher interest rates. It is noted the decline in the number of applications since 2022 has been a general trend in Victoria.

There appears to be relatively good take up of the VicSmart application process. However, no information about the VicSmart process is available on Council's web site. It is recommended that Council update their website information to promote the benefits and availability of VicSmart.

It can be seen from Table 3 that since 2022 there has been a decline in the number of applications considered by Council. The current Instrument of Delegation (July 2025) requires any application with seven or more objections to be determined by Council.

Very few applications are refused. This would appear to demonstrate that applicants are aware of Council's requirements and Council's planners work pro-actively with applicants to resolve issues and seek approvals rather than have applications refused and contested at VCAT.

6.1.2 Type of applications and timeframes

Findings

Data available on PPARS shows that over the last four years the category of permits generating the highest activity have been single dwellings (290); subdivision of land (202); one or more new buildings (176); alterations to a building structure or dwelling (114); other (65); extension to dwelling (58); and signage (52).

Total multi-dwelling applications over the past four years have been 17, 22, 12 and 9, which is considered to be a low number.

It is recommended to investigate the low number of multi-dwelling apartment applications as part of the Housing and Neighbourhood Character Strategy.

6.1.3 Comparison with other comparable councils

Findings

Table 4 sets out data against four different indicators for Warrnambool against other comparable councils.

Table 4: Comparison of service performance against comparable councils

Measure description	Council	2022	2023	2024	2025
Time taken to decide planning applications (standard applications)	Warrnambool	145 days	125 days	114 days	118 days
	Wangaratta	96 days	130 days	111days	109 days
	Wodonga	116 days	98 days	114 days	113 days
	Shepparton	104 days	110 days	80 days	75 days
Standard planning applications decided within required time frames	Warrnambool	57%	81%	86%	80%
	Wangaratta	72%	61%	64%	75%
	Wodonga	57%	76%	69%	64%
	Shepparton	55%	63%	76%	91%

Source: Planning Permit Activity in Victoria https://public.tableau.com/app/profile/planning.victoria/viz/PlanningPermitActivityReport/Activityoutcomes (downloaded 6 April 2026)

Table 5 sets out data on the cost of the statutory planning service per planning application

Table 5: Cost per planning application

Measure description	Council	2021/22	2022/23	2023/24	2024/25
Cost of statutory planning service per planning application	Warrnambool	$1.8k	$3.0k	$2.8k	$2.7k
	Wangaratta	$2k	$2.2k	$2.8k	$2.1k
	Wodonga	$4.1k	$5k	$4.9k	$7.3k
	Shepparton	$0.9k	$1.9k	$2.1k	$4.1k

Source: Know Your Council https://www.vic.gov.au/know-your-council (6 April 2026)

Findings

According to the PPARs data, Council has exceeded the average 60 days statutory time frame for making decisions on standard applications over the four-year period 2022-2025. However, since 2022, when the proportion of standard applications decided within statutory timeframes was 57%, has not been below 80% in the three years since.

The three other comparable councils in Table 4 have also exceeded the average 60 days statutory time frame in each year, though it is noted that Greater Shepparton, have substantially improved their turn around times in the past two years.

The main challenge for Warrnambool and the other rural councils is resourcing of the statutory planning function. Rural and regional councils face a significant challenge attracting and retaining qualified and experienced planners.

Even if Council could attract additional planners, funding needs to be found from Council's budget to pay the planners a competitive salary.

6.1.4 Decision making

By Council

As noted above, since 2003 very few applications have been decided by the elected Council. Table 5 shows that just over 3% of applications were decided by Council, which is a small proportion of the overall number of applications.

Table 5: Decision outcome data from 2022 to 2025

No.	Final Outcome	Percentage
1022	Permit issued by Delegate	96.96%
32	Permit decided by Council	3.04%
1054		**100%**

Source: Analysis based on Council supplied data and PPARs data

By VCAT

Council has provided a list of VCAT cases considered between 2022 and 2025. Eight cases were decided by the Tribunal in that period.

The eight cases involved a wide range of applications, including residential subdivision, multi-dwellings, demolition and buildings and works in a Heritage Overlay, changing the operating hours of

a waste transfer station, the impact of a new dwelling on coastal views and an electronic promotion sign.

One case concerned a procedural issue as to whether a third-party appeal should be summarily dismissed.

Five cases were appeals against Council's refusal and all bar one was upheld. Interestingly, the one refusal that was not upheld was recommended for approval by Council officers but refused by Council. This matter involved a subdivision of eight lots.

None of the eight cases have implications on the WPS, and as such no recommendations have been made resulting from VCAT review.

In the matter involving the electronic promotion sign, reference was made to Council's new advertising signs policy, which had been adopted by Council at the time of the Tribunal hearing but the planning scheme amendment to insert the policy into the WPS had not commenced. The Tribunal therefore gave it no weight.

The Advertising Sign Policy was gazetted in April 2022 following a Panel hearing. Given the Policy addressed the type of concerns Council had with the electronic promotion sign, it is possible that the sign could have been refused by the Tribunal if the Policy was in the scheme. However, it should be noted that the Policy is discretionary and that how a Tribunal member may approach the type of application may differ.

Source: Council supplied data

By Planning Panels

In the past four years, Panel hearings were conduction in relation to Amendment C213warr (Combined planning permit and planning scheme amendment under section 96A of the P&E Act) and C205warr (Russell Creek Flood Mitigation).

The Panel found the proposal in C213warr to be strategically supported and represents a logical extension to the adjoining General Residential zoned land.

The Panel in C205warr concluded that the Amendment is strategically justified and will implement the PPF and the MPS which both support the introduction of flood provisions to assist in the protection of life, property, community infrastructure and the environment from the hazards associated with floods.

The Panel stated that "Progress of the Amendment should not be delayed based on future uncommitted opportunities to mitigate flood risk."[1]

In addition, a standing advisory committee hearing was held in relation to draft Amendment C217warr on the East of Aberline PSP. It is expected that this report will be released in the second half of 2026.

[1] Page I of ii in Warrnambool PSA C206 [2022] PPV 40

7. Stakeholder engagement

This section contains an overview and analysis of the stakeholder engagement that has informed the planning scheme review. It includes data collected as part of a briefing with Council's planners, a workshop with Council's Planning team, responses from referral authorities and agencies and one regular applicant.

The intention of this part of the review is to provide context from those who most use the planning scheme. The findings of this engagement help to refine the key issues that Council needs to address and prioritise the scope of further strategic work that should be undertaken during the next four years.

7.1 Planners' feedback

The *Good Practice Guide to Planning Scheme Reviews* (October 2023) prepared by the DTP suggests that a planners' survey be undertaken to identify key issues associated with the planning scheme. On the basis that the Council has a small planning team it was agreed that a survey would not provide much assistance and that a workshop should be held instead.

Planners' workshop

The Planners' Workshop was held on 12 May, 2026. Attendees included Council's strategic and statutory planners, as well as some officers from other Council departments who provide referral advice on applications.

The main purpose of the workshop was to discuss progress of the 2022 review recommendations; progress with current strategic projects, opportunities to address issues with the planning scheme ordinance; and Transect Planning's preliminary findings on the performance of the WPS and responses from external referral authorities, internal referrals and consultants.

The outcomes of the workshop have greatly assisted in identifying the key issues with the WPS and preparing the recommendations.

7.2 Councillors

In the project brief, it was agreed that Council would be briefed following completion of the review. A briefing is scheduled to be held in October.

7.3 Referral and notice agencies

All agencies and authorities listed in Clauses 66.04 and 66.06 were invited to comment upon current arrangements for the referral of permit applications under local provisions. Agencies and authorities were also invited to comment upon any other aspects of the operation of the planning scheme as relevant to their area(s) of responsibility.

APA/VTS

APA/VTS advised they no longer have any assets in Warrnambool.

Environment Protection Authority

The EPA questioned whether it should retain determining referral authority status in Clause 43.02-3 (DDO - Premier Speedway). It noted that:

- It does not appear that any planning permit application have been referred to EPA under this provision to date.

- It does not appear that EPA was involved in the creation of the DDO.
- Does Council specifically request EPA remains a determining referral authority? If so, what do they see our role as being.
- If Council wants removal of this provision? – EPA notes that the permit can be still referred under the Notice provisions if Council seeks support from EPA.
- If Council wants EPA as a recommending referral authority instead? - if so, what do they see our role as being?

It was agreed at the Planners' Workshop there may be merit in reviewing the determining referral authority status of the EPA but that further investigation would be appropriate. This matter is to be referred to the review of overlay schedules project that has been commenced but is currently on hold pending resources.

Glenelg Hopkins CMA

Glenelg-Hopkins CMA requested that Clause 12.02-2S Marine & Coastal Crown Land – Strategies be amended to reflect risk posed by riverine (catchment) flooding.

Amending state provisions in the PPF is beyond the scope of this review.

The CMA also raised some formatting issues in Clause 12.02-2S and that Clause 12.01-2s should refer to relevant Regional Catchment Management Strategy as a Policy Document.

The CMA also requested some changes to the following PPF local policies:

- 12.03-1L Waterways and Wetlands
- 13.03-1L Merri River and Russells Creek Floodplains

These suggested changes are addressed in section 5.3 of this report.

One of the changes to Clause 13.03-1L requested by the CMA was to add the following strategy:

Fully preserve the function of floodplains in safely conveying flooding through Warrnambool through application of the Urban Floodway Zone to the full extent of the 1 percent annual exceedance probability floodplains within greenfield development areas.

It was agreed at the Planners' Workshop that the most appropriate planning flood control that should be applied should be considered with individual planning scheme amendments. Therefore, it is not proposed to include this suggested change in this review.

Powercor

Powercor made some suggestions to state provisions in the PPF and also suggested that the MPS strategic direction on Transport and infrastructure include support for Electric Vehicle infrastructure. Their comments are summarised below:

Clause 19 Infrastructure

While the policy supports the efficient use of existing infrastructure, Powercor suggests clarifying that "efficient" outcomes for electricity networks should also include timely augmentation of existing assets and development of new infrastructure where required.

Further, Powercor suggests that it would be beneficial to recognise the need for load-driven infrastructure, including substations and network expansion in growth corridors (not limited to Renewable Energy Zone areas).

Infrastructure Planning and Consultation

Powercor supports the recognition that infrastructure providers should be guided by planning policies and consulted as part of strategic land use planning. Continued engagement is important to ensure network requirements are appropriately incorporated.

Clause 58.02-04 – Infrastructure Decision Guidelines

Powercor considers the current guidelines provide detailed consideration for sewerage and drainage systems; however, there is limited reference to electricity infrastructure. It recommends including specific consideration for electricity networks, including:

- Provision of suitable and dedicated locations for kiosks and substations
- Appropriate access arrangements
- Integration within developments
- Allowance for capacity to meet anticipated maximum demand

Clause 02.03-08 – Transport and Infrastructure (Electric Vehicles)

Powercor states that consideration should be given to electric vehicle (EV) infrastructure, particularly the integration of high-capacity charging infrastructure within commercial and public developments, which is expected to contribute to increased electricity demand and should be factored into planning and infrastructure provisioning.

Wannon Water

In response to query whether Wannon Water (WW) should be a determining referral authority under Clause 43.04-11, it advised as it is a drinking water catchment (not declared, yet managed through planning mechanisms such as this) for roofwater harvesting, it should retain its status.

It was agreed at the Planners' Workshop that WW's status was a negotiated outcome between parties during preparation of the Horne Road Industrial Area planning scheme amendment and it would not be appropriate to make any change.

WorkSafe

WorkSafe advised that it provides comment on planning scheme amendments where a Major Hazard Facility may be impacted or there are proposed zoning changes related to dangerous goods. It would also be interested in any changes that may impact renewable energy facilities.

These comments are noted.

No comments were received from:

- VicRoads/DTP
- VicPol
- Heritage Victoria
- Country Fire Authority/Fire Rescue Victoria
- Department of Energy Environment and Climate Action

7.4 Internal referrals

Feedback from Council staff who provide advice on applications for planning permits was sought. Responses were received from Environmental Health, Development Engineering, and Natural Environment & Sustainability.

All considered the internal referral process was generally working well. Environmental Health acknowledges it is difficult for Planning to follow up breaches of permit conditions with limited capacity for enforcement.

Development Engineering noted that in the past six months there has been some uncertainty because of three different persons being in the Co-ordinator's role.

Natural Environmental & Sustainability commented that now since they have moved to a different directorate it is important that communication is not lost.

Engineering considered the internal referrals process was generally working well though some applications appear to be missed.

7.5 Registered Aboriginal Parties

The *Victorian Aboriginal Heritage Act* (2006) recognises Traditional Owners as the primary guardians, keepers and knowledge holders of Aboriginal cultural heritage. At a local level, Registered Aboriginal Parties are the voice of Aboriginal people in the management and protection of Aboriginal cultural heritage in Victoria.

Council engages with the Eastern Maar Aboriginal Corporation (EMAC).

Council adopted the Warrnambool Reconciliation Strategy and Action Plan in June 2026 which includes commitments to strengthen partnerships with Traditional Owners in environmental management and decision-making and to protect and promote Aboriginal cultural heritage through sustainable land use. Action 17.2 is to 'Update planning policies to include cultural heritage overlays and protection zones.' Preparation of a local policy on Aboriginal Cultural Heritage has been included as a future strategic project in Clause 74.02.

7.6 Applicants

Council provided a list of applicants who frequently lodge applications with Council.

Emails were sent to five frequent applicants with a request to make time available to respond to four questions (included in the email). The questions were:

- Do you believe the MPS strategic directions are being effectively achieved?
- Are there any strategic gaps that are impacting upon the achievement of the scheme's strategic directions?
- Are there any local policies or local controls that are causing any concern because of lack of clarity or open to interpretation?
- Are there any other issues you wish to raise? Only one response was received from a consultancy firm that largely deals with subdivision applications.

Three consultants provided comments. In summary, the issues raised were:

- Concern with delays on the East of Aberline Road Future Urban Growth Corridor, which is a strategic gap in the settlement strategic directions.

- Settlement strategy could be better integrated overall, currently it is limited to activity centres and growth areas.
- Settlement strategic directions would be stronger.
- Concern with loss of rural living land and need for more rural living land.
- Implementation of South Warrnambool/Allansford flood studies should be a priority, especially when there is flood information publicly available but not yet in the planning scheme.
- Could be a strategic direction on need for more public housing, given the documented shortfall.
- Need for a planning framework for Woodford/Bushfield – there is demand for housing but without a framework no clear advice can be provided to applicants.
- There have been different approaches in applying the DPO requirements in the Horne Road Industrial Area, especially with landscaping strips and car parking.
- Horne Road requirements are being applied too stringently and are not appropriate for applications proposing tradies' sheds (for example).
- Perhaps Horne Road needs to be updated.
- Impact of new Clause 55 is having the opposite effect – ie once you apply the tree canopy requirements for a 4 metre tree protection zone, insufficient room remains for multi dwellings.

7.7 Summary of issues raised through engagement

There was a wide range of issues raised through the engagement process. Notwithstanding, common themes to emerge included the following:

External referral authorities/government departments/agencies

- Glenelg Hopkins CMA and Powercor raised issues about State policies in the PPF. Amending State policies is beyond the scope of this review but have been included in this report for consideration by DTP.
- Glenelg Hopkins CMA have requested some minor changes that seek to deliver net improvement of waterway values via approved development, which are supported.
- The EPA's submission questioning whether they should be a determining referral authority for applications in Clause 43.02-3 (DDO3 Premier Speedway) may have merit, but is to be referred for further consideration to the review of the overlay schedules project.
- Powercor's suggestions on state provisions are beyond the scope of this review. Notwithstanding, they have been included in this report so they may be considered by DTP. With respect to the suggestion that a strategic direction on Electric Vehicle infrastructure be included under Transport and infrastructure, Council considers that whilst the suggestion has merit, it should be pursued at a state level.

Internal referrals

- None of the internal referral comments raised any significant concerns with the performance of the planning scheme or the internal referral process.
- However, to improve quality control the statutory planning team has adopted a new internal referral digitised system known as ECM, which has replaced the previous email system.

Applicants

- Issues raised about improving the settlement strategy and the need to strengthen some policies will be addressed in Council's future work program, particularly the Warrnambool Futures project.
- Concerns about delays in the delivery of some strategies is understood as a clearer policy framework is conducive to clear decision making. It is noted that hearings for the East of Aberline Road PSP are completed and that the Amendment was approved on 7 October 2026.
- Concerns about different approaches in applying the requirements in the Horne Road Industrial Area PSP was discussed at the Planners' Workshop. It was noted that some early applications may have only had a rudimentary assessment, and this may impact upon applicant expectations. Notwithstanding, DPO11 is to be referred to the review of overlay schedules project.
- Council officers are aware that in a resource-constrained environment with staff turnover that processing some applications will go beyond the statutory time period. However, as noted above, Council's average for making decisions is generally consistent with comparable Councils and rural Victoria generally.

8. New strategic work

New strategic work that has been adopted by Council and prepared for the Council was reviewed to identify whether any policy should be incorporated into the planning scheme.

The intention of this part of the review process is to incorporate policy that may have been developed by another part of Council and that is unlikely to be incorporated into the planning scheme through a stand-alone amendment.

The scope of this does not include significant strategic land use planning projects such as urban growth strategies or rural residential strategies, which should go through a separate dedicated planning scheme amendment process.

Regional documents are also reviewed, to identify if there are any Council specific proposals that should be reflected in the planning scheme. A summary of the regional strategies is provided above.

8.1 Council projects and strategies

Council provided the strategies that have been developed over the past few years. Each of these strategies are adopted positions of Council and have been through a consultation process. There is strategic justification for the policies outlined in these documents that have a planning relevance to be included in the planning scheme.

Each strategy was reviewed by Transect Planning. It was found that policy outlined in some documents should be bought across to the WPS as they relate to matters that applicants and decision makers should be considering in order to achieve the objectives set out in those strategies.

8.1.1 Strategies reviewed

The strategies below have a direct planning implication that justifies their inclusion into the WPS, either through changes to the MPS or local policies in the PPF:

- Warrnambool Council Plan 2025-2029 (incorporating the Municipal Health and Wellbeing Plan) 2025-2029
- Community Vision w2040
- Economic Development Strategy 2023-2028
- Highest and Best Use Masterplan – former Warrnambool Saleyards, 2024

Council Plan 2025-2029

The *Local Government Act 2020* requires that Council prepare and adopt a Council Plan and Community Vision. The Council Plan has been developed through consultation with residents, businesses, community groups, Council staff and Councillors.

Recommendation

Amend the vision at Clause (02.02) to reflect the updated vision for the Council, to:

The Council Plan (2025-2029) sets out the following vision for Warrnambool:

We are a thriving regional leader, rich in opportunities and committed to fostering a sustainable and inclusive lifestyle.

The Council Plan identifies four objectives relevant to land use planning:

City Futures – Activating a vibrant, liveable and safe city through enhancing outcomes for all.

City Infrastructure –Renewal and maintenance of Council's infrastructure while balancing the needs of our growing city through sound asset management.

City Sustainability –Caring for our natural environment by promoting energy efficiency, best practice circular economy and embracing new technology.

City Wellbeing – Working to enable everyone at every stage of life to participate in welcoming and inclusive environments which foster learning connection health and wellbeing.

Recommendation

That Clause 02.02 be updated to reflect the current Council Plan

Community Vision w2040

W2040 was developed through an extensive community-led process in 2017-2018.

The Plan captures the community's aspirations for the future of Warrnambool via four visions and nineteen goals which cover Warrnambool's Environment, Economy, Place and People.

It has four themes: people, place, environment, economy.

Recommendation

Given the broad nature of the Vision, there are no implications on the WPS.

Public Health and Wellbeing Plan 2025-2029

The priorities for Warrnambool which were determined by a combination of our local needs and their alignment with the Victorian Government's Public Health and Wellbeing Plan 2023-2027 are:

- Improving liveability
- Prevention of gender-based violence
- Improving social and emotional wellbeing
- Reducing harm from gambling, alcohol and other drugs (AOD)
- Increasing active living
- Increasing healthy eating and improving local food systems
- Improving resilience to the impacts of climate change

Recommendation

There are no direct planning implications that require changes to the WPS.

Economic Development Strategy 2023-2028

The Warrnambool Economic Development Strategy 2023-2028 (EDS) guides economic growth priorities and actions for Warrnambool City Council over the next five years. The purpose of the EDS is to ensure that Warrnambool continues to be a thriving and sustainable Regional City that serves as the key population, employment and tourism hub for the region.

Key themes are:

- Planning for sustainable regional city growth
- A collaborative, productive and diverse industry

- Workforce attraction and skills development
- A successful and high-value visitor economy

Recommendations

With the adoption of the Economic Development Strategy 2023-2028, it is appropriate to replace the existing provisions with new provisions to give effect to the current Strategy.

It is recommended the following changes be made:

Amend Clause 02.07 (Economic development)

~~*Warrnambool is a major centre for food manufacturing with an emphasis on dairy products, sheep and beef processing. The Warrnambool region produces 25 per cent of Australia's milk and 30 per cent of Victoria's beef and lamb. Warrnambool's other employment strengths are in health and community services, education, government, retail and tourism.*~~

Warrnambool's areas of economic specialisation which contribute significantly to output, exports and employment are:

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

Warrnambool is the Great South Coast Region's main service centre for retail, business services, health and education.

Council's strategic directions for a diversified economy ~~is~~: are:

- ~~*Developing value-adding opportunities.*~~
- *Planning for sustainable regional city growth*
- *Supporting a collaborative, productive and diverse industry*
- *Promoting workforce attraction and skills development*
- *Supporting a successful and high-value visitor economy*

Agriculture

Agriculture is an important element of the regional economy especially the dairy industry. ~~Sixteen per cent of the work force is employed within the agriculture, fishing and forestry sector.~~

Retain all other remaining strategic directions.

In addition, Clause 17.01-1L (Diversified economy) should be updated as follows:

Develop a sustainable economy that supports growth in existing industry and encourages diversity in business, with a focus on food and fibre, including value-add opportunities, the circular economy, indigenous businesses and social enterprises and professional, financial and creative industries.

~~Warrnambool as a major food and dairy processing centre for Victoria.~~

~~Encourage freight and logistics industries.~~

~~Accommodate new and emerging industries associated with natural gas and wind powered energy production.~~

Highest and Best Use Masterplan – former Warrnambool Saleyards, 2024

With the closure of the Warrnambool Livestock Exchange and the adoption of the Highest and Best Use Masterplan by Council in 2024, the following changes need to be made to the WPS:

- Clause 02.03-3 Environmental risks and amenity - delete reference to the Warrnambool Livestock Exchange under Land Use Conflicts
- Clause 02.03-6 Housing – add 'including the former Warrnambool Livestock Exchange site' to the existing strategic direction 'Providing infill opportunities to accommodate residential development'.
- Clause 02.04 Strategic framework plans - delete reference to 'Warrnambool Livestock Exchange'; delete 'industrial precinct' colouring from land to be rezoned; and apply new colour to Saleyards precinct, identified as 'strategic infill opportunity' or similar.
- Clause 13.07-1L-01 Land use conflict – General - delete reference to 'Warrnambool Livestock Exchange' and delete first dot point under Policy guidelines
- Clause 16.01-1L Housing supply - amend to specifically reference the Saleyards precinct by adding the words 'such as the former Warrnambool Livestock Exchange precinct'.

8.2 Current and future planning scheme amendments

As noted above, Council is currently working on a number of planning scheme amendments as well as a number of strategic projects that will be subject to future amendments. Current amendments include:

- Amendment C217warr - East of Aberline Precinct Structure Plan -– this amendment is being led by DTP
- Amendment C220warr- Applies Heritage Overlay to one property and reduces the Heritage Overlay extent to two properties

Future amendments will be prepared for:

- Open Space Strategy 2026-2041 and Open Space Contributions Policy
- Woodford/Bushfield Strategic Framework Plan
- Allansford Strategic Framework Plan Implementation
- Allansford Flood Investigation (State Government pathway)
- North Warrnambool and Woodford-Bushfield Flood Investigation (State Government pathway)
- Rezoning of South-West Victorian Livestock Exchange (Saleyards)
- Retail strategy
- Review of overlay schedules

9. Key issues

From the above analysis, the following key issues have emerged for further consideration by Council:

9.1 Policy issues

The 2022/23 planning scheme review conducted by Redink Planning noted that Council has invested significant resources in a suite of studies, strategies and initiatives seeking to create an environmentally sustainable and resilient future for Warrnambool. However, it considered that the WPS lacks clear policy support to facilitate these outcomes when development proposals are assessed against it. As a result, there are significant gaps in realising the high-level Council vision for the municipality that are leading to inconsistent decision making and lost opportunities for the most efficient use of land, adaptation to climate change and protection of values such as established character, heritage and landscapes for the benefit of the community.

Since the last review, Council has continued investing in its strategic planning work program, with significant progress being made on a number of important strategies, such as the framework plans for Woodford/Bushfield and Allansford, and the completion of other important strategies, including the Warrnambool Foreshore Area, the Open Space Strategy, the Retail Strategy and the flood studies.

Completion of the East of Aberline PSP and DCP, although led by DTP, also involved considerable Council officer time and resources.

However, there is significant more work to do to strengthen Warrnambool's strategic policy framework to ensure local strategic objectives are being achieved. Below is a summary of the more significant projects that should be given high priority.

9.1.1 Warrnambool Futures Strategy

Warrnambool Futures Strategy is a long-term land use strategy that will guide the sustainable land use needs for a growing economy, transportation and moving around Warrnambool, infrastructure from utilities to community buildings and spaces, and the natural assets, hazards and resources of the area.

Warrnambool Futures is an integrated and holistic approach to the spatial planning of the municipality. It is likely to result in a new strategic framework plan, and it will be important that an action plan is prepared that seeks to implement its objectives with more detailed strategic projects. It is also important that ongoing monitoring and review of the plan is undertaken so that new trends and any change in strategic directions can be identified.

It is considered that the Warrnambool Futures Strategy should be the highest priority project as it will set the broader framework in which more detailed planning can occur.

9.1.2 Housing and Neighbourhood Character Strategy

With Warrnambool's population growing to 41,000 residents and with the need to plan for an extra 2,700 dwellings over the next two decades, the City-Wide Housing Strategy will be an important project to identify where housing growth should be encouraged, whilst ensuring neighbourhood character issues are addressed.

It should also provide an opportunity to identify the reasons for the low number of multi-dwelling applications, which have continued to decline.

As noted above, DTP has advised Council that its planning scheme has capacity to meet the state government's housing targets.

However, DTP has advised that Council should still review policy, zones and overlays as part of its planning scheme review to ensure housing capacity is provided in locations with highest access to existing opportunities and services or sequenced with planned infrastructure.

Preparing the City-Wide Housing Strategy will provide the opportunity for Council to review its policies, zones and overlays to meet future housing needs.

9.1.3 Environmental risks and amenity

The most significant environmental risk in Warrnambool is sea level rise and riverine flooding.

Council has recently completed the South Warrnambool Flood Study and the Allansford Flood Investigation is underway, and commenced the North Warrnambool and Woodford-Bushfield Flood Investigation.

Council resolved not to progress the South Warrnambool Flood Investigation due to the number of concerns raised by the community.

9.1.4 Heritage

Council prepared a Heritage Strategy that was adopted by Council in October 2011. It contained a number of actions to ensure the protection of heritage places in the municipality. The last major heritage amendment prepared by Council was in 2015, with Amendment C73Pt 1 introducing heritage controls to 50 places.

It is understood that previous heritage studies have identified places of potential heritage significance, but do not have heritage protection.

As Council faces increased development, there is potential that heritage places could be lost without adequate heritage controls. It is therefore recommended that Council consider undertaking a review of its Heritage places. This review would also benefit from reviewing heritage precinct boundaries and mapping.

With the introduction of the Local Heritage Guidelines in March 2026, there have also been some major changes to assessing local heritage significance and how heritage places should be recognised in the planning scheme. Any review should also be undertaken in the context of the new heritage guidelines.

9.1.5 Cultural Heritage Local Policy

Council has identified a need to prepare a local policy on Aboriginal cultural heritage. Council recently adopted the Warrnambool Reconciliation Strategy and Action Plan which includes commitments to strengthen partnerships with Traditional Owners in environmental management and decision-making and to protect and promote Aboriginal cultural heritage through sustainable land use. Action 17.2 is to 'Update planning policies to include cultural heritage overlays and protection zones.'

9.1.6 Rural and Agricultural Land Planning

The 2022/23 planning scheme review future work program included recommendations to prepare an agricultural precinct study and undertake a review of rural local policies seeking to preserve productive farmland. However, this project has not commenced.

Agricultural production is an important contributor to the economic prosperity of the municipality.

This issue must be balanced against identifying growth areas to meet housing demand and providing opportunities for rural residential living.

Council's planners have identified that the minimum 15 hectare lot size in the Farming Zone (FZ) may be having adverse impacts on the agricultural productivity.

Council has included a Rural Land Use Strategy in its future strategic work program.

9.1.7 Other projects

There are a number of other projects that Council's planners have identified that should be undertaken over the next four years to strengthen the policy framework. These projects are shown in the table in section 9.4 of this report.

9.1.8 Conclusion

The above analysis indicates that there is considerable policy work required to be undertaken by Council to further strengthen the MPS and local policies in the PPF. Funding and resources will need to be found to undertake the projects.

9.1.9 Recommendation

That Council endorse the Further Strategic Work program in Clause 74.02 to strengthen Council's planning policy framework.

9.2 Planning scheme issues

With the translation of the WPS into the PPF, the review of zone and overlay schedules and the planning scheme amendment that implemented the recommendations of the 2022/23 planning scheme review, the WPS ordinance substantially complies with the MDFC and other relevant guidelines.

The ordinance has been further reviewed as part of this planning scheme review project and further changes are proposed. A summary of these changes is found in section 5 of this report and the proposed changes are found in Appendix 1One.

Council's planners have identified a number of issues with some provisions in overlay schedules, particularly the ESOs, DDOs and DPOs. As identified in the 2022/23 review, many provisions are poorly worded and are open to interpretation.

Council's planners have also developed a list of issues with other provisions in the WPS that may require review, these are found in section 5.10 of this report.

9.3 Top priorities for Council

Following the Planners' Workshop, a strategic work program has been prepared and is shown in the table below.

Existing projects are those projects that were identified in the 2022/23 review or are projects that have commenced since the 2022/23 review.

New projects are those projects Council's planners have identified during the planning scheme review process to strengthen the policy framework.

Some projects have been completed but are yet to be implemented into the planning scheme. These are listed in the future work program because of the resources required in preparing planning scheme amendments.

	Project	Status	Priority	Existing/New
	Settlement			
1	Warrnambool Futures Strategy	Under preparation Planning scheme amendment to be prepared	H	Existing
2	Woodford/Bushfield Strategic Framework Plan	Nearing completion Planning scheme amendment to be prepared	H	Existing
3	Allansford Strategic Framework Plan Implementation	Under preparation Planning scheme amendment to be prepared	H	Existing
	Environment and landscape values			
	Environmental risks and amenity			
4	Allansford Flood Investigation (part of Allansford Strategic Framework Plan Implementation)	Under preparation Planning scheme amendment to be prepared – State Government pathway	H	Existing
5	North Warrnambool and Woodford-Bushfield Flood Investigation	Commenced Planning scheme amendment to be prepared – State Government pathway	M	Existing
	Built environment and heritage			
6	Review and update the 2011 Heritage Strategy	Not yet commenced	M	New
7	Aboriginal Cultural Heritage Policy	Not yet commenced	M	New
	Housing			
8	City-Wide Housing Strategy	Not yet commenced	H	Existing

	Economic development			
9	Rural land use strategy	Not yet commenced	M	Existing
10	Industrial Precinct and Eastern Activity Centre Structure Plan – undertake detailed planning investigation for employment areas	Not yet commenced	H	New
11	Northpoint Village Neighbourhood Activity Centre precinct – review land uses and zones	Not yet commenced	L	Existing
	Transport			
12	Car Parking Strategy/Parking Overlay Plan	Not yet commenced	H	New
	Infrastructure			
13	Open Space Contributions Report	To be adopted post Open Space Strategy	H	New
14	Development Contributions Plans – DCP1 and DCP2	Review DCPs given they are over 10 years old	H	New
	Other			
15	Review Overlay Schedules	Correct inadequacies and inappropriate drafting Work has commenced but has been deferred due to lack of resources. To be re-activated subject to finding a resource.	H	Existing

Appendix One

Recommended marked-up changes to the Warrnambool Planning Scheme ordinance

See separate document

Appendix Two

Table 1 Recommended list of further strategic work in schedule to Clause 74.02

Settlement

Warrnambool Futures Strategy

Woodford/Bushfield Strategic Framework Plan

Allansford Strategic Framework Plan Implementation – planning scheme amendment

Environmental and landscape values

Environmental risks and amenity

Allansford Flood Investigation (Part of Allansford Strategic Framework Plan Implementation) – planning scheme amendment (State Government pathway for flood investigation)

North Warrnambool and Woodford-Bushfield Flood Investigation

Built environment and heritage

Review and update current heritage guidelines

Aboriginal Cultural Heritage Local Policy

Housing

City Wide Housing Strategy

Economic development

Rural land use strategy

Industrial Precinct and Eastern Activity Centre Structure Plan – undertake detailed planning investigation for employment areas

Northpoint Village Neighbourhood Activity Centre precinct – review land uses and zones

Transport

Car Parking Strategy/Parking Overlay Plan

Infrastructure

Open Space Contributions Report

Review of DCP1 and DCP2

Other

Review of overlay schedules

Appendix Three

VC and GC Amendments

Amendment VC271 - supports the provision of energy-related infrastructure by facilitating the creation of new smaller lots for utility installations that transmit, distribute or store electricity in the Farming Zone and Rural Activity Zone.

Amendment VC248 - improves bushfire planning by updating terminology and measures, increasing and clarifying planning permit exemptions for dwellings and other buildings, and updating decision guidelines that apply to the Bushfire Management Overlay. The amendment also inserts decision guidelines for specified development within the bushfire prone area at clause 53.02 Bushfire Planning.

Amendment VC307 - The Victoria Planning Provisions and all planning schemes are amended to increase the estimated cost of development thresholds for classes of VicSmart application to account for increased building construction costs in Victoria since their introduction and to provide for future cost inflation. Increasing the thresholds enables more applicants to benefit from the time, cost savings and certainty of the VicSmart application process.

Amendment VC300 - changes the VPP and all planning schemes in Victoria by implementing the Mid-Rise Code to introduce new deemed to comply assessment provisions for four to six storey residential development in residential zones.

Amendment VC289 - introduces a planning permit requirement to remove, destroy or lop a canopy tree in residential areas at clause 52.37 (Canopy trees) into the VPP and all planning schemes.

Amendment VC283 - changes the VPP and all planning schemes in Victoria to implement Plan for Victoria (Department of Transport and Planning, 2025), update and introduce policy, remove reference to Plan Melbourne 2017-2050: Metropolitan Planning Strategy.

Amendment VC286 - changes the VPP and all planning schemes in Victoria by removing the requirement for a planning permit for licensed premises.

Amendment VC280 - introduces the Great Design Fast Track into the VPP and all planning schemes in Victoria. The Great Design Fast Track implements a new planning assessment pathway to facilitate the delivery of high-quality townhouse and apartment developments.

Amendment VC253 - introduces a new land use term and siting, design and amenity requirements for a small second dwelling into the VPP and all planning schemes to implement Victoria's Housing Statement.

Amendment VC267 - implements new residential development planning assessment provisions to boost housing construction to meet the housing needs of Victorians.

Amendment VC263 - makes changes to state policy relating to special water supply catchments and water quality, as well as improving references to the Catchment and Land Protection Act 1994 and updating references to policy documents.

Amendment VC261 - expands the operation of the existing Development Facilitation Program (DFP) planning provisions that fast-track the assessment of significant economic development by enabling an application for renewable energy facility, utility installation and associated subdivision to be assessed.

Amendment VC243 - makes changes the Victoria Planning Provisions (VPP) and all planning schemes to codify residential development standards, implement the Future Homes project across Victoria, remove permit requirements for single dwellings on lots of 300 square metres or more and introduce VicSmart permits for single dwellings on lots less than 300 square metres.

Amendment VC034 - introduces a new clause 12 with consequential changes to other clauses in the State Planning Policy Framework, including clauses 14, 15, 17, 18 & 19.

Amendment VC221 - facilitates all-electric developments to support implementation of Victorias Climate Change Strategy 2021 (Strategy) and Gas Substitution Roadmap 2022 (Roadmap). GC267 – updates the Alpine, Ararat, Frankston, Moyne and Warrnambool planning schemes by amending the Bushfire Management Overlay (BMO) to ensure it remains relevant, accurate and commensurate with the bushfire hazard. Updated 1 April 2026.

Amendment VC277 - amends car parking requirements to align car parking rates with demand and reduce the number of car parks required in locations well-serviced by public transport.

Amendment GC269 – corrects obvious or technical errors and makes consequential changes to local schedules to align with VC286. Gazetted 24 February 2026.

Amendment GC267 - updates the Alpine, Ararat, Frankston, Moyne and Warrnambool planning schemes by amending the Bushfire Management Overlay (BMO) to ensure it remains relevant, accurate and commensurate with the bushfire hazard.

Amendment GC112 - amends a number of rural planning schemes to recognise the Infrastructure Design Manual in the Municipal Strategic Statements, and introduces the Infrastructure Design Manual as a background document in the Schedule to clause 72.08 of the respective Planning Schemes.

The way in which the WPS should respond at a local level to these changes to the VPPs and how they should be applied has been considered in this review.

Significant C Amendments

Amendment C209warr – rezones the eastern-most part of the Deakin University Warrnambool Campus at 10635 Princes Highway, Warrnambool from Farming Zone to Public Use Zone 2 (Education), applies Category 2 signage controls to the Deakin University Warrnambool Campus (excluding the sports oval complex) in the schedule to the Public Use Zone, deletes the Specific Controls Overlay (SCO2) and associated incorporated document reference, and includes the entire Deakin University Warrnambool Campus within Warrnambool' s urban settlement boundary. Gazetted 31 March 2022

Amendment C204warr – implements the recommendations of the Warrnambool City Council Advertising Signage Policy - Background Report (2019) by introducing new local policy into the Warrnambool Planning Scheme to guide the location, scale and type of signage within the municipality. Gazetted 14 April 2022

Amendment C210warr – rezones land at 44-52 Balmoral Road (Kings College school campus) and 1-22 Royal Court, Warrnambool from the Public Use Zone - 2 (Education) to the General Residential Zone Schedule 1 and Public Park and Recreation Zone. Gazetted 8 September 2022

Amendment C205warr – implements the recommendations of the Russell Creek Flood Mitigation - As Constructed Flood Modelling (Water Technology Pty Ltd, 2017) and Design of North Warrnambool Floodplain Management Plan - Implementation Works (Cardno, 2010) by amending planning controls to improve the performance of the Warrnambool Planning Scheme in responding to issues relevant to flooding. Gazetted 18 November 2022

Amendment C215warr – corrects administrative mapping errors that inadvertently occurred upon gazettal of Amendment C209warr, by deleting the redundant SCO2 (Specific Controls Overlay Schedule 2) from the eastern portion of the Deakin University Warrnambool Campus land at 10635 Princes Highway, Warrnambool, and reinstating the SCO5 (Specific Controls Overlay Schedule 5) on land forming part of the Warrnambool railway reserve. Gazetted 3 November 2023

Amendment C212warr – applies Specific Controls Overlay Schedule 7 to the land at 6 Eccles Street Warrnambool and includes the incorporated document, Midfield Key Worker Accommodation Village, 6 Eccles Street, Warrnambool, February 2024. Gazetted 11 April 2024

Amendment C214warr – implements part of the Warrnambool Eastern Activity Centre Structure Plan (Mesh, Pty Ltd, February 2020) by allowing for a transition from farming land to commercial land. It does this by rezoning the land at 19 Horne Road, Warrnambool from Farming Zone to the Commercial 2 Zone. The amendment also applies the Design and Development Overlay Schedule 18 and introduces the Development Plan Overlay Schedule 15 to help guide future development of the land. The amendment also includes changes to Clause 11.03-1L-04 and the Schedule to Clause 72.08. Gazetted 16 May 2024

Amendment C213warr – combined planning permit and planning scheme amendment under Section 96A of the Planning and Environment Act 1987. Rezones land in Riverview Terrace, Serendipity Drive and Casuarina Court, Warrnambool from Rural Living Zone to General Residential Zone 1, the Schedule to the Rural Living Zone is amended and Schedule 2 of the Design and Development Overlay is removed from the land and Schedule 17 of the Design and Development Overlay is applied, with a number of minor changes to the content of Schedule 17. Planning permit PP2022-0060 allows for the two (2) lot subdivision of the land at Lot 1 PS 317314K, known as 32 Riverview Terrace, Warrnambool. Gazetted 8 May 2025

Amendment C219warr – updates the North of the Merri River Structure Plan (Mesh Pty Ltd, September 2011) and North of the Merri River Development Contributions Plan (Mesh, September 2011) to delete reference to the undergrounding of the existing high voltage powerlines, extends the life of the Development Contributions Plan from ten (10) years to (25) years and updates the Structure Plan and Development Contributions Plan version references in the Warrnambool Planning Scheme to May 2024. Gazetted 11 July 2025

Amendment C216warr – amends the Warrnambool Planning Scheme to implement policy neutral changes recommended as part of the Warrnambool Planning Scheme Review. Gazetted 5 December 2025

Practice notes

PPN37 Rural Residential Development (February 2025)

PPN39 Using the Integrated Management Provisions of Clause 56 – Residential Subdivision (December 2022)

PPN40 Using the Residential Subdivision Provisions of Clause 56 – Residential Subdivision (October 2025)

PPN41 – Using the Site Management Provisions of Clause 56 – Residential Subdivision (December 2022)

PPN42 Applying the Rural Zones (June 2024)

PPN46 Strategic Assessment Guidelines (September 2025)

PPN54 Referral and Notice Provisions (August 2023)

PPN55 Planning in Open Drinking Water Catchments (June 2024)

PPN59 Mandatory Provisions in Planning Schemes (August 2023)

PPN86 Applying for a planning permit for a pig farm (December 2022)

PPN87 Preparing a planning permit application for animal production (December 2022)

PPN89 Extractive Industry and Resources (November 2023)

PPN90 Planning for Housing (January 2026)

PPN91 Using the Residential Zones (January 2026)

PPN92 Managing Buffers for Land Use Compatibility (February 2025)

PPN97 Strategic Planning for Waterways (December 2025)

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Appendix Four

Background documents

	Document	Status (Redundant (R), Current (C), Under review (UR)	Amendment No
1	Coastal/Hopkins River Environment Structure Plan (Planisphere, 2008)	Current	C93
2	Coastal Spaces Landscape Assessment (Department of Sustainability and Environment, 2006)	Current	C93
3	Dennington Flood Study (Water Technology, 2007)	Current	C78 (Pt 1)
4	Dennington Neighbourhood Activity Centre Structure Plan (Hansen Pty Ltd, 2009)	Current	C93
5	Design Guidelines for Younger Street (Planisphere, 2005)	Current	C40
6	Design of North Warrnambool Floodplain Management Plan - Implementation Works (Cardno, 2010)	Current	CurC205warr
7	Economic Development Strategy 2023-2028	New	C93
8	Glenelg Hopkins Regional Catchment Strategy 2013-2019 (Glenelg Hopkins Catchment Management Authority, 2013) Glenelg Hopkins Regional Catchment Strategy 2021 – 2027 (Glenelg Hopkins Catchment Management Authority, 2021)	Redundant New	C93 PSR Amendment
9	Great Ocean Road Destination Management Plan (Urban Enterprise, 2012)	Current	C93
10	Green Warrnambool (Warrnambool City Council, 2018)	Current	PSR amendment

	Healthy Warrnambool 2021-25 Plan - Community Health and Wellbeing Plan (Warrnambool City Council, 2021)	Current	PSR amendment
11	Infrastructure Design Manual (Local Government Infrastructure Design Association, 2020) Infrastructure Design Manual (Local Government Infrastructure Design Association) Version 5.60 IDM 2025	Redundant New	GC112 PSR Amendment
12	Landscape Management Plan for the South Warrnambool Wetlands (Scenic Spectrums Pty Ltd & Ecology Australia Pty Ltd for Warrnambool City Council, September 1996)	Current	C216warr
13	Merri Street East and Raglan Parade Analysis and Issues Report (Planisphere, 2008) (including Merri Street East Design Guidelines and Raglan Parade Design Guidelines)	Current	C67
14	Merri River Parklands Framework (Warrnambool City Council, 2020)	Current	PSR amendment
15	North East Warrnambool Structure Plan (Connell Wagner, 2008)	Current	C93
16	North Warrnambool Flood Study (Cardno, 2010)	Current	C78 (Pt 1)
17	South Warrnambool Flood Study (Water Technology 2007)	Current	C78 (Pt 1)
18	Warrnambool Affordable Housing Policy (Warrnambool City Council, 2012)	Redundant	C93
19	Warrnambool Coastal Management Plan (Warrnambool City Council, 2013)	Under review, *Marine and Coastal Management Act 2018* seeks a Coastal and Marine Management Plan (CMMP). Note WCC is in the process of undertaking this work	C93
20	Warrnambool City Centre Revitalisation - The Structure Plan (Davis Planning Solutions, One Collective, 2012)	Current	C93

21	Warrnambool City Council Advertising Signage Policy - Background Report (Warrnambool City Council, 2019)	Current	C93
22	Warrnambool City-Wide Housing Strategy (Warrnambool City Council, 2013)	Current	C93
23	Warrnambool Community Services and Infrastructure Plan (Warrnambool City Council, 2013) Warrnambool Community Services Futures Plan (March 2026)	Redundant New	C93 PSR amendment
24	Warrnambool Eastern Activity Centre Structure Plan (Mesh Pty Ltd, February 2020)	Current	C214warr
25	Warrnambool Environmental Sustainability Strategy 2008-2013 (Warrnambool City Council, 2008)	Redundant	C93
26	Warrnambool Health and Wellbeing Plan 2013-2017 (Warrnambool City Council, 2013)	Redundant	C93
27	Warrnambool Heritage Gap Study - Individual Statements of Significance (Heritage Matters, 2009)	Current	C73
28	Warrnambool Heritage Gap Study - 3A Precincts (Heritage Matters, 2010)	Current	C68
29	Warrnambool Heritage Guidelines and Precinct Statement of Significance (Grieve Gillett, 2012)	Current	C68
30	Warrnambool Industrial Land Use Review (Mesh Pty Ltd, 2010)	Current	C72
31	Warrnambool Open Space Strategy (Warrnambool City Council, 2014)	Current	C93
32	Warrnambool Principal Pedestrian Network (Warrnambool City Council, 2022)	Current	PSR amendment

33	Warrnambool Sustainable Transport Strategy 2010-2020 (Warrnambool City Council, 2010)	Redundant	C93
34	Warrnambool Urban Conservation Study (Andrew Ward in association with Auty Wilson & Herriot, 1983)	Current	C43

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02/09/2025
VC283

PURPOSE AND VISION

This section sets out the purpose of this planning scheme, and the vision and strategic direction for Victoria and the municipality.

Acknowledgement of Country

The Victorian Government acknowledges Traditional Owners in Victoria as the custodians of Country. We acknowledge their extraordinary strength and resilience in the face of historical and ongoing social, economic and legal injustices, maintaining their connection to Country.

We pay our respects to Elders past and present, whose knowledge and wisdom have ensured the continuation of spiritual and cultural practices. We also acknowledge the diversity of First Peoples' communities in Victoria.

We acknowledge that the long-lasting, far-reaching and intergenerational consequences of colonisation and dispossession continue to exist today and continue to cause harm. Colonisation has left entrenched systemic and structural racism and suffering, including through the laws and policies of the Colony of Victoria, which specifically excluded First Peoples and their laws, lores, customs, languages and cultures. The Victorian Government has a responsibility to transform its systems and service delivery so First Peoples have decision-making power over matters that directly affect them.

To address this exclusion, the Victorian Government commits to ongoing engagement with Traditional Owners and First Peoples to restore and strengthen their rights in this planning scheme.

MUNICIPAL PLANNING STRATEGY

02

22/07/2021
C208warr

CONTEXT

02.01

05/12/2025
C216warr

Warrnambool is Victoria's largest coastal regional city and is the fastest growing economy and population centre in South West Victoria. First inhabitants and traditional custodians of the area are the Eastern Maar people and there are a number of important cultural heritage areas.

The City is bound by Moyne Shire in the north, east and west; and by the Southern Ocean in the south. It is approximately 260 kilometres west of Melbourne and has a land area of 120 square kilometres.

Warrnambool has a steadily growing population of about 35,406 in 2021 (ABS) that is expected to increase to 43,000 people by 2031. The majority of the population is in Warrnambool, Dennington, Allansford, Bushfield and Woodford. The number of dwellings is 16,025 (ABS) in 2026. [New: ABS]

Warrnambool is served by the Princes and Hopkins Highways and the Great Ocean Road. There is a passenger and freight rail service to Melbourne and a local and regional bus service. The Warrnambool Airport is 11 kilometres northwest of the City.

Warrnambool has a diversity of land uses including residential, industrial and commercial. Much of the rural area (approximately 60 per cent of the land area) is used for agriculture, particularly dairy farming.

Warrnambool provides support to the region for commerce, governance, social services, health, education, the arts and recreation. There is a clear retail hierarchy with Warrnambool City Centre as the principal retail and commercial centre for South-West Victoria and other retail components including the Eastern Activity Centre (a secondary retail centre), small shopping centres and convenience stores.

Warrnambool supports ~~16,653~~ 18,518 jobs and has an annual economic output of ~~$4.8~~ 5.0 billion per annum. [New: Economic Development Strategy 2023-28] The manufacturing industry sector makes the greatest contribution to economic output in the region, whilst the Health Care & Social Assistance industry sector is the largest employer.

Specialist medical services include the Warrnambool Base and St. John of God Hospitals. There are numerous primary and secondary schools and the Deakin University is located on the eastern outskirts of the City.

Warrnambool has a large number of buildings, places, gardens, and trees dating from the nineteenth century that reflect Warrnambool's history as a market, port and place of residence and are of significant heritage value.

Warrnambool is situated on one of the most spectacular sections of the southwest Victorian coastline and is a major tourist hub. The Botanic Gardens, Lake Pertobe and the Warrnambool Foreshore (among others) are key recreational spaces that also offer substantial tourism and environmental benefits.

02.02 VISION

22/07/2021
C208warr

The Council Plan (~~2017-2021~~) (2025-2029) sets out the following vision for Warrnambool:

We are a thriving regional leader, rich in opportunities and committed to fostering a sustainable and inclusive lifestyle.

~~*A cosmopolitan city by the sea*~~

The Council Plan identifies four objectives relevant to land use planning:

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

City Futures – Activating a vibrant, liveable and safe city through enhancing outcomes for all.

City Infrastructure –Renewal and maintenance of Council's infrastructure while balancing the needs of our growing city through sound asset management.

City Sustainability –Caring for our natural environment by promoting energy efficiency, best practice circular economy and embracing new technology.

City Wellbeing – Working to enable everyone at every stage of life to participate in welcoming and inclusive environments which foster learning connection health and wellbeing. [New: Council Plan 2025-2029]

STRATEGIC DIRECTIONS

02.03

22/07/2021
C208warr

02.03-1 Settlement

22/07/2021
C208warr

Urban growth

Warrnambool's urban settlement boundaries and growth areas are identified on the *Warrnambool Strategic Framework Plan* at Clause 02.04. Warrnambool is forecast to grow at 1.4 per cent per annum until 2040 requiring about 250 new dwellings per year to meet demand.

Council has around 23 years supply of zoned residential land (2019). There is also sufficient commercial and industrial land available to meet forecast demand within the Warrnambool City Centre, activity centres and the Eastern Industrial Precinct.

Growth areas

Warrnambool's growth areas provide for a variety of dwelling types and development densities including:

- **North East Warrnambool Growth Area** will proceed in accordance with approved development plans with a forecast lot yield of 720 lots.
- **Coastal Hopkins Growth Area** contains 115 hectares of land with the potential for 650 lots.
- **North Dennington Growth Area** of 160 hectares accommodating 1250 new residential lots.
- **North of the Merri River Growth Area** of 250 hectares of land with potential for 2200 lots over the next 15-20 years and an additional primary school.
- **East of Aberline Road Future Urban Growth Corridor** consists of 380 hectares of land that could contain a mix of uses, such as residential and industrial.
- **South Dennington Growth Area** consists of 30 hectares of land with potential for residential development.
- **Eastern Activity Centre** containing a mixture of retail, commercial/office, community and residential uses. About 40 hectares has been identified as either conventional residential development or higher density, mixed use residential development.

Council's strategic directions for its growth areas are:

- Directing urban growth to identified growth areas in order to protect productive rural areas and achieve a more compact sustainable urban area.
- Supporting increased residential densities in growth areas close to transport corridors, activity centres and open space.
- Facilitating infrastructure provision of roads, drainage, utilities and community infrastructure through structure planning and development contributions plans.

Activity centres

The *Warrnambool Retail Strategy* (Ratio, 2007) identified an activity centre network hierarchy consisting of:

- **Warrnambool City Centre** (Principal Activity Centre) serving a primary retail role anchored by a department store and discount department stores and the principal location for higher-order professional services, health services, education providers, community services, hospitality, entertainment and tourism.
- **Eastern Activity Centre** (Major Activity Centre) having a secondary retail role to the Warrnambool City Centre. The Centre has a retail core area that encompasses the Gateway Plaza and Environs. It serves a subregional retail role and is also the principal bulky goods precinct, with a regionally-significant cluster of restricted retail stores.
- **Northpoint Village** and **Dennington** Neighbourhood Activity Centres, where the highest-order retail attractor is a supermarket.
- Convenience Centres proposed at **Allansford** and within the **North of the Merri River Growth Area**, where there are no major retail stores (including supermarkets).

- Convenience Nodes of existing isolated convenience stores and future retailing ancillary to tourism developments.

Council's strategic directions for activity centres are:

- Supporting use and development that reinforces the Warrnambool activity centre hierarchy at Clause 11.03-1L-01.
- Directing core retail activities to the Warrnambool City Centre including the majority of major retail stores.
- Locating further regional level retailing, services, facilities and activities in the Warrnambool City Centre as a first preference.
- Ensuring the Eastern Activity Centre is developed as a secondary retail centre supporting the Warrnambool City Centre.

02.03-2 Environmental and landscape values

22/07/2021
C208warr

Biodiversity

The Warrnambool coastline supports an impressive range of environmental values. Areas of coastal vegetation provide wildlife habitat and corridors for vulnerable and threatened flora and fauna species. Warrnambool's coastline adjoins a number of ecologically important areas including the Southern Right Whale nursery and the Merri Marine Sanctuary.

The Merri River, Hopkins River and associated wetlands and floodplains form a highly significant coastal wetland system that provides important habitat for listed species of flora and fauna.

The South Warrnambool coastal wetlands are home for wildlife and native vegetation. The wetlands are of regional geological, flora, fauna and recreational significance and are of local Aboriginal, cultural and historic significance. Middle Island, the Lower Merri River Wetlands (Kelly's Swamp, Saltwater Swamp), Lake Gillear, Francis Tozer Reserve and Starlight Cave, among others, include important biodiversity assets, some of which are protected by international agreements and conventions.

Extensive clearing of native vegetation in the years since European settlement has drastically reduced the extent and quality of habitat for native species. Further urban development and the introduction of pest plants and animals could impact on biodiversity and remnant native vegetation.

Council's strategic directions for biodiversity are:

- Protecting and enhancing sites of biodiversity conservation significance.
- Providing wildlife habitat and corridors for vulnerable and threatened flora and fauna species in coastal reserves.
- Arresting the decline and fragmentation of native vegetation to minimise land and water degradation issues.

Significant environments and landscapes

Warrnambool is situated on one of the most spectacular sections of the southwest Victorian coastline. The coast has significant cultural values for both Aboriginal and European heritage and is also valued highly for its environmental, recreational and tourism aspects.

The coastal landscapes include the ancient dune systems of Thunder Point and Pickering Point, the wave dominated Merri and Hopkins River estuaries, brackish wetlands and the sheltered beaches of Lady Bay, forming part of Victoria's 'shipwreck coast'.

The coastal foreshore, Lake Pertobe and the Breakwater Activity Node have significant conservation and coastal recreation functions. The Logans Beach area is recognised internationally for viewing the Southern Right Whale.

The Hopkins estuary is one of only three 'Premier Rivers' for fishing across Victoria. The Merri River is also a significant waterway within the Hopkins Basin. Both rivers are socially and economically valued for the supply of water for agriculture, drinking water, tourism and fishing. Agricultural activities can impact upon river water quality.

The natural landscape is an important asset of the municipality that requires protection from inappropriate use and development. The city's landscape character is framed by the ocean, the Merri River, the Hopkins River,

inland hilltops, ridgelines and surrounding rural areas. Norfolk Island Pines lining the Princes Highway median and other streets are also important local landscape features.

Council's strategic directions for significant environments and landscapes are:

- Protecting coastal areas, waterways and sensitive ecosystems from the detrimental impacts of urban and rural development.
- Protecting significant landscapes and landforms from inappropriate development.

02.03-3 Environmental risks and amenity

22/07/2021
C208warr

Climate change

Climate change presents a threat to the natural and built coastal environment, to the community and to economic activity. The results of climate change, such as storm surge, inundation through sea level rise and temperature increase pose some of the most significant threats to Warrnambool's coastline.

Council's strategic directions for climate change are:

- Adapting to the impacts of a changing climate.
- Planning for the risks associated with possible sea level rise in areas of known vulnerability.
- Ensuring that the risks of sea level rise are mitigated or avoided where possible.

Soil degradation

Coastal acid sulfate soils occur in Warrnambool and, if disturbed, can have a detrimental impact including the acidification of water and soil, poor water quality, dissolution of soil, rock and concrete, and corrosion of metals.

Limestone cliffs, steeper earth slopes and coastal dunes along the main rivers and coast are susceptible to erosion as a result of landslip. Further development and vegetation removal on land with a slope that exceeds 20 degrees could compromise land stability.

Warrnambool contains a number of sites that have been previously used for industry or the storage of liquid fuels that may be contaminated.

Council's strategic directions for land degradation are:

- Avoiding disturbance of coastal acid sulfate soils.
- Managing erosion and surface runoff and protecting vegetation in river and estuarine environments.
- Ensuring the ongoing protection of land susceptible to landslip.

Floodplain management

The Merri River and Russells Creek floodplains affect large expanses of land within urban and rural areas. The management of floodplains protects the natural environment and properties that are at risk of flooding. The filling of flood prone land can significantly alter water flow within the floodplain.

Council's strategic directions for floodplain management are:

- Protecting floodplains from development that would detrimentally impact their function.
- Protecting life, property and community infrastructure from flood events.

Land use conflicts

The historical development of Warrnambool has resulted in some industrial and residential areas being located adjacent to each other such as in the Merrivale area.

~~The Warrnambool Livestock Exchange~~, Wannon Water Water Reclamation Plant, Fonterra Milk Processing Plant in Dennington, Midfield Rendering Plant in Swinton Street, the Warrnambool Regional Airport, the Premier Speedway and the Lake Gillear sporting area are important regional assets that need to be protected from residential encroachment. [Deleted Warrnambool Livestock Exchange as operations have closed]

The Eastern Industrial Precinct on Horne Road also needs to minimise conflicts between the industrial area and the existing rural residential area to the east.

Council's strategic directions for land use conflicts are:

- Prioritising separation distances to assist in the retention of existing employment generating activities.
- Protecting communities close to established industries from off-site impacts such as dust, odour, noise and air pollution.
- Managing land use conflicts at the urban/rural interface and development pressures at the edge of Warrnambool's settlement boundary.

Bushfire

There are a number of settlements that are at significant risk from bushfire, including Woodford and Bushfield, the coastal area of Warrnambool and the grassland interface of Warrnambool. Fires from inadequate separation between vegetation and powerlines also poses a risk.

Council's strategic direction for bushfire is:

- Planning for and managing bushfire risk.

02.03-4 Natural resource management

22/07/2021
C208warr

Agricultural land

The Warrnambool region has opportunities for growth of viticulture, horticulture and alternative agricultural production. The preservation of the maximum amount of the limited supply of agricultural land is necessary to sustain the agricultural economy and to support those industries that rely on agricultural products for processing.

Council's strategic directions for agricultural land are:

- Protecting rural areas to ensure agricultural uses remain viable.
- Ensuring the City's unique rural character is protected from urban development.
- Managing the urban-agricultural interface to protect farming operations.
- Maintaining a greenbelt around Warrnambool's settlement boundary.
- Limiting use or development that will be incompatible with the agricultural use of the land.

Catchment planning

The Hopkins River has its headwaters in the Great Dividing Range, reaching the coast at Warrnambool where it is a wide river in a steep valley. Eastern Maar people still use the river for food and water, and it has spiritual and cultural significance.

The Merri River loops around the northern and western parts of the city and has poor water quality, but supports several native species. The river has been adversely impacted by urban activity and requires enhancement and restoration.

Russells Creek is an intermittent creek that has undergone flood mitigation works. The upper reaches are in rural land and the creek has been degraded as a result of stock grazing and access to the creek. Housing estates border the creek corridor in most of the lower reaches.

Council's strategic directions for catchment planning are:

- Retaining the Hopkins and Merri River environs as natural drainage corridors with vegetated buffer areas.
- Facilitating enhancement of the riparian vegetation, in-stream rehabilitation and improvements in the quality of stormwater entering Russells Creek.
- Minimising the impact of use and development on water resources and waterways.

02.03-5 Built environment and heritage

14/04/2022
C204warr

Sustainable development

A compact urban environment that encourages increased public transport patronage as well as walking and cycling has substantial benefits in reducing reliance on motor vehicles with a consequent reduction in greenhouse gas emissions.

A socially and economically sustainable Warrnambool will generally include a mix of shops and services, community facilities, employment choices, housing choices, a network of open spaces, and public transport options.

Council is committed to ecologically sustainable development principles in relation to water conservation, the minimisation of greenhouse gas emissions, protection of biodiversity assets and the protection of natural coastal resources.

Council's strategic directions for sustainable development are:

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

Urban design

View sharing is an emerging issue within the municipality. Views of the ocean, the Merri and Hopkins Rivers, inland hilltops and ridgelines, and surrounding rural areas are highly valued. The siting and design of development can have a critical impact on sensitive areas, views, liveability, safety and visual appearance.

Signs are an important component of the built environment in the City. A key challenge is to balance supporting business activity and economic development with providing signs that complement or enhance the host building or site on which they are displayed, and contribute to a high standard of visual amenity in the built environment.

Major promotion signs can be visually dominant features in a landscape and therefore their siting and frequency need to be carefully managed.

Distracting and dominating signage can impact on public amenity particularly in areas of heritage significance and along township entrances.

The vision for a liveable city revolves around health and wellbeing and the social and physical attributes that contribute to this. The design of the built environment can also influence the incidence of crime and feelings of safety within the city.

Council's strategic directions for urban design are:

- Protecting and enhancing the quality of the built environment.
- Facilitating the sharing, rather than protection, of views from the public realm and private areas.
- Supporting signage that is effective and improves the public realm, having regard to the host building or site, and the role and interests of the specific area.
- Discouraging Major Promotion Signs at identified gateways and landscaped streetscapes.
- Providing for signs that are in context with the scale of development, the surrounding environment and the surrounding signage patterns.
- Promoting safety and the perception of safety in the design of buildings.
- Designing developments to maximise vehicle and pedestrian access between activity centres and surrounding neighbourhoods.
- Facilitating sensitive design solutions for Younger Street (west), Logans Beach, areas of South Warrnambool and the Coastal/Hopkins River Growth Area.

Neighbourhood character

Parts of Warrnambool are increasingly a focus for medium density redevelopment. Within the inner residential areas, there are buildings and streets of historic value and a mix of housing style that form the character of the area.

Failure to consider neighbourhood character has resulted in some development within the inner areas being out of character. Heritage and character considerations do not preclude infill development, rather they add to the range of design considerations that should be considered and responded to.

Council's strategic direction for neighbourhood character is:

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

Heritage

Maintaining heritage values and places is a vital part of the community's 'sense of place', cultural identity and wellbeing. This is particularly true for Eastern Maar people, whose heritage creates and maintains links between ancestors, people and the land.

Eastern Maar people live in the Warrnambool district and many significant cultural sites are known to exist, particularly along the coast and river valleys.

Warrnambool has several notable post European heritage precincts including civic and public buildings as well as significant stands of Norfolk Island pines. There are twenty-six heritage precincts where streetscape and character issues are a key consideration.

Signage in heritage places should be discreet and complement the cultural significance of the place.

Council's strategic directions for heritage are:

- Protecting the importance of cultural heritage in the area.
- Conserving, maintaining and enhancing the character of heritage precincts, particularly individual listings and contributory elements.
- Managing signage in the City to maintain and enhance heritage places and precincts.

02.03-6 Housing

22/07/2021
C208warr

Housing diversity

Large sites within established urban areas have the potential to accommodate further residential development. Sites that are no longer needed for their original purpose and that may be suitable for residential redevelopment include the former industrial sites such as the Warrnambool Woollen Mills.

There is also capacity for more intensive forms of residential development within proximity to open space, activity centres and along public transport routes.

The development of growth areas provides an opportunity to develop a variety of dwelling types with varying development densities. Land adjoining the Coastal Hopkins Growth Area (Logans Beach area) is of high environmental and landscape amenity and an important entrance to the city. The area has some capacity for low-density development, provided various constraints are properly managed.

Warrnambool has a range of dwelling sizes. Every five in ten dwellings contain three bedrooms. Two and four bedroom dwellings represent one in six of all dwellings. Over the next two decades, Warrnambool's population is projected to age and household sizes are expected to continue to get smaller. Dwelling sizes however, are anticipated to increase and by 2031, a quarter of the City's dwellings could have four or more bedrooms. More diversity in dwelling sizes is needed.

Council's strategic directions for housing diversity are:

- Providing infill opportunities to accommodate residential development, including the former Warrnambool Livestock Exchange site. [New: Warrnambool Livestock Exchange no longer operational and Council has adopted a Masterplan for the site to redevelop the site for housing]
- Ensuring future populations have access to a diverse range of housing options including increasing the supply of housing for smaller households.

Housing affordability

The affordability of housing has significant impacts on the liveability and economic prosperity of the community. A lack of affordable housing is a barrier to attracting key workers and tertiary students to the City. It also has detrimental impacts on sole parents, single people, young people, older people (65+ years) and children of sole parents.

Council's strategic directions for housing affordability are:

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

Economic development

02.03-7

22/07/2021
C208warr

Diversified economy

~~Warrnambool is a major centre for food manufacturing with an emphasis on dairy products, sheep and beef processing. The Warrnambool region produces 25 per cent of Australia's milk and 30 per cent of Victoria's beef and lamb. Warrnambool's other employment strengths are in health and community services, education, government, retail and tourism. Warrnambool is the Great South Coast Region's main service centre for retail, business services, health and education.~~

Warrnambool's areas of economic specialisation which contribute significantly to output, exports and employment are:

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

Warrnambool is the Great South Coast Region's main service centre for retail, business services, health and education.

Council's strategic directions for a diversified economy ~~is~~ are:

- ~~Developing value-adding opportunities.~~
- Planning for sustainable regional city growth
- Supporting a collaborative, productive and diverse industry
- Promoting workforce attraction and skills development
- Supporting a successful and high-value visitor economy [New: Economic Development Strategy 2023-2038]

Agriculture

Agriculture is an important element of the regional economy especially the dairy industry. ~~Sixteen per cent of the work force is employed within the agriculture, fishing and forestry sector.~~ [Delete: Figure is out of date – suggest no figure be included as is subject to change]

Council's strategic directions for agriculture are:

- Protecting the significance of agriculture in the local economy.
- Preserving agricultural land in large areas to support those industries that rely on agricultural products for processing.
- Avoiding development that may compromise the dairy industry and its processing facilities.
- Facilitating opportunities for agricultural diversity.

Industry

Warrnambool is the industrial service centre for the South West region. The West Warrnambool Industrial Precinct is one of the City's key employment precincts featuring a wide range of manufacturing, warehousing, transport logistics and service industries.

The development of the West Warrnambool Industrial Precinct has resulted in some industrial and residential uses being located within proximity to each other.

A combination of population increases and growth in industrial sectors such as wind and natural gas energy production, has seen increased demand for land. Future demand for industrial land will be met by the development of the Eastern Industrial Precinct.

Council's strategic directions for industry are:

- Providing an adequate supply of land for industry.
- Managing the industrial/residential interface to ensure any off-site amenity impacts are minimised.
- Ensuring that industrial development meets standards for amenity and urban design that promotes the attractiveness of the municipality.

Commercial

Substantial residential growth to 2031 is expected to create the opportunity for the revitalisation of the Warrnambool City Centre, with higher-order retail stores, services and other facilities.

The demand for bulky goods retailing is growing, with this form of retailing being concentrated along the Princes Highway that offers large, level sites with a high degree of exposure.

Council's strategic directions for commercial land are:

- Ensuring future development reinforces the primacy of the Warrnambool City Centre.
- Consolidating and strengthening the Warrnambool City Centre's retail and service functions, as the principal centre servicing the South West region of Victoria.
- Encouraging the consolidation of restricted and peripheral retailing in the Eastern Activity Centre.

Tourism

Tourism is a significant economic driver in the region. Natural and man-made tourism attractions include maritime and built heritage, the coast and beaches, the Great Ocean Road, the Lady Bay area, the Southern Right Whale Nursery at Logans Beach and the Flagstaff Hill area.

Warrnambool is the western gateway to the Great Ocean Road region with capacity for visitor accommodation. Opportunities exist for coastal tourism development to the east of the city taking advantage of the scenic coast while remaining sensitive to its environmental and landscape values. The Lady Bay foreshore area and Lake Pertobe also provide opportunities for tourist oriented developments.

Lifestyle resorts are a rapidly expanding component of the tourism market and provide tourist and ancillary residential accommodation. Cultural heritage tourism is another potential year-round attractor for the area.

A significant entertainment precinct including restaurants, taverns and hotels is evolving at the southern end of Liebig Street, adjacent to the civic buildings.

Council's strategic directions for tourism are:

- Balancing environmental impacts and pressure for development from a large influx of tourists.
- Protecting those assets on which tourism depends.
- Ensuring that linkages between Lake Pertobe and the foreshore are strengthened.

02.03-8 Transport and infrastructure

22/07/2021
C208warr

Transport

Warrnambool residents are currently heavily reliant on personal motor vehicles for transport. The *Sustainable Transport Strategy* (WCC, 2010) seeks to improve walking and cycling infrastructure and to encourage residents and visitors to use these transport modes and public transport more often.

Council's strategic directions for transport are:

- Providing an integrated transport network.
- Facilitating the use of sustainable transport modes.
- Prioritising pedestrian movements in the Warrnambool City Centre.
- Promotinge access to open space by active transport nodes. [New: Adopt new Council policy, Healthy Warrnambool, originally proposed in 2023 review]

Open space

Warrnambool's open space network is identified on the *Warrnambool Strategic Framework Plan* at Clause 02.04. While overall provision of open space in Warrnambool is good, there are some areas where residents do not have access to open space within walking distance of home.

Council's strategic directions for open space are:

- Facilitating high quality open space within walking distance for all residents.
- Improving access to waterways to provide important recreational opportunities.
- Improving connectivity between open spaces and access to off-road trails.

- Activating more open space for physical ~~new~~ activity. [New: Adopt new Council policy, Healthy Warrnambool, originally proposed in 2023 review]

Community Infrastructure

Warrnambool has an extensive range of education, community and health services that support the lifestyle of local residents and serve the wider region.

Demand for community services is affected by a growing population, the increased use of services by older residents, the specific needs of children and young people, increased demand for early years services, the use of services by people living outside the municipality, and the growing demand for meeting and program spaces.

Planning for community services and infrastructure should focus on the delivery of shared or multi-purpose community hubs in locations that allow shared service delivery.

The presence of health and education institutions provides the city with a strong employment base as well as opportunities for industrial, health and education related research facilities.

Council's strategic directions for community infrastructure are:

- Providing community services and flexible spaces for activities supporting community health and wellbeing.
- Supporting health and education institutions due to the social and economic benefits they provide to the city.

Development infrastructure

Water and sewerage services are provided by Wannon Water. The City's water treatment and sewerage treatment plants have sufficient capacity to meet the short-term community needs before augmentation is required. The settlements of Bushfield and Woodford are not connected to reticulated sewerage services and their soils have limited capacity to carry much further growth in septic systems. Drainage impediments in Allansford will also have an impact on development.

Warrnambool is at the forefront of integrated water management with the implementation of Wannon Water's 'roof water collection system' within the North-East Warrnambool Growth Area. This initiative together with the development of other groundwater resources, will meet the growth needs of Warrnambool for at least the next 50 years.

The design, management and delivery of infrastructure are key issues for Council. The *Infrastructure Design Manual* (LGIDA, 2020) includes guidelines for the design and construction of infrastructure within the municipality including (among other things) roads, drainage, stormwater, car parking, landscaping, access, earthworks and intersection infrastructure.

The municipality contains a number of telecommunications towers that traditionally have been co-located with other infrastructure such as water towers.

Council's strategic directions for development infrastructure are:

- Minimising stormwater runoff into the catchments by the use of water sensitive urban design and utilising open spaces to act as floodways.
- Providing for the sustainable planning, design and construction of infrastructure.

02.03-9 Gaming

22/07/2021
C208warr

Warrnambool has an extensive range of gaming venues and machines. The number of venues and machines can have significant social and economic impacts on the community.

Council's strategic directions for gaming are:

- Minimising the social and economic effects of gaming on the community.
- Discouraging further increases in gaming venues and machines.
- Giving preference to community based organisations rather than commercial premises when considering a replacement of gaming machines.

STRATEGIC FRAMEWORK PLAN

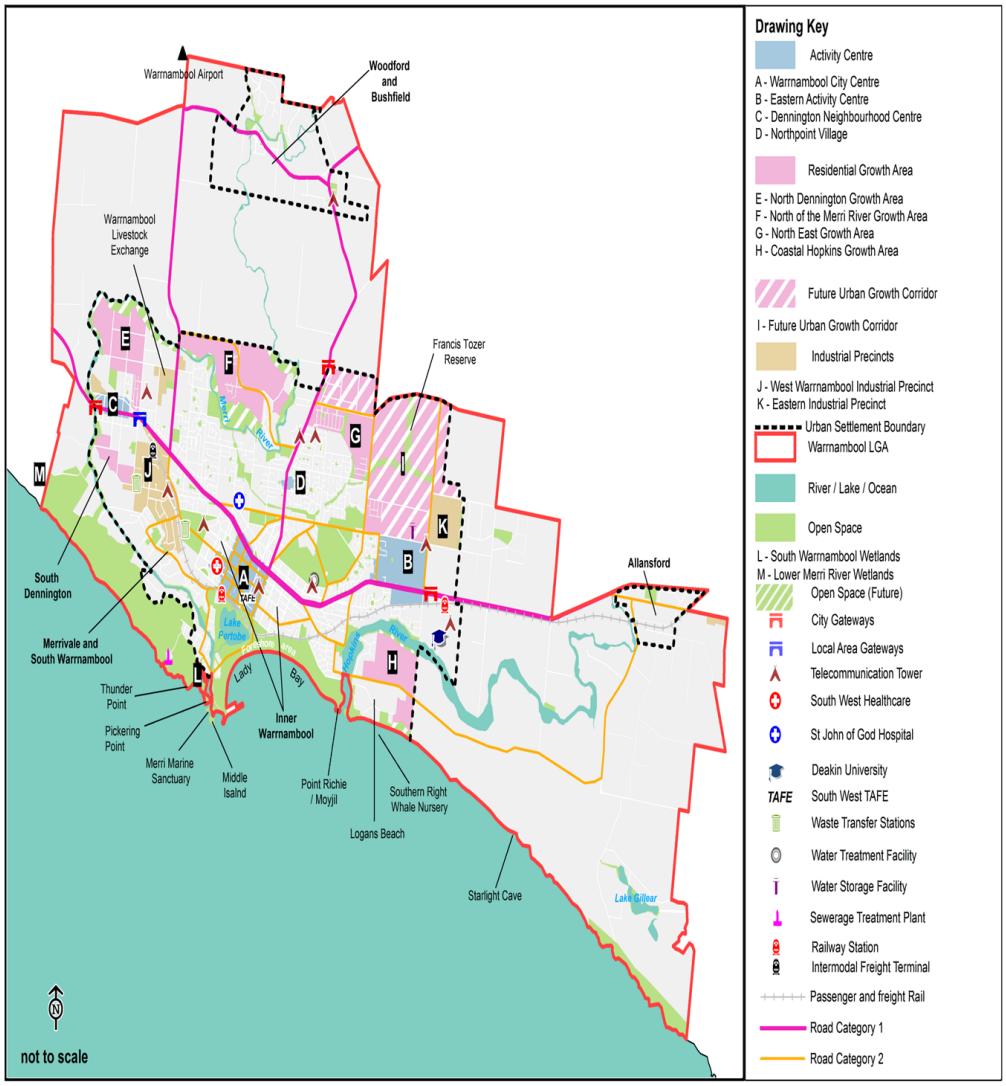
02.04

14/04/2022
C204warr

The plans contained in Clause 02.04 are to be read in conjunction with the strategic directions in Clause 02.03.

[Delete reference to 'Warrnambool Livestock Exchange'; delete 'industrial precinct' colouring from land to be rezoned; and apply new colour to Saleyards precinct, identified as 'strategic infill opportunity' or similar].

Warrnambool Strategic Framework Plan



PLANNING POLICY FRAMEWORK

10

31/07/2018
VC148

VICTORIA

11.01

31/07/2018
VC148

PLANNING FOR PLACES

11.03

31/07/2018
VC148

Activity centres in Warrnambool

11.03-1L-01

22/07/2021
C208warr

Policy application

This policy applies to the Activity Centre map and the Northpoint Village Neighbourhood Activity Centre map to this clause.

Objective

To establish or expand activity centres consistent with the activity centre hierarchy and the designated role of the centre reflecting its function relative to other centres.

Strategies

Discourage the expansion of activity centres that would adversely impact upon the vitality, viability and identified role of other established centres.

Maintain the Warrnambool City Centre as the primary retail centre that includes core retail activities and the majority of major retail stores.

Encourage the delivery of an expanded range of complementary services in the Eastern Activity Centre that reinforce its role as a major activity centre, but in a manner that supports the primacy of the Warrnambool City Centre.

Avoid the development of other centres that compromise the primacy or viability of the Warrnambool City Centre.

Support Neighbourhood Activity Centres at Dennington and Northpoint Village.

Facilitate new Convenience Centres at Allansford and in the North of the Merri River Growth Area.

Support proposals for other convenience centres or nodes where they support the development of new employment areas, encourage the provision of a range of complementary niche retailing and services in tourism nodes, and respond to future growth area development.

Limit expansion of floorspace within each centre so that:

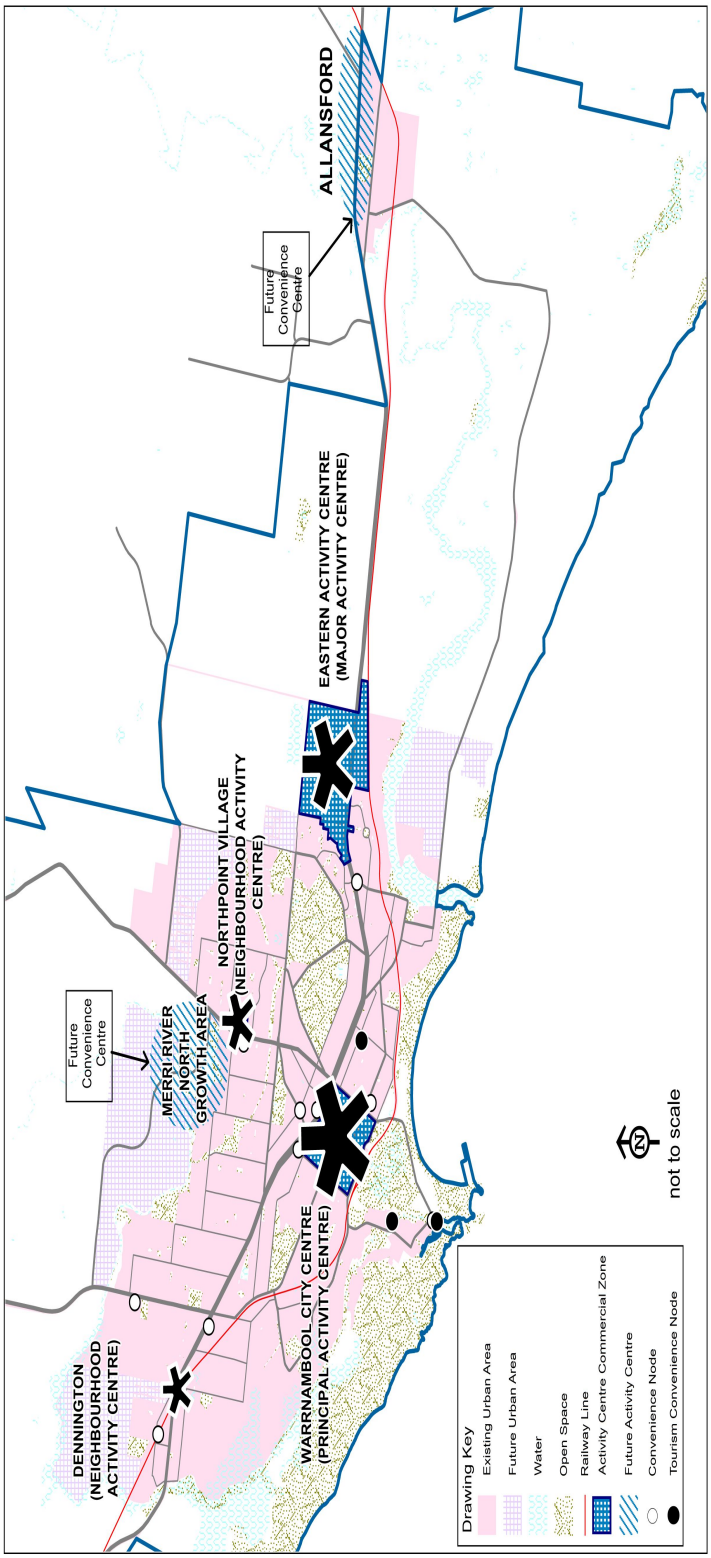
- The designated role of other centres in the activity centre hierarchy is not compromised.
- The ability of other centres to regenerate or respond to change is not adversely impacted.

Diversify activities within each centre to encompass a range of retail, commercial, community, entertainment, hospitality, institutional, housing, leisure and tourism activities.

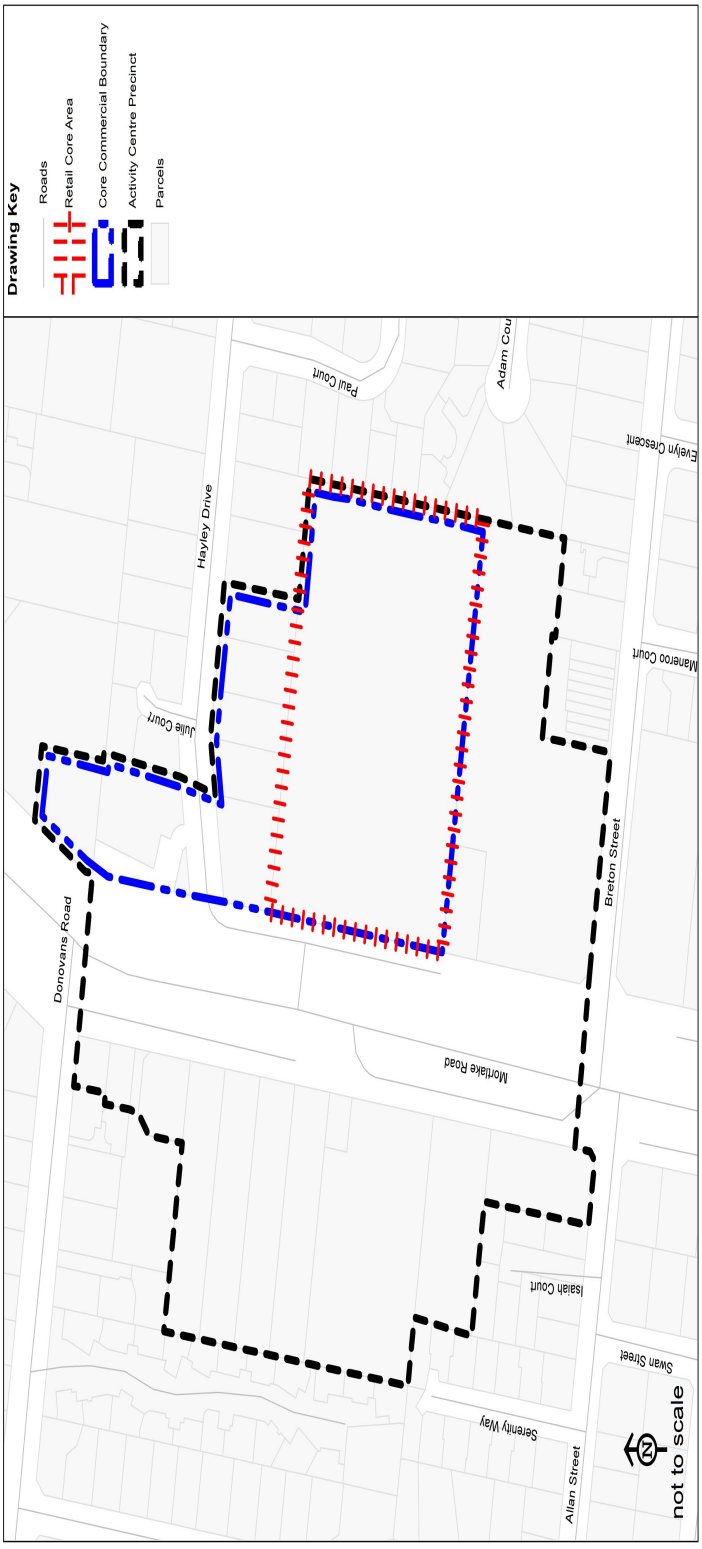
Limit further retail and commercial development to existing designated activity centres.

Provide for commercial use and development in 'edge of centre' locations only where it cannot be accommodated within existing centres, and if there are direct physical and visual linkages between the site and the existing commercial area.

Activity Centre map



Northpoint Village Neighbourhood Activity Centre map



11.03-1L-02 Warrnambool City Centre

22/07/2021
C208warr

Policy application

This policy applies to all land within the Warrnambool City Centre Framework Plan to this clause.

Objective

To support the Warrnambool City Centre as the Principal Activity Centre for Warrnambool and as a Regional City in South-West Victoria. [New: Plan for Victoria]

Land use strategies

Protect and maintain the primary retail role of the Warrnambool City Centre.

Strengthen the viability of the core retail area, focused on Liebig Street.

Encourage additional higher-order or regional retail anchor stores in the Warrnambool City Centre.

Facilitate new regional-level businesses in the Warrnambool City Centre.

Improve the amenity of established residential precincts in the Warrnambool City Centre.

Encourage higher density residential development in the Warrnambool City Centre, particularly at upper storeys.

Support housing diversity for residents of all life stages to reside in the Warrnambool City Centre.

Urban design strategies

Ensure the scale of development avoids detrimental amenity impacts on areas surrounding the Warrnambool City Centre.

Ensure development is sympathetic to existing heritage character of the Warrnambool City Centre.

Encourage new development to interact with the public realm and provide ground level retail and commercial uses.

Access strategy

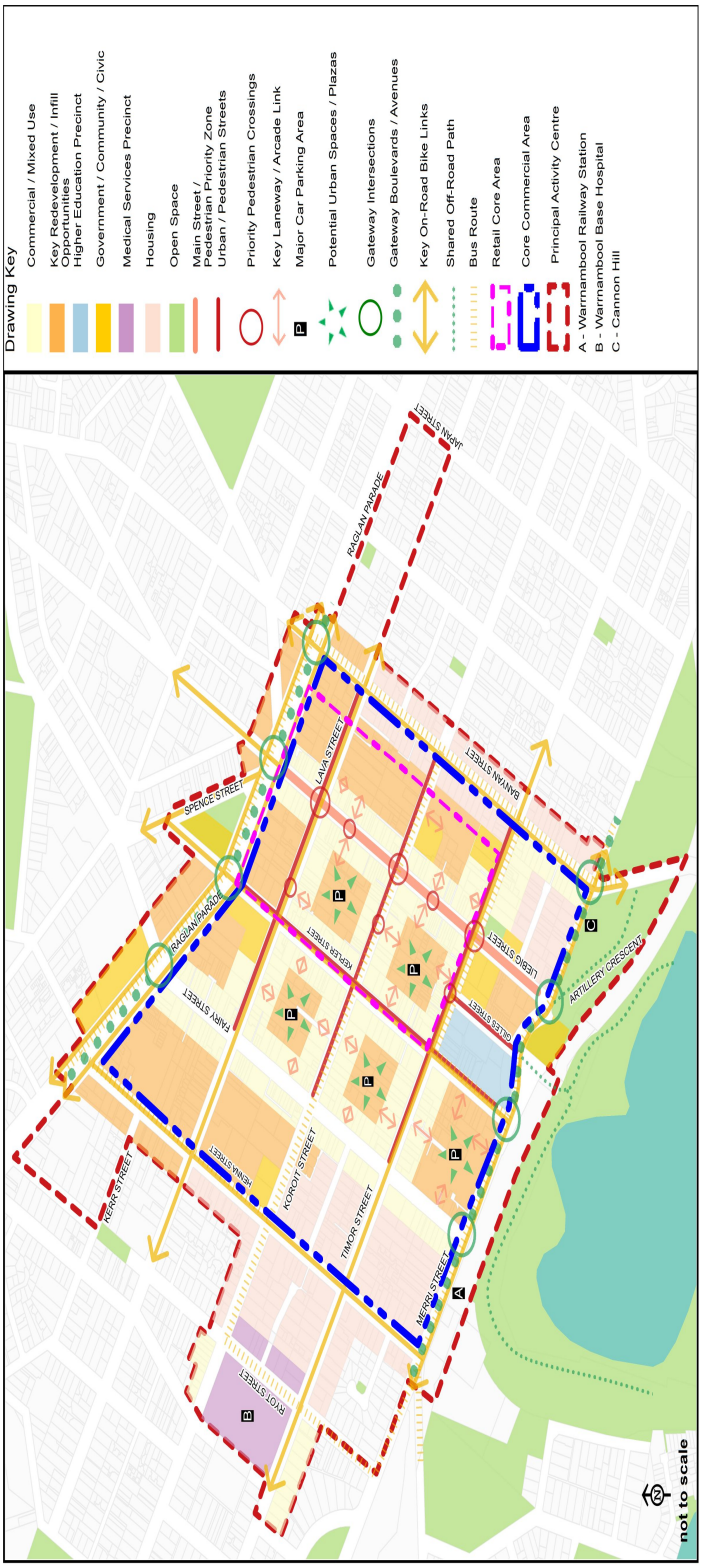
Facilitate direct connections between core retail attractors and Liebig Street to maximise pedestrian flows along the street.

Policy document

Consider as relevant:

- *Warrnambool City Centre Revitalisation – The Structure Plan* (Warrnambool City Council, Davis Planning Solutions and One Collective, 2012)

Warrnambool City Centre Framework Plan



11.03-1L-03 Dennington Neighbourhoood Activity Centre

05/12/2025
C216warr

Policy application

This policy applies to all land within the Dennington Neighbourhood Activity Centre Framework Plan to this clause.

Land use strategies

Encourage Lindsay Street to evolve as a 'main street' with a mix of land uses facing the street in a traditional form with footpaths, glazed frontages and housing above.

Maintain the employment role of the commercial/employment land at the eastern end of the centre and encourage its conversion to a non-retail commercial use.

Encourage sites along the highway surrounding the community hub and retail precinct to develop for tourism.

Encourage a community, housing and tourism node as identified on the Dennington Neighbourhood Activity Centre Framework Plan to deliver services and facilities needed by the growing population.

Support the consolidation of housing on standard lots within proximity to the Town Centre to increase housing diversity.

Provide townhouse and unit development within easy walking distance of the Town Centre.

Maintain the Merri River bank as the primary area for recreational and parkland facilities.

Urban design strategies

Develop a consistent built form edge along Drummond Street with no front setbacks and the provision of north facing awnings.

Encourage built form along Raglan Parade to address the street with glazed frontages and entries to the street.

Avoid large expanses of flat roofs and plant and equipment visible above roof level.

Ensure development close to corners is positioned to the lot boundary and clearly demarcates and addresses each street edge.

Provide signage that is respectful of the neighbourhood setting with a preference for low scale integrated design.

Avoid illuminated signs along the highway.

Retain the traditional building stock on the south-east corner of Drummond Street and Hood Street.

Provide landscaping to and screening of development to the rail trail.

Provide landscape treatments to the eastern and western edges of the centre.

Access strategies

Locate all loading and service access for retail uses to the rear of development and conceal them through design and landscape treatments.

Limit the extent of open surface car parking areas through the development of car parking courts and landscaped areas.

Site and design development to retain the existing Cypress trees on The Esplanade and to maintain their long-term health.

Facilitate redevelopment of the Drummond Street rail crossing and northern centre entry.

Improve the road junction design at Lindsay Street and Princes Highway including signalisation.

Policy guidelines

Consider as relevant:

- Encouraging supermarket and specialty retailing to approximately 3000 square metres (combined) as the commercial anchor within the Commercial 1 Zone.

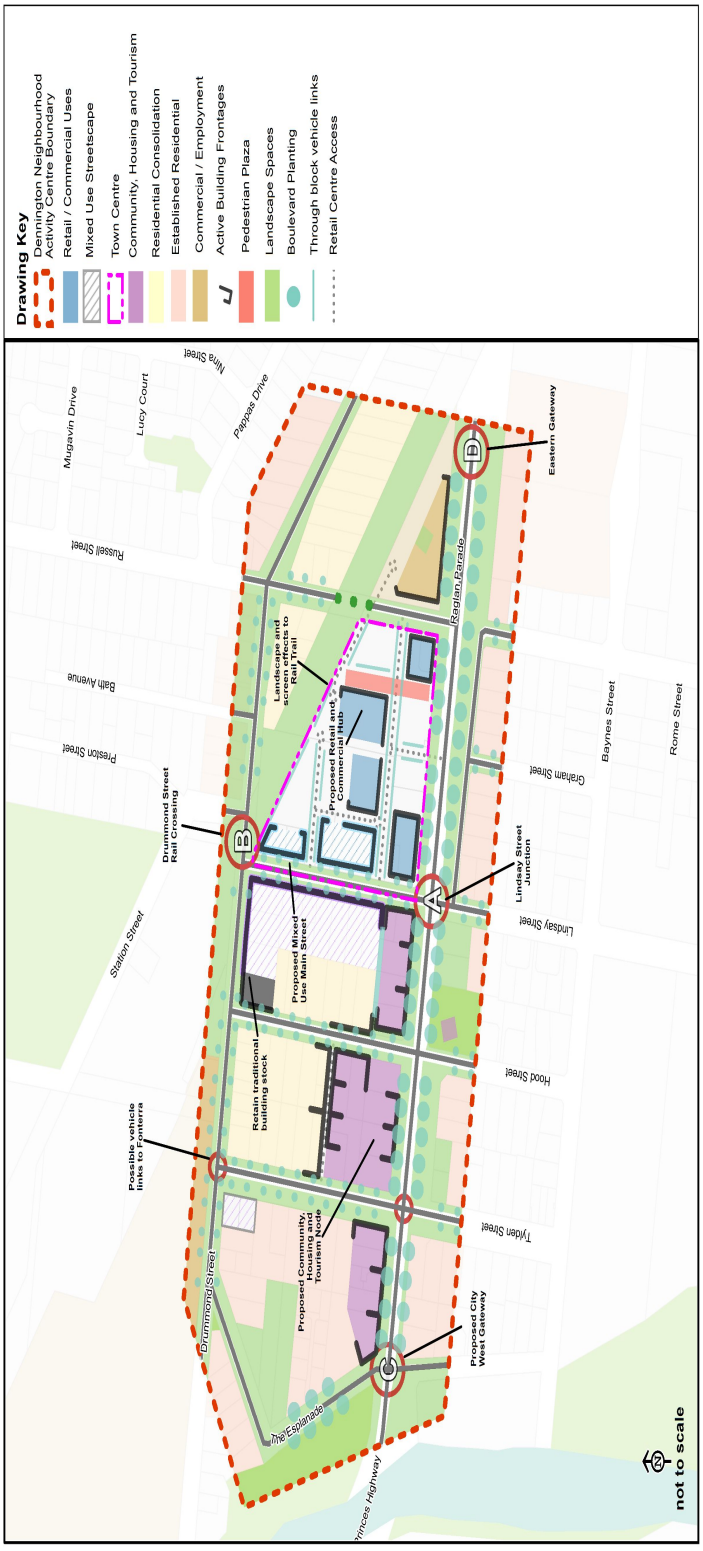
- Providing a single supermarket of 2000 square metres set as close as possible to the Highway frontage with glazed presentation to the south and east.
- Restricting freestanding supermarket buildings within the Commercial 1 Zone to no more than 1 storey or 6 metres in height and include visually interesting roof forms and integrated signage.
- Supporting additional freestanding retail uses of up to 1000 square metres onto the Highway frontage and built to the boundary with activated building edges.
- Accommodating 2 storey form of up to 8.5 metres in height to the Highway frontage and along Lindsay Street with retail at ground level and other uses above.

Policy document

Consider as relevant:

- *Dennington Neighbourhood Activity Centre Structure Plan* (Hansen, 2009)

Dennington Neighbourhood Activity Centre Framework Plan



11.03-1L-04 Eastern Activity Centre

05/12/2025
C216warr

Policy application

This policy applies to all land within the Eastern Activity Centre Framework Plan to this clause.

Objective

To establish the Eastern Activity Centre as a mixed use activity centre at the eastern gateway to the City that supports the primary retail role of the Warrnambool City Centre.

Land use strategies

Create identifiable neighbourhoods within the Eastern Activity Centre.

Create a street-based urban core with high-density residential and mixed-use development central to the Eastern Activity Centre.

Encourage the development of community services and activities at Gateway Plaza and environs to diversify its function as a community hub.

Provide diverse accommodation options including higher density housing, townhouses, aged persons accommodation and commercial accommodation.

Facilitate equitably distributed shared funding for the delivery of higher order infrastructure across the Eastern Activity Centre.

Land use policy guideline

Consider as relevant:

- Encouraging medium density residential development within 400 metres of Gateway Plaza and environs.

Economic development strategies

Consolidate Gateway Plaza and environs as the secondary retail centre in Warrnambool serving a sub-regional role.

Ensure that development of Gateway Plaza and environs does not detract from the role of the Warrnambool City Centre as the principal activity centre in the region and the primary retail centre.

Encourage restricted retailing to locate in the Warrnambool Homemaker Centre and other areas along the Princes Highway identified on the Eastern Activity Centre Framework Plan.

Encourage offices and business parks as a transitional use:

- Between the Princes Highway uses and residential development.
- At the interface with the industrial land on the east side of Horne Road.

Economic development policy guideline

Consider as relevant:

- Supporting a limited number of large format retail shops with a minimum floor area of 1000 square metres (except a discount department store or supermarket) in the Warrnambool Homemaker Centre.

Urban design and built form strategies

Ensure commercial built form responds to its surrounds, provides extensive active frontages and addresses the public realm.

Create a unified sense of place with a consistency in landscaping and urban design treatments contributing to the landscape gateway to the city.

Deliver high-quality interfaces between the Gateway Plaza and adjacent sites by activating edges, avoiding blank walls and dead spaces of development.

Facilitate developments along the highway frontages, Gateway Road and Horne Road that make a positive contribution to the appearance of the area.

Design setbacks, landscaping and building orientation to respond sensitively at the interfaces between the Precincts in the Eastern Activity Centre.

Minimise the visual prominence of car parking areas when viewed from Princes Highway, Gateway Road, Horne Road, connector streets and open space.

Access and circulation strategies

Support development along the Princes Highway that promotes safe and efficient access to the Eastern Activity Centre and to uses fronting the highway.

Support the creation of diverse streetscapes through the use of a variety of cross-sections and landscape themes.

Provide direct public connectivity (pedestrian, cycle and vehicle) to the Gateway Plaza and other surrounding land uses, and connections to the east of the existing Gateway Plaza centre.

Design development to provide an attractive landscaped and inviting highway gateway experience to the City along the Princes Highway.

Design development to incorporate wayfinding measures that deliver new or improved accessible and legible connections in and around the development.

Open space and landscape strategies

Create an open space network comprising open spaces at various scales and dimensions and of varying land forms, including highpoints, ridgelines and drainage reserves, to cater for a range of purposes.

Retain or enhance existing landscape features within the Eastern Activity Centre.

Support landscaping of the public realm through subdivision, including planting of canopy trees within nature strips and medians.

Infrastructure strategy

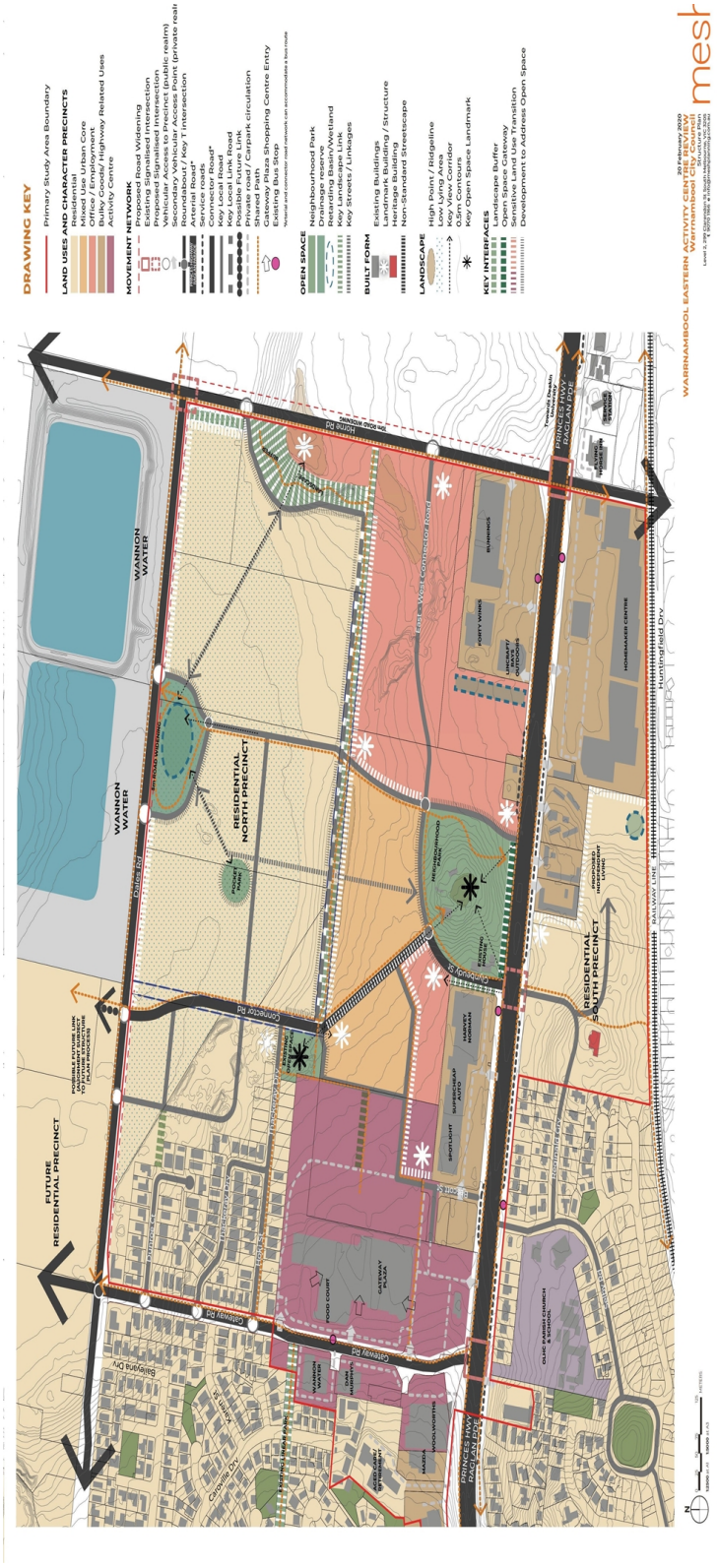
Provide or contribute to stormwater management for each sub-catchment in the Eastern Activity Centre.

Policy document

Consider as relevant:

- *Warrnambool Eastern Activity Centre Structure Plan* (Mesh Pty Ltd, February 2020)

Eastern Activity Centre Framework Plan



North of Merri Growth Area

11.03-2L-01

05/12/2025
C216warr

Policy application

This policy applies to all land within Development Plan Overlay Schedule 10 (DPO10).

Land use strategies

Create five distinct neighbourhoods defined by a neighbourhood 'core' of passive open space and the local activity centre.

Avoid further urban expansion beyond the established boundary to protect the viability of nearby agricultural land.

Provide a small-scale local activity centre on the west side of Wollaston Road.

Provide higher density housing and mixed uses, such as home offices, surrounding the activity centre.

Co-locate the activity centre with a passive open space reserve.

Integrate the activity centre with community uses such as the primary school.

Avoid future development encroaching upon flora, fauna and cultural heritage assets.

Access and circulation strategies

Link each neighbourhood by Wollaston Road, the east-west boulevard connector road and the 'green loop' comprising the floodplain.

Use Wollaston Road as the primary connector road to connect externally to the east and west and incorporate a central median to create a strong landscape character/boulevard effect.

Provide a north-south connection over the Merri River at Bromfield Street to connect the growth area with urban areas to the south.

Align the secondary east-west boulevard connector road taking into account topographic features along a ridgeline to the east of Wollaston Road and along the valley to the west of Wollaston Road.

Incorporate a central median within the east-west connector to create a grand tree-lined boulevard and to connect the Merri River in a 'green loop' for pedestrians and cyclists.

Provide a connected on and off-road pedestrian/cycle network that uses the Merri River, local open space links and boulevard connector roads.

Provide an active edge to all open space areas, including the floodplain, via edge roads.

Provide direct property access to all roads, including Wollaston Road.

Provide a dedicated pedestrian/cycle link to the adjacent Ponting Estate in the location of Ponting Drive.

Discourage through vehicle movements into the Ponting Estate.

Access and circulation policy guideline

Consider as relevant:

- Using Wollaston Road as a bus route that is accessible to the majority of residents within a five-minute walk (400 metres).

Open space and landscape strategies

Increase use of the Merri River floodplain for active open space and passive recreation to minimise the need to set aside developable land for open space.

Design active open space land within the floodplain to accommodate two ovals, car parking, tennis courts and a shared pavilion, adjacent to the proposed primary school.

Create a 'green loop' system of open space and green boulevards, comprising the floodplain, east-west boulevard connector and local open space.

Ensure open space is linked to neighbourhoods through road treatments, including edge roads along the length of the floodplain.

Consolidate development to provide land for large areas of public open space (utilising the floodplain), environmental linkages and the protection of ridgelines.

Policy guideline

Consider as relevant:

- Providing a diverse range of lot sizes to achieve an average density of 12 lots per net developable hectare.

Policy document

Consider as relevant:

- *North of the Merri River Structure Plan* (Mesh, 2024)

11.03-2L-02 Coastal Hopkins Growth Area

05/12/2025
C216warr

Policy application

This policy applies to all land within Development Plan Overlay Schedule 12 (DPO12) and Development Plan Overlay Schedule 13 (DPO13).

Land use strategies

Provide a substantial river edge reserve for housing north of Hopkins Point Road to avoid detrimental impacts on the environmental values of the river environs.

Promote land use and development southeast of Hopkins Point Road that results in a net environmental benefit to the coast.

Urban design and built form strategies

Design building envelopes to respond to the visual and environmental context of the site, and allow for the reasonable sharing of views to the ocean and/or the Hopkins River from adjoining properties.

Consolidate development to provide land for large areas of public open space (utilising the floodplain), environmental linkages and the protection of ridgelines and significant flora and fauna species.

Encourage varied development densities that respond to the visual and environmental context.

Avoid development that encroaches on significant flora and fauna habitat and cultural heritage assets.

Provide reserves and setbacks from development that protect the environmental values of the coast and river environments from stormwater, septic discharge and domestic animals.

Access and circulation strategies

Provide a network of pedestrian and bicycle paths that link neighbourhoods, open space areas and Hopkins Point Road.

Provide road reserves that contain space for a vegetated backdrop/foreground to buildings and structures.

Provide access points from Hopkins Point Road that optimise sight distances in both directions.

Open space and landscape strategies

Retain the coastal dune and river frontages through their designation as public reserves for biodiversity purposes.

Encourage revegetation so as to reduce the visual impact of the height and form of buildings and structures.

Policy document

Consider as relevant:

- *Coastal/Hopkins Environment Structure Plan* (Planisphere, 2008)

11.03-2L-03 North Dennington Growth Area

05/12/2025
C216warr

Policy application

This policy applies to all land within Development Plan Overlay Schedule 8 (DPO8).

Land use strategies

Provide larger lots in areas with significant slope and prominent ridgelines.

Ensure a small-scale community hub is co-located with the St Johns Primary School or Dennington Recreation Reserve.

Enhance shared use of facilities at St Johns Primary School.

Urban design and built form strategies

Limit the visual impact of development near ridgelines.

Design development to enhance views to and from the Merri River.

Provide reserves and setbacks from development that protect the environmental values of the river environment from stormwater, septic discharge and domestic animals.

Access and circulation strategies

Prioritise Coghlans Road as the main thoroughfare servicing the growth area, providing direct access to Warrnambool via Caramut Road.

Provide a loop road along the edge of the open space network adjoining the Merri River.

Design local streets to provide an active edge fronting all other open space areas.

Extend the unmade road reserves of Russell Street, Station Street and Harrington Road to the Merri River Loop Road to enable local access and connections to the open space network.

Provide a grid-based local road network that builds on the existing alignment of road reservations and that respond to topography where steep land is a constraint.

Improve links to the Dennington Town Centre through intersection upgrades and pedestrian connections across the extension of Station and Russell Streets.

Open space and landscape strategies

Prioritise the use of flood-prone land along the Merri River for flooding, drainage, and passive open space to free up unencumbered land for development.

Design Dennington Reserve to meet the active open space needs of future residents.

Ensure Dennington Reserve is linked via a shared path within the St Johns Primary School.

Encourage smaller pocket parks and widened road reserves as required to protect and retain important cultural heritage or natural features as elements of the future character of the area.

Policy document

Consider as relevant:

- *North Dennington Structure Plan* (Mesh, 2014)

11.03-2L-04 Bushfield, Woodford and Allansford

05/12/2025
C216warr

Policy application

This policy applies to all land within Bushfield, Woodford and Allansford.

Strategies

Avoid growth within Bushfield and Woodford pending resolution of sewerage and effluent management options.

Provide for further growth within the Allansford township on the basis of the availability of stormwater drainage infrastructure.

BIODIVERSITY

12.01

31/07/2018
VC148

Warrnambool biodiversity

12.01-1L

22/07/2021
C208warr

Strategies

Discourage development that compromises the ecological integrity of the Merri River, Hopkins River and Russells Creek corridors and the coastal reserves.

Preserve the Francis Tozer Reserve on Wangoom Road as an important remnant native grassland.

Protect Starlight Cave and adjacent land as an important maternity cave for the Southern Bent-wing Bat.

Protect Starlight Cave and adjacent land through low impact use and development.

Protect remnant vegetation, especially in habitat corridors, drainage lines, stream frontages and on roadsides.

Protect habitat corridors and areas identified as habitat for rare and threatened flora and fauna species.

Improve biodiversity through the integration of landscaping/revegetation and retention of stormwater treatment for habitat.

Policy document

Consider as relevant:

- *Warrnambool Coastal Management Plan* (Warrnambool City Council, 2013)

MARINE AND COASTAL ENVIRONMENT

12.02

06/09/2021
VC171

12.02-1L Coastal landscapes

22/07/2021
C208warr

Strategies

Protect sites of cultural significance including Point Richie / Moyjil.

Avoid development that detrimentally impacts on the scenic landscapes along the coast, river valleys and inland ridgelines.

Minimise the visual impact of development including accessways.

Protect vantage points and view lines to and from the public realm.

Limit development heights to maintain coastal view lines from public spaces and respect scale and character.

Promote view sharing between properties along the coast.

12.03 WATER BODIES AND WETLANDS

31/07/2018
VC148

Waterways and wetlands

12.03-1L

05/12/2025
C216warr

Objective

To maintain and enhance the ecological health and natural and cultural values of Warrnambool's waterways and wetlands. [New: Requested by Glenelg Hopkins CMA]

Strategies

Protect and enhance the natural and cultural values of Lake Gillear and adjacent land. [New: Requested by Glenelg Hopkins CMA]

Encourage use and development that enhances estuary, river and lake water quality, and minimises nutrient and sediment load conditions.

Ensure use and development mitigates any visual impacts to the Hopkins estuary, rivers and their environs.

Support the restoration of degraded land, particularly stream frontages, floodplains and riparian areas.

Manage recreational, tourist and educational activities within the South Warrnambool wetlands.

Restore vegetation along waterways and floodplains using native species with the inclusion of understorey species.

13.03 FLOODPLAINS

31/07/2018
VC148

13.03-1L

05/12/2025
C216warr

Hopkins River, Merri River and Russells Creek floodplains [New: requested by Glenelg Hopkins CMA]

Policy application

This policy applies to all land within the Urban Floodway Zone (UFZ), Land Subject to Inundation Overlay (LSIO) and Floodway Overlay (FO).

Objective

To maintain the natural values ~~integrity~~ of the Merri and Hopkins Rivers and Russells Creek including their natural function in safely conveying floodwater through Warrnambool~~floodplains~~.[New: requested by Glenelg Hopkins CMA]

Strategies

Discourage the filling of land that is subject to flooding.

Encourage the use of constructed wetlands as a means of storing floodwater, to improve water quality and contribute to natural habitats.

Support the development of open spaces within the Merri and Hopkins Rivers ~~and~~ Russells Creek floodplains. [New: requested by Glenelg Hopkins CMA]

Avoid development that will have an adverse downstream impact in terms of flooding and water quality.

Ensure that when drainage and flood protection works are inadequate that habitable buildings are protected from flooding in major storms.

SOIL DEGRADATION

13.04

31/07/2018
VC148

Landslip

13.04-2L

22/07/2021
C208warr

Strategies

Avoid buildings and works that increase the risk of landslip in areas where landslip risks have been identified.

Avoid vegetation removal in areas susceptible to landslip.

Discourage development on steep slopes.

Policy guideline

Consider as relevant:

- A steep slope to be in excess of 20 degrees.

13.07 AMENITY, HUMAN HEALTH AND SAFETY

26/05/2020
VC175

Land use conflict - General

13.07-1L-01

05/12/2025
C216warr

Strategies

Limit sensitive uses in proximity to the ~~Warrnambool Livestock Exchange~~, Wannon Water Water Reclamation Plant and the Midfield Rendering Plant in Swinton Street. [Delete: Warrnambool Livestock Exchange no longer operational]

Protect the Premier Speedway and the Lake Gillear sporting area from encroachment by residential development.

Protect the flight paths associated with the Warrnambool Regional Airport from the development of inappropriate obstacles to enable the safe and effective operation of the airport.

Minimise air emissions from new or expanded uses that unreasonably affect the amenity of adjoining residential properties.

Provide separation distances to new residential development so that emissions can dissipate without unreasonable adverse impact on adjoining or nearby sensitive land uses.

Policy guidelines

Consider as relevant:

- ~~Discouraging residential development within 300 metres of the eastern boundary and 500 metres of the remaining boundaries of the Warrnambool Livestock Exchange.~~ [Delete: Warrnambool Livestock Exchange no longer operational]
- Discouraging residential development within 200 metres of Wannon Water's Water Reclamation Plant.

13.07-1L-02 Land use conflict - Industrial and residential interface

05/12/2025
C216warr

Strategies

Minimise conflict between the Eastern Industrial Precinct and the rural residential area to the east.

Provide buffers between new industrial and residential areas in the form of public open space, roads, substantially landscaped areas of private land or similar means intended to limit visual and acoustic impacts.

Minimise heavy vehicle traffic, industrial emissions, noise and visual impacts between industrial and residential activities.

Ensure industrial development is buffered from residential zoned land and provides an attractive landscaped setting.

13.07-1L-03 Land use conflict - Waste transfer stations

22/07/2021
C208warr

Objective

To protect and maintain separation distances between waste transfer stations and sensitive uses.

Strategies

Avoid incompatible land uses establishing within recommended separation distances to waste transfer stations.

Encourage new waste transfer stations to locate within existing and planned industrial precincts.

Policy guideline

Consider as relevant:

- Providing 250 metre separation distance between waste transfer stations and sensitive uses.

Land use conflict - Agriculture

13.07-1L-04

22/07/2021
C208warr

Strategies

Avoid use and development that prejudices agricultural industries or the processing of agricultural products.

Protect productive agricultural land from encroachment by uses that will limit the productive capacity of land.

Discourage the unplanned expansion of urban uses and development into agricultural areas.

Non-residential uses in residential zones

13.07-1L-05

22/07/2021
C208warr

Policy application

This policy applies to all land within a residential zone.

Strategies

Minimise the impacts of non-residential uses on surrounding residential areas.

Encourage non-residential uses in locations that:

- Are easily accessible to an activity centre.
- Enhance the range of services available close to activity centres.
- Contribute to the diversification of the role of the activity centre.

Policy guideline

Consider as relevant:

- Locating non-residential uses in clusters within 400 metres of designated activity centres or convenience nodes.

AGRICULTURE

14.01

31/07/2018
VC148

14.01-1L Protection of agricultural land

22/07/2021
C208warr

Policy application

This policy applies to an application for subdivision to create a lot for an existing dwelling within the Farming Zone.

Strategies

Discourage subdivision that is for purposes other than the excision of an existing dwelling.

Ensure any subdivision for the excision of an existing dwelling will not restrict surrounding agricultural activities.

Policy guidelines

Consider as relevant:

- Ensuring that the lot created for an existing dwelling is a maximum size of 2 hectares in area (except as otherwise required by a provision of the planning scheme).
- Ensuring that dwellings excised are in a habitable condition and comply with the Building Code of Australia.

Agricultural land

14.01-2L

22/07/2021
C208warr

Strategies

Support diversification of rural land uses that are consistent with sustainable land and water resource management.

Support intensive agricultural industries where facilitated by soil and water quality, infrastructure, and the location of sensitive uses.

15.01 BUILT ENVIRONMENT

31/07/2018
VC148

Urban design

15.01-1L-01

14/04/2022
C204warr

Strategies

Encourage development to highlight key corners or intersections through the use of design projections, detailing and massing that presents to its surroundings and street frontages.

Support development that contributes to active street frontages.

Support development that applies design techniques (including façade variation, contrast, repetition, colour, texture and detail) that will integrate a building with its surrounds.

Avoid the removal and lopping of significant exotic and indigenous trees to facilitate the construction of buildings and works or installation of utility services.

Protect all mature Norfolk Island Pines from removal and lopping.

Support development that improves the appearance of the major entrances to Warrnambool on the Princes Highway, Hopkins Highway and Caramut Road.

Facilitate attractive, high-amenity public realm within activity centres, and a safe and high-quality interface with adjacent sites and surrounding neighbourhoods.

Support zero net carbon neighbourhoods and zero carbon housing developments. [New: Adopted Council policy Green Warrnambool, originally proposed in 2023 review]

Signs

15.01-1L-02

14/04/2022
C204warr

Policy application

This policy applies to applications for signs.

Objective

To encourage signs that make a positive contribution to their host building or site and the surrounding area.

Strategies

Encourage signs that:

- Are consistent with the character of the area.
- Respect the amenity of the area.
- Are proportioned and designed to be integrated with the host building or site.
- Are crafted with materials and finishes that are durable having regard to sunlight, rain, and wind.
- Preserve active frontages and visual links to businesses and shop fronts.

Discourage signs that:

- Alter, obscure, or visually dominate the form of the host building or site.
- Are reflective.
- Are erected on the roof of a building.
- Result in competing signage and visual clutter.

Policy Guidelines

Commercial areas

Commercial areas located in the Commercial 1 Zone and Commercial 2 Zone.

Consider as relevant:

- Avoiding above verandah signs, unless there are no suitable opportunities at ground level and where the signs:
- Are wall mounted, not on a roof or verandah, canopy or awning.
- Avoid projecting above the building.
- Comprise one per occupancy.
- Are not illuminated or electronic.
- Limiting under-verandah signs (a sign below a verandah or awning, if no verandah or awning, that is less than 3.7 metres above pavement level) to one sign per building except on a corner site where an additional sign on the secondary frontage may be allowed.
- Limiting verandah fascia signs to one sign except on a corner where an additional sign on the secondary street may be allowed.
- Limiting pole signs to:

- A height no higher than the height of buildings on the site or substantial adjacent structures on abutting or adjacent sites.
- A sign that is within a building setback or at-grade car park and is incorporated into landscaping.
- Supporting illuminated signs where all of the following apply:
- The sign is suspended below a verandah or awning.
- Any flashing or animated illuminated element automatically turns off outside the business hours. Where a site adjoins a residential area, the level of illumination reduces automatically at night and turns off outside the business operating hours.
- Avoiding window signs covering more than 20 per cent of ground floor commercial window (including decal signs, signs painted on a window or signs mounted behind a window).
- Avoiding promotion signs in the Warrnambool City Centre.

Industrial areas

Industrial areas located in the Industrial 1 Zone and Industrial 3 Zone.

Consider as relevant:

- Discouraging signs attached to boundary fences.
- Limiting the total sign face area to 20 square metres on a single premises.
- Supporting single illuminated pole or monument signs (a freestanding sign with a low profile and with little or no separation between the ground and the sign itself) adjacent to the frontage.

Residential areas

Consider as relevant:

- Limiting signs for non-residential uses to one per premises.
- Limiting business identification signs to only name, address, and logo.
- Discouraging the following signs in residential areas:
- Promotion signs
- Above-verandah signs
- Sky signs
- Floodlit, internally illuminated, flashing or electronic signs

Main roads

Main Roads are roads located within a Transport Zone 2 or 3 or identified as a 'Main Transport Route' on the Warrnambool Strategic Framework Plan.

Consider as relevant:

- Limiting the type of signs at identified gateways (as shown on the Warrnambool Strategic Framework Plan or within any Structure Plan or Master Plan referred to in this Planning Scheme) to business identification signs.

- Limiting the types of signs along landscaped streetscapes comprising avenue street trees (Norfolk Pines, Fig Trees, Canary Island Date Palms, Chanticleer Ornamental pear trees, or other ornamental plants), including (but not limited to) sections of Raglan Parade/Princes Highway, Mortlake Road, Pertobe Road, Timor Street, Koroit Street, Liebig Street, Gilles Street, Henna Street, Merri Street/Crescent and Verdon Street to business identification signs.

- Discouraging the following signs:

- Promotion signs
- Sky signs
- Panel signs
- High wall signs

Major promotion signs

Consider as relevant:

- Supporting major promotion signs where all of the following apply:

- The sign is not higher than the height of a building or structure it is located on.

- The sign is not higher than the height of a building or structure on adjoining land, when the sign is located on a blank façade of the building.

- The design and illumination of the sign responds sensitively to any residential use the sign faces.

- The sign is located on land adjoining a road in a Transport Zone 2.
- The sign is not located at an identified gateway as shown on the Warrnambool Strategic Framework Plan or within any Structure Plan or Master Plan referred to in this Planning Scheme.

- The sign is not located along a landscaped streetscape comprising avenue street trees (Norfolk Pines, Fig Trees, Canary Island Date Palms, Chanticleer Ornamental pear trees, or other ornamental plants), including (but not limited to) sections of Raglan Parade/Princes Highway, Mortlake Road, Pertobe Road, Timor Street, Koroit Street, Liebig Street, Gilles Street, Henna Street, Merri Street/Crescent and Verdon Street.

Policy documents

Consider as relevant:

- *Warrnambool City Council Advertising Signage Policy - Background Report* (Warrnambool City Council, 2019)

Industrial development

15.01-2L

05/12/2025
C216warr

Policy application

This policy applies to an application for industrial development in the Industrial 1 Zone, Industrial 3 Zone and the Farming Zone.

Objective

To encourage well planned and designed industrial development.

Strategies

Encourage industrial development along highways, particularly along the east-west entrances on the Princes Highway, to be of an attractive visual standard.

Ensure buildings are constructed with non-reflective materials that are visually attractive such as brick, masonry or Colorbond metal.

Provide setbacks that are responsive to existing site conditions, existing development and the need to ensure safe traffic circulation.

Avoid car parking within the front setback area.

Design vehicle loading and unloading to occur totally within the site.

Design integrated industrial developments to include common parking areas and directory signs.

Limit signs to those that identify the name of the business occupying the premises and the service offered.

Discourage above roof signs.

Design industrial development in rural areas to:

- Minimise the impact on agricultural land and land management practices.
- Include access to sealed roads.
- Manage effluent and stormwater.
- Maintain the visual qualities of the rural landscape.

Support landscaping instead of fencing in areas such as the frontage of the site.

Improve all industrial areas through the development and maintenance of landscaping.

Policy guideline

Consider as relevant:

- Discouraging buildings that occupy more than 50 per cent of the site.

Policy document

Consider as relevant:

- *Warrnambool Industrial Land Use Review* (Mesh, 2010)

Heritage conservation

15.03-1L

05/12/2025
C216warr

Policy application

This policy applies to all land within a Heritage Overlay (HO).

General strategies

Design development to be consistent with the predominant scale of heritage buildings.

Ensure verandahs are reinstated where they previously existed or introduced where they are sympathetic to the form, scale and appearance of a building.

Conserve and maintain important landscape qualities including significant trees and rows of trees, including mature Norfolk Island pine trees.

Sign objectives

To minimise and manage signage so that it does not detract from the character of the area.

To promote signs that conserve and enhance the significance of a heritage place and precinct.

Sign strategies

Limit signs to locations on heritage buildings traditionally used for signs.

Discourage finishes and colours that are inconsistent with the heritage significance and period of the place.

Discourage signs that intrude into the building fabric and cannot be removed without damage to existing building fabric.

Discourage the removal or obstruction of historic or legacy signs where such signs contribute to the heritage significance of the place.

Sign policy guidelines

Consider as relevant:

Discouraging the following signs in heritage places:

- Illuminated signs
- Electronic signs
- Animated signs
- Sky signs
- Panel signs
- Bunting
- Pole signs
- Major promotion signs

15.03-2S Aboriginal cultural heritage

31/07/2018
VC148

Objective

To ensure the protection and conservation of places of Aboriginal cultural heritage significance.

Strategies

Identify, assess and document places of Aboriginal cultural heritage significance, in consultation with relevant Registered Aboriginal Parties, as a basis for their inclusion in the planning scheme.

Provide for the protection and conservation of pre-contact and post-contact Aboriginal cultural heritage places.

Ensure that permit approvals align with the recommendations of any relevant Cultural Heritage Management Plan approved under the *Aboriginal Heritage Act 2006.*

Policy guidelines

Consider as relevant:

- The findings and recommendations of the Aboriginal Heritage Council.
- The findings and recommendations of the Victorian Heritage Council for post-contact Aboriginal heritage places.

Policy documents

Consider as relevant:

- *Aboriginal Heritage Act 2006*

RESIDENTIAL DEVELOPMENT

16.01

31/07/2018
VC148

16.01-1L Housing supply

05/12/2025
C216warr

Strategies

Support the redevelopment of former industrial sites within established residential areas, including the former Warrnambool Livestock Exchange site. [~~Delete~~ NEW as Warrnambool Livestock Exchange site no longer operational and Council has adopted a Masterplan to redevelop the site for housing]

Support residential infill development within established urban areas that complements the area's neighbourhood character.

Rural living

16.01-3L

22/07/2021
C208warr

Policy application

This policy applies to land within the Low Density Residential Zone (LDRZ) and Rural Living Zone (RLZ).

Strategies

Discourage rural living and low density residential subdivision where it would prejudice conventional long-term residential development.

Limit rural living and low density residential development in Bushfield, Woodford and Allansford to existing zoned land.

Maintain the Rural Living Zone as a buffer between residential areas and surrounding farms in Bushfield and Woodford to limit the impact of residential development on adjacent farmland.

EMPLOYMENT

17.01

31/07/2018
VC148

17.01-1L

22/07/2021
C208warr

Diversified economy

Strategies

Develop a ~~resilient and~~ sustainable economy that supports growth in existing industry and encourages diversity in business, with a focus on food and fibre, including value-add opportunities, the circular economy, ~~I~~Indigenous businesses, ~~and~~ social enterprises and professional, financial and creative industries.

~~Warrnambool as a major food and dairy processing centre for Victoria.~~

~~Encourage freight and logistics industries.~~

~~Accommodate new and emerging industries associated with natural gas and wind powered energy production.~~ [There are deleted because they do not feature in the current Economic Development Strategy adopted by Council.]

17.03 INDUSTRY

31/07/2018
VC148

Industry

17.03-1L

22/07/2021
C208warr

Strategies

Support opportunities for the expansion of industry and the provision of related infrastructure.

Support complementary industries to be located adjacent to one another to provide efficient use of infrastructure and coordination of activities.

Eastern industrial precinct

17.03-2L

22/07/2021
C208warr

Policy application

This policy applies to all land within Development Plan Overlay Schedule 11 (DPO11).

Strategies

Provide land within the Eastern Industrial Precinct to cater for large-scale industry.

Provide a landscaped buffer to minimise off-site amenity impacts, particularly to the rural-residential area to the east of the Eastern Industrial Precinct.

Facilitate infrastructure provision in the Eastern Industrial Precinct, including drainage and road upgrades (particularly Horne Road and its connection to Mortlake Road).

17.04 TOURISM

31/07/2018
VC148

17.04-1L Tourism

22/07/2021
C208warr

Objective

To develop Warrnambool as the western gateway to the Great Ocean Road Region and as a tourism hub for South-West Victoria.

Strategies

Develop the Warrnambool Harbour area as an active coastal recreation precinct with improved visitor services and port facilities.

Facilitate development of Flagstaff Hill as one of South-West Victoria's major tourism facilities.

Develop foreshore facilities based on Warrnambool's maritime heritage and environment.

Support tourism and community access to the coast, without compromising the natural environment.

Support tourism development in urban areas where their impacts and infrastructure requirements can best be accommodated.

Facilitate coastal tourism development in non-urban areas that is low intensity, unobtrusive, site responsive and ecologically sustainable.

Encourage use and development of coastal and river areas that optimises their tourism potential while respecting the sensitive nature of these areas.

Facilitate a recreation precinct in the Lady Bay area that responds to the sensitive nature of the area.

Facilitate the development of an entertainment precinct in Warrnambool based around the south end of Liebig Street.

Provide infrastructure that meets the needs of tourism development.

18.01-3L Sustainable personal transport

09/12/2021
VC204

Strategies

Establish shared pedestrian and bicycle pathways between major activity areas including along the foreshore, between Proudfoots Boathouse and Deakin University including Sherwood Park Station, and between the Warrnambool City Centre and Allansford.

Facilitate bicycle route upgrades and connectivity, and improved safety through bike parking facilities, pedestrian crossings and refuges, traffic speed, maps and signage.

Facilitate improved connectivity and safety along existing active transport routes, particularly to and from the Warrnambool City Centre, beach/foreshore, shopping centres, train stations and key community places.

Improve the connectivity of active transport modes within green corridors and along waterways. [New: Adopted Council policy Health Warrnambool, as originally proposed in the 2023 review]

~~Support increased investment in sustainable and active transport modes~~. [New: Adopted Council policy Healthy Warrnambool, originally proposed in 2023 review]

18.02 MOVEMENT NETWORKS

31/07/2018
VC148

Walking – Warrnambool

18.02-1L

Policy application

This policy applies to the Principal Pedestrian Network Plan that forms part of this clause.

Objective

To increase the number of local trips undertaken by walking or with a mobility aid.

Strategies

Ensure that development adjacent to the Principal Pedestrian Network does not reduce the quality of the pedestrian environment by:

- Discouraging vehicle access to properties along primary pedestrian routes ~~where possible~~.
- Minimising vehicle cross overs along the Principal Pedestrian Network.

Prioritise pedestrian movement over other modes of travel along the Principal Pedestrian Network.

Encourage planting of shade trees in the front setbacks of private developments adjacent to the Principal Pedestrian Network to provide shelter to pedestrians.

~~Improve the Principal Pedestrian Network through developing~~Develop the future Principal Pedestrian Network ~~and~~by supporting the delivery of~~ring~~ missing pedestrian links and infrastructure.

Ensure new subdivisions adjacent to the Principal Pedestrian Network deliver infrastructure that meets minimum standards ~~outlined in the policy guidelines that form part of this clause.~~

Policy document

Consider as relevant:

- Warrnambool Principal Pedestrian Network (Warrnambool City Council, 2022)
- [New: Adopted Council policy Warrnambool Principal Pedestrian Network, originally proposed in 2023 review]

COMMUNITY INFRASTRUCTURE

19.02

31/07/2018
VC148

Health

19.02-1L

22/07/2021
C208warr

Objective

To develop Warrnambool as the key specialist health service centre of South-West Victoria.

Strategies

Support the expansion of the Warrnambool Base Hospital, St John of God Warrnambool Hospital, and the Lyndoch Living and Gillin Park Residential Aged Care Facilities.

Facilitate the expansion of the Warrnambool Base Hospital and the Medical Services Precinct in a way that achieves a balance between the residential environment and the needs of the health sector.

19.02-2L Education

22/07/2021
C208warr

Objective

To develop Warrnambool as the key education service centre of South-West Victoria.

Strategies

Support the expansion of Deakin University and South West Institute of TAFE.

Improve the linkages between the Deakin University campus and Warrnambool.

Maximise opportunities for university and commercial development synergies.

Locate a primary school in the North of the Merri River Growth Area close to the future activity centre and integrated with surrounding community uses.

19.02-3L Social and cultural infrastructure

22/07/2021
C208warr

Strategies

Support a network of multi-purpose community hubs that accommodate a diverse and integrated range of services.

Support the Warrnambool City Centre as the City's key community meeting place and hub for civic, cultural and education uses.

19.02-6L

05/12/2025
C216warr

Open space

19.02-6L-01

~~05/12/2025~~
~~C216warr~~

Strategies

Develop an open space network that protects the municipality's natural and cultural environments and enhances biodiversity and water quality.

Provide continuous open space corridors along Russells Creek and the Merri River to address connectivity gaps.

Improve open space provision and accessibility in the residential area west of Mahoneys Road, the Warrnambool City Centre and adjoining residential grid, southeast Warrnambool (north of the railway line), and west Warrnambool close to the Princes Highway.

Protect sites with high environmental or cultural values by incorporating them into the open space network as part of growth area planning.

Encourage development adjacent to public open space to provide clear separation between public and private land.

Avoid development that reduces public access to open space.

Encourage development to enhance a sense of safety by maximising interaction, passive surveillance and incidental lighting of open space.

Provide new connections where gaps in parkland connectivity exist along the Merri River corridor. [New: give effect to Merri River Parklands Framework to enable Council to negotiate with landowners to ensure private land in the corridor can be included in the parklands]

Policy guideline

Consider as relevant:

- Vesting land along urban waterways in Council to provide a drainage corridor (with secondary passive open space functions).

Policy document

Consider as relevant:

19.02-6L-02

~~05/12/2025~~
~~C216warr~~

- *Warrnambool Open Space Strategy* (Warrnambool City Council, 2014)
- Merri River Parklands Framework (Warrnambool City Council, 3 August 2020)

19.02-6L-03

~~05/12/2025~~
~~C216warr~~

~~Support use of the corridor for recreation, events and tourism in appropriate [New: Adopted Council policy, Merri River Parklands Framework, as originally proposed in 2023 review]~~

~~[New: Adopted Council policy, South of Merri Open Space Precinct Plan, as originally proposed in 2023 review]~~

~~[New: South of Merri Open Space Precinct Plan, as originally proposed in the 2023 review]~~

19.03 DEVELOPMENT INFRASTRUCTURE

31/07/2018
VC148

Infrastructure design and planning

19.03-2L

22/07/2021
C208warr

Strategies

Encourage a consistent approach to the design and construction of infrastructure across the municipality.

Policy guideline

Consider as relevant:

- Encouraging subdivision and development that has regard to the *Infrastructure Design Manual* (Local Government Infrastructure Design Association, ~~March 2020~~Version 5.60 IDM 2025) or an approved Precinct Structure Plan. [Update to reference current Infrastructure Design Manual]

Policy document

Consider as relevant:

Consider as relevant:

- Any applicable Sustainable Water Strategy endorsed under Division 1B of Part 3 of the *Water Act 1989*.

Policy documents

Consider as relevant:

- *Water for Victoria - Water Plan* (Victorian Government, 2016)
- *Environment Reference Standard* (Gazette No. S 245, 26 May 2021)
- *Urban stormwater management guidance* (Environment Protection Authority - Publication 1739.1, 2021)
- *Planning Permit Applications in Special Water Supply Catchment Areas* (Department of Energy, Environment and Climate Action, 2024)
- *Victorian guideline for water recycling* (Environment Protection Authority - Publication 1910, March 2021)
- *Technical information for the Victorian guideline for water recycling* (Environment Protection Authority - Publication 1911, March 2021)

19.03-4L Telecommunications

22/07/2021
C208warr

Strategies

~~Encourage co-location of telecommunications infrastructure.~~ [Delete – duplicates state policy]

Locate all new communications facilities so that cultural, landscape and natural values are protected.

ZONES

30

19/01/2006
VC37

This section sets out the zones which apply in this scheme.

RESIDENTIAL ZONES

32

19/01/2006
VC37

SCHEDULE 1 TO CLAUSE 32.03 LOW DENSITY RESIDENTIAL ZONE

05/12/2025
C216warr

Shown on the planning scheme map as **LDRZ1.**

1.0 Subdivision requirements

05/11/2021
C202warr

Minimum subdivision area (hectares)	None specified

2.0 Outbuilding permit requirements

05/11/2021
C202warr

None specified

SCHEDULE 1 TO CLAUSE 32.04 MIXED USE ZONE

05/11/2021
C202warr

Shown on the planning scheme map as **MUZ1**.

WARRNAMBOOL MIXED USE AREAS

1.0 Objectives

05/11/2021
C202warr

None specified.

2.0 Clause 54 and Clause 55 requirements

08/09/2025
VC282

	Standard	Requirement
Minimum street setback	A2-1	None specified
	B2-1	None specified
Site coverage	A2-5	None specified
	B2-5	None specified
Private open space	A3-2	None specified
	B3-5	None specified
Front fence height	A2-7 and B2-8	None specified

3.0 Maximum building height requirement

05/11/2021
C202warr

None specified.

4.0 Exemption from notice and review

05/11/2021
C202warr

None specified.

5.0 Application requirements

05/11/2021
C202warr

None specified.

6.0 Decision guidelines

05/11/2021
C202warr

None specified.

7.0 Signs

05/11/2021
C202warr

None specified.

SCHEDULE 2 TO CLAUSE 32.04 MIXED USE ZONE

05/11/2021
C202warr

Shown on the planning scheme map as **MUZ2**.

'THE MILL AT WARRNAMBOOL' REDEVELOPMENT, HARRIS STREET, WARRNAMBOOL

1.0 Objectives

05/11/2021
C202warr

To provide a mix of community, public use, convenience retailing and/or tourism uses.

To provide a high quality, well designed, energy efficient development that contributes to the surrounding land use context.

To integrate future development with surrounding public land.

To provide a unique sense of place that reflects the historical and social significance of the former Woollen Mill.

To contain built form within the ~~the~~ parameters of the existing mill structures.

2.0 Clause 54 and Clause 55 requirements

08/09/2025
VC282

	Standard	Requirement
Minimum street setback	A2-1	None specified
	B2-1	None specified
Site coverage	A2-5	None specified
	B2-5	None specified
Private open space	A3-2	None specified
	B3-5	None specified
Front fence height	A2-7 and B2-8	None specified

3.0 Maximum building height requirement

05/11/2021
C202warr

A building must not exceed a height of 14 metres.

4.0 Exemption from notice and review

05/11/2021
C202warr

The following applications are exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act:

- Construct or extend one or more dwellings on a lot or on common property.
- Construct a building or construct or carry out works for a use in Section 2 of Clause 32.04-2, other than Industry and Warehouse.

5.0 Application requirements

05/11/2021
C202warr

The following application requirements apply to an application for a permit under Clause 32.04, in addition to those specified in Clause 32.04 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A site analysis and descriptive statement explaining how the proposal responds to the site and its context.
- Plans drawn to scale and dimensioned which show:
- The layout of proposed buildings and works.
- An elevation of the building and design.
- Setbacks to property boundaries.
- A mix of community, public use, convenience retailing and tourism uses.

- Proposed landscaping areas including treatment of the Lake Pertobe and Merri River interface.
- All proposed access and public pedestrian / cycle areas, including public access to the Merri River corridor.
- Details of any publicly accessible viewing tower, platform, lookout or similar feature including details of how direct views into existing adjoining lots can be obscured.
- A servicing report that identifies the location of easements and services and explains how:
- The site can be adequately drained, sewered and supplied with water to the satisfaction of Wannon Water.
- Existing water supply and drainage assets can be accommodated or relocated to the satisfaction of Wannon Water.

6.0 Decision guidelines

05/11/2021
C202warr

The following decision guidelines apply to an application for a permit under Clause 32.04, in addition to those specified in Clause 32.04 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether buildings are within the parameters of the existing mill structures, being between 9 metres and 14 metres above ground level.

7.0 Signs

05/11/2021
C202warr

None specified.

SCHEDULE 3 TO CLAUSE 32.04 MIXED USE ZONE

05/11/2021
C202warr

Shown on the planning scheme map as **MUZ3**.

811-821, 823 AND 825 RAGLAN PARADE, WARRNAMBOOL

1.0 Objectives

05/11/2021
C202warr

To provide a flexible site development framework which provides for a range of accommodation, office, retail and/or warehouse uses which complement the mixed-use function of the locality.

To encourage quality development through a high standard of innovative urban design, built form and landscaping.

To ensure car parking and vehicle access does not dominate front setbacks of new buildings.

To ensure the interface with adjoining industrial uses is addressed through appropriate landscape buffers.

2.0 Clause 54 and Clause 55 requirements

08/09/2025
VC282

	Standard	Requirement
Minimum street setback	A2-1	None specified
	B2-1	None specified
Site coverage	A2-5	None specified
	B2-5	None specified
Private open space	A3-2	None specified
	B3-5	None specified
Front fence height	A2-7 and B2-8	None specified

3.0 Maximum building height requirement

05/11/2021
C202warr

None specified.

4.0 Exemption from notice and review

05/11/2021
C202warr

The following applications are exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act:

- Construct a building or construct or carry out works for a use in Section 2 of Clause 32.04-2 (other than Industry).

5.0 Application requirements

05/11/2021
C202warr

The following application requirements apply to an application for a permit under Clause 32.04, in addition to those specified in Clause 32.04 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Plans drawn to scale and dimensioned which show:
- The boundaries of land and proposed development parcels.
- Any sites of heritage significance and the means by which they will managed.
- The layout of proposed buildings and works.
- An elevation of the building design and height.
- High standard of design treatment and activation of frontages to Raglan Parade.
- Indicative uses for proposed buildings.
- The relationship of existing or proposed uses on the land and adjoining land.

- Setbacks to property boundaries including appropriate interface treatments and measures to protect amenity of future residents.
- All proposed driveway, car parking, loading areas.
- Proposed landscape areas.
- Traffic Management Assessment which includes:
- Estimated vehicle and pedestrian generation levels.
- Ingress and egress points and estimated levels of usage.
- The number of car parking spaces, allocation and location of car parking on the land.
- Provision for the loading and unloading of vehicles.
- Provision of bicycle facilities.
- Landscape Concept Plan which includes:
- A description of the landscape design approach to be applied.
- Landscape treatments to sensitive interfaces.

6.0 Decision guidelines

05/11/2021
C202warr

The following decision guidelines apply to an application for a permit under Clause 32.04, in addition to those specified in Clause 32.04 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the bulk, location and appearance of any proposed buildings and works will be in keeping with the character and appearance of adjacent buildings.
- Whether the development will provide for a range of accommodation, office, retail and/or warehouse uses which complement the mixed-use function of the locality.
- The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off street car parking.
- The interface with adjoining zones, especially the relationship with adjoining industrial uses.

7.0 Signs

05/11/2021
C202warr

None specified.

SCHEDULE 1 TO CLAUSE 32.05 TOWNSHIP ZONE

05/12/2025
C216warr

Shown on the planning scheme map as **TZ1**.

WARRNAMBOOL TOWNSHIPS

1.0 Neighbourhood character objectives

05/11/2021
C202warr

None specified.

2.0 Clause 54 and Clause 55 requirements

08/09/2025
VC282

	Standard	Requirement
Minimum street setback	A2-1	None specified
	B2-1	None specified
Site coverage	A2-5	None specified
	B2-5	None specified
Private open space	A3-2	None specified
	B3-5	None specified
Front fence height	A2-7 and B2-8	None specified

3.0 Maximum building height requirement for a dwelling, small second dwelling or residential building

03/05/2024
VC255

None specified.

4.0 Application requirements

03/05/2024
VC255

None specified.

5.0 Decision guidelines

03/05/2024
VC255

None specified.

SCHEDULE 1 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

05/11/2021
C202warr

Shown on the planning scheme map as **GRZ1**.

GENERAL RESIDENTIAL AREA

1.0 Neighbourhood character objectives

05/11/2021
C202warr

None specified.

2.0 Construction or extension of a dwelling, small second dwelling or residential building - minimum garden area requirement

03/05/2024
VC255

[redacted]

No

3.0 Requirements of Clause 54 and Clause 55

08/09/2025
VC282

	Standard	Requirement
Minimum street setback	A2-1	None specified
	B2-1	None specified
Site coverage	A2-5	None specified
	B2-5	None specified
Private open space	A3-2	None specified
	B3-5	None specified
Front fence height	A2-7 and B2-8	None specified

4.0 Maximum building height requirement for a dwelling, small second dwelling or residential building

03/05/2024
VC255

None specified.

5.0 Application requirements

03/05/2024
VC255

None specified.

6.0 Decision guidelines

03/05/2024
VC255

None specified.

SCHEDULE 1 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

05/11/2021
C202warr

Shown on the planning scheme map as **NRZ1**.

COASTAL / HOPKINS RIVER ENVIRONMENT GROWTH AREA

1.0 Neighbourhood character objectives

05/11/2021
C202warr

None specified.

2.0 Minimum subdivision area

05/11/2021
C202warr

None specified.

3.0 Requirements of Clause 54 and Clause 55

08/09/2025
VC282

	Standard	Requirement
Minimum street setback	A2-1	None specified
	B2-1	None specified
Site coverage	A2-5	None specified
	B2-5	None specified
Private open space	A3-2	None specified
	B3-5	None specified
Front fence height	A2-7 and B2-8	None specified

4.0 Maximum building height requirement for a dwelling, small second dwelling or residential building

03/05/2024
VC255

None specified.

5.0 Application requirements

03/05/2024
VC255

None specified.

6.0 Decision guidelines

03/05/2024
VC255

None specified.

05/11/2021
C202warr

SCHEDULE TO CLAUSE 33.01 INDUSTRIAL 1 ZONE

1.0 Maximum leasable floor area requirements

05/11/2021
C202warr

None specified	None specified

05/11/2021
C202warr

SCHEDULE TO CLAUSE 33.03 INDUSTRIAL 3 ZONE

1.0

05/11/2021
C202warr

Maximum leasable floor area requirements

Land	Maximum leasable floor area for Office (square metres)
None specified	None specified

SCHEDULE TO CLAUSE 34.01 COMMERCIAL 1 ZONE

05/11/2021
C202warr
1.0

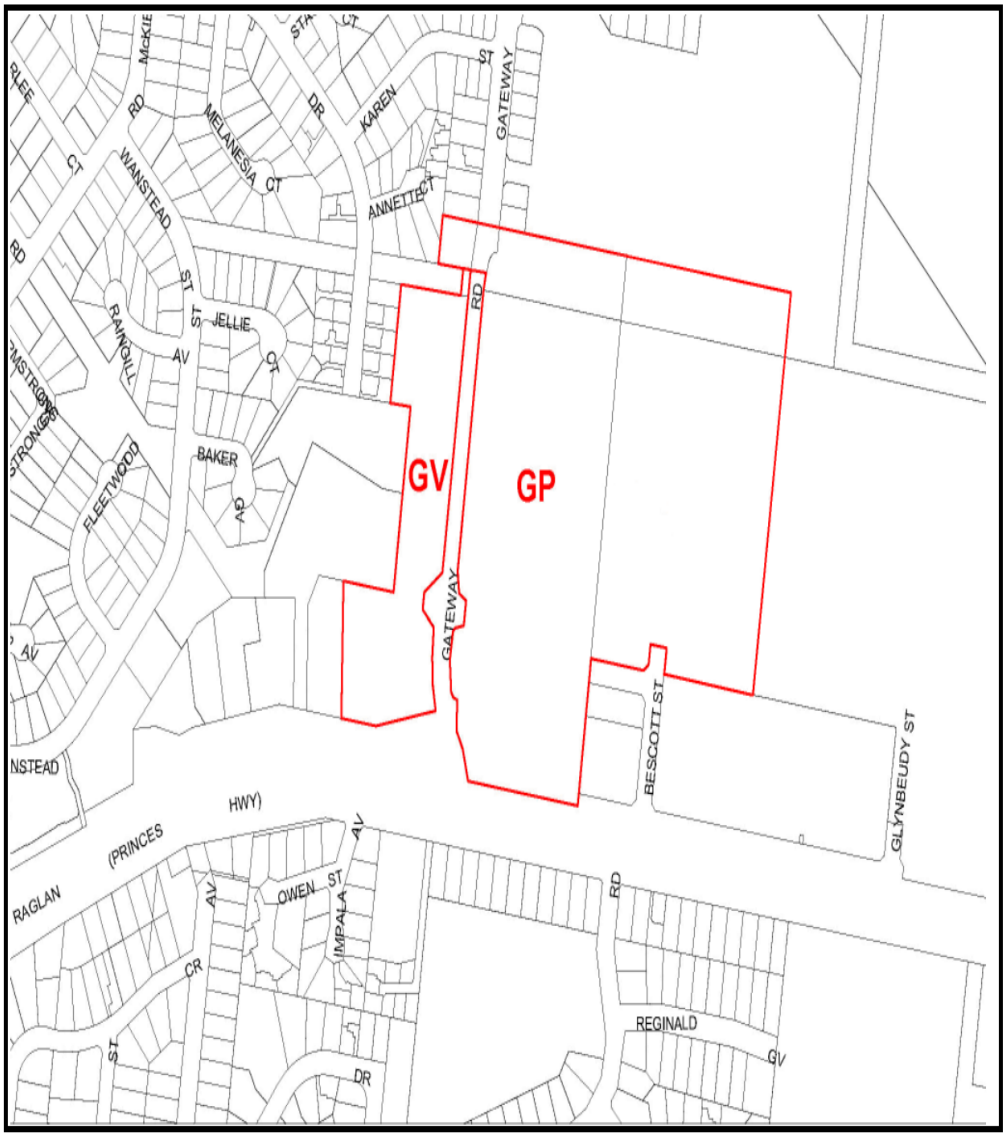
Maximum leasable floor area requirements

05/11/2021
C202warr

Land	Maximum leasable floor area for Office (square metres)	Maximum leasable floor area for Shop (other than Restricted retail premises) (square metres)
40 Gateway Road, 46 Gateway Road, and 54 Gateway Road (also known as 164 Raglan Parade, Warrnambool - L1PS602046U, L2PS605046U and L3PS902046U) (land shown as GV on Map 1).	None specified	6,708
Gateway Plaza Shopping Centre, 154 Raglan Parade (land shown as GP on Map 1).	None specified	33,374
Northpoint Village Shopping Centre, 70-82 Hopkins Highway and 35-45 Hayley Drive, Warrnambool.	None specified	4,500
Dennington Neighbourhood Activity Centre (land on the north side of Raglan Parade bounded by Russell Street, Lindsay Street and the railway line, Dennington).	None specified	4,500
1-49 Raglan Parade, Warrnambool	None Specified	6,000 The leasable floor area for each shop must be a minimum of 1,000 sqm

Map 1 to the Schedule to Clause 34.01

Commercial 1 Zone



Area to which Schedule applies

SCHEDULE 1 TO CLAUSE 35.03 RURAL LIVING ZONE

05/12/2025
C216warr

Shown on the planning scheme map as **RLZ1.**

1.0 Subdivision and other requirements

05/12/2025
C216warr

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares)	All land	4 hectares
Minimum area for which no permit is required to use land for a Dwelling (hectares)	All land	2 hectares
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to construct an out-building associated with an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for Agriculture (square metres)	None specified	None specified
Minimum setback from a road (metres)	None specified	None specified
Minimum setback from a boundary (metres)	None specified	None specified
Minimum setback from a dwelling not in the same ownership (metres)	None specified	None specified
Minimum setback from a waterway, wetlands or designated flood plain (metres)	None specified	None specified

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	All land
Earthworks which increase the discharge of saline groundwater	All land

SCHEDULE 2 TO CLAUSE 35.03 RURAL LIVING ZONE

05/12/2025
C216warr

Shown on the planning scheme map as **RLZ2.**

1.0 Subdivision and other requirements

05/12/2025
C216warr

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares)	All land	1 hectare
Minimum area for which no permit is required to use land for a Dwelling (hectares)	All land	0.5 hectares
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to construct an out-building associated with an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for Agriculture (square metres)	None specified	None specified
Minimum setback from a road (metres)	None specified	None specified
Minimum setback from a boundary (metres)	None specified	None specified
Minimum setback from a dwelling not in the same ownership (metres)	None specified	None specified
Minimum setback from a waterway, wetlands or designated flood plain (metres)	None specified	None specified

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	All land
Earthworks which increase the discharge of saline groundwater	All land

SCHEDULE 3 TO CLAUSE 35.03 RURAL LIVING ZONE

05/12/2025
C216warr

Shown on the planning scheme map as **RLZ3.**

1.0 Subdivision and other requirements

05/12/2025
C216warr

	Land	Area/Dimensions/Distance
	All land	~~Minimum lot size 0.6 hectares and an average lot size of 1 hectare for a subdivision that creates more than 2 lots.~~ Minimum lot size 0.6 hectares and an average size of 1 hectare that creates 2 lots or more. [New: The current wording has a loophole whereby 2 lot subdivisions are not required to meet the minimum lot size. The current wording is inconsistent with DDO2, which requires all lots to have an average size of 1 hectare and a minimum of 0.6 hectares.
Minimum area for which no permit is required to use land for a Dwelling (hectares)	All land	2 hectares
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to construct an out-building associated with an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for Agriculture (square metres)	None specified	None specified
Minimum setback from a road (metres)	None specified	None specified
Minimum setback from a boundary (metres)	None specified	None specified
Minimum setback from a dwelling not in the same ownership (metres)	None specified	None specified
Minimum setback from a waterway, wetlands or designated flood plain (metres)	None specified	None specified

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	All land
Earthworks which increase the discharge of saline groundwater	All land

SCHEDULE 1 TO CLAUSE 35.07 FARMING ZONE

05/12/2025
C216warr

Shown on the planning scheme map as **FZ1.**

1.0 Subdivision and other requirements

05/12/2025
C216warr

Minimum subdivision area (hectares)	All land	15 hectares
Minimum area for which no permit is required to use land for a dwelling (hectares)	All land	15 hectares
Maximum area for which no permit is required to use land for timber production (hectares)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres)	None specified	None specified
Minimum setback from a road (metres).	A Transport Zone 2 or land in a Public Acquisition Overlay if: ▪ The Head, Transport for Victoria is the acquiring authority; and ▪ The purpose of the acquisition is for a road.	100 metres
	A Transport Zone 3 or land in a Public Acquisition Overlay if: ▪ The Head, Transport for Victoria is not the acquiring authority; and ▪ The purpose of the acquisition is for a road.	40 metres
	Any other road	20 metres
Minimum setback from a boundary (metres).	None specified	5 metres
Minimum setback from a dwelling not in the same ownership (metres).	None specified	100 metres

[redacted]		
Minimum setback from a waterway, wetlands or designated flood plain (metres).	None specified	None specified
[redacted]		
Earthworks which change the rate of flow or the discharge point of water across a property boundary	All land	
Earthworks which increase the discharge of saline groundwater	All land	

SCHEDULE TO CLAUSE 36.01 PUBLIC USE ZONE

05/11/2021
C202warr

1.0

Permit exemptions and conditions

05/11/2021
C202warr

None specified	None specified	None specified

2.0

Sign requirements

31/03/2022
C209warr

10635 Princes Highway, Warrnambool (Deakin University Warrnambool Campus, excluding the sporting oval complex)	Category 2
All other land	None specified

SCHEDULE TO CLAUSE 36.02 PUBLIC PARK AND RECREATION ZONE

05/11/2021
C202warr

1.0 Permit exemptions and conditions

05/11/2021
C202warr

[redacted]

None specified	None specified	None specified

2.0 Sign requirements

05/11/2021
C202warr

[redacted]

None specified	None specified

3.0 Use and development of land specified in an Incorporated Plan

05/11/2021
C202warr

None specified.

SCHEDULE TO CLAUSE 36.03 PUBLIC CONSERVATION AND RESOURCE ZONE

05/11/2021
C202warr

1.0

Permit exemptions and conditions

05/11/2021
C202warr

[redacted]

None specified	None specified	None specified

2.0

Sign requirements

05/11/2021
C202warr

[redacted]

None specified	None specified

3.0

Use and development of land specified in an Incorporated Plan

05/11/2021
C202warr

None specified.

SCHEDULE 1 TO CLAUSE 37.01 SPECIAL USE ZONE

05/11/2021
C202warr

Shown on the planning scheme map as **SUZ1.**

WARRNAMBOOL RACECOURSE

Purpose

To allow for the efficient operation of the Warrnambool Racecourse and associated facilities, including the conduct of regular sporting and festival events.

1.0 Table of uses

01/12/2023
VC217

Section 1 - Permit not required

Agriculture (other than Horse stables)	
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Caretaker's house	
Food and drink premises	
Gambling premises	
Horse stables	The layout of the site must be in accordance with Plan No. 402 prepared by Alan Simpson, Land Surveyor, dated June 1996
Informal outdoor recreation	
Market	
Race course	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Accommodation (other than Caretaker's house)
Car park
Leisure and recreation (other than Informal outdoor recreation and Race course)
Place of assembly
Utility installation (other than Minor utility installation)

Any other use not in Section 1 or 3

[redacted]

Section 3 - Prohibited

[redacted]

Retail premises (other than Food and drink premises, Gambling premises and Market)

Industry (other than Automated collection point)

Office

2.0 Use of land

05/11/2021
C202warr

None specified.

3.0 Subdivision

05/11/2021
C202warr

None specified.

4.0 Buildings and works

05/11/2021
C202warr

A permit is required to construct a building or construct or carry out works for a use in Section 2.

Application requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A plan drawn to scale which shows:
- The boundaries and dimensions of the site.
- Adjoining roads.
- Relevant ground levels.
- The layout of existing and proposed buildings and works.
- All driveway, car parking and loading areas and pedestrian entry/exit points for the site.
- Where required, details of any noise control measures.
- Where required, a traffic management plan which includes traffic management and traffic control works considered necessary.
- Proposed landscape areas.
- All external storage and waste treatment areas.
- Elevation drawings to scale showing the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways, vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, and method of watering and maintaining the landscape area.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The provision of car parking.
- Any amenity impacts arising from the proposal including noise, dust, odour, vibration and light spill.
- Any increase in traffic generation.

- The height, siting and form of proposed buildings (including the setback of buildings from lot and street boundaries).
- The interface of the site with adjoining zones, especially the relationship with residential areas.
- The provision for landscaping.
- The movement of pedestrians and vehicles providing for supplies, waste removal, emergency services and public transport.
- The impact of traffic generated by the proposal and whether it is likely to require special traffic management or control works.
- The storage or rubbish and materials for recycling.

5.0 Signs

05/11/2021
C202warr

Sign requirements are at Clause 52.05. All land located within this zone is in Category 4.

SCHEDULE 2 TO CLAUSE 37.01 SPECIAL USE ZONE

05/11/2021
C202warr

Shown on the planning scheme map as **SUZ2.**

WARRNAMBOOL SHOWGROUNDS

Purpose

To allow for the efficient operation of the Warrnambool Showgrounds for the enjoyment of the general public, including the conduct of regular festival events.

1.0 Table of uses

01/12/2023
VC217

Section 1 - Permit not required

Animal husbandry	
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Caretaker's house	
Informal outdoor recreation	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Accommodation (other than Caretaker's house)
Agriculture (other than Animal husbandry)
Industry (other than Automated collection point)
Leisure and recreation (other than Informal outdoor recreation)
Place of assembly (other than Carnival and Circus)
Utility installation (other than Minor utility installation)
Any other use not in Section 1 or 3

Section 3 - Prohibited



Nil

2.0 Use of land

05/11/2021
C202warr

None specified.

3.0 Subdivision

05/11/2021
C202warr

None specified.

4.0 Buildings and works

05/11/2021
C202warr

A permit is required to construct a building or construct or carry out works for a use in Section 2.

Application requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A plan drawn to scale which shows:
- The boundaries and dimensions of the site.
- Adjoining roads.
- Relevant ground levels.
- The layout of existing and proposed buildings and works.
- All driveway, car parking and loading areas and pedestrian entry/exit points for the site.
- Where required, details of any noise control measures.
- Where required, a traffic management plan which includes traffic management and traffic control works considered necessary.
- Proposed landscape areas.
- All external storage and waste treatment areas.
- Elevation drawings to scale showing the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways, vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, and method of watering and maintaining the landscape area.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The provision of car parking.
- Any amenity impacts arising from the proposal including noise, dust, odour, vibration and light spill.
- Any increase in traffic generation.
- The height, siting and form of proposed buildings (including the set back of buildings from lot and street boundaries).
- The interface of the site with adjoining zones, especially the relationship with residential areas.
- The provision for landscaping.
- The movement of pedestrians and vehicles providing for supplies, waste removal, emergency services and public transport.

- The impact of traffic generated by the proposal and whether it is likely to require special traffic management or control works.
- The storage or rubbish and materials for recycling.

5.0 Signs

05/11/2021
C202warr

Sign requirements are at Clause 52.05. All land located within this zone is in Category 4.

SCHEDULE 3 TO CLAUSE 37.01 SPECIAL USE ZONE

05/11/2021
C202warr

Shown on the planning scheme map as **SUZ3**.

WARRNAMBOOL WEST INDUSTRIAL PRECINCT - TRANSITION AREA

Purpose

To provide for a range of industrial uses, storage, distribution of goods, services and associated uses in a manner which provides an appropriate transition between residential properties on Merrivale Drive and the West Warrnambool Industrial Precinct.

To provide for a high standard of building design and landscaping to reflect the prominent location and visual profile of the land.

To manage and minimise amenity based conflicts between industrial activities and sensitive land uses.

To manage the establishment of sensitive land uses within existing buffers taking into account potential for amenity based conflicts.

1.0 Table of uses

01/12/2023
VC217

Section 1 - Permit not required

Use	Condition
Animal keeping (other than Animal boarding)	Must be no more than 2 animals.
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Car park	
Convenience shop	
Home based business	
Grazing animal production	
Informal outdoor recreation	
Office (other than Medical centre)	The leasable floor area must not exceed 500 square metres.
Place of worship	The gross floor area of all buildings must not exceed 250 square metres. The site must adjoin, or have access to, a road in a Transport Zone 2 or a Transport Zone 3.
Warehouse	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Caretaker's house	
Education centre	Must not be a primary or secondary school.
Industry (other than Abattoir, Materials recycling, Refuse disposal, Sawmill, Transfer station)	Must not be a purpose shown with a Note 1 or Note 2 in the table to Clause 53.10.
Landscape gardening supplies	
Leisure and recreation (other than Informal outdoor recreation)	
Medical centre	

Use	Condition
Party supplies	
Place of assembly (other than Amusement parlour, Carnival, Circus, Nightclub, and Place of worship)	
Restricted retail premises (other than Party supplies)	Must be in one occupation with a leasable floor area of at least 1,000 square metres.
Retail premises (other than Convenience shop, Restricted retail premises, and Shop)	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Abattoir
Accommodation (other than Caretaker's house)
Amusement parlour
Animal boarding
Animal training
Hospital
Intensive animal production
Materials recycling
Motor racing track
Nightclub
Refuse disposal
Saleyard
Sawmill
Shop (other than Convenience shop and Restricted retail premises)
Transfer station (other than Automated collection point)

2.0

05/12/2025
C216warr

Use of land

Amenity of the neighbourhood

A use must not adversely affect the amenity of the neighbourhood, including through the:

- Effect of additional traffic and parking.
- Transport of materials, goods or commodities to or from the land.
- Appearance of any stored goods or materials.
- Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
- Potential to unreasonably overlook existing private open space.

Application requirements

The following application requirements apply to an application for a permit to use land for an industry under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The purpose of the use and the types of processes to be utilised.
- The type and quantity of goods to be stored, processed or produced.
- How land not required for immediate use is to be maintained.

- Whether a separation distance between the proposed use and sensitive land uses is recommended within the 'Recommended Separation Distance for Indusrial Residual Air Emissions, Publication 1518'.
- Whether permissions are required from the Environment Protection Authority.
- The likely effects, if any, on the neighbourhood, including:
- Noise levels.
- Air-borne emissions.
- Emissions to land or water.
- Light spill or glare.
- A Transport Impact Assessment Report that contains the following information:
- Estimated vehicle generation levels.
- The level, allocation and location of car parking required on the land.
- Ingress and egress points and the estimated levels of usage.
- Any proposed off-site traffic management treatments.
- Pedestrian and bicycle movement and connections.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The Municipal Planning Strategy and Planning Policy Framework, and local planning policies.
- The effect that the use may have on nearby existing or proposed residential areas, or other uses which are sensitive to industrial off-site effects, having regard to any comments or directions of the referral authorities.
- Whether a separation distance between the proposed use and sensitive land uses is recommended within the 'Recommended Separation Distance for Indusrial Residual Air Emissions, Publication 1518'.
- The effect that nearby industries may have on the proposed use.
- The drainage of the land.
- The availability of and connection to services.
- The effect of traffic to be generated on roads.
- The interim use of those parts of the land not required for the proposed use.
- Any measures to protect the health and safety of persons on the land or on land nearby.

3.0 Subdivision

05/12/2025
C216warr

Permit requirement

A permit is required to subdivide land.

Application requirements

- A layout plan (informed by a Traffic Impact Assessment) that:
- Details all aspects of the movement network, including streets, intersection treatments, traffic management devices and pedestrian/cycle paths.
- Includes typical cross sections for all streets.
- Identifies any proposed off site traffic management treatments including the upgrading of Eccles Street and its intersection with Merrivale Drive.
- Provides a landscape buffer at the rear of residential properties fronting Merrivale Drive and along Eccles Street.

Exemption from notice and review

An application for the subdivision of land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), thedecision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

This exemption does not apply to land within 30 metres from land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The Municipal Planning Strategy and Planning Policy Framework, and local planning policies.
- Any natural or cultural values on or near the land.
- Streetscape character.
- Landscape treatment.
- Interface with non-industrial areas including ability to accommodate a mature 5 metre landscape buffer along the southern boundary of the land and ability to accommodate uses without unreasonable overlooking of private open space.
- Management of traffic impacts on Eccles Street.

4.0 Buildings and works

05/11/2021
C202warr

Permit requirement

A permit is not required to construct a building or construct or carry out works for:

- An alteration or extension to an existing dwelling provided the floor area of the alteration or extension is not more than 100 square metres.
- An outbuilding associated with an existing dwelling provided the floor area of the outbuilding is not more than 100 square metres.
- A building or works which rearrange, alter or renew plant if the area or height of the plant is not increased.
- A building or works which are used for crop raising, grazing animal production or informal outdoor recreation.
- A rainwater tank with a capacity of more than 4500 litres if the following requirements are met:
- The rainwater tank is not located within the building's setback from a street (other than a lane).
- The rainwater tank is no higher than the existing building on the site.
- The rainwater tank is not located in an area that is provided for car parking, loading, unloading or accessway.

Application requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A plan drawn to scale which shows:
- The boundaries and dimensions of the site.
- Adjoining roads.
- Relevant ground levels and any proposed cut and fill arrangements.
- The layout of existing and proposed buildings and works.
- Driveways and vehicle parking, loading areas and vehicle access egress.

- External storage and waste treatment areas.
- Location and direction of external lighting.
- Mechanisms to mitigate noise, odour and other adverse amenity impacts of, and on, nearby industries.
- Elevation drawings to scale which show the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways and vehicle parking and loading areas.
- A landscape plan which includes the description of vegetation to be planted, including the 5 metre mature landscaped area, the surfaces to be constructed, a site works specification and the method of preparing, draining, watering and maintaining the landscape area.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The Municipal Planning Strategy and Planning Policy Framework, and local planning policies.
- Any natural or cultural values on or near the land.
- Streetscape character.
- Built form.
- Landscape treatment.
- Interface with non-industrial areas.
- Parking and site access.
- Loading and service areas.
- Outdoor storage.
- Lighting.
- Stormwater discharge.
- The effect on nearby industries.
- The effect of nearby industries.

Maintenance

All buildings and works must be maintained in good order and appearance to the satisfaction of the responsible authority.

5.0 Signs

05/11/2021
C202warr

Sign requirements are at Clause 52.05. All land located within this zone is in Category 2.

SCHEDULE TO CLAUSE 37.03 URBAN FLOODWAY ZONE

05/11/2021
C202warr

1.0 Application requirements

05/11/2021
C202warr

None specified.

2.0 Decision guidelines

05/11/2021
C202warr

None specified.

3.0 Signs

05/11/2021
C202warr

None specified	None specified

SCHEDULE 1 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

05/11/2021
C202warr

Shown on the planning scheme map as **ESO1**.

COASTAL ENVIRONS

1.0 Statement of environmental significance

05/12/2025
C216warr

The Warrnambool coastline is of outstanding environmental significance and is of great value as a conservation, scientific and tourism resource. Logans Beach is visited by the Southern Right Whales from July to October each year, which is an attraction of international interest. The Breakwater Harbour / Lady Bay area is Warrnambool's main beach and foreshore reserve. It is important that the environmental qualities of the coast are maintained through the protection of the indigenous coastal vegetation and the maintenance of the coastal dune system which can be significantly affected by erosion, pest plants and animals and the impact of settlement. Coastal areas especially in the west have been identified as high potential recharge areas. Potential impacts of development on the water table must be considered.

2.0 Environmental objective to be achieved

05/11/2021
C202warr

To protect the natural and cultural values of the coast, and appreciate the complex nature of biological and physical coastal processes.

To promote the integrated management and protection of the coastal areas by the community, private sector and various levels of government.

To recognise the economic value of coastal tourism, and balance the desire for public access to the coast and proposals for coastal tourism facilities with the need to sustainably manage natural and cultural coastal values, which includes placing limitations upon the extent of coastal areas available for development.

To ensure freehold land along the coast is used and developed in a sustainable manner.

To prevent and arrest coastal erosion, including discouraging the grazing by stock of sensitive coastal environs and cliff tops.

To maintain and enhance stands of remnant vegetation and encourage planting of locally indigenous species.

- To arrest the spread and encourage the removal of invasive environmental weeds.

3.0 Permit requirement

05/12/2025
C216warr

A permit is not required for:

- Repairs and maintenance of existing buildings and works.
- Buildings and works associated with informal outdoor recreation.

A permit is required to construct a fence more than 1.5 metres in height.

Development and subdivision of land will be undertaken in accordance with the environmental objectives of this schedule.

The design and siting of buildings, works and other infrastructure, including access routes in coastal areas will be sensitive to the natural and aesthetic qualities of the coastal environment, and be consistent with Siting and Design Guidelines for Structures on the Victorian Coast (Department of Environment, Land, Water and Planning, 2020).

New buildings and works should not be sited in visually intrusive locations, including prominent cliffs and headlands, nor cause loss of amenity in the surrounding area.

Areas subject to environmental hazards such as flooding, storms, erosion, landslip, littoral drift, dune mobility and sea level rise will be identified and managed to avoid or minimise the need for engineering or remedial works to protect land, property and human life.

Development should not take place in the area identified as the Coastal Protection Area in Map 2 to Schedule 2 of Clause 43.02 to ensure the integrity of the dune system is maintained.

Development should not significantly alter the morphology of watercourses, estuaries, lagoons, coastal outlets, offshore bars and the like. Interference with the natural processes of deposition and erosion should only occur where there is an overriding public need.

4.0 Application requirements

05/11/2021
C202warr

The following application requirements apply to an application for a permit under Clause 42.01, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A site analysis and plan(s) of the proposal which include:
- The topography of the site and location of any existing native vegetation, sand dunes and drainage lines.
- The location of any buildings, works, and effluent treatment arrangements proposed, including the distance to the high water mark, top of the primary dune, or cliff top (whichever is applicable).
- Elevations of any proposed buildings or works including exterior surface treatments. The elevations must illustrate the existing and proposed ground level in relation to the proposal.
- The location and type of any native vegetation to be removed, and reasons for which removal of the vegetation is necessary.
- Adequate means of protecting the natural habitat values in the vicinity of the application from disturbance, including fencing from stock.
- A Landscaping Plan which shows areas to be planted with indigenous species, and type of species to be planted. Plants recognised locally as environmental weeds should not be included.
- Detailed plans showing the means of stabilising the dune system in the vicinity of the proposed buildings and works.
- A Soil & Water Report demonstrating that stormwater flows and drainage from the site shall not cause erosion, siltation or degradation of the coastal dune system or any nearby watercourse, where considered appropriate by the responsible authority.
- Proposed arrangements for stormwater discharge.
- In areas where reticulated sewerage is not available, it must be shown that effluent is to be disposed so as to render negligible any impact upon the coastal system.
- A Geotechnical Report from a suitably qualified or experienced person identifying any land which is unstable and is, or may be, subject to landslip or subsidence.

5.0 Decision guidelines

05/12/2025
C216warr

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

~~The comments of the Department of Energy, Environment and Climate Action. [New: Recommended by Council on basis of broader environmental landscape implications with habitat retention]~~

- The preservation of the coastal environment including natural coastal processes, any important vegetation or conservation characteristics of the area and the suitability of the site for proposed development.
- In the case of a subdivision, the desirability of a development envelope or non-development area which results in retaining vegetation in the vicinity of beach, cliff, estuary, salt marsh, watercourse, road, property boundary and natural habitat areas.
- The need to control the siting, shape and height of any buildings or extensions.
- The extent to which the materials, colours and external finishes of buildings complement, rather than detract in appearance and character from the coastal environment.
- The environmental capacity of the land.

SCHEDULE 2 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

05/11/2021
C202warr

Shown on the planning scheme map as **ESO2**.

HOPKINS & MERRI RIVER ENVIRONS

1.0 Statement of environmental significance

05/11/2021
C202warr

The City's waterways are a significant environmental resource that should be protected from inappropriate development. The Hopkins and Merri River environs should be retained as natural drainage corridors with vegetated buffer areas wherever possible in order to perform their long term function as drainage areas, stream habitat and landscape areas. Erosion and polluted surface runoff from adjacent land uses should be minimised. Emphasis needs to be placed on the restoration and revegetation of degraded streamsides. The Hopkins River has a significant tidal estuary, and both rivers contain important fish stocks and provide a habitat for rare and threatened species.

2.0 Environmental objective to be achieved

05/11/2021
C202warr

To protect the natural, cultural and visual values of the Hopkins and Merri Rivers, their tributaries, adjacent land and associated habitat corridors

To promote the integrated management and protection of the rivers and adjacent land.

To ensure freehold land along the rivers is used and developed in a sustainable manner.

To maintain and enhance stands of remnant vegetation and encourage planting of locally indigenous species.

To prevent and arrest erosion of the riverbanks, which includes discouraging the grazing of stock close to riverbanks.

To place high priority on protecting the rivers and adjacent land in locations which are visible from main roads, residential areas and other key activity locations.

To provide the opportunity for the provision of public open space adjacent to the river in appropriate locations to provide for passive and active recreational activities.

3.0 Permit requirement

05/11/2021
C202warr

A permit is not required for:

- Repairs and maintenance of existing buildings and works.
- Buildings and works associated with informal outdoor recreation.

4.0 Application requirements

05/11/2021
C202warr

The following application requirements apply to an application for a permit under Clause 42.01, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A site analysis and plan(s) of the proposal which include:
- The topography of the site and location of any existing native vegetation and drainage lines.
- The location of any buildings, works, and effluent treatment arrangements proposed, including the distance to the high water mark of the river, or distance to the river bank or cliff top where there is a substantial drop to the river.
- Elevations of any proposed buildings or works including exterior surface treatments.
- The location and type of any native vegetation to be removed, and reasons for which removal of the vegetation is necessary.
- Adequate means of protecting the natural and habitat values of the rivers edge and/or river bank/cliff top in the vicinity of the application from disturbance, including fencing from stock.

- A Landscaping Plan which shows areas to be planted with indigenous species, and type of species to be planted, and treatment of the rivers edge (if applicable).
- Proposed arrangements for stormwater discharge.
- In areas where reticulated sewerage is not available effluent is to be disposed so as to render negligible any impact upon the river and it tributaries.

5.0 Decision guidelines

05/12/2025
C216warr

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The comments of the Department of Energy, Environment and Climate Action.
- The possible effect of the development on water quality.
- The potential for flooding to occur and proper management of flood prone land.
- The conservation of natural habitats, habitat corridors and the preservation of native fauna including fish and other marine life.
- The protection of Aboriginal cultural heritage sites.
- The impact of the proposal upon the visual qualities of the river and adjacent land and measures to reduce the impact of the development, which may include screening and or relocation of the proposal.
- The preservation of soils and need to prevent erosion, including the desirability of excluding stock from the vicinity of the water course.
- Whether the land is capable of providing a building envelope which is not subject to high or severe erosion concern.
- Whether buildings or works are likely to cause erosion or landslip.
- Any proposed measures to manage concentrated runoff and site drainage.
- The need to stabilise disturbed areas by engineering works or revegetation.
- In the case of a subdivision or major development, the desirability of obtaining public access to the river and provision of public open space.

SCHEDULE 3 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

05/11/2021
C202warr

Shown on the planning scheme map as **ESO3**.

LAKE GILLEAR

1.0 Statement of environmental significance

05/11/2021
C202warr

Lake Gillear is a significant lake close to the coast that forms an important asset for the maintenance of flora and fauna in the area east of Warrnambool. It is surrounded by farming and recreational facilities that may impact on the natural and cultural values of the lake. Erosion, runoff, and the need to protect indigenous vegetation, are significant issues that require ongoing attention.

2.0 Environmental objective to be achieved

05/12/2025
C216warr

To protect the natural and cultural values of Lake Gillear and adjacent land by:

- Ensuring freehold land adjacent to Lake Gillear is used in a sustainable manner, primarily for farming and recreational purposes.
- Allowing the ongoing development of recreational facilities in the vicinity of Lake Gillear whilst maintaining natural and cultural values.
- Maintaining and enhancing stands of remnant vegetation and encouraging planting of locally indigenous species.

3.0 Permit requirement

05/11/2021
C202warr

A permit is not required for:

- Repairs and maintenance of existing buildings and works.
- Buildings and works associated with Informal outdoor recreation where no alteration to the topography of the land occurs.

4.0 Application requirements

05/11/2021
C202warr

The following application requirements apply to an application for a permit under Clause 42.01, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A site analysis and plan(s) of the proposal that include:
- The location of any buildings, works, and effluent treatment arrangements proposed, including the distance to the high water mark of Lake Gillear.
- Elevations of any proposed buildings including exterior surface treatments.
- The location and type of any native vegetation to be removed, and reasons for which removal of the vegetation is necessary.
- Adequate means of protecting the natural and habitat values of the foreshore of the lake in the vicinity of the application from disturbance.
- A Landscaping Plan which shows areas to be planted with indigenous species, and type of species to be planted, and treatment of the foreshore area (if applicable).
- Proposed arrangements for stormwater discharge.

Decision guidelines

5.0

05/11/2021
C202warr

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- ~~The comments of the Department of Energy, Environment and Climate Action.~~ ~~[New: Recommended by Council on basis of broader environmental landscape implications with habitat retention]~~
- For a proposal that will result in a potential increase of persons engaged in sport or increase of spectators visiting the Lake Gillear area:
- Car parking and access.
- Public amenities.
- Other matters as considered appropriate by the responsible authority.

SCHEDULE 4 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

05/11/2021
C202warr

Shown on the planning scheme map as **ESO4**.

SOUTH WARRNAMBOOL WETLANDS

1.0 Statement of environmental significance

05/11/2021
C202warr

The South Warrnambool Wetlands are significant coastal wetlands that form an important home for wildlife and native vegetation. The wetlands are of regional geological, flora, fauna and recreational significance. They are also of strong local Aboriginal, cultural and historic significance. Protection of the ecological integrity and quality of this asset is of prime importance. The management of recreational/tourist and interpretive activities is also of importance.

2.0 Environmental objective to be achieved

05/12/2025
C216warr

To recognise and protect the ecological, geological, historic, botanical, zoological and scenic values of the South Warrnambool Wetlands and their importance to local Aboriginal culture while providing for the sensitive establishment of recreation/tourism and interpretive activities and associated facilities.

3.0 Permit requirement

05/11/2021
C202warr

A permit is not required for:

- Removal of environmental weeds.
- Repairs and maintenance of existing buildings and works including fences.
- Buildings and works associated with informal outdoor recreation.
- Walking tracks, interpretive facilities and signs, shelters, bird hides and car parking areas which are developed generally in accordance with the recommendations of the Landscape Management Plan for the South Warrnambool Wetlands.

4.0 Application requirements

05/11/2021
C202warr

None specified.

5.0 Decision guidelines

05/12/2025
C216warr

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

~~The comments of the Department of Energy, Environment and Climate Change. [New: Recommended by Council on basis of broader environmental landscape implications with habitat retention]~~

- The relevant land use and development directions of the Landscape Management Plan for the South Warrnambool Wetlands (Scenic Spectrums Pty Ltd & Ecology Australia Pty Ltd for Warrnambool City Council, 1996).

SCHEDULE 1 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

05/11/2021
C202warr

Shown on the planning scheme map as **SLO1**.

COASTAL HINTERLAND LANDSCAPE AREA

1.0 Statement of nature and key elements of landscape

05/11/2021
C202warr

Warrnambool is the largest coastal city in Victoria and is bordered by scenic coasts. The proximity of the Hopkins and Merri rivers to the coast also gives the rivers, their estuaries and the coasts important landscape qualities. Coastal and coastal hinterland views are of significance to residents, visitors and the tourist industry.

2.0 Landscape character objectives to be achieved

05/12/2025
C216warr

To protect and enhance the scenic qualities of coastal hinterland areas, particularly the views from inland towards the coast.

To maintain and enhance views from major roads and residential areas towards the coast.

To prevent the interruption of views towards the coast by inappropriate or poorly designed development or development that is sited in prominent locations.

To encourage development that does not intrude upon views of the coast.

To recognise hedgerows and established exotic vegetation as an important element of the coastal landscape.

3.0 Permit requirement

05/11/2021
C202warr

A permit is not required for:

- Repairs and maintenance of existing buildings and works.
- Minor extensions or additions to existing buildings including pergolas, carports, and outbuildings with a floor area of less than 100 square metres.
- Buildings and works associated with informal outdoor recreation.
- Grave digging and funerary monuments.

A permit is required to construct a fence more than 1.5 metres in height.

4.0 Application requirements

05/11/2021
C202warr

The following application requirements apply to an application for a permit under Clause 42.03, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A site analysis and plan(s) of the proposal that include:
- The topography of the site and location of any existing native vegetation, sand dunes and drainage lines.
- The location of any existing and proposed buildings and works, including fences of a height of more than 1.5 metres.
- Elevations of any proposed buildings or works including exterior surface treatments. The elevations must illustrate the existing and proposed ground level in relation to the proposal.
- A Landscaping Plan that shows all existing vegetation, any vegetation to be removed, areas to be planted with indigenous species, and type of species to be planted. Plants recognised locally as environmental weeds should not be included.
- Photographs of the site of the proposal, as viewed from any nearby residential areas, roads, or other public activity areas towards the coast. A photographic montage or wide-angle photographs should be submitted with an accompanying plan that shows the location from which the photographs were taken.

Decision guidelines

5.0

05/11/2021
C202warr

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The extent of intrusion of the development upon views towards the coast, particularly from existing residential areas, major roads and other public locations.
- The desirability of site responsive structures in locations of high visual prominence.
- The desirability of using exterior finishes/colours and landscape screens to reduce the impact of a development.
- The desirability of relocating the proposal to a less prominent location on the site to reduce the impact on views towards the coast.
- The need to retain and replant indigenous coastal species.
- The desirability of maintaining existing hedgerows as part of the coastal landscape and to screen existing and proposed development.

SCHEDULE 2 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

05/11/2021
C202warr

Shown on the planning scheme map as **SLO2.**

HARRINGTON ROAD HILLS

1.0 Statement of nature and key elements of landscape

05/11/2021
C202warr

The Harrington Road Hills provide panoramic views of some of Warrnambool's most significant topographical features including the Hopkins and Merri River, coastal line and Hinterlands. The hills provide visual relief and a break between the industrial precinct to the east, and the low density residential area resting behind the hills to the west.

2.0 Landscape character objectives to be achieved

05/12/2025
C216warr

To maintain and enhance views by locating development well below the ridgeline of the hills.

To protect viewlines by minimising visual and built from intrusion into the natural environment.

To enhance the visual quality of the Harrington Road Hills by minimising native vegetation removal and encouraging the re-establishment of indigenous vegetation.

3.0 Permit requirement

05/11/2021
C202warr

A permit is not required for buildings and works associated with informal outdoor recreation.

A permit is required to construct a fence more than 1.5 metres in height.

4.0 Application requirements

05/11/2021
C202warr

The following application requirements apply to an application for a permit under Clause 42.03, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A site analysis and plan(s) of the proposal that include:
- The topography of the site and location of any existing native vegetation and drainage lines.
- The location of any existing or proposed buildings or works, including fences of a height of more than 1.5 metres.
- Elevations of any proposed buildings or works including exterior surface treatments. The elevations must illustrate the existing and proposed ground level in relation to the proposal.
- The location, extent and levels of any excavations or alterations to the natural surface, including details of work to stabilise areas of fill or excavation.
- Measures to reduce the visual impact of any buildings or works including landscaping and details regarding material and finishes.
- Areas for the reinstatement/regeneration of native revegetation.
- Any works necessary to control drainage and stormwater run off from all buildings, access roads and driveways.

5.0 Decision guidelines

05/11/2021
C202warr

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The extent of intrusion of the development upon views to and from the hills, particularly from existing residential areas, major roads and other public locations.
- The conservation and enhancement of the area including visual amenity.
- Preservation of, and impact on the natural environment and the need to prevent erosion.
- The desirability of site responsive structures in locations of high visual prominence.

- The preservation and protection of significant vegetation and habitat.

SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY

21/11/2019
GC138

1.0 Application requirements

22/07/2021
C208warr

The following application requirements apply to an application for a permit under Clause 43.01 within HO304, HO312, HO324 and HO325, in addition to those specified elsewhere in the planning scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- An analysis of the site and surrounding area including:
- A site plan showing existing and proposed buildings and works including dimensions and setbacks, together with setbacks of adjacent buildings.
- Detailed elevations of the proposed buildings and/or works.
- The proposed colour and type of all external materials, including doors, windows, etc.
- A photo montage or sketch illustrating the visual relationship of the proposal with the existing building as well as any buildings on adjacent sites.
- Proposed fencing.
- A scaled and detailed landscape plan.
- A report explaining the proposal and how it addresses Clause 15.03-1L and the following documents (as appropriate):
- *Warrnambool City Council Heritage Guidelines and Precinct Statements of Significance* (Grieve Gillett Pty Ltd, 2012)
- *St. John's Church Precinct Heritage Design Guidelines* (Warrnambool City Council, 2020)
- *Fairy Street Precinct Heritage Design Guidelines* (Warrnambool City Council, 2020)
- *Commercial Precinct Heritage Design Guidelines* (Warrnambool City Council, 2020)
- *Railway Precinct Heritage Design Guidelines* (Warrnambool City Council, 2020)
- *Warrnambool Infrastructure Incorporated Plan* (Warrnambool City Council, 2012)
- Within the St John's Church Precinct (HO304), an application that removes a site with social significance should also include a report explaining:
- The social significance as identified in the *Warrnambool City Council Heritage Guidelines and Precinct Statements of Significance* (Grieve Gillett Pty Ltd, 2012).
- The relevant importance of the place to a group or community.
- Whether the site is associated with a particular person or group important in the community's history.
- Whether the place is valued by a community for reasons of religious, spiritual, cultural, educational or social associations.

2.0 Heritage places

20/03/2023
VC229

The requirements of this overlay apply to both the heritage place and its associated land.

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	PRECINCTS								
HO193	**Warrnambool Botanic Gardens** Cockman Street and Botanic Road, Warrnambool	-	-	-	-	-	Yes Ref No. H2090	Yes	No
HO377	**Warrnambool Cemetery, Sexton's Cottage, Stone Wall and Rotunda** Otway Road, Warrnambool	Yes	No	Yes Interior plantings of Araucaria heterophylla (Norfolk Island Pines)	Yes	Yes - sandstone perimeter wall	No	No	No
HO226	**Street Tree Precinct** Road Reserves of ▪ Gilles Street ▪ Henna Street (part) ▪ Jamieson Street (part) ▪ Fairy Street (part) ▪ Kepler Street (part) ▪ Koroit Street (part) ▪ Liebig Street (part) ▪ Merri Crescent (part) ▪ Merri Street (part) ▪ Nicholson Street (part) ▪ Pertobe Road	No	No	Yes Street trees	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	▪ Stanley Street (part) ▪ Raglan Parade (part) ▪ Timor Street (part) **Incorporated plan:** Warrnambool Infrastructure Incorporated Plan 2012								
HO301	Ellerslie Grove Precinct **Incorporated plan:** Warrnambool Infrastructure Incorporated Plan 2012	No	No	No	Yes	No	No	No	No
HO302	Timor and Ryot Street West Precinct **Incorporated plan:** Warrnambool Infrastructure Incorporated Plan 2012	No	No	No	Yes	No	No	No	No
HO303	Merri Crescent Precinct **Incorporated plan:** Warrnambool Infrastructure Incorporated Plan 2012	No	No	No	Yes	No	No	No	No
HO304	St John's Church Precinct **Incorporated plan:** Warrnambool Infrastructure Incorporated Plan 2012 **Heritage design guideline:**	No	No	No	Yes	No	No	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	St. John's Church Precinct Heritage Design Guidelines (Warrnambool City Council, 2020)								
HO305	Ocean and Wattle Groves Precinct **Incorporated plan:** Warrnambool Infrastructure Incorporated Plan 2012	No	No	No	Yes	No	No	No	No
HO306	Cockman Street Precinct **Incorporated plan:** Warrnambool Infrastructure Incorporated Plan 2012	No	No	No	Yes	No	No	No	No
HO307	Murray Street Precinct **Incorporated plan:** Warrnambool Infrastructure Incorporated Plan 2012	No	No	No	Yes	No	No	No	No
HO308	Kerr Street Precinct **Incorporated plan:** Warrnambool Infrastructure Incorporated Plan 2012	No	No	No	Yes	No	No	No	No
HO309	Henna Street South Precinct **Incorporated plan:** Warrnambool Infrastructure Incorporated Plan 2012	No	No	No	Yes	No	No	No	No
HO310	Lava Street West Precinct **Incorporated plan:**	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Warrnambool Infrastructure Incorporated Plan 2012								
HO311	Hider Street and Ryot Street North Precinct **Incorporated plan:** Warrnambool Infrastructure Incorporated Plan 2012	No	No	No	Yes	No	No	No	No
HO312	Fairy Street Precinct **Incorporated plan:** Warrnambool Infrastructure Incorporated Plan 2012 **Heritage design guideline:** Fairy Street Precinct Heritage Design Guidelines (Warrnambool City Council, 2020)	No	No	No	Yes	No	No	No	No
HO313	Banyan Street South Precinct **Incorporated plan:** Warrnambool Infrastructure Incorporated Plan 2012	No	No	No	Yes	No	No	No	No
HO314	Koroit Street West Precinct **Incorporated plan:** Warrnambool Infrastructure Incorporated Plan 2012	No	No	No	Yes	No	No	No	No
HO315	Woodford Village Precinct **Incorporated plan:**	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Warrnambool Infrastructure Incorporated Plan 2012								
HO316	Canterbury Road and Botanic Road Precinct **Incorporated plan:** Warrnambool Infrastructure Incorporated Plan 2012	No	No	No	Yes	No	No	No	No
HO317	Jamieson Street Precinct **Incorporated plan:** Warrnambool Infrastructure Incorporated Plan 2012	No	No	No	Yes	No	No	No	No
HO318	Nelson Street Hill Precinct **Incorporated plan:** Warrnambool Infrastructure Incorporated Plan 2012	No	No	No	Yes	No	No	No	No
HO319	Raglan Parade Precinct **Incorporated plan:** Warrnambool Infrastructure Incorporated Plan 2012	No	No	No	Yes	No	No	No	No
HO320	Darling Street, Banyan Street, and Liebig Street North Precinct **Incorporated plan:** Warrnambool Infrastructure Incorporated Plan 2012	No	No	No	Yes	No	No	No	No
HO321	Kruger Street Precinct	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan: Warrnambool Infrastructure Incorporated Plan 2012								
HO322	Cramer Street Precinct **Incorporated plan:** Warrnambool Infrastructure Incorporated Plan 2012	No	No	No	Yes	No	No	No	No
HO323	Coulstock Street Precinct **Incorporated plan:** Warrnambool Infrastructure Incorporated Plan 2012	No	No	No	Yes	No	No	No	No
HO324	Commercial Precinct **Incorporated plan:** Warrnambool Infrastructure Incorporated Plan 2012 **Heritage design guideline:** Commercial Precinct Heritage Design Guidelines (Warrnambool City Council, 2020)	No	No	No	Yes	No	No	No	No
HO325	Railway Precinct **Incorporated plan:** Warrnambool Infrastructure Incorporated Plan 2012 **Heritage design guideline:**	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Railway Precinct Heritage Design Guidelines (Warrnambool City Council, 2020)								
HO326	Verdon Street Precinct **Incorporated plan:** Warrnambool Infrastructure Incorporated Plan 2012	No	No	No	Yes	No	No	No	No
	ALLANSFORD								
HO197	**Former Presbyterian Church** 13 Frank Street, Allansford	Yes	No	No	Yes	No	No	No	No
HO334	**Junction Hotel** 1-3 Grauers Road, Allansford	Yes	No	No	Yes	No	No	No	No
HO342	**St Carthages Catholic Church** 18 Grauers Road, Allansford	Yes	No	Yes, Cupressus macrocarpa	Yes	No	No	Yes	No
HO203	**Allandale** 457 Hopkins Point Road (north side)	Yes	Yes	Yes	Yes	No	No	No	Yes
HO204	**Summer Hill** 10 Jubilee Park Road, Allansford	Yes	No	No	Yes	No	No	No	No
HO331	**Shipley** 10435-10489 Princes Highway, Allansford	Yes	No	Yes	Yes	Yes, horse boxes, stallion box and former cheese factory	No	No	No
HO201	**Tooram Park**	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	200 Tooram Road, Allansford								
HO349	**Logans Farmhouse and Dairy** 211 Tooram Road, Allansford	Yes	No	No	Yes	No	No	No	No
HO198	**Allansford Memorial Pavilion and Gates, Allansford Recreation Reserve** Zeigler Parade, Allansford	Yes	No	No	Yes	No	No	No	No
HO200	**Hopkins River Bridge** Zeigler Parade, Allansford	No	No	No	Yes	No	No	No	No
HO196	**Bridge Hotel** 1 Zeigler Parade, Allansford	Yes	No	No	Yes	No	No	No	No
HO186	**Allansford Primary School** 15 Ziegler Parade, Allansford	No	No	No	Yes	No	No	Yes	No
HO199	**Former General Store** 39 Zeigler Parade, Allansford	Yes	No	No	Yes	No	No	No	No
	BUSHFIELD								
HO370	9 Bridge Road, Bushfield	Yes	No	No	Yes	No	No	No	No
HO361	66 Bridge Road, Bushfield	Yes	No	No	Yes	No	No	No	No
HO206	**Former Rainey Residence** 82 Bridge Road, Bushfield	Yes	No	Yes	Yes	No	No	No	No
	DENNINGTON								

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO228	**Railway Bridge** Merri River, Dennington	-	-	-	-	-	Yes Ref No. H151	Yes	No
HO358	**Former Nestles Factory Managers Residence, Office and Phoenix canariensis** Drummond Street, Dennington	Yes	No	Yes, three *Phoenix canariensis* (Canary Island Palm)	Yes	No	No	No	No
HO194	**Nestles Employees Cottages (Demolished),** 22-32 Drummond Street, Dennington	-	-	-	-	-	Yes Ref No. H613	Yes	No
HO328	**Shamrock Hotel** 101 Drummond Street, Dennington	Yes	No	No	Yes	No	No	No	No
HO210	**Farnham Park Lodge** 1 Farnham Road, Dennington *(Heritage place is defined as the building known as 'Farnham Park Lodge' and land within 15 metres of the building, including the stone building to the west).*	Yes	No	No	Yes	No	No	No	No
HO211	**Bonique** 94 Farnham's Road, Illowa *(Heritage place is defined as the building known as 'Bonique' and land within 20 metres of the building).*	No	No	No	Yes	No	No	No	No
HO353	**Merri Lodge and Garden** 45 Princes Highway, Dennington	Yes	No	Yes	Yes	Yes	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO356	5 Tylden Street, Dennington	Yes	No	No	Yes	Yes, stables	No	No	No
HO364	**Merri Banks Farm** 73 Station Street, Dennington	Yes	No	No	Yes	No	No	No	No
HO332	115 Station Street, Dennington	Yes	No	Yes, *Schinus molle* (Peppercorn Tree) in the east courtyard	Yes	No	No	No	No
HO380	**Former St Andrew's Anglican Church** The Esplanade, Dennington	Yes	No	No	Yes	No	No	No	No
	WARRNAMBOOL								
HO357	50 Aitkins Road, Warrnambool	Yes	No	Yes, *Phoenix canariensis* (Canary Island Palm)	Yes	No	No	No	No
HO11	6 Ardlie Street, Warrnambool	No	No	No	Yes	No	No	No	No
HO189	**Wingfield** 38 Ardlie Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO188	58 Ardlie Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO187	60-62 Ardlie Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO12	61 Ardlie Street, Warrnambool	No	No	No	Yes	No	No	No	No
HO184	**Former Rowleys Brewery** Part 20 Banyan Street, Warrnambool (fronts Timor Street)	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO338	156-158 Banyan Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO17	**Former Farm House** 10 Baynes Street	Yes	No	No	Yes	No	No	No	No
HO18	**"Wyton" Emmanuel College** (Formerly "St Anne's Convent of Mercy"), 140-150 Botanic Road, Warrnambool (corner Botanic Road and Ardlie Street)	Yes	No	No	Yes	No	No	No	No
HO19	**Warrnambool Breakwater, Viaduct and Harbour** Breakwater Road, Warrnambool	-	-	-	-	-	Yes Ref No. H2124	Yes	No
HO20	**St Joseph's** 42 Canterbury Road, Warrnambool (Corner Bromfield Street and Canterbury Road)	Yes	No	No	Yes	No	No	No	No
HO21	**Whitehall** 4 Canterbury Road, Warrnambool	Yes	No	No	Yes	Yes Stable fence	No	No	No
HO22	10 Canterbury Road, Warrnambool	Yes	No	Yes	Yes	Yes Stables	No	No	No
HO24	25 Canterbury Road, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO340	**Boughton** 179 Caramut Road, Warrnambool	Yes	No	Yes, all mature trees with the garden and the early orchard	Yes	Yes, outbuildings	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO359	**Lipook** 6 Clancey Court, Warrnambool	Yes	No	Yes, two *Phoenix canariensis* (Canary Island Palm)	Yes	No	No	No	No
HO367	77 Coulstock Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO368	83 Coulstock Street, Warrnambool	Yes	No	No	Yes	Yes	No	No	No
HO28	3 Darling Street, Warrnambool	No	No	No	Yes	Yes Fence	No	No	No
HO29	1/90 Denneys Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO365	76 Denneys Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO205	**Former Half-way Hotel** 2 Fala Park Road, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO177	**Royal Hotel** 43 Fairy Street, Warrnambool (corner Timor and Fairy Streets)	Yes	Yes	No	Yes	No	No	No	No
HO30	**Former Premier Butter Factory** 57 Fairy Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO31	56 Fairy Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO32	**Otway House** 69 Fairy Street, Warrnambool	Yes	Yes	No	Yes	No	No	No	No
HO35	**Former Russell and Powells** rear 130 Fairy Street, Warrnambool	Yes	Yes	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO36	**Former McConnell's Stables** 140 Fairy Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO37	**Former Smith's Bakery** 140 Fairy Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO38	144-150 Fairy Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO39	147-155 Fairy Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO42	**Werripnong** 2 Ferguson Street, Warrnambool	No	No	No	Yes	No	No	No	No
HO333	12 Flaxman Street, Warrnambool	Yes	No	No	Yes	Yes, stables	No	No	No
HO341	18 Flaxman Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO227	**Fletcher Jones Factory and Gardens** 61-81 Flaxman Street, Warrnambool	-	-	-	-	-	Yes Ref No. H2101	Yes	No
HO25	**Former Farm House** 3 Freedom Court, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO128	**Former City Baths** 2 Gilles Street (part), and 1 Artillery Crescent (part), Warrnambool	Yes	Yes	No	Yes	No	No	No	No
HO43	**Former Customs House** 3 Gilles Street, Warrnambool	-	-	-	-	-	Yes Ref No. H463	Yes	No
HO44	**Former Police Station Complex**	-	-	-	-	-	Yes	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	9 Gilles Street, Warrnambool						Ref No. H1698		
HO214	**Former Woollen Mill** Harris Street, Warrnambool. Cellars of 1909 building.	No	Yes	No	Yes	No	No	No	No
HO215	**Former Woollen Mill** Harris Street, Warrnambool. Surviving walls and roof trusses of former boiler house.	No	Yes	No	Yes	No	No	No	No
HO216	**Former Woollen Mill** Harris Street, Warrnambool Surviving walls of 1869 building.	No	Yes	No	Yes	No	No	No	No
HO217	**Former Woollen Mill** Harris Street, Warrnambool. Foundation remains of 1869 meatworks building.	No	Yes	No	Yes	No	No	No	No
HO218	**Former Woollen Mill** Harris Street, Warrnambool. Surviving walls and roof timbers of 1914c. boiler and engine house	No	Yes	No	Yes	No	No	No	No
HO219	**Former Woollen Mill** Harris Street, Warrnambool. 1920c. office with sign pediment.	No	Yes	No	Yes	No	No	No	No
HO47	**Airlie** 19 Henna Street, Warrnambool	Yes	Yes	No	Yes	No	No	No	No
HO374	**Granny's Grave**	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Hickford Parade, Warrnambool								
HO48	46 Hider Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO49	55-57 Hider Street, Warrnambool	Yes	No	No	Yes	Yes Fence	No	No	No
HO50	30 Hopetoun Road, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO355	46-50 Hopetoun Road, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO202	**Motang** 250 Hopkins Point Road, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO53	18 Hyland Street, Warrnambool	No	No	No	Yes	No	No	No	No
HO54	38 Hyland Street, Warrnambool	No	No	No	Yes	No	No	No	No
HO329	**Former Agricultural High School** 101 Hyland Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO372	9-11 Japan Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO55	**Jamieson Street School** 3-13 Jamieson Street, Warrnambool (corner Jamieson Street and Raglan Parade)	Yes	Yes	No	Yes	No	No	No	No
HO56	30 Jamieson Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO363	**Raloda (former Fletcher Jones House)** 72 Jamieson Street, Warrnambool	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO360	60 Jukes Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO57	58 Kelp Street, Warrnambool	No	Yes	No	Yes	No	No	No	No
HO362	69 Kelp Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO185	**Orderly Room and residence** Kepler Street and part 197-205 Timor Street, Warrnambool (fronts Kepler Street)	-	-	-	-	-	Yes Ref No. H543	Yes	No
HO58	**City Band Hall** 21 Kepler Street, Warrnambool	Yes	Yes	No	Yes	No	No	No	No
HO176	**Western Hotel** 49 Kepler Street, Warrnambool (south-west corner Timor and Kepler Streets)	Yes	Yes	No	Yes	No	No	No	No
HO59	**Masonic Temple** 32 Kepler Street, Warrnambool	Yes	Yes	No	Yes	No	No	No	No
HO60	**Federal Chambers** 40 Kepler Street, Warrnambool	Yes	Yes	No	Yes	No	No	No	No
HO61	**Kepler Kettle** 42 Kepler Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO62	67-69 Kepler Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO63	71-77 Kepler Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO64	91 Kepler Street, Warrnambool	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO65	**Warrnambool Club** 94 Kepler Street, Warrnambool	Yes	Yes	No	Yes	No	No	No	No
HO67	97-105 Kepler Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO68	125 Kepler Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO69	129 Kepler Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO70	145 Kepler Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO71	147-149 Kepler Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO72	**Former Criterion Hotel** 151-157 Kepler Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO73	**Former RCA Offices and Union Bank** 56 Kepler Street, Warrnambool (corner Kepler and Koroit Streets)	Yes	Yes	No	Yes	No	No	No	No
HO74	**Pontings** 112 Kepler Street, Warrnambool	No	No	No	Yes	No	No	No	No
HO339	16 King Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO76	12 Kinross Court, Warrnambool	No	No	No	Yes	No	No	No	No
HO77	1/19 Koroit Street, Warrnambool	No	No	No	Yes	No	No	No	No
HO78	25 Koroit Street, Warrnambool	No	No	No	Yes	No	No	No	No
HO354	46 Koroit Street, Warrnambool	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO79	**St Georges Church of England** 51 Koroit Street, Warrnambool	Yes	Yes	No	Yes	No	No	No	No
HO80	57 Koroit Street, Warrnambool	No	No	No	Yes	No	No	No	No
HO81	**Cottage** 73 Koroit Street, Warrnambool	-	-	-	-	-	Yes Ref No. H577	Yes	No
HO345	**Ambleside** 192 Koroit Street, Warrnambool	Yes	No	Yes, *Cupressus sempervirens* (Italian Cypress)	Yes	Yes, stables	No	No	No
HO346	**Former Reeves Cordial Factory** 198 Koroit Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO85	223-225 Koroit Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO183	**Christ Church Complex** 224-230 Koroit Street and 64-66 Henna Street, Warrnambool	-	-	-	-	-	Yes Ref No. H387	Yes	No
HO86	**Former Thos. Naylors** 227 Koroit Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO87	258-260 Koroit Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO91	**Ellerslie College** 239-241 Koroit Street, Warrnambool	-	-	-	-	-	Yes Ref No. H2076	Yes	No
HO93	1/45 Lava Street, Warrnambool	No	Yes	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO371	**Victoria Hotel** 90 Lava Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO94	**St Joseph's Church** 150-168 Lava Street, and 169 Kepler Street, Warrnambool	Yes	Yes	No	Yes	Yes School buildings, presbytery hall	No	No	No
HO95	**Former. Warrnambool Steam Navigation Co. Building** 26-32 Liebig Street, Warrnambool	Yes	Yes	No	Yes	No	No	No	No
HO97	**Former Commercial Hotel** 59 Liebig Street and 158 – 160 Timor Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO96	60 Liebig Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO98	62 Liebig Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO99	67 and 69 Liebig Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO100	**Moomba Cafe and Milk Bar** 71 Liebig Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO101	73 Liebig Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO102	74,76 and 78 Liebig Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO103	75 and77 Liebig Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO106	89 and 93 Liebig Street, Warrnambool	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO107	94 Liebig Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO108	95 Liebig Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO109	96 Liebig Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO110	97 Liebig Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO111	98 and 100 Liebig Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO112	99 Liebig Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO113	**Former T&G Building** 161-163 Liebig Street and 121-129 Lava Street, Warrnambool	Yes	Yes	No	Yes	No	No	No	No
HO114	165-169 Liebig Street and 102-108 Lava Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO344	185-191 Liebig Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO115	194-196 Liebig Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO116	196A Liebig Street and 534 Raglan Parade, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO117	**Murweh** 203 Liebig Street, Warrnambool	-	-	-	-	-	Yes Ref No. H402	Yes	No
HO118	**Water tower and wall, Liebig Street storage** 207 Liebig Street, Warrnambool	Yes	No	No	Yes	Yes Wall	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO119	**Former Crammond and Dickson Building** 50-58 Liebig Street, Warrnambool (corner Liebig and Timor Streets)	Yes	Yes	No	Yes	No	No	No	No
HO347	**Former Spring Vale Stone Dairy** 2 Logans Beach Road, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO376	**Memorial Trough** Marfell Road, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO375	**South Warrnambool Presbyterian Church** Macdonald Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO120	32 Macdonald Street, Warrnambool	No	No	No	Yes	No	No	No	No
HO121	46 Macdonald Street, Warrnambool	No	No	No	Yes	No	No	No	No
HO125	**Warrnambool Lighthouse Est, Flagstaff Hill** Merri Street, Warrnambool	Yes	Yes	No	Yes	Yes Chart room quarters and closet 2 lighthouse fortification	No	No	No
HO126	**Lady Bay Lighthouse Complex, Flagstaff Hill** 83-89 Merri Street, Warrnambool	-	-	-	-	-	Yes Ref No. H1520	No	No
HO127	**Warrnambool Railway Station** Merri Street, Warrnambool	Yes	Yes	No	Yes	Yes	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
						Goods sheds, wall, water tower, house			
HO330	102 Merri Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO348	**Colmar** 202-204 Merri Street, Warrnambool	Yes	No	Yes, three *Araucaria heterophylla* (Norfolk Island Pine)	Yes	Yes, sandstone walls (former stable)	No	No	No
HO350	236 Moore Street, Warrnambool	Yes	No	No	Yes	Yes, two timber outbuildings	No	No	No
HO335	**Milestone** Within road reserve in front of 144 Mortlake Road, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO130	23 Murray Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO131	25 Murray Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO132	29 Murray Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO133	31 Murray Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO134	43 Murray Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO51	**Hopkins River Mouth** Point Richie Road, Warrnambool	No	No	Yes	Yes	No	No	No	No
HO138	22 and 24 Princess Street, Warrnambool	No	No	No	Yes	No	No	No	No
HO373	**Milestone**	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Corner Raglan Parade and Foster Street, Warrnambool								
HO145	**Former Napthine Residence** 83 Raglan Parade, Warrnambool	No	No	No	Yes	No	No	No	No
HO140	356 Raglan Parade, Warrnambool	No	No	Yes	Yes	No	No	No	No
HO141	**Former Brian Boru Hotel** 451 Raglan Parade, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO366	**Former Warrnambool Motors Car Showroom** 765-767 Raglan Parade, Warrnambool	Yes	Yes	No	Yes	No	No	No	No
HO147	**Quarry** 805-821 Raglan Parade, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO146	915-917 Raglan Parade, Warrnambool	No	No	No	Yes	No	No	No	No
HO148	7 Redford Street, Warrnambool	No	No	No	Yes	No	No	No	No
HO150	71 Ryot Street, Warrnambool	Yes	No	No	Yes	Yes Fence	No	No	No
HO151	**Proudfoot's Boathouse** 2 Simpson Street, Warrnambool	-	-	-	-	-	Yes Ref No. H620	Yes	No
HO213	**Tannachy** 90 Skene Street, Warrnambool	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	(*Heritage Place is defined as the building known as 'Tannachy' and land within 4 metres of the building on the west side, land within 5 metres of the building on the northern side, all the land within the front setback and all the land within the east setback).*								
HO152	158 Skene Street, Warrnambool	No	No	No	Yes	No	No	No	No
HO157	**Saleyards Wall** Spence Street (southern side)	No	No	No	Yes	No	No	No	No
HO153	**Former Church of Christ** 18 Spence Street, Warrnambool	Yes	Yes	No	Yes	No	No	No	No
HO191	**Mooloola** 20 Spence Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO155	**Lerne** 23 Spence Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO154	28 Spence Street, Warrnambool	Yes	No	No	Yes	No	No	Yes	No
HO379	**Road Bridge** Stanley Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO352	37 Stanley Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO190	**Former South Warrnambool Primary School** 14 Stephens Street, Warrnambool	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO156	**St Johns Church** 22-26 Spence Street, Warrnambool	Yes	Yes	No	Yes	Yes Jubilee Hall, Middle Hall, Cottage, Parsonage, Fence	No	No	No
HO158	**Waveney** 10-12 Jukes Street, Warrnambool (also known as 17-19 Thompson Street)	No	No	No	Yes	No	No	No	No
HO159	80 Timor Street, Warrnambool	No	No	No	Yes	No	No	No	No
HO160	**Former State Savings Bank** 130 Timor Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO161	162-166 Timor Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO162	163 Timor Street, Warrnambool	Yes	Yes	No	Yes	No	No	No	No
HO163	186, 188 and 190 Timor Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO192	192 Timor Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO166	194 Timor Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO167	196 Timor Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO168	198 Timor Street, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO169	**Former Australasia Bank** 214 Timor Street, Warrnambool	Yes	No	No	Yes	Yes Fence	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO170	**Shops and Residences** 220-222 Timor Street, Warrnambool	-	-	-	-	-	Yes Ref No. H228	Yes	No
HO174	**Jenolan** 299 Timor Street, Warrnambool	No	No	No	Yes	Yes Fence	No	No	No
HO178	**Former Warrnambool Court House** 193-195 Timor Street, Warrnambool (south-west corner Timor and Gilles Streets)	-	-	-	-	-	Yes Ref No. H1674	Yes	No
HO179	**Former Post Office** 187-191 Timor Street, Warrnambool	Yes	No	No	Yes	No	No	Yes	No
HO180	**Former AMP Building** Part 197-205 Timor Street, Warrnamboo	Yes	No	Yes	Yes	No	No	No	No
HO181	**Former National Bank** 53 Kepler Street, Warrnambool	Yes	Yes	No	Yes	No	No	No	No
HO343	**Waikato** 18 Waikato Court, Warrnambool	Yes	No	No	Yes	No	No	No	No
HO182	**Wollaston Bridge** Over Merri River, Wollaston Road, Warrnambool	-	-	-	-	-	Yes Ref No. H1453	Yes	No
HO369	**Wollaston Homestead Complex** 84 Wollaston Road, Warrnambool	Yes	No	Yes	Yes	Yes, cottage	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	WOODFORD								
HO208	**Former Woodford Police Station and Residence** 233 Bridge Road, Woodford	Yes	No	No	Yes	No	No	No	No
HO336	**Milestone** 145 Fala Park Road, Woodford	Yes	No	No	Yes	No	No	No	No
HO337	**Fala Park Homestead** 153 Fala Park Road	Yes	No	Yes, surrounding garden, mature orchard and tress, surrounding park including all mature conifers	Yes	Yes, including the detached kitchen	No	No	No
HO209	**Woodford Presbyterian Church and Sunday School Hall** 18 Mill Street, Woodford	Yes	No	Yes	Yes	No	No	No	No
HO378	**Masonry Arch Culvert** Plummer's Hill Road, Woodford	No	No	Yes	Yes	No	No	No	No
HO207	**Former St Mary's Catholic Church and School** 1 River Road and 13 River Road, Woodford	Yes	No	Yes	Yes	No	No	No	No

Notes:

Insert Interim control Expiry Date: dd/mm/yyyy if interim controls apply

See 43.01 for relevant provisions and scope.

Where the heritage place is included on the Victorian Heritage Register under the Heritage Act 2017 other controls in the table are not applicable. Insert a "-" Dash instead of "No".

05/11/2021
C202warr

SCHEDULE 1 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO1.**

LARGE LOT RESIDENTIAL AREA

1.0 Design objectives

05/11/2021
C202warr

To provide for the subdivision of land into large fully-serviced residential lots.

To provide for low density residential development on allotments of a size and design which conserves the existing pattern of vegetation and landscape features of the area.

2.0 Buildings and works

05/11/2021
C202warr

A permit is not required for:

- Buildings and works in residential areas subdivided prior to the commencement of this Planning Scheme.
- The construction of buildings and works in areas shown and approved as appropriate for development on the site analysis at the time of subdivision.

3.0 Subdivision

05/11/2021
C202warr

All lots should have a minimum subdivision size of at least 2000 square metres and minimum frontage to a road of 22 metres.

A permit should not be granted for subdivision unless the land is serviced with reticulated water and sewerage.

4.0 Signs

05/11/2021
C202warr

None specified.

5.0 Application requirements

05/11/2021
C202warr

The following application requirements apply to an application for a permit to subdivide land under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A site analysis, documenting the site in terms of landform, vegetation and the relationship to surrounding land, and a report explaining how the proposed subdivision has responded to the site analysis. The report should include:
- The topography of the land.
- Location of existing vegetation.
- Layout of the proposed subdivision including size and dimension of all proposed lots and public open space.
- A notated diagram showing how the subdivision relates to adjacent land uses.
- Location of areas appropriates for the construction of a dwelling and vehicle access on each lot.
- If a staged subdivision, show how the balance of the land is to be subdivided.

6.0 Decision guidelines

05/11/2021
C202warr

The following decision guidelines apply to an application for a permit to subdivide land under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The protection and enhancement of the natural environment and character of the area including the retention of vegetation and fauna habitat.

- The need to plant vegetation along waterways, gullies, ridgelines and property boundaries.
- The need to reduce the risk of erosion.

SCHEDULE 2 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

05/11/2021
C202warr

Shown on the planning scheme map as **DDO2**.

LOGANS BEACH

1.0 Design objectives

05/12/2025
C216warr

To ensure the proper protection and management of the whale viewing area and its environs.

To protect the local environment and significant views.

To provide generous separation between dwellings to enable revegetation of the landscape and to limit intrusion on the skyline and ridgeline..

To encourage the designation of Appropriate Building and Access Areas at the time of subdivision.

To provide for a thorough permit application assessment process for buildings, particularly on the southern side of Hopkins Point Road in relation to landscape and environmental issues, by using as appropriate the Logans Beach Urban Design Guidelines (including the associated computer model).

2.0 Buildings and works

05/11/2021
C202warr

A permit is not required for:

- Repairs and maintenance of existing buildings and works.
- Buildings and works associated with informal outdoor recreation.

A permit is required to construct a fence more than 1.5 metres in height.

The following buildings and works requirements apply to an application to develop land for the purpose of a dwelling or any other building:

- Compliance with the Logans Beach Urban Design Guidelines.
- No buildings should be constructed within 3 metres of a side or rear boundary, 20 metres of Hopkins Point Road, or 10 metres of any other road, unless it can be shown that construction within these setbacks results in a preferred environmental outcome.
- Any buildings constructed in the area on the south side of Logans Beach Road, including any eastern extension of the road alignment shown in Map 1 to this schedule, should be contained within a single storey height limit of 5 metres above the ground level, as existing prior to the commencement of any works.
- Where the land has been subdivided and Appropriate Building and Access Areas identified, development is to be located within the Appropriate Building Area, unless it can be shown that construction outside this area results in a preferred environmental outcome.
- No buildings are to be constructed within the Coastal Protection Area identified in Map 2 to this schedule.

The location of a proposed building within an Appropriate Building or Access Area will not make the development exempt from the requirement to obtain a planning permit, unless the land is located on the north side of Hopkins Point Road, and a planning permit is not required by any other clause of this scheme.

3.0 Subdivision

20/01/2022
VC205

An application to subdivide land should meet the following requirements:

- All lots in the proposed subdivision are required to have an average lot size of 10,000 square metres and minimum lot size of 6,000 square metres.
- Each lot should be capable of containing a rectangle measuring 40 metres by 60 metres.
- Appropriate Building and Access Areas are to be shown to the satisfaction of the responsible authority on the subdivision plan. Appropriate Building and Access Areas are to be located in recognition of the constraints affecting the land. Appropriate Building Areas are not to be located within 3 metres of any side or rear boundary, 20 metres of Hopkins Point Road and 10 metres of any other road, unless it can be shown that construction within these setbacks results in a preferred environmental outcome. Appropriate Building and Access Areas may be limited to the area of a proposed dwelling, outbuildings and vehicle

access ways, or may affect a larger area providing flexibility for the location of a dwelling in the future, dependent upon the constraints affecting the site.

A Development Plan is required to be submitted to and approved by the responsible authority prior to subdivision of the land into more than two lots. The Development Plan should:

- Include a Site Analysis which shows the topography and the location of any existing vegetation, drainage lines, existing buildings, sites of conservation, heritage or archaeological significance and other features on the land.
- Include a Soil and Water Report if reticulated sewerage infrastructure is not available. The Soil and Water Report must demonstrate that the lot sizes proposed are capable of adequately treating and retaining all wastewater within the boundaries of the lot, in compliance with the relevant State Environment Protection Policies namely Code of Practice - Septic Tanks (EPA 1996).
- Show the proposed subdivision layout including lots, roads, public open space and other features of the subdivision in a manner which is responsive to the features identified in the Site Analysis.
- In the area affected by this Overlay on the north side of Hopkins Point Road the provision of public open space should generally be consistent with the *Logans Beach Local Plan (1998)* which includes the provision of public open space adjacent to the southern bank of the Hopkins River, extending south-east around the designated limit of residential development, to provide an open space link to Hopkins Point Road.
- Identify the means by which sites of conservation, heritage or archaeological significance will be managed during the construction phase of the subdivision.
- Identify Appropriate Building and Access Areas on the site and within individual lots that are suitable for the construction of dwellings or other buildings, which are not affected by potential constraints such as slope, potential for inundation, presence of remnant vegetation. Appropriate Building Areas are not to be located within 3 metres of any side or rear boundary, 20 metres of Hopkins Point Road and 10 metres of any other road, unless it can be shown that construction within these setbacks results in a preferred environmental outcome. Appropriate Building and Access Areas may be limited to the area of a proposed dwelling, outbuildings and vehicle access ways, or may affect a larger area providing flexibility for the location of a dwelling in the future, dependent upon the constraints affecting the site. If there are no constraints affecting the site all lots on the Development Plan should be noted as Appropriate Building Areas.
- Include a Landscaping Plan showing the location of existing vegetation to be retained and proposed vegetation.
- Show suitable road and pedestrian linkages between the site and adjacent areas. In the area affected by this Overlay located on the north side of Hopkins Point Road, the layout of the road network should be generally consistent with Option 1 or Option 2a, identified in the Logans Beach Local Plan.
- Outline arrangements for the provision and funding of physical infrastructure.
- Identify the staging of the subdivision.

All roads which provide direct access to the site should be sealed. Should such a road be identified as a Transport Zone 2 or a Transport Zone 3, the responsible authority will determine the standard of road construction.

4.0 Signs

05/11/2021
C202warr

None specified.

5.0 Application requirements

05/11/2021
C202warr

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A permit application for a building proposed to be located outside of an area nominated as an Appropriate Building Area must be accompanied by supporting information which demonstrates that the proposed dwelling will not cause a significant impact on the local environment. This information may address management of remnant vegetation, soil stability, drainage disposal or similar matters as considered appropriate by the responsible authority.

- Soil percolation tests must be submitted with a permit application for subdivision where reticulated sewerage infrastructure is not available, demonstrating that all lots proposed are capable of adequately treating and retaining wastewater within the boundaries of the lot. Should the soil percolation tests not correspond with information provided in the preparation of the Development Plan, the Development Plan should be amended accordingly.

6.0 Decision guidelines

05/12/2025
C216warr

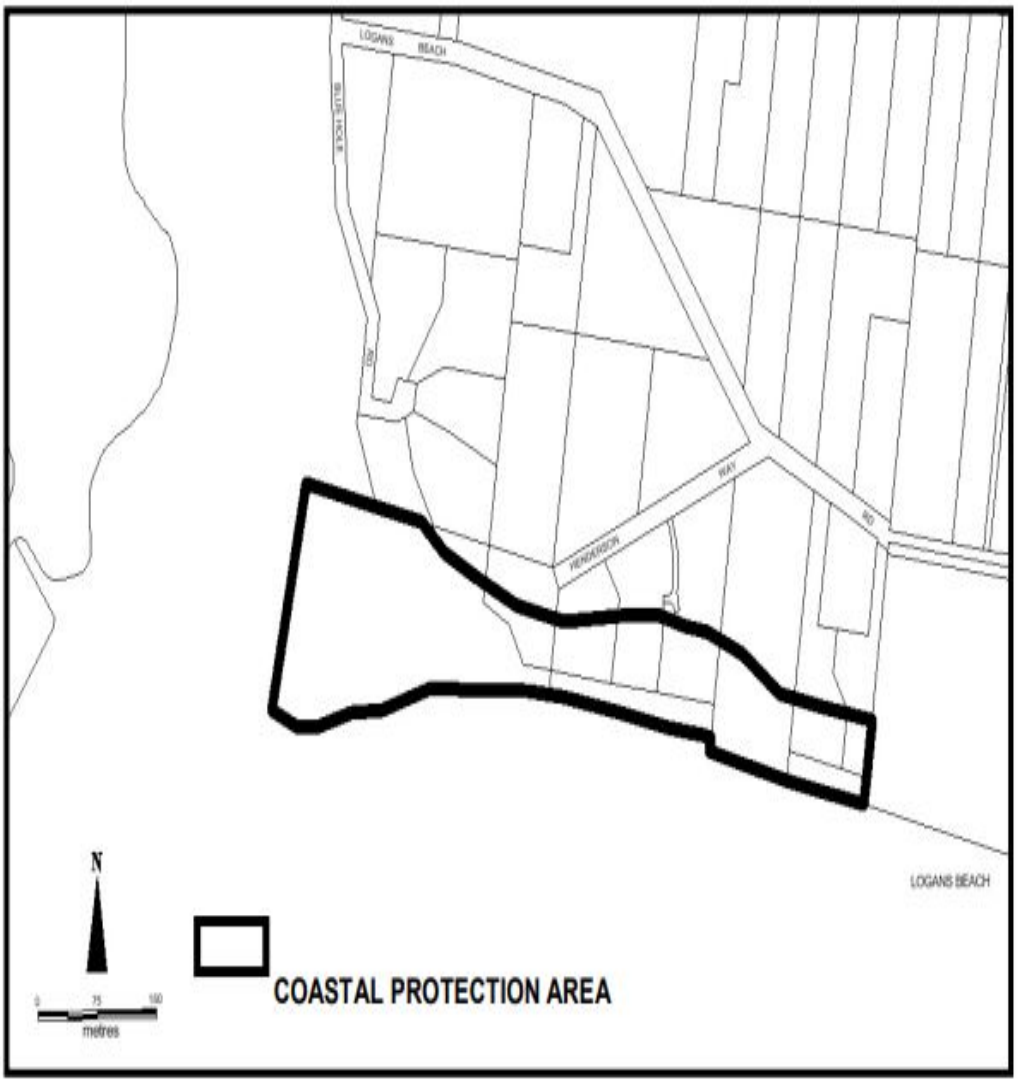
The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The Logans Beach Urban Design Guidelines (Connell Wagner, 2000).

Map 1 to Schedule 2 to Clause 43.02



Map 2 to Schedule 2 to Clause 43.02



SCHEDULE 3 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

05/11/2021
C202warr

Shown on the planning scheme map as **DDO3**.

PREMIER SPEEDWAY AREA

1.0 Design objectives

05/11/2021
C202warr

To discourage the development of dwellings within the vicinity of the Premier Speedway in view of the noise generated by the facility.

To discourage an increase in the number of dwellings in the vicinity of the Premier Speedway to limit the potential for conflict between potential residents and the ongoing use of Premier Speedway.

To encourage the use of noise protection measures in dwellings when constructed in the vicinity of Premier Speedway.

2.0 Buildings and works

05/11/2021
C202warr

A permit is not required to construct a building or construct or carry out works except if the buildings or works are to be used for accommodation including a dwelling.

3.0 Subdivision

05/11/2021
C202warr

Subdivision should be in association with the operation of Premier Speedway or to realign the boundary of existing lots. Subdivisions which realign boundaries with the purpose of increasing the distance of a potential dwelling site from the Speedway will be encouraged.

4.0 Signs

05/11/2021
C202warr

None specified.

5.0 Application requirements

05/11/2021
C202warr

None specified.

6.0 Decision guidelines

05/12/2025
C216warr

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The comments of the organising body of Premier Speedway.
- The amenity of the proposed development.
- The potential impact of the development upon the continued use of Premier Speedway.
- The possibility of locating the proposal at a greater distance from the Speedway facility.
- The need for sound insulating material to be used in the construction of the development.

SCHEDULE 5 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

05/11/2021
C202warr

Shown on the planning scheme map as **DDO5**.

SOUTH WARRNAMBOOL PLAINS

~~The South Warrnambool Plains is generally a linear area set along Stanley Street, east of Ferrier Drive, encompassing properties in Edina Street and Fisher Street. The precinct has been substantially developed but remains sensitive to further development pressures including the need for appropriate design and development of those properties which abut the South Warrnambool wetlands.~~

[Delete - MDFC makes no provision for description of area]

1.0 Design objectives

05/11/2021
C202warr

Density

To ensure that the density of new development reflects the existing pattern of development in the area.

Village Character

To ensure that new development is innovative and respects the scale, height, mass, form and traditional architectural elements of surrounding buildings in the South Warrnambool Village Precinct.

Site Layout and Building Envelope

To ensure new development addresses frontages and any adjacent public spaces, particularly wetland frontages of the Village when viewed from surrounding areas (particularly Pickering Point and Stingray Bay).

To ensure that buildings are appropriately set back from sensitive environmental boundaries and street frontages.

To ensure that the siting of each dwelling, including the open space on each site, reflects the existing characteristics of the Warrnambool Village Precinct.

Landscaping

To encourage appropriate landscaping adjacent to wetland and river frontages that enhances the natural environment of the area.

Flooding

To ensure that development does not obstruct flood flows, reduce the storage capacity of the Merri River Flood Plain or detrimentally impact on the flood ways of the Merri River and the South Warrnambool Wetlands.

To ensure that development on low lying and flood prone land will be designed to minimise environmental impact and the risk of flood damage to adjoining and nearby neighbours.

Subdivision

To ensure that new subdivision reflects the existing subdivision pattern in the area.

2.0 Buildings and works

05/11/2021
C202warr

A permit is required to construct a fence above 1.2 metres in height.

A permit may be granted to vary the following requirements, except where a specific statement is made that the requirements cannot be varied. A permit will only be granted to vary the requirements if the responsible authority is satisfied that compliance is unreasonable or unnecessary, and that the variation satisfies the design objectives of this schedule.

Density

Buildings and works are considered to meet the design objectives for Density if:

- The construction of more than one dwelling on a lot is restricted to sites with a minimum frontage of 20 metres.
- Density range is limited to one dwelling per 450 square metre lot.

Village Character

Buildings and works are considered to meet the design objectives for Village Character if:

- Dwellings are single storey in height. Consideration will be given to: a maximum building height of two storeys or 9 metres (7 metres to wall height, or 9 metres including roof line) where the proposed dwelling is more than 40 metres from the boundary of the South Warrnambool Wetlands; or a maximum height of 7 metres (including roof line) where the proposed dwelling is within 40 metres of the boundary to the South Warrnambool Wetlands.
- Fencing height is restricted to 1.2 metres above natural ground level along street and wetland frontages.
- Outbuildings are constructed of materials that match an existing or new dwelling.
- Materials other than exposed brick, and non-reflective materials and colours, are used for the external finish of a new building.

Site Layout and Building Envelope

Buildings and works are considered to meet the design objectives for Site Layout and Building Envelope if:

- Site coverage is restricted to 35 percent. On lots of less than 2.0 metres AHD any non pervious surfaces such as driveways, paths, garage floors, steps and verandahs should be included in calculating site coverage.
- Outbuildings and garages are set back at a distance of 25 metres from the high water mark of the South Warrnambool Wetlands or Merri River, unless it is demonstrated that a lesser setback results in a preferred environmental outcome.
- Buildings are set back a minimum of 6 metres from the main street frontage and 3 metres from a secondary frontage (side or rear road).
- Garages and carports are set back behind the frontage of existing or proposed dwellings.
- Overshadowing of the wetlands is avoided where practicable.

Dwellings that front onto the wetlands are exempt from the setback requirements from the wetlands.

Landscaping

Buildings and works are considered to meet the design objectives for Landscaping if:

- Indigenous species are used for landscaping along wetland frontages.

Flooding

Building and works are considered to meet the design objectives for Flooding if:

- No filling is placed on land below 2.0 metres AHD. This requirement cannot be varied with a permit.
- On land less than 2.0 metres AHD, fencing is an open construction to avoid obstruction of the overland flow of flood waters.
- On lots less than 2.0 metres AHD, non pervious surfaces, including footpaths, verandahs, driveways, roads, steps, the floor of garages, and the floor of outbuildings do not exceed the existing natural surface level.
- New developments and extensions to existing dwellings use stump construction of sub floor foundations.
- Provision is made on lots less than 2.0 metres AHD for surface water to flow through the site, including under dwellings.
- Any construction above natural ground level, including decks and steps is designed to not obstruct the free flow of water under these structures.

3.0 Subdivision

05/11/2021
C202warr

An application for subdivision is considered to meet the design objectives where new lots have a minimum size of 450 square metres with a minimum frontage of 20 metres.

4.0 Signs

05/11/2021
C202warr

None specified.

5.0 Application requirements

05/11/2021
C202warr

None specified.

6.0 Decision guidelines

05/12/2025
C216warr

None specified.

SCHEDULE 6 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

05/11/2021
C202warr

Shown on the planning scheme map as **DDO6**.

THE HILLSIDE

~~This precinct has developed between Stephens and McDonald Streets and extends from Stanley Street through to Denman Drive and the Merri River embankment. The precinct comprises largely single detached dwellings with only a few parcels of land remaining for future development. Properties within the precinct include large dwellings on sloping blocks (some much steeper than others) which overlook the south-east section of South Warrnambool and the Merri River and South Warrnambool Wetlands.~~

[Delete - MDFC makes no provision for description of area]

1.0 Design objectives

05/11/2021
C202warr

Density

To ensure that density of development is restricted on sites with a steep slope.

To encourage new development that protects the hillside area through restrictions on site coverage.

To ensure that new development reflects the prevailing site coverage of development in the area.

Village Character

To ensure that new development reflects and enhances the neighbourhood character of the South Warrnambool Village Precinct, reflecting the traditional architectural elements and the predominant materials and finishes.

To ensure that new development does not dominate the South Warrnambool landscape or skyline.

Site Layout and Building Envelope

To ensure that new buildings are of an appropriate scale for the area and do not overdevelop a site.

To ensure that the siting of new dwellings and the provision of open space on a site reflects the existing characteristics of the Village Precinct.

To ensure that new development addresses street frontages and other public space areas.

To ensure that the development responds to the natural topography of the land.

Subdivision

To ensure that subdivision responds to the prevailing subdivision pattern of the area.

2.0 Buildings and works

05/11/2021
C202warr

A permit is required to construct a fence over 1.2 metres in height.

A permit may be granted to vary the following requirements, except where a specific statement is made that the requirements cannot be varied. A permit will only be granted to vary the requirements if the responsible authority is satisfied that compliance is unreasonable or unnecessary, and that the variation satisfies the design objectives of this schedule.

Density

Buildings and works are considered to meet the design objectives for Density if:

- The construction of more than one dwelling on a lot is restricted to sites with a minimum frontage of 20 metres.
- Density range is limited to one dwelling per 450 square metre lot.

Village Character

Buildings and works are considered to meet the design objectives for Village Character if:

- Dwellings are no greater than two storeys in height. Consideration will be given to: a maximum building height of 9 metres (7 metres to wall height, or 9 metres including roof line) where the proposed dwelling

is more than 40 metres from the boundary of the South Warrnambool Wetlands; or a maximum height of 7 metres (including roof line) where the proposed dwelling is within 40 metres of the boundary to the South Warrnambool Wetlands.

- Fencing height along street frontages is 1.2 metres or less.
- Outbuildings are constructed of materials that match the existing or new dwelling.
- Materials other than exposed brick are used for the external finish of a new building.
- New dwellings at the rear of existing dwellings are single storey.

Site Layout and Building Envelope

Buildings and works are considered to meet the design objectives for Site Layout and Building Envelope if:

- Site coverage is restricted to 35 percent.
- Garages and carports are set back behind the frontage of existing and proposed dwellings.
- The setback of the new building is in line with, or behind the setback of adjoining properties.
- The buildings are sited predominantly across the lot.

3.0 Subdivision

05/11/2021
C202warr

An application for subdivision is considered to meet the design objectives where new lots have a minimum size of 450 square metres with a minimum frontage of 20 metres.

4.0 Signs

05/11/2021
C202warr

None specified.

5.0 Application requirements

05/11/2021
C202warr

None specified.

6.0 Decision guidelines

05/11/2021
C202warr

None specified.

SCHEDULE 7 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

05/11/2021
C202warr

Shown on the planning scheme map as **DDO7**.

SOUTH WARRNAMBOOL RIVER ENVIRONS

~~The South Warrnambool River Environs includes land to the south and south-east of the Merri River and encompasses properties along Denman Drive, Stephens Street and the rear portion of properties fronting Stanley Street. The precinct has been partially developed but remains prone to inundation from the adjoining Merri River. Any further development of properties in this area will require careful examination of the flood related issues.~~

[Delete - MDFC makes no provision for description of area]

1.0 Design objectives

05/11/2021
C202warr

Density

To ensure that the density of new development retains the existing pattern of development in the area.

To limit development where it may detrimentally impact on the flood ways of the Merri River and the South Warrnambool Wetlands.

Village Character

To ensure that new development is innovative and respects the scale, height, mass, form and traditional architectural elements of surrounding buildings in the South Warrnambool Village area.

Site Layout and Building Envelope

To ensure new development addresses frontages and any adjacent public spaces, particularly wetland frontages of the Village when viewed from surrounding areas.

To ensure that buildings are appropriate setback from sensitive environmental boundaries and street frontages.

To ensure that the siting of each dwelling, including the open space on each site, reflects the existing characteristics of the Village area.

Landscaping

To encourage appropriate landscaping adjacent to wetland and river frontages that enhance the natural environment of the area.

Flooding

To limit development where it may, obstruct flood flows, reduce the storage capacity of the Merri River Flood Plain or detrimentally impact on the flood ways of the Merri River and the South Warrnambool Wetlands.

To ensure that development on low lying and flood prone land will be designed to minimise environmental impact and the risk of flood damage to adjoining and nearby neighbours.

Subdivision

To ensure that subdivision responds to the prevailing subdivision pattern of the area.

2.0 Buildings and works

05/11/2021
C202warr

A permit is required to construct a fence above 1.2 metres in height.

A permit may be granted to vary the following requirements, except where a specific statement is made that the requirements cannot be varied. A permit will only be granted to vary the requirements if the responsible authority is satisfied that compliance is unreasonable or unnecessary, and that the variation satisfies the design objectives of this schedule.

Density

Buildings and works are considered to meet the design objectives for Density if:

- The construction of more than one dwelling on a lot is restricted to sites with a minimum frontage of 20 metres.
- Density range is limited to one dwelling per 450 square metre lot.

Village Character

Buildings and works are considered to meet the design objectives for Village Character if:

- Dwellings are no greater than two storey in height. Consideration will be given to: a maximum building height of 9 metres (7 metres to wall height, or 9 metres including roof line) where the proposed dwelling is more than 40 metres from the boundary of the South Warrnambool Wetlands; or a maximum height of 7 metres (including roof line) where the proposed dwelling is within 40 metres of the boundary to the South Warrnambool Wetlands.
- Fencing height is 1.2 metres or less along street and river frontages.
- Outbuildings are constructed of materials that match an existing or new dwelling.
- Materials other than exposed brick are used for the external finish of a new building.

Site Layout and Building Envelope

Buildings and works are considered to meet the design objectives for Site Layout and Building Envelope if:

- Site coverage is restricted to 35 percent. On lots less than 2.0 metres AHD any non-pervious surfaces such as footpaths, driveways, garage floors, steps and verandahs must be included in calculating site coverage.
- New development is set back 25 metres from the bank of the Merri River.
- New development on properties abutting is designed and orientated to address the river in addition to street frontages.
- New garages and carports are set back behind the building line of any existing or proposed dwellings which have a frontage to an existing street.
- Finished floor levels in all new development are a minimum of 2.0 metres AHD.
- Overshadowing of the river is avoided between 10.00am and 3.00pm wherever possible.
- Buildings are set back a minimum of 6 metres from the main street frontage and 3 metres from a secondary frontage (side or rear road), unless it can be shown that alternative setbacks result in a preferred environmental outcome.

Landscaping

Buildings and works are considered to meet the design objectives for Landscaping if:

- Indigenous species are used for landscaping along river frontages.

Flooding

Building and works are considered to meet the design objectives for Flooding if:

- No filling of land below 2.0 metres AHD is permitted. This requirement cannot be varied with a permit.
- On land less than 2.0 metres AHD, fencing is an open construction to avoid obstruction of the overland flow of flood waters.
- On lots less than 2.0 metres AHD non-pervious surfaces, including footpaths, verandahs, driveways, roads, steps, the floor of garages, and the floor of outbuildings do not exceed the existing natural surface level.
- New developments and extensions to existing dwellings will use stump construction of sub floor foundations.
- Provision is to be made on lots less than 2.0 metres AHD for surface water to flow through the site, including under dwellings.
- Any construction above natural ground level, including decks and steps should be designed to not obstruct the free flow of water under these structures.

3.0 Subdivision

05/11/2021
C202warr

An application for subdivision is considered to meet the design objectives where new lots have a minimum size of 450 square metres with a minimum frontage of 20 metres.

4.0 Signs

05/11/2021
C202warr

None specified.

5.0 Application requirements

05/11/2021
C202warr

None specified.

6.0 Decision guidelines

05/11/2021
C202warr

None specified.

SCHEDULE 8 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

05/11/2021
C202warr

Shown on the planning scheme map as **DDO8**.

PERTOBE ROAD (South)

~~The land is located on the south east side of Pertobe Road and south of the Shipwreck Bay Caravan Park and contains all of the freehold land on the south east side of Pertobe Road. It is a significant gateway to the foreshore area. Its location is strategic in providing an opportunity for a landmark design element at the key vista to Pertobe Road and Stanley Street. The gateway zone is positioned at the entry to Breakwater Road which curves into the breakwater area parallel to a direct view corridor into the new safe harbour development.~~

[Delete - MDFC makes no provision for description of area]

1.0 Design objectives

05/12/2025
C216warr

To ensure that the Norfolk Island Pines along Pertobe Road remain as the dominant landscape feature in the area.

To ensure that development reduces in size away from the existing hotel constructed as part of the Port Warrnambool Development.

To ensure that development is not visible above the dunes from the beach.

To ensure that new development includes features that enhance the appearance of the Warrnambool foreshore and environs, or contribute to the areas character and sense of identity, with special attention given to the facades of buildings that are visible from the South Warrnambool Wetlands and Breakwater Road.

To ensure that buildings are appropriately set back from sensitive environmental boundaries and street frontages.

2.0 Buildings and works

05/11/2021
C202warr

A permit is required to construct a fence above 1.2 metres.

A permit may be granted to vary the following requirements, except where a specific statement is made that the requirements cannot be varied. A permit will only be granted to vary the requirements if the responsible authority is satisfied that compliance is unreasonable or unnecessary, and that the variation satisfies the design objectives of this schedule.

Village Character

Buildings and works are considered to meet the design objectives for Village Character if:

- The maximum height of any development is generally limited to 12 metres. If in order to ensure that the façade of the development can be articulated to minimise visual bulk and result in an improved urban design outcome, an exception to this height limit to a maximum height of 16 metres may be permitted. The maximum height of 16 metres cannot be varied with a permit.
- New garages and carports are set back behind the building line of any existing or proposed buildings.
- Exposed brick is not used in external finishes to new buildings.
- New development addresses street frontages.
- Fencing height is 1.2 metres or less along street frontages.

Site Layout and Building Envelope

Buildings and works are considered to meet the design objectives for Site Layout and Building Envelope if site coverage is restricted to 60 percent. This requirement cannot be varied with a permit.

3.0 Subdivision

05/11/2021
C202warr

None specified.

4.0 Signs

05/11/2021
C202warr

None specified.

5.0 Application requirements

05/11/2021
C202warr

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A site context plan and a site context report that demonstrate how the proposed buildings or works satisfy the relevant policies, controls and guidelines applying to the site.

6.0 Decision guidelines

05/11/2021
C202warr

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The impact of the proposed subdivision or development on the prevailing character of the Gateway area.

SCHEDULE 9 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

05/11/2021
C202warr

Shown on the planning scheme map as **DDO9**.

PERTOBE ROAD (North)

~~This land is located on the north side of Pertobe Road, east of Stanley Street and forms part of the gateway to the Breakwater Harbour precinct. However, the existing built form is substantially less dominant due to greater setbacks and variety in materials and form of construction. Development control in this area should recognise the variety and provide for lower density and overall height for future use.~~

[Delete - MDFC makes no provision for description of area]

1.0 Design objectives

05/11/2021
C202warr

Village Character

To ensure that new development is lower than the Norfolk Island Pine Trees along Pertobe Road.

To ensure that new development addresses street frontages and public areas.

To ensure that new development includes features that enhance the appearance of the Warrnambool foreshore and environs, or contribute to the areas character or sense of identity.

Building Envelope

To ensure that buildings are appropriately set back from sensitive environmental boundaries and street frontages.

Landscaping

To encourage appropriate landscaping that enhances the amenity of the area.

2.0 Buildings and works

05/11/2021
C202warr

A permit is required to construct a fence above 1.2 metres in height.

A permit may be granted to vary the requirements, except where a specific statement is made that the requirements cannot be varied. A permit will only be granted to vary the requirements if the responsible authority is satisfied that compliance is unreasonable or unnecessary, and that the variation satisfies the design objectives of this schedule.

Village Character

Buildings and works are considered to meet the design objectives for Village Character if:

- The maximum height of any development is less than 9.0 metres above natural ground level.
- Car parking is provided on site and garages are located behind buildings to minimise their visual impact.
- New developments address street frontages and public areas.
- Fencing height is a maximum of 1.2 metres above natural ground level along street frontages and public areas.
- Exposed brick is not used as an external finish to new buildings.

Site Layout and Building Envelope

Buildings and works are considered to meet the design objectives for Site Layout and Building Envelope if:

- Site coverage is restricted to 40 percent.
- The minimum setback from street frontages is 4.5 metres.
- A minimum setback of 25 metres applies to any boundary that abuts the high water mark of the Merri River.

Landscaping

Buildings and works are considered to meet the design objectives for Landscaping if:

- Indigenous species are used for landscaping along river frontages.

3.0 Subdivision

05/11/2021
C202warr

None specified.

4.0 Signs

05/11/2021
C202warr

None specified.

5.0 Application requirements

05/11/2021
C202warr

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A site context plan and a site context report that demonstrate how the proposed buildings or works satisfy the relevant policies, controls and guidelines applying to the site.

6.0 Decision guidelines

05/11/2021
C202warr

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The impact of the proposed subdivision or development on the prevailing character of adjoining and nearby buildings and the Gateway area.

SCHEDULE 10 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

05/11/2021
C202warr

Shown on the planning scheme map as **DDO10**.

STANLEY STREET (Merri River West)

~~This land is located on the south side of Stanley Street west of the Merri River and north of the South Warrnambool Wetlands. This area has particular importance due to its location adjacent to the Merri River and South Warrnambool Wetlands. It is also located adjacent to the Stanley Street Bridge.~~

~~This area has been identified because of its strategic function at the entrance to the South Warrnambool Village.~~

[Delete - MDFC makes no provision for description of area]

1.0 Design objectives

05/11/2021
C202warr

Village Character

To ensure that new development addresses street frontages and public areas.

To ensure that new development includes features that enhance the appearance of the Warrnambool foreshore and environs, or contribute to the area's character or sense of identity.

To ensure that the façade of buildings fronting roads, public reserves and the river are articulated and contain windows to provide for overlooking of these areas.

Site Layout and Building Envelope

To ensure that buildings are appropriately set back from sensitive environmental boundaries and street frontages.

Landscaping

To encourage appropriate landscaping that enhances the amenity of the area.

2.0 Buildings and works

05/11/2021
C202warr

A permit is required to construct a fence above 1.2 metres in height.

A permit may be granted to vary the following requirements, except where a specific statement is made that the requirements cannot be varied. A permit will only be granted to vary the requirements if the responsible authority is satisfied that compliance is unreasonable or unnecessary, and that the variation satisfies the design objectives of this schedule.

Village Character

Buildings and works are considered to meet the design objectives for Village Character if:

- The maximum height of any development is 9.0 metres above natural ground level.
- Fencing along street frontages and abutting public areas is a maximum of 1.2 metres above natural ground level.
- Exposed brick is not used in external finishes to new buildings.

Site Layout and Building Envelope

Buildings and works are considered to meet the design objectives for Site Layout and Building Envelopes if:

- Site coverage is restricted to 60 percent.
- Outbuildings are located behind buildings.
- New developments address street frontages and public areas.
- The minimum setback from street frontages is 4.5 metres.
- A setback of 25 metres applies to any boundary that abuts the high water mark of the Merri River or wetland areas, except where an agreed management plan provides appropriate management techniques to control any impact.
- Provision is made to continue pedestrian access along the eastern flank of the Merri River.

Landscaping

Buildings and works are considered to meet the design objectives for Landscaping if:

- Indigenous species are used for landscaping along river frontages.
- Areas disturbed by works are stabilised by engineering works or revegetation.

3.0 Subdivision

05/11/2021
C202warr

None specified.

4.0 Signs

05/11/2021
C202warr

None specified.

5.0 Application requirements

05/11/2021
C202warr

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A site context plan and a site context report that demonstrate how the proposed buildings or works satisfy the relevant policies, controls and guidelines applying to the site.

6.0 Decision guidelines

05/11/2021
C202warr

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The impact of the proposed subdivision or development on the prevailing character of adjoining and nearby buildings and the South Warrnambool Village area.

SCHEDULE 11 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

05/11/2021
C202warr

Shown on the planning scheme map as **DDO11**.

RODGER PLACE, BUSHFIELD

1.0 Design objectives

05/12/2025
C216warr

- To ensure the proper protection and management of the existing lot density, pattern and rural residential amenity of the area.
- To protect the local environment and significant views.
- To provide generous separation between dwellings to enable revegetation of the landscape.

2.0 Buildings and works

05/12/2025
C216warr

A permit is not required for:

- Buildings and works in areas subdivided prior to the commencement of this Planning Scheme.
- The construction of buildings and works in areas shown and approved as appropriate for development on the site analysis at the time of subdivision.

3.0 Subdivision

05/11/2021
C202warr

An application to subdivide land should meet the following requirements:

- All lots in the proposed subdivision are required to have an average lot size of 1 hectare.
- Each lot should be capable of containing a rectangle measuring 40 metres by 60 metres.

4.0 Signs

05/11/2021
C202warr

None specified.

5.0 Application requirements

05/11/2021
C202warr

None specified.

6.0 Decision guidelines

05/11/2021
C202warr

None specified.

SCHEDULE 12 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

05/11/2021
C202warr

Shown on the planning scheme map as **DDO12**.

CARAMUT ROAD BUSINESS PARK AREA AND ENTRANCE PRECINCT

1.0 Design objectives

05/11/2021
C202warr

To establish and maintain a consistently high-quality industry and business environment that protects and enhances the investment of those who choose to locate and work within and the amenity of those who reside near the City's business park.

To create an attractive park-like setting in the City's business park focussing on ample landscaped areas complemented by high quality architecture and urban design.

To ensure that new development is well designed and will enhance the visual and streetscape amenity of the area, particularly along roads with a residential interface.

To ensure that new development along Caramut Road enhances the appearance and function of this road.

To ensure that development and works are located to minimise off-site impacts to adjoining residential areas.

To minimise the impact of commercial traffic on adjoining residential amenity and pedestrian traffic.

To provide effective stormwater management and improve stormwater water quality as part of new development proposals by incorporating the use of Water Sensitive Urban Design treatments.

To ensure that car parking, vehicle access and service areas do not visually impinge on front setbacks or affect streetscape elements such as trees and nature strips.

2.0 Buildings and works

05/11/2021
C202warr

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

Architecture

- Buildings proposed for each site should seek to achieve a high standard of design.
- Outbuildings and/or ancillary installations should be compatible with the design theme established by the primary buildings on each site.
- Plant and equipment is to be concealed or, in the case of freestanding structures, appropriately screened from view.
- Buildings should not occupy more than 50 per cent of the site. Applications for buildings that occupy more than 50 per cent of the site should show how matters such as car parking can be satisfactorily addressed.
- Rubbish enclosures and service areas, including areas used for storage of goods, should be screened and located to the rear of buildings. Rubbish bins, enclosures and loading docks should not be visible from a street.

External finishes and materials

- Buildings and any ancillary structures must be constructed using masonry, or other material suited to the type of building and its use. Roof material must be constructed using muted non reflective materials.
- Office buildings must be constructed primarily of masonry or similar with appropriate use of glazing.
- External walls should be painted or finished with a quality textured coating except where face brickwork is integral to the overall design and appearance of the building.
- The use of galvanised iron as a dominant building material is discouraged.

- Those parts of buildings having any frontage to a road should be constructed of concrete, masonry, glass or other high grade construction materials.

Building setbacks

- All buildings should be set back at least 10 metres from any road.

Landscaping

- A landscaping setback of a minimum of 6 metres must be provided along all property boundaries where the property abuts a residential property, and along all street frontages.
- The landscaping should be designed to provide appropriate screening of car parking and outdoor storage areas, enhance the amenity of the surrounding area and provide an attractive visual environment for adjoining residential properties and within the business park.
- The landscaping should be designed to contribute to the creation of an attractive business environment and should visually reduce the bulk of new development and enhance the appearance of new buildings.
- Landscaping should be designed to provide summer shade and windbreaks to areas used by pedestrians or occupied by car parking.
- The landscape design should minimise surface run-off and be practical to implement and maintain, and may be incorporated with proposed stormwater treatments.
- Where buildings are not built to side or rear property boundaries, provision should be made for a landscape screen to be established along these boundaries.
- The landscaping design should include automated watering systems to be provided to landscaped areas in the front setback and in all other landscaped areas.
- The location and choice of vegetation should incorporate native vegetation taking account of the existing landscape theme, as well as local soil conditions and prevailing weather; and the selection of species should minimise long-term watering requirements.
- The use of fast growing screening species between properties (alongside boundaries) is encouraged. However, species having a reputation for short lifespan, unstable structure or unruly habit are discouraged.
- The massed planting of single species rather than a mixture of various species should be maximised in the landscape design.

Fencing

- The construction of fences along the frontage to each site is discouraged. In the event that fencing is required for security purposes, it is to be designed to have a high degree of transparency and be located beyond/behind the front setback, and screened with landscape planting.
- Fence and gate design is to be integral to the design of buildings proposed for the site.
- Side and rear boundary fences are to be black plastic coated cyclone wire.

Car parking

- Large areas set aside for car parking should be provided with landscape islands to allow the planting of shade trees and shrubs.
- Land uses generating regular truck movements are to provide designated truck parking areas in addition to car parking spaces and/or loading bays.
- Vehicle loading and unloading should be designed to occur totally within the site.
- Common parking areas should be considered as part of any integrated development.

Drainage

- The drainage of the land and associated buildings will be in accordance with Water Sensitive Urban Design including on-site retention methods.

External lighting

- All premises should provide external lighting to ensure adequate site security.
- All car parking areas should be provided with suitable lighting to ensure safety and security of users after dark.
- All lighting should be located, directed and baffled to limit light spill beyond the site boundaries.

3.0 Subdivision

05/11/2021
C202warr

A permit to subdivide land must meet the following requirements:

- A variety of lot sizes should be provided, to cater for a range of uses complementary to the business park environment. Larger lots should be created along the Caramut Road frontage with appropriate frontages to enable a minimum of 75 metres between access points into each lot.
- Additional access points onto Coghlans Road opposite residential dwellings are discouraged. Subdivision should be designed to provide access to lots that abut Coghlans Road and Morriss Road via an internal road.

4.0 Signs

05/11/2021
C202warr

Business signs

- Business signs should be sensitive to the style, scale and type of development. Visual clutter, created by too many or inappropriate sign types, is strongly discouraged.
- Business signs should fit within architectural forms and be integrated with building design. Logo or corporate style signage is favoured.
- Freestanding low level signs within the front setback may be considered provided massed understorey planting is provided at its base.
- Where signs are intended or required to be illuminated, illumination should be concealed or integral with the sign by neon, or internally lit box or by sensitively designed spot-lighting.

Directional signs

- Each business should provide appropriate directional signs to assist with the movement of pedestrian and vehicular traffic. In general, signs should explain:
- site entries and exits;
- staff and visitor car parking;
- goods delivery and pick-up; and
- reception/office areas.
- Directional signs should be of a consistent type and style throughout the site.

5.0 Application requirements

05/11/2021
C202warr

None specified.

6.0 Decision guidelines

05/11/2021
C202warr

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposed buildings and works protect the amenity of adjoining residential uses in accordance with the criteria specified in this schedule with respect to:
- External finishes
- Building setbacks
- Landscaping

- Fencing
- Drainage
- External lighting
- Signs
- The effect of the bulk, siting and design of any proposed buildings and works on the general appearance of the site from Caramut Road and adjoining residentially zoned land.

SCHEDULE 13 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

05/12/2025
C216warr

Shown on the planning scheme map as **DDO13.**

YOUNGER STREET (WEST)

1.0 Design objectives

05/12/2025
C216warr

To minimise the visual impact of the development from key viewing locations including the Merri River and existing urban areas of Warrnambool.

To integrate buildings into the river corridor and rural dune landscapes.

To maintain the informal semi-rural feel of streetscapes.

To provide for the reasonable sharing of views to the coastal dunes, river and the surrounding landscape.

To encourage landscaping that is indigenous to the coastal environment, enhances the amenity of the area and responds to the river and coastal environment.

2.0 Building and works

05/12/2025
C216warr

A permit is required to construct a fence.

A permit is not required for:

- Routine repairs and maintenance of existing buildings, fences and works.
- Buildings and works associated with informal outdoor recreation.

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

Requirements

Landscape Setting

- Ensure that dwellings and structures are screened by retaining existing trees, and planting indigenous trees and other coastal vegetation.
- Re-establish vegetation-dominated views of the area.
- Include features that are sympathetic to the appearance of the coastal and river environs in development.
- Integrate the landscape setting of the Merri River, wetlands and other rural landscapes.
- Limit intrusion on the skyline and ridgeline.

Siting

- Set buildings back from sensitive environmental boundaries so that the environmental values are maintained.
- Site buildings and works to enable a consistent vegetation-dominated streetscape to be provided.
- Ensure developments address street frontages and public areas.
- Avoid site coverage of more than 50 percent of the lot.
- Provide a minimum setback of 5 metres from any boundary that abuts the Merri River public reserve.
- Provide sufficient space in front of the building for landscaping including canopy trees, with a minimum setback of 6 metres from road frontages.
- Set buildings back from both side boundaries with sufficient space for landscaping.
- Provide car parking on site to minimise the impact of on street parking on the streetscape.
- Locate garages behind the front line of buildings to minimise their visual impact.

Height and Building Form

- Ensure buildings and structures sit sensitively within the coastal dune landscape and vegetation setting.

- Create a low scale built form by encouraging low pitched roofs and avoiding box-like forms.
- Design development to be below the future mature tree canopy height and ensure the maximum height of any development is less than 7.5 metres above natural ground level, with no more than 2 storeys above natural ground level.
- Wall heights interfacing with the Merri River corridor and adjacent rural areas should be no higher than 5.0 metres and no higher than 1 storey to a depth of 5 metres.
- Reduce the need for cut and fill by designing buildings to follow the contours and step down the site.

Materials and Design Detail

- Ensure buildings demonstrate a high standard of contemporary design and complement the coastal setting.
- Encourage simple building details.
- Articulate the form of buildings and elevations, particularly front facades, and include elements that lighten the building form such as balconies, glazing and light transparent balastrading.
- Use a mix of contemporary and traditional Warrnambool coastal materials, textures and finishes including timber, render, glazing, stone, brick and iron roofing.
- Where buildings are set amongst vegetation, utilize colours and finishes that complement the native vegetation of the local area, including dark, subdued natural colours and matte finishes.
- Construct outbuildings using similar materials to the main building.
- Ensure glazing and roofing materials to be of low reflectivity.
- Fencing height should be a maximum of 1.2 metres above natural ground level along street frontages and public areas.

Streetscape

- Ensure fencing is not visually prominent.
- Ensure that the area between the building and front property boundary has a mostly permeable surface and is able to support vegetation, including canopy trees.
- Front fences are discouraged, and where required should be of post and wire construction or of similar transparency.
- Where side and rear fencing is required, this should be of post and wire construction or of similar transparency.
- Screen fencing may be provided within the immediate curtilages of the building.

Views

- Buildings and structures should be sited and designed to take into account existing views to the coast and surrounding foothills from nearby properties.

ESD Design

- Ensure the drainage of the land and associated buildings will be in accordance with water sensitive urban design including on-site retentions methods.
- Maximise northern orientation in the development of buildings on lots.

Landscaping

- Use indigenous species for landscaping in all areas (private, public or communal land).
- Planting should be consistent with an approved landscape plan.

3.0 Subdivision

05/12/2025
C216warr

A permit to subdivide land must meet the following requirements:

- Appropriate Building and Access Areas are to be shown to the satisfaction of the responsible authority on the subdivision plan and are to be located in recognition of the constraints affecting the land.

- Appropriate Building Areas are not to be located within 5 metres of any boundary adjacent to the Merri River Public Reserve.
- Appropriate Building and Access Areas may be limited to the area of a proposed dwelling, outbuildings and vehicle access ways, or may affect a larger area providing flexibility for the location of a dwelling in the future, dependent upon the constraints affecting the site.
- Younger Street is to be utilised as the main access street for development.
- Permeable or connective street layout is to be used, and cul-de-sac streets are to be avoided.
- Streets are to be designed to respect the existing topography of the site.
- Direct pedestrian access and access for people with limited mobility is to be provided.
- An adequate amount of useable open space is to be provided that connects to the existing and future networks of open space.
- Development is to front onto the River corridor, floodway open space network and existing golf course.
- Pedestrian and bicycle connection is to be provided and bridge crossing over the Merri River.
- All services are to be provided underground.
- Streetscapes are to be designed to contribute through the use of plant material indigenous to the coastal environment to provide a coastal vegetation dominated landscape.
- The interface with the Merri River is to be planted with coastal indigenous species.
- Lots are to be orientated to allow development that maximises solar access.
- An interface is to be provided with the golf course that minimises negative impacts on residential areas. This could include a high black mesh fence screened with vegetation.

4.0 Signs

05/11/2021
C202warr

Sign requirements are at Clause 52.05. All land is in Category 3.

5.0 Application requirements

05/12/2025
C216warr

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A site context plan and a site context report that demonstrate how the proposed buildings or works satisfy the relevant policies, controls and guidelines applying to the site.
- A landscape plan that demonstrates how the proposed landscaping satisfies the landscape and landscape setting objectives applying to the site.
- An overall subdivision and development plan for the subdivision of the land into more than two lots.

6.0 Decision guidelines

05/12/2025
C216warr

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- How the proposal responds to the design objectives of this schedule.

SCHEDULE 14 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

05/11/2021
C202warr

Shown on the planning scheme map as **DDO14.**

PROTECTION OF OCEAN VIEWS FROM THE PUBLIC REALM: RAGLAN PARADE

1.0 Design objectives

05/11/2021
C202warr

To ensure buildings are sited so as to not intrude on views to the ocean from Raglan Parade.

To ensure development is designed to allow views across and between buildings to the ocean.

To ensure landscaping is designed and sited to maintain views to the ocean from Raglan Parade.

2.0 Buildings and works

05/11/2021
C202warr

A permit is not required to construct a building or construct or carry out works if:

- The building or works does not exceed the preferred maximum building height as specified in Map 1 to this schedule, and
- The building achieves the front and side setback requirements (ground and upper level) contained in Table 1 of this schedule.

The following design requirements apply to buildings and works:

Table 1: Design requirements

Raglan Parade Design requirements	Outcome to be achieved
Building setback requirements	
Provide a front building setback of at least 7 metres to Raglan Parade and the west side of Emma Avenue. Development should be set back a minimum of 2 metres from both side boundaries. For properties fronting Raglan Parade, the upper level of development should be recessed a minimum of 3 metres from the front façade of the building in order to minimise the impact of development on views to the water from Raglan Parade. The upper level(s) of development should be stepped in from the ground floor in order to maintain viewing corridors between buildings.	Buildings that are sited to reflect the predominant pattern of front, side and rear setbacks in the street, having regard to the impact of views to the ocean from Raglan Parade.
Building siting	
Give consideration to siting buildings or higher elements of buildings in the lower sections of the site so that the overall height of the building is minimised when viewed from Raglan Parade.	Buildings and buildings elements that do not unreasonably block views to the ocean.
Building Height and form	
Development should be limited to preferred maximum buildings heights specified on Map 1 to this schedule. Design buildings to follow the contours and step down the site in order to minimise the overall height of the building.	Buildings that are designed with consideration of the sharing of ocean views. Buildings that respond to the natural contours of the landscape.
Landscaping	
Vegetation should be sited and appropriate species selected in order to maintain existing ocean viewing corridors from adjoining properties.	Vegetation that is selected and sited to maintain views to the ocean.

Merri Street East & Raglan Parade Analysis and Issues Report May 2008, including Merri Street East Design Guidelines and Raglan Parade Design Guidelines.

Map 1 to Schedule 14 to Clause 43.02

Raglan Parade Preferred Maximum Building Height

3.0 Subdivision

05/11/2021
C202warr

None specified.

4.0 Signs

05/11/2021
C202warr

None specified.

5.0 Application requirements

05/11/2021
C202warr

None specified.

6.0 Decision guidelines

05/11/2021
C202warr

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposed development achieves the design requirements and the outcomes to be achieved in Table 1 of this schedule.

7.0 ~~Background documents~~

~~Merri Street East & Raglan Parade Analysis and Issues Report May 2008, including Merri Street East Design Guidelines and Raglan Parade Design Guidelines.~~

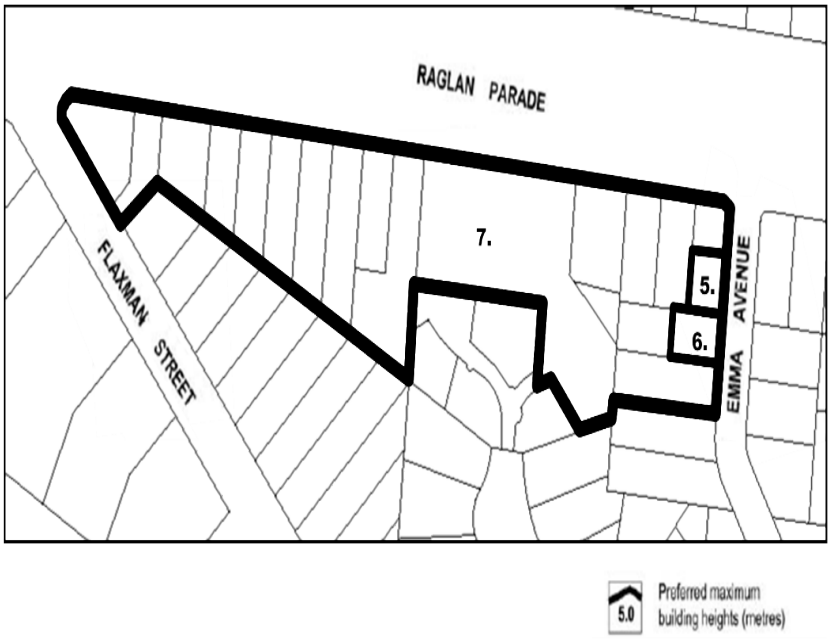
~~Table 1: Design requirements~~

Raglan Parade	Outcome to be achieved
Design requirements	
Building setback requirements	
Provide a front building setback of at least 7 metres to Raglan Parade and the west side of Emma Avenue. Development should be set back a minimum of 2 metres from both side boundaries. For properties fronting Raglan Parade, the upper level of development should be recessed a minimum of 3 metres from the front façade of the building in order to minimise the impact of development on views to the water from Raglan Parade. The upper level(s) of development should be stepped in from the ground floor in order to maintain viewing corridors between buildings.	Buildings that are sited to reflect the predominant pattern of front, side and rear setbacks in the street, having regard to the impact of views to the ocean from Raglan Parade.
Building siting	
Give consideration to siting buildings or higher elements of buildings in the lower sections of the site so that the overall height of the building is minimised when viewed from Raglan Parade.	Buildings and buildings elements that do not unreasonably block views to the ocean.
Building Height and form	

Raglan Parade	Outcome to be achieved
Development should be limited to preferred maximum buildings heights specified on Map 1 to this schedule. Design buildings to follow the contours and step down the site in order to minimise the overall height of the building.	Buildings that are designed with consideration of the sharing of ocean views. Buildings that respond to the natural contours of the landscape.
Landscaping	
Vegetation should be sited and appropriate species selected in order to maintain existing ocean viewing corridors from adjoining properties.	Vegetation that is selected and sited to maintain views to the ocean.

~~Map 1 to Schedule 14 to Clause 43.02~~

~~Raglan Parade Preferred Maximum Building Height~~



SCHEDULE 15 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

05/11/2021
C202warr

Shown on the planning scheme map as **DDO15.**

FORESHORE DESIGN CHARACTER AND VIEWSHARING: MERRI STREET EAST

1.0 Design objectives

05/11/2021
C202warr

The following design objectives apply to the precincts shown on Map 1 to this schedule.

Merri Street East: All Precincts

To ensure buildings are sited to integrate with existing streetscapes.

To ensure buildings and structures respond positively to the coastal landscape setting.

To encourage buildings that contribute positively to the streetscape through the use of innovative architectural responses and by presenting visually interesting facades to the street.

To encourage buildings that visually complement the features of the surrounding environment.

To maintain the open, informal appearance of the streetscapes.

To provide for the reasonable sharing of views to the coast.

To ensure buildings are sited and designed to take into account existing views to the coast from nearby properties.

To encourage views between buildings to the surrounding landscape and coast.

To ensure landscaping is integrated with the design of the development and complements the landscaping of the adjoining public realm.

Merri Street East: Precincts 1 and 2

To maintain the spacious setting of the streetscapes.

To ensure that new development respects the significance and siting of existing heritage buildings.

To ensure buildings and extensions respect the predominant height and form of buildings in the streetscape and provide for the sharing of ocean views from surrounding areas.

Merri Street East: Precinct 3

To maintain the urban setting of development.

To ensure buildings and extensions respect the predominant height and form of buildings in the streetscape.

2.0 Buildings and works

05/11/2021
C202warr

A permit is not required to construct a building or construct or carry out works if:

- The building or works does not exceed a height of 5 metres above natural ground level, and
- The building achieves the front and side setback requirements contained in Table 1 of this schedule.

A permit is required to construct a front boundary fence if there is currently no front boundary fence on the property.

The following design requirements apply to buildings and works:

Table 1: Design requirements

Merri Street East: All Precincts	
Design requirements	**Outcome to be achieved**
Building setback requirements	
The upper level(s) of development should be stepped in from the ground floor in order to maintain viewing corridors between buildings.	Buildings and vegetation that do not unreasonably block views to the coast.

Refer to Precincts 1, 2 and 3 sections of this table for additional setback requirements.	
Building height and form	
Minimise the visual impact of buildings and reduce the need for cut and fill by designing buildings to follow the contours and step down the site. The upper level(s) of developments should be recessed and articulated to reduce dominance of the upper level and impacts in terms of overlooking and visual bulk. Buildings should incorporate low single pitch roof forms, low hip or gable roof forms, or limited use of high pitch roof forms.	Buildings that respond to the natural contours of the landscape. Buildings that do not visually dominate the street or coastal environment.
Materials and design detail	
Use simple building details. Articulate the form and façades of buildings through the use of different colours and materials, through the composition of openings and setbacks and through variations in wall surfaces. Use a mix of contemporary and traditional coastal materials, textures and finishes including timber, render, glazing, stone, brick, and iron roofing. Materials that weather over time with the landscape should also be considered. Utilise colours and finishes that complement the native vegetation of the local area, including dark, natural colours and matte finishes. Use glazing and roofing materials of low reflectivity.	High architectural quality. Buildings that respond positively to the coastal context.
Streetscape	
Where a front setback is required, ensure the area between the building and the front property boundary is mostly permeable and able to support vegetation, including medium-sized coastal canopy trees. Provide no front fence, or planting instead of a front fence in areas where this is a predominant feature of the streetscape. In other areas, provide an open style front fence to a preferred maximum height of 1.2 metres or fencing appropriate to the architectural style of the building. Locate garages, carport and car parking areas behind the line of the dwelling.	Buildings and building elements that achieve the desired streetscape character. Buildings that are sited to reinforce the landscape character of the coastal environment. Front setbacks that support species-appropriate coastal gardens. Front boundary treatments that reinforce the sense of openness in the streetscape.
Views	
Buildings should be sited and designed so as not to intrude into major view lines from public viewing locations. Where ocean views are available along a road corridor, have regard for adjoining front setbacks so that new development does not intrude significantly into existing view lines. Vegetation should be sited and appropriate species selected in order to maintain ocean viewing corridors from adjoining properties.	Buildings and vegetation that do not unreasonably block views to the coast.
Landscaping	
Landscaping should provide visual links with the coastal reserve. Retain existing trees and provide for the planting of new vegetation, including medium-sized coastal canopy trees, wherever possible.	Landscaping that is integrated with new buildings and links to the landscaping of the coastal environment.

Require all applications for new dwellings to prepare a landscape plan that includes the planting of appropriate vegetation around the dwelling	
Merri Street East: Precinct 1	
Design requirements	**Outcome to be achieved**
Setback requirements Development should be set back from both side boundaries a minimum of 2 metres. Development should be set back from the front boundary a minimum of 5 metres. Or: For development which adjoins an existing heritage property and is located on the same street frontage, ensure development is sited to complement the front, side and rear setbacks of the buildings on the heritage property.	Buildings that are sited to maintain a sense of spaciousness and support coastal vegetation. Development that respects established historic siting patterns.
Building height and form Development should be limited to a preferred maximum height of 7.5 metres above natural ground level (other than architectural details).	Buildings that are not visually dominant and are designed with consideration of the sharing of ocean views.
Merri Street East: Precinct 2	
Design requirements	**Outcome to be achieved**
Setback requirements Development should be set back from both side boundaries a minimum of 2 metres, having regard to existing ocean views from properties within the Ocean and Wattle Groves Heritage Precinct. Development should be set back from the front boundary a minimum of 3.5 metres. Or: For development which adjoins an identified contributory heritage property and is located on the same street frontage, ensure development is sited to complement the front, side and rear setbacks of the buildings on the contributory property.	Buildings that are sited to maintain a sense of spaciousness and support coastal vegetation. Buildings that are sited with consideration for the sharing of ocean views. Development that respects established historic siting patterns.
Building height and form Development should be limited to a preferred maximum height of 7.5 metres above natural ground level (other than architectural details).	Buildings that are not visually dominant and are designed with consideration of the sharing of ocean views.
Merri Street East: Precinct 3	
Design requirements	**Outcome to be achieved**
Setback requirements Development should be set back a minimum of 2 metres from the front boundary and 0 metres from both side boundaries.	Buildings that reinforce the existing urban form of development.
Building height and form Development should be limited to a preferred maximum height of 10.5 metres above natural ground level (other than Merri Street East & Raglan Parade Analysis and Issues Report May 2008, including Merri Street East Design Guidelines and Raglan Parade Design Guidelines. architectural details).	Buildings that are not highly exposed when viewed from key viewing locations.

Merri Street East & Raglan Parade Analysis and Issues Report May 2008, including Merri Street East Design Guidelines and Raglan Parade Design Guidelines.

Map 1 to Schedule 15 to Clause 43.02

Merri Street East Precincts

3.0 Subdivision

05/11/2021 C202warr

None specified.

4.0 Signs

05/11/2021 C202warr

None specified.

5.0 Application requirements

05/11/2021 C202warr

None specified.

6.0 Decision guidelines

05/11/2021 C202warr

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposed development achieves the design requirements and the outcomes to be achieved in Table 1 of this schedule.

7.0 ~~Background documents~~

Merri Street East & Raglan Parade Analysis and Issues Report May 2008, including Merri Street East Design Guidelines and Raglan Parade Design Guidelines.

Table 1: Design requirements

Merri Street East: All Precincts	
Design requirements	**Outcome to be achieved**
Building setback requirements	
The upper level(s) of development should be stepped in from the ground floor in order to maintain viewing corridors between buildings. *Refer to Precincts 1, 2 and 3 sections of this table for additional setback requirements.*	Buildings and vegetation that do not unreasonably block views to the coast.
Building height and form	
Minimise the visual impact of buildings and reduce the need for cut and fill by designing buildings to follow the contours and step down the site. The upper level(s) of developments should be recessed and articulated to reduce dominance of the upper level and impacts in terms of overlooking and visual bulk.	Buildings that respond to the natural contours of the landscape. Buildings that do not visually dominate the street or coastal environment.

Merri Street East: All Precincts	
Buildings should incorporate low single pitch roof forms, low hip or gable roof forms, or limited use of high pitch roof forms.	
Materials and design detail	
Use simple building details. Articulate the form and façades of buildings through the use of different colours and materials, through the composition of openings and setbacks and through variations in wall surfaces. Use a mix of contemporary and traditional coastal materials, textures and finishes including timber, render, glazing, stone, brick, and iron roofing. Materials that weather over time with the landscape should also be considered. Utilise colours and finishes that complement the native vegetation of the local area, including dark, natural colours and matte finishes. Use glazing and roofing materials of low reflectivity.	High architectural quality. Buildings that respond positively to the coastal context.
Streetscape	
Where a front setback is required, ensure the area between the building and the front property boundary is mostly permeable and able to support vegetation, including medium-sized coastal canopy trees. Provide no front fence, or planting instead of a front fence in areas where this is a predominant feature of the streetscape. In other areas, provide an open style front fence to a preferred maximum height of 1.2 metres or fencing appropriate to the architectural style of the building. Locate garages, carport and car parking areas behind the line of the dwelling.	Buildings and building elements that achieve the desired streetscape character. Buildings that are sited to reinforce the landscape character of the coastal environment. Front setbacks that support species-appropriate coastal gardens. Front boundary treatments that reinforce the sense of openness in the streetscape.
Views	
Buildings should be sited and designed so as not to intrude into major view lines from public viewing locations. Where ocean views are available along a road corridor, have regard for adjoining front setbacks so that new development does not intrude significantly into existing view lines. Vegetation should be sited and appropriate species selected in order to maintain ocean viewing corridors from adjoining properties.	Buildings and vegetation that do not unreasonably block views to the coast.
Landscaping	
Landscaping should provide visual links with the coastal reserve. Retain existing trees and provide for the planting of new vegetation, including medium-sized coastal canopy trees, wherever possible. Require all applications for new dwellings to prepare a landscape plan that includes the planting of appropriate vegetation around the dwelling	Landscaping that is integrated with new buildings and links to the landscaping of the coastal environment.
Merri Street East: Precinct 1	
Design requirements	**Outcome to be achieved**
Setback requirements	

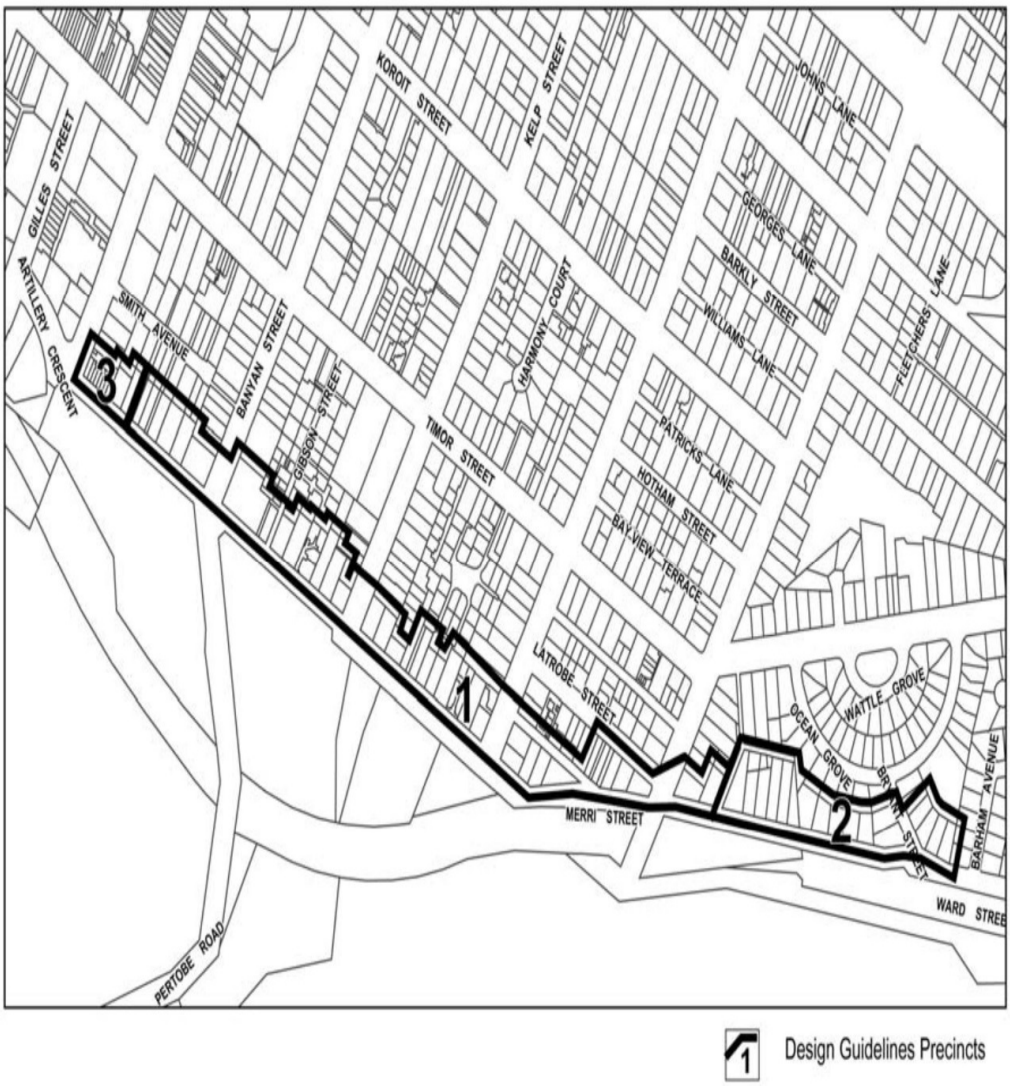
Merri Street East: All Precincts	
Development should be set back from both side boundaries a minimum of 2 metres. Development should be set back from the front boundary a minimum of 5 metres. Or: For development which adjoins an existing heritage property and is located on the same street frontage, ensure development is sited to complement the front, side and rear setbacks of the buildings on the heritage property.	Buildings that are sited to maintain a sense of spaciousness and support coastal vegetation. Development that respects established historic siting patterns.
Building height and form Development should be limited to a preferred maximum height of 7.5 metres above natural ground level (other than architectural details).	Buildings that are not visually dominant and are designed with consideration of the sharing of ocean views.

Merri Street East: Precinct 2	
Design requirements	**Outcome to be achieved**
Setback requirements Development should be set back from both side boundaries a minimum of 2 metres, having regard to existing ocean views from properties within the Ocean and Wattle Groves Heritage Precinct. Development should be set back from the front boundary a minimum of 3.5 metres. Or: For development which adjoins an identified contributory heritage property and is located on the same street frontage, ensure development is sited to complement the front, side and rear setbacks of the buildings on the contributory property.	Buildings that are sited to maintain a sense of spaciousness and support coastal vegetation. Buildings that are sited with consideration for the sharing of ocean views. Development that respects established historic siting patterns.
Building height and form Development should be limited to a preferred maximum height of 7.5 metres above natural ground level (other than architectural details).	Buildings that are not visually dominant and are designed with consideration of the sharing of ocean views.

Merri Street East: Precinct 3	
Design requirements	**Outcome to be achieved**
Setback requirements Development should be set back a minimum of 2 metres from the front boundary and 0 metres from both side boundaries.	Buildings that reinforce the existing urban form of development.
Building height and form Development should be limited to a preferred maximum height of 10.5 metres above natural ground level (other than architectural details).	Buildings that are not highly exposed when viewed from key viewing locations.

Map 1 to Schedule 15 to Clause 43.02

Merri Street East Precincts



SCHEDULE 16 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

05/11/2021
C202warr

Shown on the planning scheme map as **DDO16**.

WARRNAMBOOL REGIONAL AIRPORT – BUILDING HEIGHT ABOVE 7.5 METRES (RL 79.0m AHD)

1.0 Design objectives

05/11/2021
C202warr

To ensure that flight paths associated with the Warrnambool Regional Airport are protected from the encroachment of inappropriate obstacles to enable the safe and effective operation of the airport.

To ensure that all buildings and works avoid creating a hazard to aircraft in the vicinity of the Warrnambool Regional Airport in order to facilitate safe aircraft operations.

2.0 Buildings and works

05/11/2021
C202warr

A permit is not required to:

- Construct a building or construct and carry our works that are less than 7.5 metres in height.
- Alter an existing building that is 7.5 metres or more in height provided the building height is not increased.

3.0 Subdivision

05/11/2021
C202warr

None specified.

4.0 Signs

05/11/2021
C202warr

None specified.

5.0 Application requirements

05/11/2021
C202warr

None specified.

6.0 Decision guidelines

05/11/2021
C202warr

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The approved Obstacle Limitation Surface plan for the airport.
- The location and height of the proposed development.
- The need to prevent the development of buildings or structures that could interfere with and cause a safety hazard to aircraft operations.
- The effect of the proposed development, including construction materials, on the clear flight path of aircraft.

SCHEDULE 17 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

08/05/2025
C213warr

Shown on the planning scheme map as **DDO17**.

COASTAL/HOPKINS RIVER ENVIRONMENT AREA

1.0 Design objectives

08/05/2025
C213warr

Vegetation

To re-establish the vegetated setting for the site using indigenous coastal species.

Landscape Setting

To ensure landscaping is designed and sited to provide views to the ocean and the Hopkins River

To re-establish vegetation dominated views of the area.

To maximise building and structure absorption within the landscape setting for land south of Hopkins Point Road.

Views

To provide for the reasonable sharing of views to the ocean, coastal dunes, river and the surrounding landscape.

To minimise the visual impact of development from key public viewing locations.

Siting

To ensure buildings and structures are sited so as to minimise visual intrusion on views to the ocean.

To ensure buildings and structures are sited to avoid steep slopes.

To integrate buildings and works into the river corridor and rural dune landscapes.

To minimise the visual impact of development along the ridgeline.

To ensure buildings and structures are strategically sited so as to maximise the degree to which the development is absorbed in the landscape.

Height and building form

To ensure development is designed to allow views across and between buildings to the ocean.

To ensure buildings and structures sit within the coastal dune landscape and vegetation setting.

Site coverage

To develop a spacious building setting with space for planting.

To minimise the dominance of car parking structures and outbuildings.

To ensure that buildings and structures are absorbed within the landscape setting for land south of Hopkins Point Road.

Environmental Sustainable Design

To encourage good environmentally sustainable practices including maximising solar access and rainwater harvesting.

To incorporate the use of Water Sensitive Urban Design principles.

Materials and design detail

To ensure buildings demonstrate a high standard of contemporary design and complement the coastal setting.

2.0 Buildings and works

08/05/2025
C213warr

A permit is required to construct:

- A swimming pool.

- A tennis court.

A permit is required to construct a fence. This does not apply to:

- A front boundary fence that is of post and wire construction.
- A side or rear boundary fence that is of post and wire construction where the land adjoins the coastal reserve/public/common property open space areas.
- A boundary fence that is of post and wire construction where the land adjoins land not covered by this overlay.

Requirements

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

General

- Where there is an approved building envelope buildings must be located within the approved building envelopes to enable the sensitive siting of buildings in the landscape.

Vegetation

- Provide indigenous vegetation from within the Warrnambool Plains Bioregion in clumps and clusters as opposed to formal rows.

Landscape setting

- Site vegetation and select appropriate species to acknowledge existing ocean viewing corridors from adjoining properties.
- Retain existing vegetation and encourage the planting of new vegetation to screen buildings and structures.
- Integrate landscaping with the design of the development and to complement the landscaping of any adjoining public realm.
- For land south of Hopkins Point Road ensure that buildings and structures are lower than the canopy height of the vegetated (or proposed vegetated) backdrop, as far as reasonably possible.

Views

- Ensure that the height, siting and setback of development provides for the reasonable sharing of views.
- Site and design buildings and structures to:
- Take into account existing views to the coast and river from nearby dwellings.
- Maximise building immersion when viewed from the Logans Beach car park, the whale platform, Point Richie car park and Deakin University boat ramp.
- Protect views from existing dwellings in Banksia Drive and Acacia Court in accordance with any approved development plan, as approved under Development Plan Overlay Schedule 13.

Siting

- Minimise the visual impact of development by designing buildings and structures to step down the topography and where appropriate to be excavated into the landform.
- Give consideration to siting buildings and structures in lower sections of the site so that the overall height of the development is minimised when viewed from key viewing locations.
- Site buildings and structures to incorporate space for planting of substantial vegetation, including canopy trees.
- Ensure buildings and works are in accordance with the Geotechnical Site Analysis (for sites with greater than 20 percent slope).

Height and building form

- Minimise the visual intrusion of development on highly visible areas.
- Encourage low scale building form with second storeys being smaller than the ground floor and recessed.
- Ensure that the siting and design of development enhances the coastal landscape character of the area.
- Keep development below the future mature tree canopy height to a maximum of 7.5 metres above natural ground level.
- For land north of Hopkins Point Road, reduce building height to 5.0 metres close to the ridgeline.

In addition to the above requirements, the following requirements apply to land south of Hopkins Point Road:

- Buildings and structures should be a maximum of 5.0 metres in height above natural.
- Locate buildings and structures to respond to the site and be substantially absorbed by the landscape.
- Locate garages, carports and outbuildings in response to the topography and the view from the street and adjoining properties.
- Ensure building forms follow the natural contour. Where possible, on sloping sites, buildings should utilise footings which allow the natural slope to be maintained.

Site Coverage

- Provide sufficient space in the frontage setback for canopy trees and under storey planting.
- Minimise building footprints.
- Locate garages, carports and outbuildings behind the line of the dwelling.
- Minimise areas of non-permeable surfaces.
- For land south of Hopkins Point Road site buildings and structures within the site topography to ensure that the overall height of the development is minimised when viewed from key viewing locations.

Environmental Sustainable Design

- Adopt best practice environmentally sustainable development principles; considering solar access and utilising sustainable energy and construction techniques wherever possible.
- Ensure all dwellings are designed and orientated to ensure optimal thermal performance and to utilise natural light.
- Minimise the area of sealed surfaces and ensure that spaces between buildings are able to support vegetation.
- Incorporate Water Sensitive Urban Design techniques to improve the water quality of the catchment and maintain appropriate flows.
- Make use of building material with minimal environmental impact such as recycled materials.

Materials and design detail

- Utilise colours and finishes that best immerse the built form within the landscape. Use a mix of contemporary and traditional muted coastal materials, textures and finishes including timber, render, glazing, stone, brick and iron roofing.
- Articulate the form of buildings and elevations, particularly front facades, and include elements that lighten the building form such as balconies, glazing and light transparent balustrading.
- Where buildings and structures are set amongst vegetation (existing and proposed), utilise colours and finishes that complement the vegetation, including dark, natural colours and matte finishes.
- Use glazing and roof material of low reflectivity.
- For land south of Hopkins Point Road ensure that the form of buildings and elevations are unobtrusive and minimise the extent to which they are visible from the Logans Beach car park and the whale watching platform as far as practically possible.

3.0 Subdivision

05/11/2021
C202warr

None specified.

4.0 Signs

05/11/2021
C202warr

None specified.

5.0 Application requirements

05/11/2021
C202warr

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A Landscape Plan prepared in accordance with the design requirements of this schedule and the principles established in the Coastal/Hopkins River Environment Structure Plan.
- A Materials and Colour Schedule prepared in accordance with the design requirements of this schedule and the principles established in the Coastal/Hopkins River Environment Structure Plan.
- A Photomontage demonstrating that proposed buildings will be immersed in the landscape when viewed from the Logans Beach car park, the whale watching platform, Point Richie car park and/or Deakin University boat ramp.
- A Geotechnical Site Analysis (for sites with greater than 20 per cent slope), certified by a registered professional engineer, that includes a:
- Stability Assessment Report (that identifies stability risk and addresses potential stability problems),
- Landslide Hazard Rating Analysis, and
- Foundation Investigation Report (i.e. a soil test report)

6.0 Decision guidelines

08/05/2025
C213warr

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The Structure Plan and Guidelines within the Coastal / Hopkins River Environment Structure Plan Report (May 2008).
- Whether the development nestles into the coastal dune landscape and vegetation setting.
- The impact of the development on views to, from and across the development site.
- The contribution the development proposal makes to the revegetation of the land.
- The measures that have been taken to incorporate Environmental Sustainable Design.
- The suitability of the materials and design detail in responding to the coastal setting.

SCHEDULE 18 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

09/07/2020
C103warr

Shown on the planning scheme map as **DDO18**.

EASTERN ACTIVITY CENTRE - COMMERCIAL AND OFFICE BUILT FORM

1.0 Design objectives

09/07/2020
C103warr

To encourage the development of the Eastern Activity Centre as an active, vibrant and connected retail, office and commercial precinct.

To encourage integrated, high quality built form and landscape treatments.

To ensure new development provides an active interface to streets, public open space, and residential areas.

2.0 Buildings and works

09/07/2020
C103warr

A permit is required to construct or extend a fence that fronts a road or public open space.

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

Building Height

- Development outside the Primary Activity Precinct should be a maximum of two or three storeys (8-10 metres above natural ground level) in height and designed to minimise bulk. Taller elements should be recessed to ensure they are of a compatible scale with the streetscape and surrounding uses.

Building Design

- Development should demonstrate high quality architectural design that enhances the appearance and amenity of the centre.
- Development should demonstrate a diversity of architectural form.
- The roof form and building profile of developments should create visual interest and variation in the streetscape.
- Building elevations should incorporate design detailing and material treatments that assist in articulation of the building form and limit the potential for visual bulk.
- Development should avoid blank walls on facades fronting public areas. Where blank walls cannot be avoided, windows or openings should be provided to promote interaction with the street. If windows or openings are not appropriate other design treatments may be considered to break up the surface and provide visual interest.
- Development should be designed to integrate with adjoining uses and built form, and designed to improve connectivity to adjoining uses and development.
- New or refurbished buildings should have regard to the incorporation of Environmentally Sustainable Design techniques such as passive solar design, natural ventilation and cooling, natural lighting, green walls, and use of sustainable materials.

Public Realm Interfaces

- Materials and finishes on all building facades should be high quality and complement the appearance and character of the centre. Use of glazing, natural materials and textured materials is encouraged.
- Development should incorporate active frontages that contribute to the activation of the street, create a clearly defined sense of street address and where appropriate directly interface with the street and corners.
- Development should incorporate lighting design to enhance the night time appearance of the building and add to pedestrian safety.
- Building services and equipment should be located to minimise their visibility and should be integrated into the design of buildings.
- The visibility of car parking and loading areas from the public realm should be minimised. Car parking and loading areas should be discretely located behind built form and not dominate the frontage.

Residential Interfaces

- Where abutting a Residential Zone or Residential precinct all development should, as a minimum, be massed in accordance with Standard B17 of Clause 55.04-1 from the common boundary.
- A combination of landscaping treatments and acoustic treatments should be used at the interface with residential areas.

Landscaping

- A high quality landscape interface should be provided to Princes Highway and collector/local road frontages.

Stormwater

- Stormwater must be managed to support a catchment-wide stormwater solution, where appropriate.

Bulky Goods Retailers

- In addition to the above:
- Ensure that the siting and design of bulky goods retailers responds to any prevailing characteristics of the streetscape, including existing street setbacks and building heights.
- Minimise offsite amenity impacts upon surrounding residential uses through considered siting of loading bays, waste collection spaces and vehicle entry/exit point.
- Ensure at-grade car parking incorporates sufficient landscaping (including canopy landscaping) to reduce the visual impact of car parking as viewed from the public realm.
- Ensure that the building design of bulky goods retailers maintains a clearly legible pedestrian entrance and connection to the primary street interface.

An application for construction of a building or to construct or carry out works is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

3.0 Subdivision

09/07/2020
C103warr

None specified.

4.0 Signs

09/07/2020
C103warr

None specified

5.0 Application requirements

09/07/2020
C103warr

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Building elevations and site plan showing how the proposal integrates with adjoining development.
- Movement and carparking layout, where appropriate.
- A schedule of materials and colours, as appropriate.
- A landscape plan, prepared by a suitably qualified professional, including details of initial maintenance to establishment.
- A lighting plan, which provides location and details of external lighting, as appropriate.
- A stormwater management plan showing how stormwater drainage is to be managed to support a catchment-wide stormwater solution.

Decision guidelines

6.0

09/07/2020
C103warr

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The design objectives of this schedule.
- Whether the development enhances the public realm, and improves the safety and connectivity of the precinct.
- Whether building design, articulation, materials, colours and lighting treatments contribute to an attractive and vibrant precinct.
- Whether the proposed landscape treatment enhances the amenity of the neighbourhood and public realm.
- Whether the development incorporates treatments to mitigate any potential off-site amenity impacts.
- The extent to which the development will enhance the visual appearance of the Princes Highway road corridor, and the Gateway Road streetscape, where applicable.
- The extent to which the development utilises Environmentally Sustainable Design treatments.

SCHEDULE 1 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

05/11/2021
C202warr

Shown on the planning scheme map as **DPO1**.

RESIDENTIAL DEVELOPMENT PLAN

1.0 Objectives

05/11/2021
C202warr

None specified.

2.0 Requirement before a permit is granted

05/11/2021
C202warr

A Development Plan must be submitted to and approved by the responsible authority prior to subdivision of the land into more than two lots.

3.0 Conditions and requirements for permits

05/12/2025
C216warr

The following conditions and/or requirements apply to permits:

- All residential development must be serviced with reticulated water and sewerage.
- Any constraints on subdivision or particular requirements identified in the preparation of the Development Plan should be reinforced by the placement of appropriate conditions on the permit for subdivision of the land.
- All roads which provide direct access to the site must be sealed. Should such a road be identified as a Transport Zone 2 or a Transport Zone 3 the responsible authority will determine the standard of road construction.
- Retention and enhancement of remnant vegetation should be encouraged.
- A permit application for a building proposed to be located in an area which is not nominated as an Appropriate Building Area must be accompanied by supporting information which shows that the proposed dwelling will not cause a significant impact on the local environment. This information may address management of remnant vegetation, soil stability, drainage disposal or similar matters as considered appropriate by the responsible authority.
- No permit is required for the construction of a dwelling or associated outbuilding within an Appropriate Building Area nominated on the Development Plan.

4.0 Requirements for development plan

05/11/2021
C202warr

A development plan must include the following requirements:

- Include a Site Analysis which shows the topography of the land, and the location of any existing vegetation, drainage lines, existing buildings, sites of conservation, heritage or archaeological significance and other features.
- Show the proposed subdivision layout including lots, roads, public open space and other features of the subdivision in a manner which is responsive to the features identified in the Site Analysis.
- Identify the means by which sites of conservation, heritage or archaeological significance will be managed during the construction phase of the subdivision.
- Identify Appropriate Building Areas on the site and within individual lots that are suitable for the construction of dwellings or other buildings, which are not affected by constraints such as slope, potential for inundation, or presence of remnant vegetation to the satisfaction of the responsible authority. If there are no constraints affecting the site, all lots should be notated as Appropriate Building Areas.
- Include a Landscaping Plan showing the location of existing vegetation to be retained and proposed vegetation.
- Show suitable road and pedestrian linkages between the site and adjacent areas.
- Outline arrangements for the provision and funding of physical infrastructure.
- Identify the staging of the subdivision.

SCHEDULE 2 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

05/11/2021
C202warr

Shown on the planning scheme map as **DPO2**.

LOW DENSITY RESIDENTIAL DEVELOPMENT PLAN

1.0 Objectives

05/11/2021
C202warr

None specified.

2.0 Requirement before a permit is granted

05/12/2025
C216warr

A Development Plan must be submitted to and approved by the responsible authority prior to subdivision of the land into more than two lots.

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority for the construction of a dwelling, including an extension to an existing dwelling, and/or an outbuilding associated with an existing dwelling.

3.0 Conditions and requirements for permits

05/12/2025
C216warr

The following conditions and/or requirements apply to permits:

- Where possible all residential development should be serviced with reticulated water and sewer.
- Any constraints on subdivision or particular requirements identified in the preparation of the Development Plan should be reinforced by the placement of appropriate conditions on the permit for subdivision of the land.
- Where reticulated sewerage infrastructure is not available all lots proposed must be shown to be capable of adequately treating and retaining wastewater within the boundaries of the lot by the submission of soil percolation tests, if required by the responsible authority. The responsible authority must require the submission of soil percolation tests in an area affected by an Environmental Significance Overlay. Should the soil percolation tests not correspond with information provided in the preparation of the Development Plan, the Development Plan should be amended accordingly.
- All roads which provide direct access to the site must be sealed. Should such a road be identified as a Transport Zone 2 or a Transport Zone 3 the responsible authority will determine the standard of road construction.
- A permit application for a building proposed to be located in an area which is not nominated as an Appropriate Building Area must be accompanied by supporting information which shows the proposed dwelling will not cause a significant impact on the local environment. This information may address management of remnant vegetation, soil stability, drainage disposal or similar matters as considered appropriate by the responsible authority.
- No permit is required for the construction of a dwelling or associated outbuilding within an Appropriate Building Area nominated on the Development Plan.

4.0 Requirements for development plan

05/11/2021
C202warr

A development plan must include the following requirements:

- Include a Site Analysis which shows the topography of the land, and the location of any existing vegetation, drainage lines, existing buildings, sites of conservation, heritage or archaeological significance and other features.
- Include a Soil and Water Report if reticulated sewerage infrastructure is not available. The Soil and Water Report must demonstrate that the lot sizes proposed are capable of adequately treating and retaining all wastewater within the boundaries of the lot, in compliance with the relevant State Environment Protection Policies namely Code of Practice - Septic Tanks (EPA 1996).
- Identify the means by which sites of conservation, heritage or archaeological significance will be managed during the construction phase of the subdivision.
- Identify Appropriate Building Areas on the site and within individual lots that are suitable for the construction of dwellings or other buildings, which are not affected by constraints such as slope, potential

for inundation, or presence of remnant vegetation. If there are no constraints affecting the site all lots on the Development Plan should be notated as Appropriate Building Areas.

- Include a Landscaping Plan including the location of existing vegetation to be retained and proposed vegetation.
- Show suitable road and pedestrian linkages between the site and adjacent areas.
- Outline arrangements for the provision and funding of physical infrastructure.
- Identify the staging of the subdivision.

SCHEDULE 3 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

05/11/2021
C202warr

Shown on the planning scheme map as **DPO3**.

RURAL LIVING DEVELOPMENT PLAN

1.0 Objectives

05/11/2021
C202warr

None specified.

2.0 Requirement before a permit is granted

05/12/2025
C216warr

A Development Plan must be submitted to and approved by the responsible authority prior to subdivision of the land into more than two lots.

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority for the construction of a dwelling, including an extension to an existing dwelling, and/or an outbuilding associated with an existing dwelling.

3.0 Conditions and requirements for permits

05/12/2025
C216warr

The following conditions and/or requirements apply to permits:

- Any constraints on subdivision or particular requirements identified in the preparation of the Development Plan should be reinforced by the placement of appropriate conditions on the permit for subdivision of the land.
- Where reticulated sewerage infrastructure is not available all lots proposed must be shown to be capable of adequately treating and retaining wastewater within the boundaries of the lot by the submission of soil percolation tests, if required by the responsible authority. The responsible authority must require the submission of soil percolation tests in an area affected by an Environmental Significance Overlay. Should the soil percolation tests not correspond with information provided in the preparation of the Development Plan, the Development Plan should be amended accordingly.
- All roads which provide direct access to the site must be sealed. Should such a road be identified as a Transport Zone 2 or Transport Zone 3 the responsible authority will determine the standard of road construction.
- A permit application for a building proposed to be located in an area which is not nominated as an Appropriate Building Area must be accompanied by supporting information which shows the proposed dwelling will not cause a significant impact on the local environment. This information may address management of remnant vegetation, soil stability, drainage disposal or similar matters as considered appropriate by the responsible authority.
- No permit is required for the construction of a dwelling or associated outbuilding within an Appropriate Building Area nominated on the Development Plan, unless a permit is required by another clause of this scheme.

4.0 Requirements for development plan

05/11/2021
C202warr

A development plan must include the following requirements:

- Include a Site Analysis which shows the topography, and the location of any existing vegetation, drainage lines, existing buildings, sites of conservation, heritage or archaeological significance and other features on the land, and identification of farming practices on adjacent land (if any).
- Include a Soil and Water Report if reticulated sewerage infrastructure is not available. The Soil and Water Report must demonstrate that the lot sizes proposed are capable of adequately treating and retaining all wastewater within the boundaries of the lot, in compliance with the relevant State Environment Protection Policies namely Code of Practice - Septic Tanks (EPA 1996).
- Show the proposed subdivision layout including lots, roads, public open space and other features of the subdivision in a manner which is responsive to the features identified in the Site Analysis, adjacent farming practices and requirements of the Soil and Water report.

- Identify the means by which sites of conservation, heritage or archaeological significance will be managed during the construction phase of the subdivision.
- Identify Appropriate Building Areas on the site and within individual lots that are suitable for the construction of dwellings or other buildings, which are not affected by constraints such as slope, potential for inundation, or presence of remnant vegetation. Appropriate Building Areas should not be located adjacent to neighbouring properties which are used for farming purposes. If there are no constraints affecting the site all lots on the Development Plan should be notated as Appropriate Building Areas.
- Include a Landscaping Plan including the location of existing vegetation to be retained and proposed vegetation.
- Show suitable road and pedestrian linkages between the site and adjacent areas.
- Outline arrangements for the provision and funding of physical infrastructure.
- Identify the staging of the subdivision.

SCHEDULE 6 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

05/11/2021
C202warr

Shown on the planning scheme map as **DPO6**.

DENNINGTON RISE DEVELOPMENT PLAN

1.0 Objectives

05/11/2021
C202warr

None specified.

2.0 Requirement before a permit is granted

05/11/2021
C202warr

None specified.

3.0 Conditions and requirements for permits

05/11/2021
C202warr

None specified.

4.0 Requirements for development plan

05/11/2021
C202warr

The Development Plan must be in accordance with the *Dennington North Structure Plan (2005)* and must include the following requirements:

- Include a site analysis which shows the topography of the land, and the location of any existing vegetation, drainage lines and existing buildings, available infrastructure and connection points, and any other notable features.
- Show how the proposed development plan relates to the Dennington North Structure Plan.
- Show the proposed subdivision layout including any layout and orientation for lots, density makeup, clear hierarchy of roads, innovative public open space design and other features of the subdivision in a manner which is responsive to the features identified in the site analysis.
- Show suitable road and pedestrian linkages between the site and adjacent areas.
- Identify the staging of the development of the land.
- Include a landscape plan which identifies indicative street tree plantings and any other landscaping treatments and/or features proposed as a response to the site analysis.
- Show the means of servicing the land including reticulated sewerage, water and drainage to all land in the plan.
- Incorporate water sensitive urban design treatments into the development plan area.

SCHEDULE 7 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

05/11/2021
C202warr

Shown on the planning scheme map as **DPO7**.

NORTH EAST WARRNAMBOOL GROWTH AREA

1.0 Objectives

05/11/2021
C202warr

None specified.

2.0 Requirement before a permit is granted

05/11/2021
C202warr

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

- Subdivision of land to excise an existing dwelling from a lot provided no more than one (1) additional lot is created in the subdivision.
- Agriculture and any buildings and works in association with the use of the land for agricultural purposes.
- Minor building and works associated with an existing use or development.

3.0 Conditions and requirements for permits

05/12/2025
C216warr

The following conditions and/or requirements apply to permits:

- An application for use, subdivision or to construct or carry out works before a development plan has been approved must be accompanied by a report demonstrating that the proposal will not prejudice the development plan requirements specified in this schedule.

4.0 Requirements for development plan

05/12/2025
C216warr

The North East Warrnambool Growth Area is divided into four Development Areas as shown in Map 1 to this schedule.

A development plan must include the following requirements:

Development plans must be generally consistent with the *North East Warrnambool Structure Plan 2007*.

A Site Analysis Report and Plan that:

- Requirements applicable to Development Areas A, B, C & D
- In relation to existing site conditions and features, includes details on the topography of the land, the location of existing vegetation, drainage lines, existing buildings, sites of conservation, heritage or archaeological significance and any other features.
- Provides a proposed development layout including roads, public open space and other features of subdivision in a manner which is responsive to the identified site features and demonstrates the integration of the development with existing infrastructure within the North East area including access, open space, retailing and schooling.
- Provides adequate and usable public open space and demonstrates the suitability and accessibility of the provided open space to form part of the open space network.
- Identifies the means by which any sites of conservation, heritage or archaeological significance will be managed during construction and following the development.
- Identifies designated areas within the plan area proposed as potentially suitable for medium and higher density housing types based upon accessibility to transport, open space, services and other factors, as well as potential opportunities (if applicable) for areas suitable for non-car based development.
- Identifies designated areas to be set aside for single dwelling development only.
- Provides for community interaction, safety and surveillance by the provision of housing to front streets and/or public open space in the development area.

- Designates a main north-south transport route along Aberline Road, Boiling Downs Road and Gateway Road. This route must align and provide for linkage to the connection to Raglan Parade (Princes Highway) at the Gateway Road intersection.
- Requirements applicable to Development Areas A, B & C
- Provides linkage between the Merri River and the Russells Creek tributary open space corridors by demonstrating a network of pedestrian permeable access and open space networks through the development.
- Reinforces Mortlake Road, Aberline Road and Wangoom Road as major roads. Service roads should be provided to allow for appropriate integration of housing to streets and enhance safety.
- Requirements applicable to Development Areas B & C
- Provides a 'public' linkage to the northern areas of Kings College to provide for a convenient northern access to the school, and to the proposed pedestrian linkage to Balmoral Road through the college.
- Provides dual purpose pedestrian and cycle paths on Aberline and Wangoom Road.
- Requirements applicable to Development Area C
- Discourages new roads/streets intersecting Whites Road.

An Open Space / Landscape Master Plan and accompanying documentation that:

- Requirements applicable to Development Areas A, B, C & D
- Identifies a preferred character or theme in relation to the proposed development area including general design treatments for streetscapes, roads and boulevards, and open space.
- Designates by consideration of slope and accessibility, land suitable for open space provision within development areas, including prevention of direct private ownership and boundaries to watercourses.
- Provides for detailed planting scheme including specification of species.
- Requirements applicable to Development Areas B & C
- Provides a direct open space linkage from the existing Russells Creek corridor south of Whites Road into the development areas.
- Identifies landscape treatments to ensure urban development does not adversely impact surrounding rural uses.
- Requirements applicable to Development Areas C & D
- Provides a visual and environmental buffer to continued agricultural land use to the east of Aberline Road.

An Environmental Report that:

- Requirements applicable to Development Areas A, B, C & D
- Identifies the approach to water sensitive urban design in relation to drainage, road and allotment layout design. A theme should be applied to the entire development and should be based upon best practice provisions of water quality and turbidity, coupled with achieving relatively efficient maintenance provisions.
- Provides information on the biodiversity of the riparian corridor of any watercourses or existing and proposed open space corridors in the development area.
- Identifies the opportunities for incorporation of roof water harvesting including demonstration of consultation with Wannon Region Water Authority or its subsequent equivalent authority.
- Requirements applicable to Development Areas A, B & C
- Identifies areas of significance along the Merri River corridor and Russells Creek and tributary and identifies design guidelines for lots within significant sections of the corridors to guide building height, roof materials and colours and siting of dwellings.

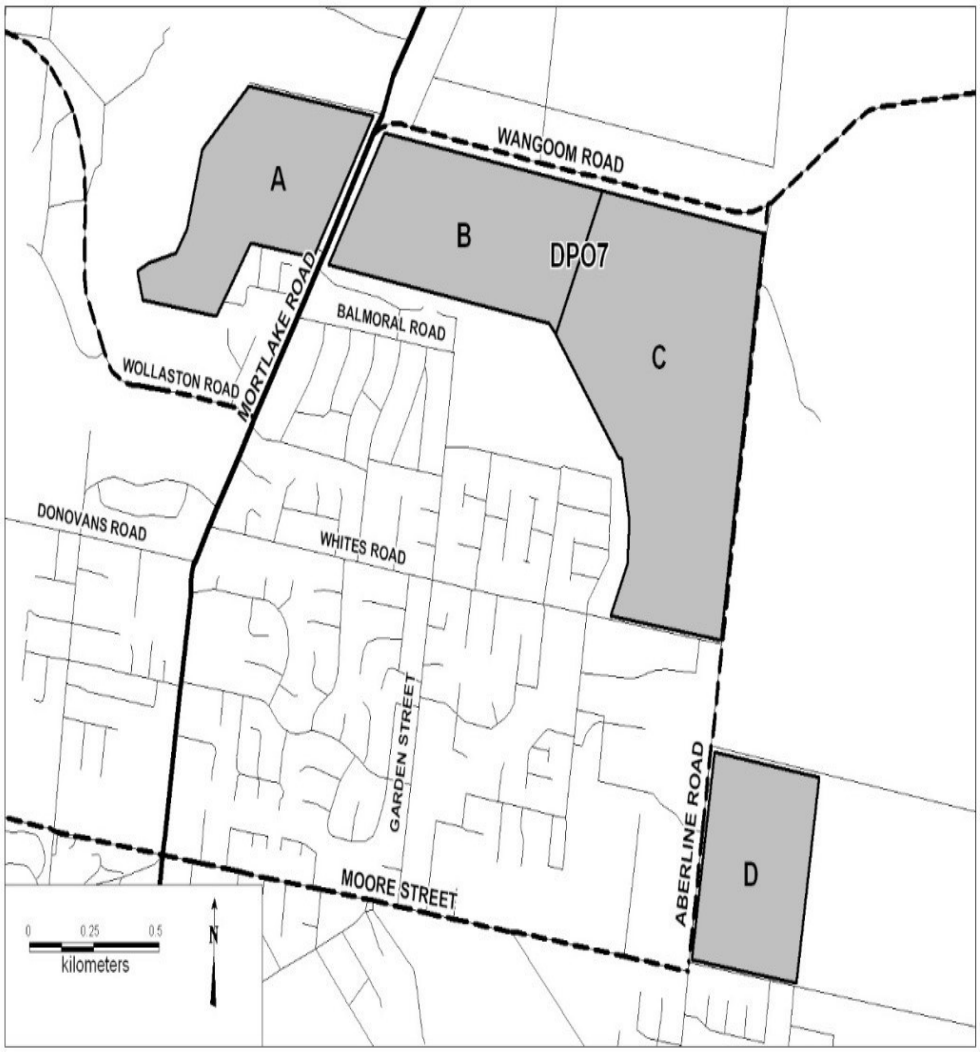
An Infrastructure Report that:

- Requirements applicable to Development Areas A, B, C & D

- Integrates drainage as a part of high quality open space nodes and linear linkages. Where possible integrate stormwater management systems such as Bio filter wetlands as a part of high quality open space network.
- Provides an open space area in each plan that responds to the balance between open space usability and functionality, and the objectives of floodplain management.
- Provides a staging plan for development of the land in relation to efficient infrastructure provision through stages.
- Provides for the provision and funding of physical infrastructure (unless included in any approved Development Contribution Plan or scheme for the area, outline arrangements for the provision and funding of physical infrastructure).
- Provides a timing schedule of public and infrastructure works, and staging of development for the development area.
- A Review period that identifies measures for the removal of the Development Plan Overlay from the land once the implementation of the development has been completed (requirement applicable to Development Areas A, B, C & D).

Map 1 to Schedule 7 to Clause 43.04

North East Warrnambool Growth Area Development Areas



22/07/2021
C208warr

SCHEDULE 8 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO8**.

NORTH DENNINGTON DEVELOPMENT PLAN

1.0 Objectives

22/07/2021
C208warr

Overall objectives

To implement the vision depicted in the *North Dennington Structure Plan 2014* to establish a residential community providing for diverse housing densities and lifestyle opportunities, with high quality urban design outcomes that reflect the environmental assets and landscape attributes of the location abutting the Merri River,

with specific reference to the following plan elements:

- Land use and density
- Movement and access
- Open space and natural environment
- Built environment and heritage
- Services, utilities and staging.

To implement the layout, design and density objectives of the North Dennington Structure Plan.

Land use and density objectives

To provide for land uses and housing densities that:

- Provides diversity in lot sizes and housing styles that responds to site context, landscape, topography and view lines.
- Focuses smaller lots capable of future subdivision/development in areas designated as appropriate in the North Dennington Structure Plan.
- Achieves an overall density of 12 lots per net developable hectare across the structure plan area.
- Incorporates a high amenity character through use of diverse streetscape cross-sections and treatments to provide a context for diverse and higher density housing outcomes in appropriate locations as identified in the North Dennington Structure Plan.
- Incorporates sensitive design of lots and siting of housing to preserve opportunities for infill subdivision/development to occur over time.
- Identifies measures to sensitively address areas of significant slope.
- Incorporates an identifiable and accessible community hub on Coghlans Road, incorporating a community centre and the St Johns Primary School.
- Identifies opportunities for potential shared use of community facilities.
- Identifies any other locations of proposed non-residential uses.

Movement and access objectives

To provide a movement network, including a connector road, local street and pedestrian/cycle path network that:

- Responds to the topography and existing road reserves (internal and external to the development plan area).
- Establishes a modified grid-based local road network with a high level of streetscape diversity, including a variety of street cross-sections.
- Establishes connections between neighbourhoods within the North Dennington Structure Plan area, and to existing, surrounding neighbourhoods where relevant.

- Incorporates a positive landscape character in key locations through use of boulevard treatments and high quality street tree planting.
- Provides an accessible public transport route along Coghlans Road, Station Street, Shannon Road and Harrington Road and a linked pedestrian and cycle network (on and off road).
- Provides for a local edge road treatment to the Merri River floodplain corridor, and local road connections between the river edge loop road and the existing road network.

Open space and natural environment objectives

To provide an open space network that:

- Focuses on and enhances the Merri River floodplain corridor.
- Is visually and physically connected to surrounding land uses through use of edge road treatments and active frontages.
- Accommodates a range of functions, including drainage, active and passive recreation, walking/cycling trails and preserves key site features.
- Reinforces the role of streets by establishing small green spaces within the local street network. This could include small parks, widened nature strips and central medians to provide points of difference and to create neighbourhood character.
- Identifies land within the Merri River floodplain corridor suitable for passive recreation purposes, access/parking node locations and for drainage and conservation purposes, having regard for the 30 metre biodiversity corridor along the river.

Community facilities objectives

To provide a centralised activity and community centre that:

- Provides a local focus for the community.
- Identifies opportunities for shared use of land for community facilities, including the primary school and any required Council operated facilities.
- Is accessible via public transport with convenient access to a bus stop.
- Takes a 'street-based' form with a design that enhances visual interaction between the street and the land uses and accommodates on-street parking.
- Provides opportunities for diverse housing options including higher density housing and mixed-use activities.
- Incorporates buildings and uses of a scale sympathetic to the surrounding residential context.

Built environment and heritage objectives

To provide development that:

- Draws upon the local character, history and natural environmental features.
- Responds sensitively and appropriately to aboriginal cultural heritage sites and features.

Services, utilities and staging objectives

To provide physical services and infrastructure that:

- Meets the needs of the future community and the development.
- Is provided in accordance with the *North Dennington Development Contributions Plan 2014*.
- Provides for the efficient, staged delivery of services and infrastructure to ensure all lots are provided with adequate services.
- Incorporates a Water Sensitive Urban Design approach to stormwater management to protect the water quality of the Merri River.

2.0 Requirement before a permit is granted

22/07/2021
C208warr

The responsible authority may grant a permit for subdivision, use or development prior to the approval of a development plan only, if in the opinion of the responsible authority, the grant of the permit achieves the objectives of the *North Dennington Structure Plan 2014* and the proposal satisfies the criteria set out in Chapter 10 of the *North Dennington Structure Plan 2014.*

3.0 Conditions and requirements for permits

05/12/2025
C216warr

The following conditions and/or requirements apply to permits:

- Any application for subdivision must be accompanied by a Traffic Study that reviews road infrastructure requirements and road management requirements unless this requirement has been met to the satisfaction of the responsible authority at the development plan stage.
- Any application for subdivision must be accompanied by a Servicing Report that reviews available services and drainage and identifies any interim or ultimate servicing and drainage requirements to service the subdivision, use or development unless this requirement has been met to the satisfaction of the responsible authority at the development plan stage.
- Any permit granted must include conditions relating to road infrastructure upgrades and traffic management measures required by the Traffic Study to the satisfaction of the responsible authority.
- Any permit granted must include conditions relating to servicing upgrades required by the Servicing Report to the satisfaction of the responsible authority.
- Any permit granted must include conditions required to give effect to the development plan.

4.0 Requirements for development plan

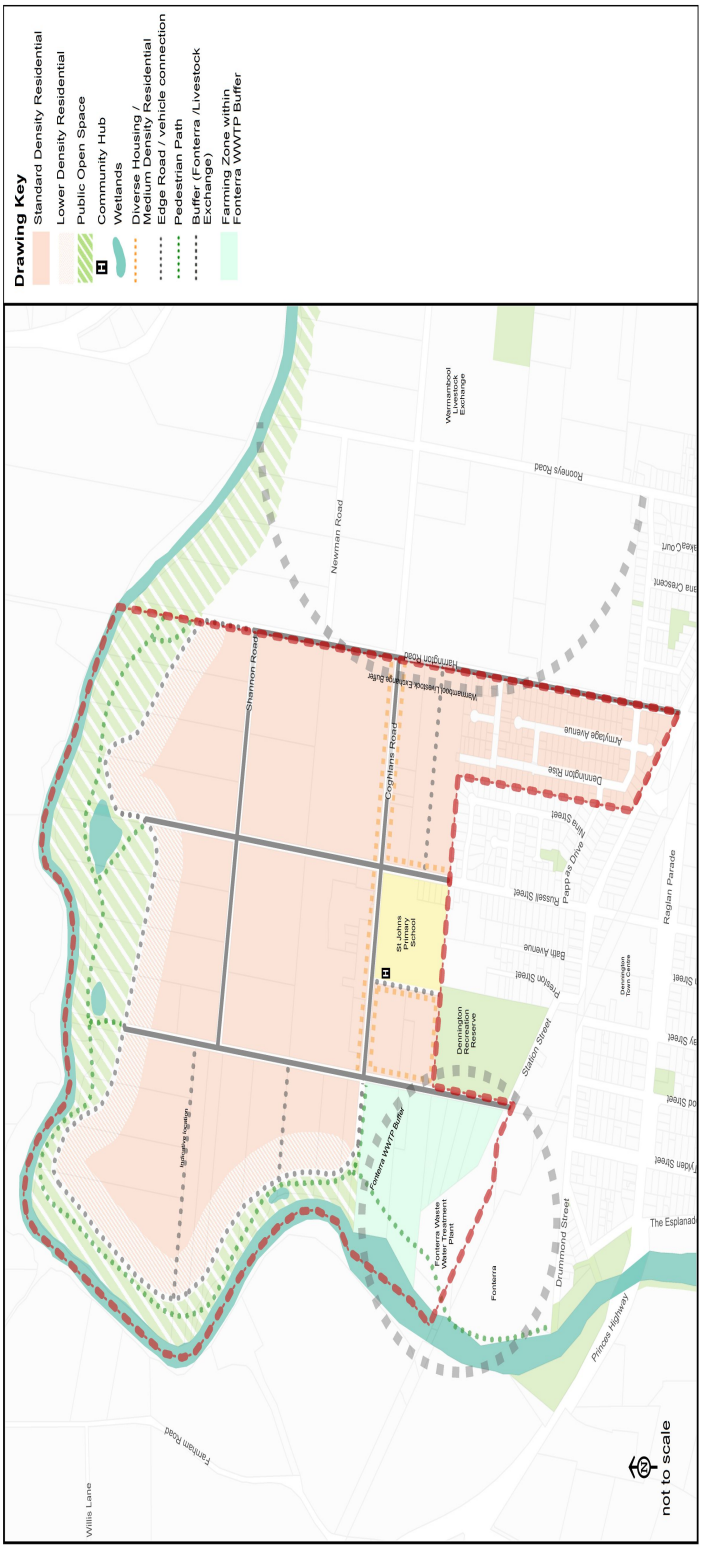
22/07/2021
C208warr

A development plan must include the following requirements:

- A development plan must be generally in accordance with the *North Dennington Structure Plan 2014* and North Dennington Growth Area Framework Plan in this schedule.
- A consolidated site analysis plan that depicts all relevant site analysis and technical background report information.
- A design response that is:
- based on the results of the site analysis process; and
- generally in accordance with the objectives and any other requirements of the North Dennington Structure Plan.
- A written report and plans addressing the objectives described in this schedule and in the North Dennington Structure Plan.
- A Development Sequencing Plan that identifies the likely sequence of development, the staging and provision of infrastructure, drainage, roads and other key facilities and evidence that reticulated water supply and sewerage services can be provided to the land in a timely and efficient manner.
- An Infrastructure Delivery Plan that outlines any projects in the *North Dennington Development Contributions Plan 2014* that are proposed to be delivered as 'works in kind'. The Infrastructure Delivery Plan must identify proposed responsibility, staging and timing of works.
- An overall land budget that calculates the area for each category of land use shown on the plan. The overall land budget must specifically identify land that will be set aside for infrastructure and open space in accordance with the *North Dennington Development Contributions Plan 2014.*

With the consent of the responsible authority, a development plan may be prepared in stages generally as identified in the staging plan contained within Part 9.6 of the *North Dennington Structure Plan 2014*.

North Dennington Growth Area Framework Plan



05/11/2021
C202warr

SCHEDULE 9 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO9**.

DENNINGTON NEIGHBOURHOOD ACTIVITY CENTRE – RETAIL PRECINCT

1.0 Objectives

05/11/2021
C202warr

None specified.

2.0 Requirement before a permit is granted

05/11/2021
C202warr

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

- To subdivide land into no more than two (2) lots.
- Title reconfiguration.
- To construct or carry out minor works including site preparation works and related activities.
- An alteration or extension to an existing dwelling.

3.0 Conditions and requirements for permits

05/11/2021
C202warr

The following conditions and/or requirements apply to permits:

- All proposals to subdivide land, title reconfiguration, and to construct or carry out minor works (including site preparation works) before a development plan has been prepared must be accompanied with a report demonstrating that they will not prejudice the long term future use of the land as envisaged in the Dennington Neighbourhood Activity Centre Structure Plan (Hansen, November 2009).

4.0 Requirements for development plan

05/11/2021
C202warr

The development plan must be generally in accordance with the Dennington Neighbourhood Activity Centre Structure Plan (Hansen, November 2009) and must include the following requirements:

- Built Form Design Guidelines that:
- Provide a building form that is of a low scale and unobtrusive to maintain view lines from surrounding elevated topography (no more than one storey in height or 6 metres in elevation). Two storey development is acceptable fronting Lindsay Street and the Princes Highway to encourage multiple land uses over different storeys.
- Ensure buildings are designed to front external and internal streets, provide active frontages and well concealed service areas.
- Ensure new development close to corners is positioned to the lot boundary and clearly demarcates and addresses internal and external intersections.
- Avoid large expanses of flat roofs.
- Ensure that plant fittings on rooftops are appropriately screened when viewed from elevated positions.
- Provide for a material palette that displays a variety of finishes that respond to the natural environment in texture and colour.
- Avoid the use of large expanses of brightly coloured rendered walls.
- A Signage Plan that:
- Provides for signage that is respectful of the neighbourhood setting with low scale integrated design preferred.
- Avoids highway illuminated signage.
- A Traffic Management and Car Parking plan that:

- Provides for an internal street connection in an east-west alignment with the drainage easement to facilitate traffic and pedestrian movement between Russell and Lindsay Streets.
- Provides a north-south pedestrian plaza link between retail development in the centre. The plaza should contain street furniture, public notice boards, lighting and high quality landscaping.
- Indicates the number, location, dimensions and layout of all car parks and access-ways to and from the car parking areas.
- Indicates specified car parking rates for all uses, including visitor car parking to the satisfaction of the responsible authority.
- Indicates the location and dimension of all bicycle, vehicle and pedestrian access ways and how these connect to the remainder of the retail precinct and the wider Activity Centre.
- Includes traffic management and traffic control works considered necessary in adjoining and nearby roads when the development is completed.
- Indicates the means of pedestrian and vehicle ingress to and egress from the land.
- A Landscaping Plan that:
- Includes details on furniture, lighting and the location, quantity and size at maturity of all proposed plants, the botanical names of the plants, the location of all areas to be covered by lawn or other surface materials and provides a specification of works to be undertaken prior to planting.

The development plan may be prepared and implemented in stages.

SCHEDULE 10 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

22/07/2021
C208warr

Shown on the planning scheme map as **DPO10**.

NORTH OF THE MERRI RIVER DEVELOPMENT PLAN

1.0 Objectives

11/07/2025
C219warr

Overall Objectives

To implement the vision depicted in the *North of the Merri River Structure Plan 2024* to establish a well-connected and well serviced community that demonstrates a positive sense of place, with specific reference to the following plan elements:

- Movement network
- Open space
- Activity centre and community facilities
- Neighbourhoods and density
- Utilities and drainage.

To implement the layout, design and density objectives of the *North of the Merri River Structure Plan*.

Movement network objectives

To provide a movement network, including a connector road, local street and pedestrian/cycle path network that:

- Responds to the topography and existing road reserves (internal and external to the Development Plan area).
- Establishes a modified grid-based local road network with a high level of streetscape diversity, including a variety of street cross-sections.
- Establishes connections between neighbourhoods within the structure plan area, and to existing surrounding neighbourhoods where relevant.
- Incorporates a positive landscape character in key locations through use of boulevard treatments and high quality street tree planting.
- Provides an accessible public transport route along Wollaston Road and a linked pedestrian and cycle network (on and off road).

Open space objectives

To provide an interlinked open space network that:

- Focuses on the Merri River floodplain and key site features (ridgelines, existing vegetation, heritage features) to create a 'green loop' of open space connected by boulevard roads throughout the structure plan area.
- Is visually and physically connected to surrounding land uses through use of edge road treatments or active frontages.
- Accommodates a range of functions, including drainage, active and passive recreation, walking/cycling trails and preserves key site features.
- Locates local open space to form the heart of neighbourhoods.
- Provides a high amenity setting for diverse housing outcomes, including current and future medium density housing.
- Establishes a distinct character for each open space that reflects the context and intended function of the space and provides for an area of usable open space.
- Reinforces the role of streets by establishing small green spaces within the local street network, including small parks, widened nature strips and central medians to provide points of difference and to create neighbourhood character.
- Identifies land within the floodplain suitable for active and passive recreation purposes and for drainage and conservation purposes, having regard for the 30 metre biodiversity corridor along the river.

Activity centre and community facilities objectives

To provide a centralised activity and community centre that:

- Provides a local focus for the community, incorporating retail at a local Convenience Centre scale.
- Locates community facilities, including the primary school and local and active open space, adjacent to or nearby the retail/service centre.
- Identifies opportunities for shared use of land for community facilities, including the primary school and any required Council operated facilities.
- Is accessible via public transport with convenient access to a bus stop.
- Takes a 'street-based' form with a design that enhances visual interaction between the street and the land uses and accommodates on-street parking.
- Provides adequate parking for retail and other commercial uses in a location that does not feature prominently from key locations, such as Wollaston Road.
- Provides opportunities for diverse housing options including higher density housing and mixed use activities surrounding the centre, including service businesses and home offices.
- Incorporates buildings and uses of a scale sympathetic to the surrounding residential context.

Neighbourhoods and density objectives

To provide a series of internal neighbourhoods that:

- Are diverse in landscape, streetscape and built form character, each with a neighbourhood 'core' consisting of a feature (such as open space, a streetscape feature, local activity centre etc).
- Are clearly defined by streetscape features and land uses, yet are connected through use of local streets and the 'green loop' of open space and boulevard connectors.
- Provide diversity in lot sizes and housing styles, with smaller lots in key, high amenity locations around open space and the local activity centre and larger lots in appropriate locations such as on steep slopes.
- Achieve an overall density of 12 lots per net developable hectare across the structure plan area.
- Incorporate a high amenity character through use of diverse streetscape cross-sections and distinct open space to provide a context for diverse and higher density housing outcomes.
- Incorporate sensitive design of lots and siting of housing to preserve opportunities for infill development to occur over time.
- Provide an appropriate housing and fencing interface to adjoining rural land, and vehicle and pedestrian connections to adjoining residential land.

Utilities and drainage objectives

To provide physical services and infrastructure that:

- Meet the needs of the future community and the development.
- Is provided in accordance with the *North of the Merri River Development Contributions Plan 2024*.
- Provides for the efficient, staged delivery of services and infrastructure to ensure all lots are provided with adequate services.
- Incorporates a Water Sensitive Urban Design approach to stormwater management to protect the water quality of the Merri River.

2.0 Requirement before a permit is granted

11/07/2025
C219warr

The Responsible Authority may grant a permit for subdivision, use or development prior to the approval of a Development Plan only where it is satisfied that the proposed subdivision, use or development is generally consistent with the provisions of the *North of the Merri River Structure Plan 2024* and will not prejudice the future development of the area as intended by the *North of the Merri River Structure Plan 2024.*

Conditions and requirements for permits

3.0

22/07/2021
C208warr

None specified.

Requirements for development plan

4.0

11/07/2025
C219warr

A development plan must include the following requirements:

- A development plan must be generally in accordance with the *North of the Merri River Structure Plan 2024* and the North of Merri River Growth Area Framework Plan in this schedule.
- A development plan should be prepared for a group of landholdings generally in accordance with the Development Plan Precincts identified in the *North of the Merri River Structure Plan*. Variations to the development plan precincts must be to the satisfaction of the responsible authority.
- A detailed site analysis that includes the following items to the satisfaction of the responsible authority:
- An environmental assessment of the flora, fauna and habitat significance of the land which includes recommended actions for management, revegetation and restoration of any identified conservation and vegetation protection areas where relevant. The assessment must also make recommendations with regard to management of noxious weeds as identified by the *Catchment and Land Protection Act 1994*. The assessment should be guided by the broader environmental assessment and recommendations completed as part of the *North of the Merri River Structure Plan.*
- An arboriculture assessment of all existing trees on the land which provides a description of the condition, health and integrity of all trees. The assessment must include recommendations for the long term preservation of tree(s) having regard to proposed open space or development in the neighbourhood context. The arboriculture assessment must include a plan showing the location of all vegetation nominated for removal and retention and surveyed locations of the trunk, canopy and tree protection zone of all vegetation nominated for retention.
- An archaeological survey and heritage assessment which includes recommendations for the protection, restoration and interpretation of significant sites, and where appropriate, design measures to sensitively integrate sites. The assessment must also identify areas where a Cultural Heritage Management Plan is required by the *Aboriginal Heritage Act 2006*. The assessment should be guided by the broader archaeological and heritage assessment and recommendations completed as part of the *North of the Merri River Structure Plan.*
- A landscape assessment that defines any important landscape views or vistas and any landscape features.
- An environmental audit identifying any environmental hazards or contamination on the land and proposed treatments, if any; or a qualified statement indicating the absence of such hazards or contamination.
- A consolidated site analysis plan in digital and hard copy format that depicts all relevant site analysis information.
- A design response that is based on the results of the site analysis process, and is generally consistent with the objectives and requirements of the *North of the Merri River Structure Plan*.
- A written report and plans addressing the objectives described in this schedule. The written report and plans must include (where relevant):

Movement network

- A street layout plan that details all aspects of the movement network, including streets, intersection treatments, traffic management devices, public transport routes and pedestrian/cycle paths.
- Typical cross-sections for all streets.
- A road hierarchy plan.
- A road traffic safety plan that assigns a traffic volume range to each road and identifies measures to ensure roads do not exceed the traffic volume range commensurate with their position in the road hierarchy.

Open space

- An open space plan identifying encumbered open space, passive open space, land suitable for active open space, and any additional open space required to perform a streetscape function or to link open space areas.
- A landscape masterplan that identifies a preferred character/theme for each open space area and a street tree theme for streets and boulevards, including nomination of suitable species.
- A landscape masterplan for the floodplain or part thereof that clearly defines land within the floodplain suitable for active, passive and conservation functions, with a distinct landscape design for each.
- A plan detailing any vegetation to be preserved on site, vegetation to be removed and any revegetation works required in accordance with the recommendations of the flora and fauna assessment.
- Details of fencing treatments proposed for land abutting open space, including land abutting the floodplain.

Activity centres and community facilities

- An activity centre plan indicatively identifying the design of the centre, the location and scale of uses, location of bus stops and parking areas and the relationship between the activity centre and the open space, primary school and any community facilities required by the responsible authority.

Neighbourhoods and density

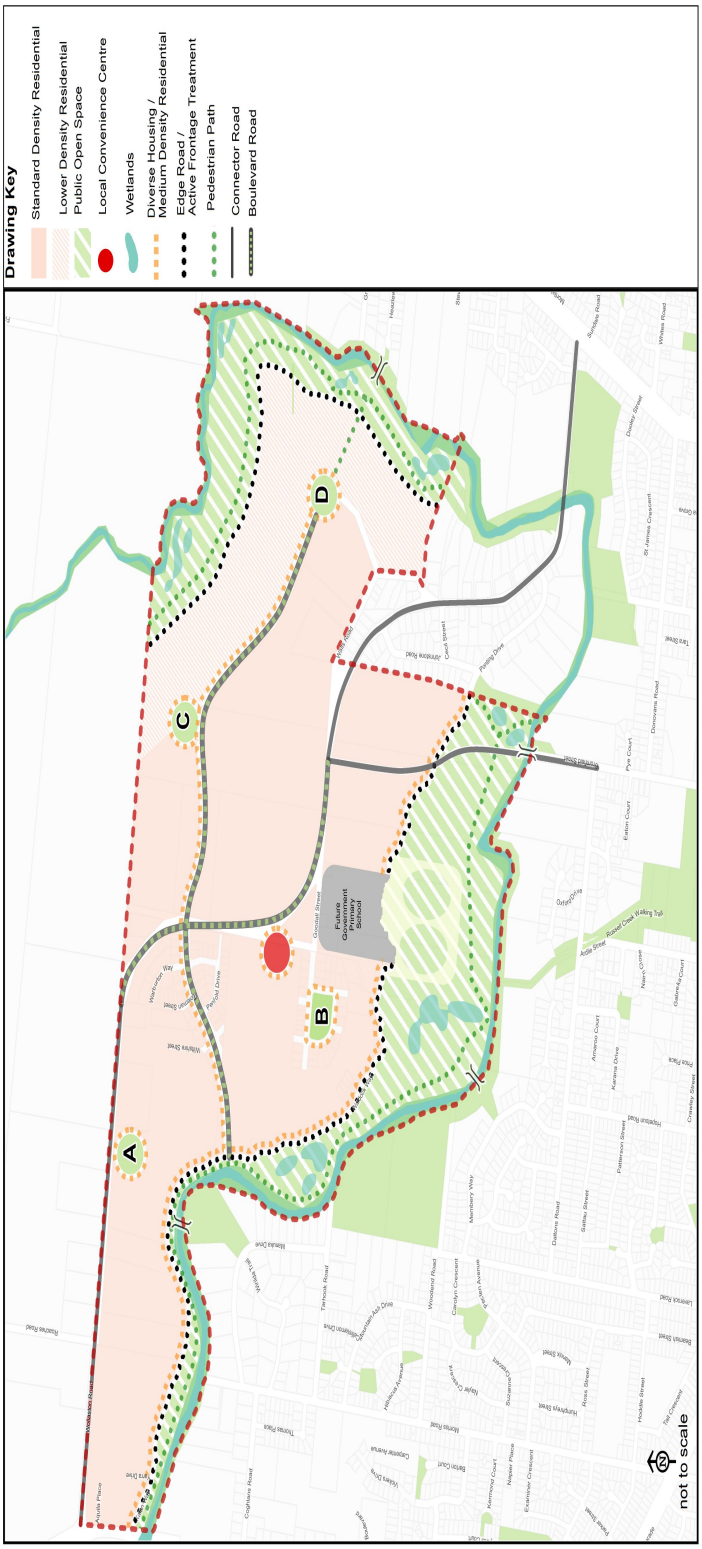
- An indicative lot layout plan that identifies areas appropriate for medium density housing, areas that are suitable for potential change over time (potential re-subdivision) and areas appropriate for mixed uses.

Utilities and drainage

- A development sequencing plan that identifies the likely sequence of development, the staging and provision of infrastructure, drainage, roads and other key facilities and evidence that reticulated water supply and sewerage services can be provided to the land in a timely and efficient manner.
- An overall land budget that calculates the area for each category of land use shown on the plan. The land budget must specifically identify land that will be set aside for infrastructure and open space in accordance with the *North of the Merri River Development Contributions Plan 2024.*

In considering whether to approve a development plan, the responsible authority must consider the objectives and requirements of the *North of the Merri River Structure Plan*.

North of Merri River Growth Area Framework Plan



05/11/2021
C202warr

SCHEDULE 11 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO11**.

HORNE ROAD INDUSTRIAL AREA DEVELOPMENT PLAN

1.0 Objectives

05/11/2021
C202warr

To provide for a holistically planned industrial hub that incorporates a high level of accessibility, appropriate services and high quality urban design.

To ensure the structure of the Horne Road Industrial Area fits within a broader land-use plan for the Horne Road corridor as indicatively shown in the *Warrnambool Industrial Land Use Review* (2010) and provides flexibility for connections with adjoining land.

To ensure that new development is well designed and will enhance the visual and streetscape amenity of the area, particularly along Horne Road, Rodgers Road and Dales Road.

To encourage high standards of urban design and landscaping within new development and along Horne Road, Rodgers Road and Dales Road.

To ensure that land uses within the Horne Road Industrial Area are compatible with each other and do not unreasonably impact on the amenity of adjoining land uses.

To ensure appropriate road and drainage infrastructure is provided to service the land for the purposes of an industrial hub.

To minimise industrial traffic impacts on unconstructed roads and residential areas.

To provide a high quality, landscaped buffer between industrial uses and the adjoining Rural Living Zone to the east.

To provide effective stormwater management and improve stormwater quality as part of new development proposals by incorporating the use of Water Sensitive Urban Design treatments.

To mitigate the potentially divisive influence of Horne Road by avoiding use of service roads and by minimising front setbacks of buildings to Horne Road.

To minimise the visual impact of car parking when viewed from Horne Road.

To encourage use of varied building materials and finishes that respond to the preferred character within Warrnambool, including use of glazing, masonry and colour bond.

To provide opportunities for suitable linkages between highways, major roads and urban areas including footpath, bicycle lane and share path networks.

2.0 Requirement before a permit is granted

05/11/2021
C202warr

The responsible authority may grant a permit for subdivision, use or development prior to the approval of a development plan only where it is satisfied that the proposed subdivision, use or development addresses the objectives and design response provisions of this schedule.

3.0 Conditions and requirements for permits

05/12/2025
C216warr

The following conditions and/or requirements apply to permits:

- Any application for subdivision, use or development before a development plan has been prepared must be accompanied by a Traffic Study that reviews road infrastructure requirements and management requirements.
- Any permit granted must include conditions relating to road infrastructure upgrades and traffic management measures considered to be required as a response to the Traffic Study and as determined by the responsible authority.

- Any application for use or development must include a report assessing the proposal against the provisions of the development plan and the building and site design guidelines.
- Any permit granted must include conditions requiring the preparation, approval and satisfactory implementation of site landscaping plans.
- Any permit granted must include a condition requiring the preparation, approval and satisfactory implementation of a construction management plan.

4.0 Requirements for development plan

05/11/2021
C202warr

A development plan must include the following requirements:

- A detailed site analysis that includes the following items to the satisfaction of the responsible authority:
- An environmental assessment of the flora, fauna and habitat significance of the land which includes recommended actions for management, revegetation and restoration of conservation and vegetation protection areas where relevant.
- An archaeological survey and heritage assessment which includes recommendations for the protection, restoration and interpretation of significant sites, and where appropriate, design measures to sensitively integrate sites.
- A land capability assessment that identifies the geotechnical conditions of the land and makes recommendations regarding the suitability of the land to be developed for industrial purposes and any other management recommendations considered appropriate.
- A drainage analysis identifying the existing drainage conditions and recommendations for interim and ultimate drainage solutions to ensure the site can be adequately drained.
- A traffic study that identifies existing and proposed road conditions and makes recommendations regarding required road infrastructure improvements to service the industrial hub. The traffic study must specify a breakdown by landholding of projected share of usage of required road infrastructure improvements.
- A design response that is based on the results of the site analysis process and is generally consistent with the indicative Horne Road Framework Plan shown in the *Warrnambool Industrial Land Use Review* (2010).
- A written report and plans addressing the objectives described in this schedule. The written report and plans must include:
- Provision for a street network providing a high degree of internal and external connectivity and permeability. The road network should have regard for potential future subdivision of adjoining land and the protection of the Rural Living Zone from heavy vehicle traffic.
- Details of proposed lots sizes and the type of uses proposed.
- An overall subdivision design that responds appropriately to the interface with the adjacent low-density residential land including through design guidelines which require the locating of development with a stronger built form presence or uses with a potential for off-site amenity impacts towards the Horne Road frontage. Larger lots and uses should generally be located along the Horne Road frontage. Smaller lots and uses that have fewer off-site amenity impacts should be located at the interface with the adjacent Rural Living Zone facing onto an edge road to the open space link/buffer.
- Indicative cross-section for all streets, including Rodgers Road, Dales Road and Horne Road.
- Details of the proposed Horne Road, Rodgers Road, Dales Road development interface, including provision for high quality built form, active frontage, a consistent, minimal setback, minimal car parking within front setback and high quality landscaping treatments.
- Provision of a continuous unbroken open space link/buffer along the eastern boundary and part of the northern boundary of a minimum width of 50 metres. It must extend westerly along Rodgers Road for 180 metres. It must include provision of an edge road condition to the open space link/buffer. The design, alignment and landscaping of this open space link/buffer must take into account the scale of the planned land uses and the proposed built form interface and respond to the site conditions (including topography, vegetation, view lines) and its intended function (primarily as a buffer to adjoining Rural Living Zone, and secondary use as a pedestrian/cycle link). If an edge road treatment is applied, the width of the edge road reserve will be considered as part of the buffer. The design of the open space link/buffer must also be

informed by an acoustic assessment. It should include consideration of the provision of landscaped mounds at interfaces with sensitive uses along the buffer to reduce the visibility of industrial development.

- A stormwater management plan for the whole of the land, which provides for interim and ultimate drainage solutions. The plan must utilise Water Sensitive Urban Design principles where appropriate and ensure that water discharged from the site does not detrimentally affect the water quality of local streams and wetlands. It must also identify opportunities for incorporation of roof water harvesting including demonstration of consultation with Wannon Region Water Authority or its subsequent equivalent authority. It must take into account the desirability of locating any drainage retention facility alongside the proposed open space buffer.
- A landscape master plan for the whole of the land that identifies a preferred character or theme for the Horne Road corridor, Rodgers Road and Dales Road and details proposed street tree species and open space treatments, including a high quality landscape design for Horne Road, Rodgers Road and Dales Road.
- A traffic management plan that identifies measures to ensure industrial traffic is directed toward constructed parts of the road network and does not unreasonably impact on existing residential areas. The traffic management plan must show deliberate measures to prevent industrial traffic from heading east along Rodgers Road and Dales Road and accessing the industrial area via Staffords Road.
- Provision of infrastructure services to the site including water supply, sewerage and electricity.
- Details of proposed internal and external works required to service the development, including road and drainage infrastructure.
- Details of any land required to be set aside for road, utility and drainage infrastructure to service the development including a strip of land along Horne Road to be set aside as a road reserve for the Horne Road ultimate cross-section.
- Requirements in the form of building and site design guidelines relating to the following:
- Building setbacks.
- Building height.
- Maximum site coverage.
- Building envelopes.
- Outdoor storage areas.
- Building materials and finishes.
- Variation in lot sizes, width and depth in key locations.
- The relationship between buildings and pedestrian spaces.
- Parking provision and configuration.
- Landscaping and fencing.
- Methods for protection of native vegetation, including an explanation of how the design guidelines are to be implemented.

In considering whether to approve a development plan, the responsible authority must consider the recommendations and indicative Horne Road Framework Plan contained in the *Warrnambool Industrial Land Use Review* (2010).

SCHEDULE 12 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

22/07/2021
C208warr

Shown on the planning scheme map as **DPO12**.

SOUTH SIDE OF HOPKINS POINT ROAD

1.0 Objectives

22/07/2021
C208warr

Overall objectives

To implement the vision of the *Coastal/Hopkins River Environment Structure Plan 2008* to create a quality residential environment that responds to local characteristics and context, and provides a range of living opportunities through a diversity of residential densities situated in a variety of landscape settings, with specific reference to the following plan elements:

- Subdivision and building envelopes
- Movement network
- Open space and landscape
- Service provision and drainage

To implement the layout, design and density objectives of the Coastal Hopkins River Growth Area Framework Plan.

Subdivision and building envelope objectives

To ensure a comprehensive development approach that:

- Clusters allotments along contours to ensure future buildings and structures can be nestled within the landscape setting.
- Ensures future buildings and structures can be sited to incorporate space for the planting of substantial vegetation.
- Returns the coastal reserve to public ownership.
- Locates roads to minimise the extent of cut and/or fill that is visible from areas outside the site.
- Has wide nature strips to allow planting that dominate the roadside setting.
- Incorporates the use of Water Sensitive Urban Design principles.

Movement network objectives

To provide a movement network, including a connector road, local street and pedestrian/cycle path network that:

- Responds to the topography.
- Establishes a permeable street network which allows for safe and convenient pedestrian, bicycle and vehicle movement.

- Enhances pedestrian and bicycle links between public open spaces within and beyond the development plan area and between existing and future residential development in the Coastal/Hopkins River Environment area.
- Ensures that development is designed to be integrated with existing public transport systems.
- Manages the impacts of residential development on the existing road network.

Open space and landscape objectives

To provide a landscape setting that:

- Uses native coastal species for revegetation on common property areas, nature strips and public open space.
- Undertakes extensive site revegetation with native coastal species.
- Provides pedestrian/cycle links to Logans Beach Road.
- Manages and limits access to the beach to avoid erosion of the coastal dunes.

Service provision and drainage objectives

To provide physical services and infrastructure that:

- Meets the needs of the future community and the development.
- Provides for the efficient, staged delivery of services and infrastructure to ensure all lots are provided with adequate services.
- Incorporates a Water Sensitive Urban Design approach to stormwater management to protect water quality.

2.0 Requirement before a permit is granted

22/07/2021
C208warr

A permit may be granted for the use, development or subdivision of land prior to the approval of a development plan provided the responsible authority is satisfied that the granting of a permit will not prejudice the future development of the area as intended by the *Coastal/Hopkins River Environment Structure Plan 2008* and the objectives and design response provisions of this schedule.

3.0 Conditions and requirements for permits

22/07/2021
C208warr

None specified.

4.0 Requirements for development plan

22/07/2021
C208warr

A development plan must include the following requirements:

- A development plan should be generally consistent with the requirements of the *Coastal/Hopkins River Environment Structure Plan 2008* and the Coastal Hopkins River Growth Area Framework Plan in this schedule.
- A detailed site analysis that includes the following items to the satisfaction of the responsible authority:

- An environmental assessment of the flora, fauna and habitat significance of the land which includes recommended actions for management, revegetation and restoration of any identified conservation and vegetation protection areas where relevant. The assessment must also make recommendations with regard to management of noxious weeds as identified by the *Catchment and Land Protection Act 1994.*
- An archaeological survey and heritage assessment which includes recommendations for the protection, restoration and interpretation of significant sites, and where appropriate, design measures to sensitively integrate sites. The assessment must also identify areas where a Cultural Heritage Management Plan is required by the *Aboriginal Heritage Act 2006*.
- A landscape assessment that defines any important landscape views or vistas and any landscape features.
- An environmental audit identifying any environmental hazards or contamination on the land and proposed treatments, if any; or a qualified statement indicating the absence of such hazards or contamination.
- A consolidated site analysis plan that depicts all relevant site analysis information.
- A design response that responds to the site analysis, and is generally consistent with the objectives and requirements of *Coastal/Hopkins River Environment Structure Plan 2008* and the Coastal Hopkins River Growth Area Framework Plan.
- A written report and plans addressing the objectives described in this schedule. The written report and plans must include (where relevant):

Subdivision and building envelopes

- **An indicative lot layout plan in accordance with the Coastal Hopkins River Growth Area Framework Plan and the following requirements:Environmental cluster lots:**

Open space cluster lots:

Residential transitional area:

-
- A minimum lot size of 2,000 square metres.
- Lot size and orientation which respond to topography and provide opportunities for view sharing.
- Lots which range in area from 400 square metres to 1,000 square metres, and have a minimum area of 400 square metres.
- Lots which are clustered within revegetated areas.
- Lot size and orientation which responds to topography and provides opportunities for view sharing.
- A minimum lot size of 1,000 square metres should be achieved on lots with an interface to the Residential Transitional Area.
- Opportunities for integration with the Residential Transitional Area and future residential areas to the west should be provided.
- Lot size and orientation which responds to topography and provides opportunities for view sharing.
- A minimum lot size of 2,000 square metres.
- Building envelopes are to be shown on each lot for a dwelling, outbuildings and vehicle access ways. Building envelopes are to allow opportunities for view sharing.
- Building envelopes on lots with an interface to the Residential Transitional Area are to include ‘no build zones’ in appropriate locations to maintain view sharing.
- Building envelopes on lots with an interface to the Residential Transitional Area are to include a 10 metre setback from the common property boundary and incorporate ‘no build’ zones to protect view corridors from adjoining properties.
- Building envelopes are to allow for appropriate setbacks from adjoining properties and must be sited to ensure appropriate landscape areas can be provided.

Movement network

- Street layout plan (informed by a Traffic Management Plan) that details all aspects of the movement network, including streets, intersection treatments, traffic management devices, public transport routes and pedestrian/cycle paths.
- The design and location of infrastructure such as pedestrian/cycle paths within the coastal reserve and any proposed beach access must take into account Coastal Hazard Vulnerability modelling to reduce risks associated with coastal erosion.
- Typical cross-sections for all streets.
- Shared paths (minimum 2.5 metre wide) are to be provided on any existing and/or proposed collector road (including Hopkins Point Road).
- Road alignment and infrastructure are to be low visual impact including narrow road pavements, rollover kerbs and wide nature strips where possible.
- Road reserves are to contain significant space to provide a vegetated backdrop/foreground to future buildings and structures.
- Vehicle access is to be provided within the Residential Transition Area to allow future development opportunities for the Residential Transition Area.
- A pedestrian / cycle linkage is to be provided to Logans Beach Road.

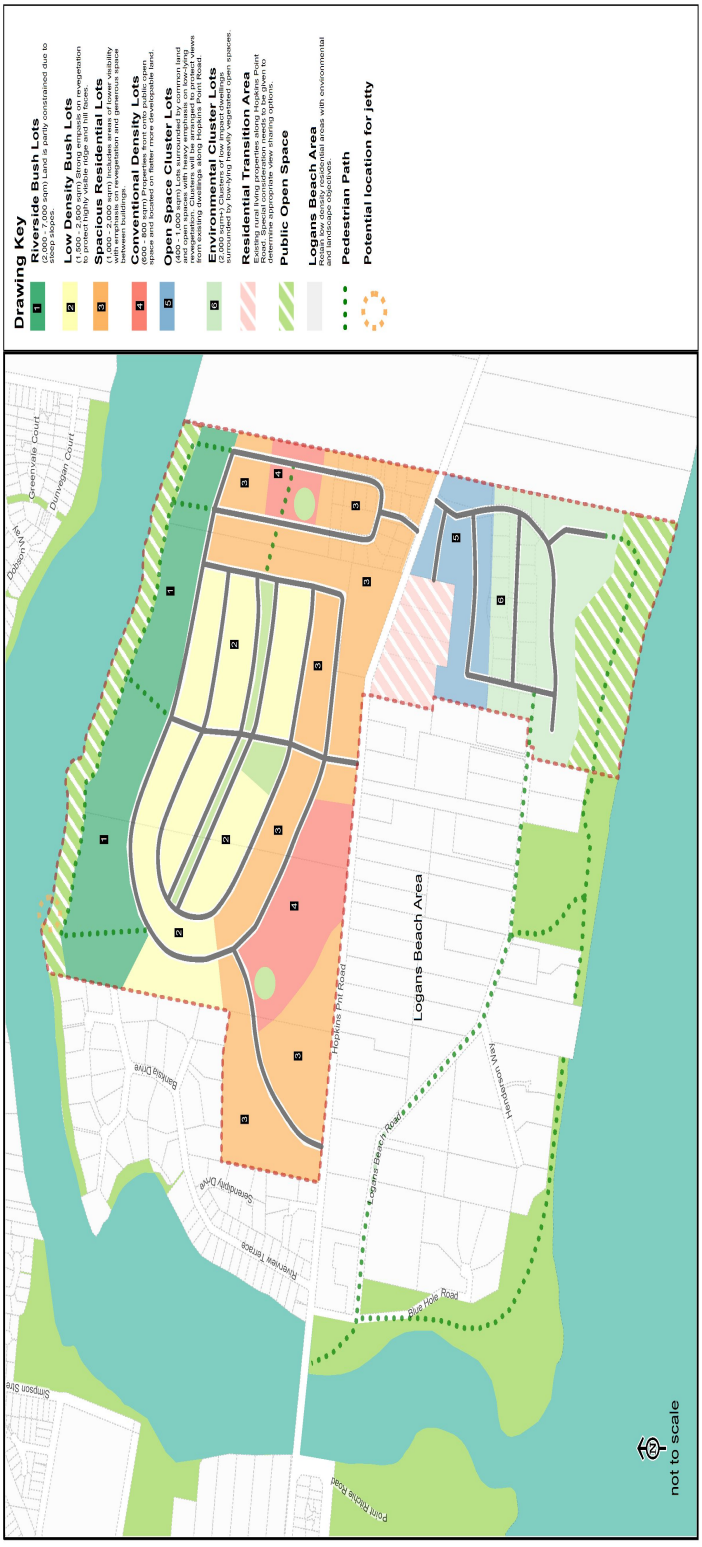
Open space and landscape

- An open space plan generally in accordance with the open space network contained in the Coastal Hopkins River Growth Area Framework Plan.
- A landscape masterplan for any proposed open space area and a street tree theme for streets and any common property accessways, including nomination of suitable species.
- A plan detailing any vegetation to be preserved on site, vegetation to be removed and any revegetation works required in accordance with the recommendations of the flora and fauna assessment, including the types of species to be used.
- Details of fencing treatments proposed for land abutting open space areas.

Service provision and drainage

- A drainage report detailing how stormwater will be collected and treated, including adoption of Water Sensitive Urban Design principles, overland flow paths, and treatment and storage of stormwater.
- A physical services report detailing the provision of water, sewerage, drainage and other utility services in accordance with requirements of relevant service authorities.

Coastal Hopkins River Growth Area Framework Plan



22/07/2021
C208warr

SCHEDULE 13 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO13**.

NORTH SIDE OF HOPKINS POINT ROAD

1.0 Objectives

22/07/2021
C208warr

Overall objectives

To implement the vision of the *Coastal/Hopkins River Environment Structure Plan 2008* to create a quality residential environment that responds to local characteristics and context, and provides a range of living opportunities through a diversity of residential densities situated in a variety of landscape settings, with specific reference to the following plan elements:

- Subdivision and building envelopes.
- Movement network.
- Open space and landscape.
- Service provision and drainage.

To implement the layout, design and density objectives of the Coastal Hopkins River Growth Area Framework Plan.

Subdivision and building envelope objectives

To provide a neighbourhood that:

- Provides diversity in lot sizes and housing styles, with smaller lots in key, high amenity locations and larger lots in appropriate locations such as on steep slopes.
- Ensures future buildings and structures can be sited to incorporate space for the planting of substantial vegetation and avoids steep slopes.
- Has wide nature strips to allow planting that dominate the roadside setting.
- Incorporates the use of Water Sensitive Urban Design principles.

Movement network objectives

To provide a movement network, including a connector road, local street and pedestrian/cycle path network that:

- Responds to the topography.
- Establishes a permeable street network which allows for safe and convenient pedestrian, bicycle and vehicle movement.
- Enhances pedestrian and bicycle links between public open spaces within and beyond the study area and between existing and future residential development in the Coastal/Hopkins River Environment area.
- Ensures that development is designed to be integrated with existing public transport systems.
- Manages the impacts of residential development on the existing road network.

Open space and landscape objectives

To provide an interlinked open space network that:

- Provides accessible and high amenity public open spaces incorporating existing landscape and environmental features and takes advantage of key views.
- Provides the opportunity for views of the surrounding landscape from private allotments, and public domain.

- Minimises the visual intrusion of residential development when viewed from key locations in the surrounding areas.
- Provides pedestrian links in open space to adjoining areas.

Service provision and drainage objectives

To provide physical services and infrastructure that:

- Meets the needs of the future community and the development.
- Provides for the efficient, staged delivery of services and infrastructure to ensure all lots are provided with adequate services.
- Incorporates a Water Sensitive Urban Design approach to stormwater management to protect water quality.

2.0 Requirement before a permit is granted

22/07/2021
C208warr

A permit may be granted for the use, development or subdivision of land prior to the approval of a development plan provided the responsible authority is satisfied that the granting of a permit will not prejudice the future development of the area as intended by the *Coastal/Hopkins River Environment Structure Plan 2008* and the objectives and design response provisions of this schedule.

3.0 Conditions and requirements for permits

22/07/2021
C208warr

None specified.

4.0 Requirements for development plan

22/07/2021
C208warr

A development plan must include the following requirements:

- A development plan must be generally in accordance with the *Coastal/Hopkins River Environment Structure Plan 2008* and the Coastal Hopkins River Growth Area Framework Plan in this schedule.
- A detailed site analysis that includes the following items to the satisfaction of the responsible authority:
- An environmental assessment of the flora, fauna and habitat significance of the land which includes recommended actions for management, revegetation and restoration of any identified conservation and vegetation protection areas where relevant. The assessment must also make recommendations with regard to management of noxious weeds as identified by the *Catchment and Land Protection Act 1994*.
- An archaeological survey and heritage assessment which includes recommendations for the protection, restoration and interpretation of significant sites, and where appropriate, design measures to sensitively integrate sites. The assessment must also identify areas where a Cultural Heritage Management Plan is required by the *Aboriginal Heritage Act 2006.*
- A landscape assessment that defines any important landscape views or vistas and any landscape features.
- An environmental audit identifying any environmental hazards or contamination on the land and proposed treatments, if any; or a qualified statement indicating the absence of such hazards or contamination.
- A consolidated site analysis plan in digital and hard copy format that depicts all relevant site analysis information.
- A geotechnical assessment that incorporates at least the following information:
- Location of proposed lots.
- Proposed services, such as sewer, stormwater, water, gas, electricity, telephone and other utility services.
- Contour lines to AHD (500mm vertical intervals).
- Earthwork details.
- Identification of trees to be removed or retained.
- A geotechnical site analysis that includes a:

- Stability Assessment Report; and
- Landslide Hazard Rating Analysis.
- A design response that is based on the results of the site analysis process, and is generally consistent with the objectives and requirements of *Coastal/Hopkins River Environment Structure Plan 2008*.
- A written report and plans addressing the objectives described in this schedule. The report and plans must include (where relevant):

Subdivision and building envelopes

- An indicative lot layout plan in accordance with the Coastal Hopkins River Growth Area Framework Plan and the following requirements:

Area 1 - Riverside Bush Lots:

- Lots which range between 2,000 - 7,000 square metres at a maximum density of 2.5 dwellings per hectare. Smaller lots (minimum 2,000 square metres) are only permitted on land with less than 20 percent slope.
- Lots which are capable of containing a building envelope measuring 20 metres by 40 metres.
- Building envelopes which are located close to the street frontage (9 metre setback to street frontage) to enable substantial re-vegetation in the rear yards and to protect steep slopes.
- A setback of a minimum of 50 metres from the shared boundary for lots abutting the biodiversity corridor along the Hopkins River.
- Building envelopes which are set back a minimum of 5 metres from each side boundary.

Area 2 - Low Density Bush Lots:

- Lots which range between 1,500 - 2,500 square metres.
- Low Density Bush Lots which are designed so that buildings parallel to the contours can be accommodated.
- Lots which are capable of containing a building envelope measuring 20 metres by 30 metres. Envelopes which indicate a maximum building height of 5 metres above natural ground level.
- Building envelope should be set back a minimum of 3 metres from each side boundary and 6 metres from the street frontage and include access to the site.

Area 3 - Spacious Residential Lots:

- Lots which range between 1,000 - 2,000 square metres.
- Lots should be designed to allow site responsive buildings with an emphasis on spacing and re-vegetation between the buildings.
- Lots which are capable of containing a building envelope measuring 20 metres by 30 metres. The building envelope should be located close to the street frontage to allow substantial re-vegetation in the rear yards of properties.
- The building envelope set back a minimum of 3 metres from each side boundary and 6 metres from the street frontage and include access to the site.
- Lots abutting Hopkins Point Road are to be designed so that dwellings front that road. A service lane may be required to provide safe and convenient access to these lots.
- Dwellings adjacent to the shared east-west boundary with lots fronting Banksia Drive and Acacia Court are to where possible be built to the 38 metre contour line or lower, or alternatively be staggered between the view lines of existing dwellings, to ensure that current views to the coast especially at the Hopkins River opening are fully retained.

Area 4 - Conventional Density Lots:

- Lots which range between 600 - 800 square metres.
- Lots abutting Hopkins Point Road are to be designed so that dwellings front that road. A service lane may be required to provide safe and convenient access to these lots.

All building envelopes are to allow opportunities for view sharing.

Movement network

- Street layout plan (informed by a Traffic Management Plan) that details all aspects of the movement network, including streets, intersection treatments, traffic management devices, public transport routes and pedestrian/cycle paths.
- Typical cross-sections for all streets. 2.5 metre wide shared paths must be provided on any existing and/or proposed collector road (including Hopkins Point Road).
- Where possible, pedestrian and cycle accesses should be located on slopes less than 5 percent.
- Road alignment and infrastructure should be low visual impact including narrow road pavements, rollover kerbs and wide nature strips where possible.
- Road reserves should contain significant space to provide a vegetated backdrop/foreground to future buildings and structures.
- Linkages to adjacent areas to the east.

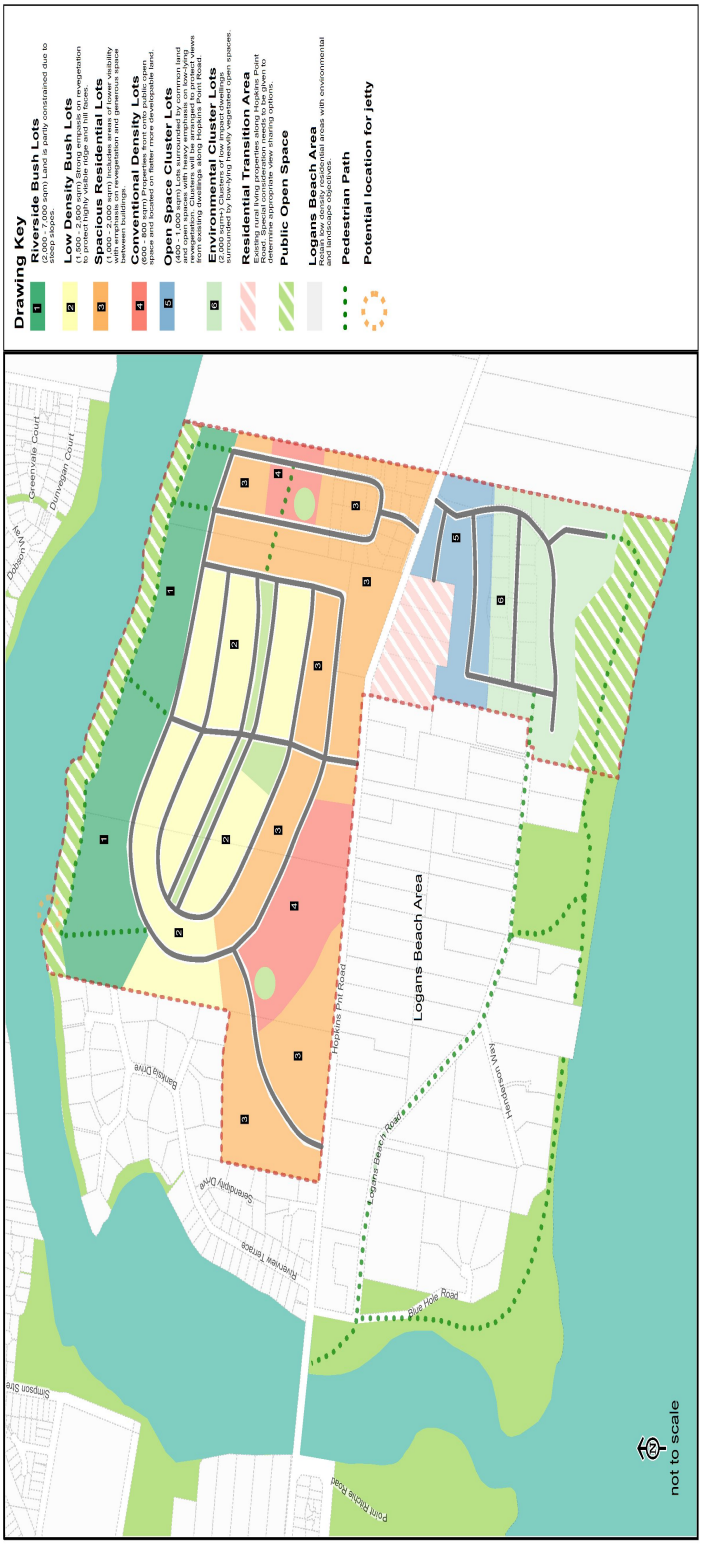
Open space and landscape

- An open space plan generally in accordance with the Open Space Network contained in the *Coastal/Hopkins River Environment Structure Plan 2008*. Any proposed beach access must be in accordance with the *Coastal Management Act 1995*. The plan must include:
- A biodiversity corridor of at least 50 metres in width along the Hopkins River edge.
- An open space corridor of at least 30 metres in width along the ridge line within Area 2 (Low Density Bush Lots). This must link the road network to the west and the road network and open space reserve to the east as shown on the Coastal/Hopkins River Environment Structure Plan.
- Details of proposed signage including aquatic safety signage and educational signage.
- A 1 hectare park located south of the ridgeline.
- A landscape masterplan for each open space area and a street tree theme for streets and any common property accessways, including nomination of suitable species. The landscape masterplan should encourage the retention of the green ridge line or skyline when viewed from key surrounding points through controlling development, revegetation and protecting vegetation including the selection and site vegetation so as to reduce the visual impact of the height and built form of buildings and structures, and allows for the reasonable sharing of views to the ocean and/or the Hopkins River from adjoining properties.
- Select site vegetation to encourage the use of indigenous native species and species that realise appropriate growth heights and forms to achieve a vegetated backdrop and softening of future residential development.
- A plan detailing any vegetation to be preserved on site, vegetation to be removed and any revegetation works required in accordance with the recommendations of the flora and fauna assessment, including the types of species to be used.
- Details of fencing treatments proposed for land abutting open space areas.
- Landscape envelopes for all lots within Residential Precincts 1 and 2.

Service provision and drainage

- A drainage report detailing how stormwater will be collected and treated, including adoption of Water Sensitive Urban Design principles, overland flow paths, and treatment and storage of stormwater.
- A physical services report detailing the provision of water, sewerage, drainage and other utility services in accordance with requirements of relevant service authorities.

Coastal Hopkins River Growth Area Framework Plan



09/07/2020
C103warr

SCHEDULE 14 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO14**.

EASTERN ACTIVITY CENTRE RESIDENTIAL SOUTH CHARACTER PRECINCT

1.0 Objectives

09/07/2020
C103warr

To reinforce the Precinct's defining heritage and gateway attributes.

To provide diverse residential lot sizes and housing outcomes across the precinct.

To ensure a connected street network and pedestrian and cycling paths that connects to the adjoining road networks and public open space.

To achieve high quality landscape treatments (including the creation of boulevards, canopy tree and screen plantings in appropriate locations).

To ensure lot layouts and housing designs respond appropriately to the interface with Princes Highway, heritage features, rail corridor, and commercial areas.

2.0 Requirement before a permit is granted

09/07/2020
C103warr

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared provided the responsible authority is satisfied that the granting of a permit will not prejudice the future use or development of land for the purpose of the objectives and requirements of this schedule and the *Warrnambool Eastern Activity Centre Structure Plan 2016*.

3.0 Conditions and requirements for permits

09/07/2020
C103warr

The following conditions and/or requirements apply to permits:

- A written statement describing how the proposed subdivision or development of land addresses the approved Development Plan.
- A condition requiring a section 173 agreement to be registered on the title of the land to provide for apportionment of financial contributions to higher order shared infrastructure.

4.0 Requirements for development plan

09/07/2020
C103warr

A development plan must be generally in accordance with the Warrnambool Eastern Activity Centre Structure Plan 2016 and include the following requirements:

Subdivision and Staging of Development:

- Provide residential subdivision generally at conventional density (lot sizes of approximately 400-600 square metres) with opportunities for smaller and larger lots across the precinct.
- Indicative lot layouts, new streets, pedestrian/cycling paths and public open space.
- Proposed locations of easements for underground services.
- Any proposed staging of development, including staging of infrastructure and open space delivery.

Housing Options

- Details showing how different housing options will be distributed through the precinct, as appropriate, and how the proposed mix and type of housing responds to local housing need.

Urban Context and Site Analysis Plan which includes:

- Existing conditions, including surrounding land uses and development, adjoining roads and pedestrian links, public transport routes, topography, heritage features, railway corridor, easements and infrastructure.

- A site analysis and design response.

Urban Design Master Plan which provides:

- Subdivision design that incorporates discrete design elements that will result in a diverse and attractive public realm and sense of place across the precinct, such as (but not limited to):
- an internal road network that provides a high level of access within the precinct for all vehicular and non-vehicular traffic and which responds to the topography of the site.
- use of small-scale open spaces and public nodes.
- varied block sizes and frontages.
- diverse cross-sections of roads and road reserves, including boulevards and widened streetscape.
- a movement network designed to maximise public realm views to existing heritage fabric.
- Optimises solar access to as many lots as possible.
- Appropriate landscaping within road reserves including canopy tree species.
- Appropriate setbacks to Princes Highway and internal roads. Any residential setback to Princes Highway should respond to the character and dimension of existing residential setbacks present along the south of the road corridor.
- Appropriate transition and interface design treatment to commercial areas including canopy landscaping and development designed to minimise the visual impact of commercial areas from the public realm.
- An appropriate gateway interface design treatment to the railway corridor comprised of a continuous row of canopy trees (of a species appropriate to the image of the Warrnambool area), and which may include a linear public cycling/pedestrian linkage where appropriate.
- Appropriate interface design treatment between open space areas and proposed development, including primary dwelling orientation and/or landscaping.

Heritage Assessment which includes:

- Recommendations for the protection, restoration and interpretation of heritage significant individual sites and, where appropriate, design measures to sensitively integrate sites into the precinct. Any recommendation should be meaningfully integrated into the Development Plan and master plans.

Open Space and Landscape Master Plan which includes:

- Location of existing significant trees, trees to be retained and any tree protection measures required to provide for their retention, where appropriate.
- An overall landscape master plan, for proposed open space, including street tree master plan.
- A description of the hierarchy of open spaces in the precinct and how it is proposed to provide public access to those spaces.
- A plan of pedestrian connectivity and integration within and external to the precinct.
- Street cross-sections demonstrating how canopy trees can be integrated in road reserves.
- A management plan for the establishment of all landscape treatments, including open space and trees.

Integrated Transport and Traffic Management Plan which includes:

- Encourage legibility and convenience of movement into and within the precinct and to create opportunities for access to, and use of public and active transport nodes.
- Specification of road, bicycle and footpath dimensions, using cross sections where appropriate.
- Identification of upgrades to the external road network to the satisfaction of the responsible authority.
- Pedestrian and cycling linkages to key destinations outside the precinct.
- Provision for a pedestrian/bicycle path along the rail corridor for future connection to Sherwood Park.
- Traffic and car parking management measures, as appropriate.

Circulation and Movement Plan which includes:

- The internal road and pedestrian and cycling path network including but not limited to:
- Primary vehicle access and egress from Princes Highway.
- Secondary vehicle access and egress from Reginald Grove.
- Pedestrian and cycling path linkages to Princes Highway.

Contamination Report which provides:

- Possible sources and location of contamination that may affect the land.
- Options for remediation measures, as appropriate.
- Any restrictions on future development of the site including restrictions on built form.

Drainage and Stormwater Management Plan which provides:

- Details an integrated approach to stormwater system management for the whole precinct, addresses all off-site drainage infrastructure requirements (including any on adjoining land external to the area affected by the schedule), is designed with reference to the whole catchment.
- Identification of all land to be set aside for drainage purposes, detailing the approximate size and location of all drainage reserves and system requirements.
- A stormwater management system that ensures peak discharge rates, volumes, and pollutant loads of all stormwater leaving the site post development are no greater than pre-development and that ensures no adverse impacts to any surrounding area.
- Includes the design, sizing, construction details and maintenance requirements of all Water Sensitive Urban Design facilities including, swales, wetlands, and sedimentation basins, in particular during and post-construction when any wetland plants are establishing.

SCHEDULE 15 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

16/05/2024
C214warr

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

EASTERN ACTIVITY CENTRE OFFICE AND EMPLOYMENT CHARACTER PRECINCT

1.0 Objectives

16/05/2024
C214warr

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

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

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

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

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

2.0 Requirement before a permit is granted

16/05/2024
C214warr

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

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

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

3.0 Conditions and requirements for permits

16/05/2024
C214warr

The following conditions and/or requirements apply to permits:

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

4.0 Requirements for development plan

16/05/2024
C214warr

A development plan must include the following requirements:

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

- Analysis of surrounding land uses and development, adjoining roads, public transport routes and relevant infrastructure.
- A feature and level survey prepared by a suitably qualified expert which nominates the ground level and contours of the land, identifies existing and adjoining structures on the surface including current buildings and fences, shows trees and other vegetation, and identifies an existing drainage or utility services.
- An environmental assessment prepared by a suitably qualified expert of the flora, fauna and habitat significance of the land which includes recommended actions for management, revegetation and restoration of any identified conservation and vegetation protection areas where relevant. The assessment

must also make recommendations with regard to management of noxious weeds as identified by the *Catchment and Land Protection Act 1994*.

- An archaeological survey and heritage assessment prepared by a suitably qualified expert which includes recommendations for the protection, restoration and interpretation of significant sites, and where appropriate, design measures to sensitively integrate sites. The assessment must also identify areas where a Cultural Heritage Management Plan is required by the *Aboriginal Heritage Act 2006*.
- An environmental audit prepared by a suitably qualified expert identifying any environmental hazards or contamination on the land and proposed treatments, if any; or a qualified statement indicating the absence of such hazards or contamination.

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

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

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

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

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

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

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

- Details of an integrated approach to stormwater system management for the whole precinct which addresses all off-site drainage infrastructure requirements (including any on adjoining land external to the area affected by the schedule), and designed with reference to the whole catchment.
- Identification of all land to be set aside for drainage purposes, detailing the approximate size and location of all drainage reserves and system requirements.
- A stormwater management system that ensures peak discharge rates, volumes, and pollutant loads of all stormwater leaving the site post development are no greater than pre-development and that ensures no adverse impacts to any surrounding area.
- The design, sizing, construction details and maintenance requirements of all Water Sensitive Urban Design facilities including, swales, wetlands, and sedimentation basins, in particular during and post-construction when any wetland plants are establishing.

A **Landscape Masterplan** that includes:

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

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

For permanent bushfire hazards:

- A perimeter road on all interfaces with a permanent bushfire hazard.
- A building exclusion zone adjoining all permanent bushfire hazard equivalent to Column A in Table 1 to Clause 53.02
- A subdivision design and approach to lot layout that:
- Provides for lots to the front of the interface of a permanent hazard.
- Provides building envelopes on any lot within the building exclusion zone showing that a dwelling will not be constructed within the building exclusion zone.
- Defendable space management requirements to all lots (including lots, road reserves and other public open space) for a distance of 50 metres from the edge of all permanent hazards.

For interim bushfire hazards:

- The management of the bushfire hazard within the distance specified in Column A in Table 1 to Clause 53.02 (19 metre setback)
- The mechanism to be used (for example, condition on planning permit or Section 173 Agreement) is to ensure implementation and compliance during the fire danger period.
- Ensure that the location, design, and construction of development and landscaping incorporates and implements bushfire protection measures as required.
- Identify areas where the bushfire hazard requires specific bushfire management measures for subdivision and/or building works to be implemented.
- Provide more bushfire resilient development for the completed development and during the staging of the development.

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

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

SCHEDULE TO CLAUSE 44.03 FLOODWAY OVERLAY

05/11/2021
C202warr

Shown on the planning scheme map as **FO** or **RFO**.

1.0 Floodway objectives to be achieved

05/11/2021
C202warr

None specified.

2.0 Statement of risk

05/11/2021
C202warr

None specified.

3.0 Permit requirement

05/11/2021
C202warr

None specified.

4.0 Application requirements

05/11/2021
C202warr

None specified.

5.0 Decision guidelines

05/11/2021
C202warr

None specified.

44.04

06/09/2021
05/11/2021
C202warr

SCHEDULE TO CLAUSE 44.04 LAND SUBJECT TO INUNDATION OVERLAY

Shown on the planning scheme map as **LSIO**.

1.0 Land subject to inundation objectives to be achieved

05/11/2021
C202warr

None specified.

2.0 Statement of risk

05/11/2021
C202warr

None specified.

3.0 Permit requirement

05/11/2021
C202warr

None specified.

4.0 Application requirements

05/11/2021
C202warr

None specified.

5.0 Decision guidelines

05/11/2021
C202warr

None specified.

SCHEDULE 1 TO CLAUSE 44.06 BUSHFIRE MANAGEMENT OVERLAY

05/11/2021
C202warr

Shown on the planning scheme map as **BMO1**.

WARRNAMBOOL BAL-12.5 AREAS

1.0 Statement of the bushfire management objectives to be achieved

05/11/2021
C202warr

To specify bushfire protection measures to construct or extend one dwelling on a lot.

To specify referral requirements for applications to construct or extend one dwelling on a lot.

2.0 Application

05/11/2021
C202warr

The application to construct or extend one dwelling on a lot must include all the requirements set out in this schedule.

Clause 53.02 applies in all other circumstances.

3.0 Permit requirement

05/11/2021
C202warr

None specified.

4.0 Application requirements

05/11/2021
C202warr

The following application requirements apply to an application for a permit under Clause 44.06:

- A bushfire management plan that:
- Shows all of the required bushfire protection measures specified in this schedule.
- Includes written conditions that implement the required bushfire protection measures.
- Identifies water supply including the location of any fire hydrant within 120 metres of the rear of the building.
- Details vehicle access.

5.0 Requirements to be met

05/11/2021
C202warr

The following requirements apply to an application to construct a single dwelling on a lot:

- The dwelling must be constructed to BAL-12.5.
- Defendable space is to be provided for a distance of 30 metres around the dwelling or to the property boundary, whichever is the lesser and maintained in accordance with the vegetation management requirements of Clause 53.02 with the following variation:
- The canopy of trees must be separated by at least 2 metres.
- A static water supply must be provided in accordance with Clause 53.02.
- Vehicle access must be provided in accordance with Clause 53.02.

If these requirements are not met, the requirements of Clause 53.02 apply.

6.0 Substitute approved measures for Clause 53.02

05/11/2021
C202warr

None specified.

7.0 Additional alternative measures for Clause 53.02

05/11/2021
C202warr

None specified.

8.0 Mandatory Condition

05/11/2021
C202warr

An application must include the mandatory conditions as specified in Clause 44.06-5.

9.0 Referral of application not required

05/11/2021
C202warr

An application for a single dwelling on a lot meeting all of the required bushfire protection measures is not required to be referred under Section 55 of the Act to the person or body specified as the referral authority in Clause 66.03.

10.0 Notice and review

05/11/2021
C202warr

None specified.

11.0 Decision guidelines

05/11/2021
C202warr

The following decision guidelines apply to an application for a permit under Clause 44.06, in addition to those specified in Clause 44.06 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether all of the bushfire protection measures in this schedule have been met.

SCHEDULE 1 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

05/11/2021
C202warr

Shown on the planning scheme map as **DCPO1**.

NORTH OF THE MERRI RIVER DEVELOPMENT CONTRIBUTIONS PLAN

1.0 Area covered by this development contributions plan

05/11/2021
C202warr

Land that is bounded by Wollaston Road to the north, Caramut Road to the west, and the Merri River to the south and east, known as the North of the Merri River Structure Plan area.

2.0 Summary of costs

12/04/2012
C69

Facility	Total cost $	Time of provision	Actual cost contribution attributable to development $	Proportion of cost attributable to development %
Roads and Intersection s	$15,127,248	Generally concurrent with subdivision	$14,569,207	96
*Active Open Space**	$3,698,347	Long term	$415,347	11
Passive Open Space	$1,097,400	Generally concurrent with subdivision	$1,097,400	100
Community Facilities	$300,000	Medium Term	$300,000	100
Off-Road pedestrian and cycle trails	$1,708,750	Medium Term	$1,708,750	100
Planning Costs	$125,000	Completed	$125,000	100
	$700,000		$700,000	100

Facility	Total cost $	Time of provision	Actual cost contribution attributable to development $	Proportion of cost attributable to development %
Infrastructure		Generally concurrent with subdivision		
Drainage Infrastructure	$4,879,471	Generally concurrent with subdivision	$4, 879,471	100
TOTAL	**$27,636,217**		**$23,795,175**	

*Active open space projects to be funded by Council except for AO05.

3.0 Summary of contributions

05/11/2021
C202warr

	Development infrastructure		Community infrastructure		All infrastructure	
	residential	non-residential	residential	non-residential	residential	non-residential
Roads and intersections	$82,312	-	-	-	$82,312	-
Active open space*	$2,347	-	-	-	$2,347	-
Passive open space	$6,200	-	-	-	$6,200	-
Community facilities	$1,694	-	-	-	$1,694	-
Off-Road pedestrian and cycle trails	$9,653	-	-	-	$9,653	-
Planning costs	$706	-	-	-	$706	-
Infrastructure	$3,954	-	-	-	$3,954	-
Drainage infrastructure	$27,567	-	-	-	$27,567	-
TOTAL	**$134,436**	**-**	**-**	**-**	**$134,436**	**-**

Levies are payable per hectare of net developable area.

Levies are adjusted annually in accordance with the North of the Merri River Structure Plan (incorporated document).

Land or development excluded from development contributions plan

4.0

05/11/2021
C202warr

None specified.

Note:

This schedule sets out a summary of the costs and contributions prescribed in the development contributions plan. Refer to the incorporated development contributions plan for full details.

SCHEDULE 2 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

05/11/2021
C202warr

Shown on the planning scheme map as **DCPO2**.

NORTH DENNINGTON DEVELOPMENT CONTRIBUTIONS PLAN

1.0 Area covered by this development contributions plan

09/07/2015
C90

This Development Contributions Plan (DCP) applies to land within the North Dennington Growth Area (excluding Dennington Rise). This area is shown as DCPO2 in the Warrnambool Planning Scheme maps.

2.0 Summary of costs

09/07/2015
C90

Facility	Total cost $	Time of provision	Actual cost contribution attributable to development $	Proportion of cost attributable to development %
Roads and Intersections	$8,381,038	Generally concurrent with subdivision	$7,956,605	95
Community Facilities	$2,050,000	Long term - refer to DCP	$777,000	38
Open Space – Riverpark	$500,788	Generally concurrent with subdivision	$500,788	100
Pedestrian and Cycle Trails	$1,347,720	Generally concurrent with subdivision	$1,347,720	100
Planning Costs	$197,000	Completed	$197,000	100
Drainage	$3,428,326	Generally concurrent with subdivision	$3,428,326	100
TOTAL	**$15,904,871**		**$14,207,439**	

Facility	Total cost $	Time of provision	Actual cost contribution attributable to development $	Proportion of cost attributable to development %

3.0

05/11/2021
C202warr

Summary of contributions

Facility	Levies payable by the development ($)					
	Development infrastructure		Community infrastructure		All infrastructure	
	residential	non-residential	residential	non-residential	residential	non-residential
Roads and Intersections	$81,017	-	-	-	$81,017	-
Community Facilities	$7,912	-	-	-	$7,912	-
Open Space – Riverpark	$5,099	-	-	-	$5,099	-
Pedestrian and Cycle Trails	$13,723	-	-	-	$13,723	-
Planning Costs	$2,006	-	-	-	$2,006	-
Drainage	$34,909	-	-	-	$34,909	-

Facility	Levies payable by the development ($)			
		-	-	-
TOTAL	$144,666	-	$144,666	

Levies are payable per hectare of net developable area identified in the North Dennington Development Contributions Plan. For the purposes of this Schedule, all net developable land is considered residential land within the North Dennington Structure Plan (unless specifically excluded by 4.0 of this Schedule).

Levies are listed in 2013 dollars and exclude GST. Levies are adjusted annually in accordance with the North Dennington Development Contributions Plan.

4.0 Land or development excluded from development contributions plan

15/01/2024
VC249

Land in the Dennington Rise estate (refer to Property 44 in the North Dennington Development Contributions Plan) and any land developed for a non-government school is excluded from this development contributions plan.

The development of land for a small second dwelling is exempt from the requirement to pay a development infrastructure levy and a community infrastructure levy.

Note:

This schedule sets out a summary of the costs and contributions prescribed in the development contributions plan. Refer to the incorporated North Dennington Development Contributions Plan for full details

SCHEDULE TO CLAUSE 45.12 SPECIFIC CONTROLS OVERLAY

07/01/2019
C200warr
1.0

11/04/2024
C212warr

Specific controls

PS Map Ref	Name of incorporated document
SCO1	Racehorse Training on Levys Beach, December 2018
SCO3	West Warrnambool Industrial Precinct, May 2015
SCO4	Premier Speedway Signage, June 2016
SCO5	Warrnambool Line Upgrade - Incorporated Document, December 2019
SCO6	69-75 Mortlake Road, Warrnambool, August 2020
SCO7	Midfield Key Worker Accommodation Village, 6 Eccles Street, Warrnambool, (Department of Transport and Planning , February 2024)

SCHEDULE TO CLAUSE 51.01 SPECIFIC SITES AND EXCLUSIONS

31/07/2018
VC148
1.0

Specific sites and exclusions

10/10/2019
C201warr

Address of land	Title of incorporated document
None specified	None specified

SCHEDULE TO CLAUSE 52.02 EASEMENTS, RESTRICTIONS AND RESERVES

05/11/2021
C202warr

1.0

05/11/2021
C202warr

Under Section 23 of the Subdivision Act 1988

[redacted]

None specified

2.0

05/11/2021
C202warr

Under Section 24A of the Subdivision Act 1988

[redacted]

None specified

3.0

05/11/2021
C202warr

Under Section 36 of the Subdivision Act 1988

Land	Easement or right of way	Requirement

None specified

52.05-11

03/02/2022
VC199

Category 1 - Commercial areas

Minimum limitation

Purpose

To provide for identification and promotion signs and signs that add vitality and colour to commercial areas.

Section 1 - Permit not required

Sign	Condition
Bed and breakfast sign **Business identification sign** **Home based business sign** **Promotion sign**	The total display area of all signs to each premises must not exceed 8 sqm. This does not include a sign with a display area not exceeding 1.5 sqm that is below a verandah or, if no verandah, that is less than 3.7 m above pavement level.
Direction sign	None specified
Internally illuminated sign	The total display area to each premises must not exceed 1.5 sqm. No part of the sign may be above a verandah or, if no verandah, more than 3.7 m above pavement level. The sign must be more than 30 m from a residential zone or pedestrian or traffic lights.

Section 2 - Permit required

Sign	Condition
Any sign not in Section 1	None specified

Section 3 - Prohibited

Sign
Nil

52.05-12

27/10/2025
VC294

Category 2 - Office and industrial

Low limitation

Purpose

To provide for adequate identification signs and signs that are appropriate to office and industrial areas.

Section 1 - Permit not required

Sign	Condition
Bed and breakfast sign **Business identification sign** **Home based business sign** **Pole sign**	The total display area of all signs to each premises must not exceed 8 sqm. This does not include a direction sign.
Direction sign	Only one to each premises.
Internally illuminated sign	The display area must not exceed 1.5 sqm. The sign must be more than 30 m from a residential zone or pedestrian or traffic lights.

Sign	Condition
Promotion sign	A promotion sign must promote goods, services, an event or any other matter, that is provided, undertaken or sold or for hire on the land or in the building on which the sign is sited.

Section 2 - Permit required

Sign	Condition
Any sign not in Section 1	None specified

Section 3 - Prohibited

Sign
Nil

52.05-13

03/02/2022
VC199

Category 3 - High amenity areas

Medium limitation

Purpose

To ensure that signs in high-amenity areas are orderly, of good design and do not detract from the appearance of the building on which a sign is displayed or the surrounding area.

Section 1 - Permit not required

Sign	Condition
Bed and breakfast sign	Only one to each premises.
Home based business sign	The display area must not exceed 0.2 sqm.
Direction sign	None specified

Section 2 - Permit required

Sign	Condition
Above-verandah sign	None specified
Business identification sign	
Electronic sign	The display area must not exceed 3 sqm.
Floodlit sign	None specified
High-wall sign	Must be a business logo or street number.
Internally illuminated sign	None specified
Pole sign	
Promotion sign	The display area must not exceed 3 sqm.
Reflective sign	None specified

Section 3 - Prohibited

Sign
Any sign not in Sections 1 or 2

Category 4 - Sensitive areas

52.05-14

17/10/2023
VC241

Maximum limitation

Purpose

To provide for unobtrusive signs in areas requiring strong amenity control.

Section 1 - Permit not required

Sign	Condition
Bed and breakfast sign	Only one to each premises.
Home based business sign	The display area must not exceed 0.2 sqm.
Direction sign	None specified

Section 2 - Permit required

Sign	Condition
Business identification sign	The total display area to each premises must not exceed 3 sqm. This does not apply to a Business identification sign on land used for a Freeway service centre or Service station.
Floodlit sign	Must not be a Promotion sign on land used for an Open sports ground.
Above-verandah sign **High-wall sign** **Internally illuminated sign** **Pole sign**	Must be on land used for a Freeway service centre or Service station.
Electronic sign	Must be on land used for a Freeway service centre or Service station. The display area must not exceed 3 sqm.
Promotion sign	Must be on land used for a Freeway service centre, Service station or Open sports ground. Must promote goods, services, events or matters provided, undertaken or sold on land used for a Freeway service centre or Service station.

Section 3 - Prohibited

Sign
Any sign not in Sections 1 or 2

SCHEDULE TO CLAUSE 52.05 SIGNS

05/11/2021
C202warr

Exemption from notice and review

1.0

05/11/2021
C202warr

[redacted]

None specified

SCHEDULE TO CLAUSE 52.16 NATIVE VEGETATION PRECINCT PLAN

05/11/2021
C202warr
1.0

15/09/2008
VC49

Native vegetation precinct plan

Name of plan
None specified

SCHEDULE TO CLAUSE 52.17 NATIVE VEGETATION

05/11/2021
C202warr

1.0

Scheduled area

05/11/2021
C202warr

[redacted]

None specified

2.0

Scheduled weed

05/11/2021
C202warr

[redacted]

None specified

SCHEDULE TO CLAUSE 52.28 GAMING

05/11/2021
C202warr

1.0 Objectives

05/11/2021
C202warr

None specified.

2.0 Prohibition of a gaming machine in a shopping complex

05/11/2021
C202warr

Installation or use of a gaming machine as specified in Clause 52.28-4 is prohibited on land described in Table 1 below.

Table 1

Gateway Plaza Shopping Centre, Warrnambool	154 Raglan Parade Warrnambool, also described in C/T Vol.9733 Fol.268

3.0 Prohibition of a gaming machine in a strip shopping centre

05/11/2021
C202warr

A gaming machine as specified in Clause 52.28-5 is prohibited in all strip shopping centres on land covered by this planning scheme.

4.0 Locations for gaming machines

05/11/2021
C202warr

None specified.

5.0 Venues for gaming machines

05/11/2021
C202warr

None specified.

6.0 Application requirements

05/11/2021
C202warr

None specified.

7.0 Decision guidelines

05/11/2021
C202warr

None specified.

31/07/2018
VC148

SCHEDULE TO CLAUSE 52.32 WIND ENERGY FACILITY

1.0

31/07/2018
VC148

Wind energy facility prohibition

Land where a Wind energy facility is prohibited
All land within five kilometres of the high water mark of the coast, east of the Hopkins Highway.
All land within five kilometres of a residential zone, an industrial zone, a business zone or a special purpose zone in the urban area of Warrnambool.

SCHEDULE TO CLAUSE 52.33 POST BOXES AND DRY STONE WALLS

31/07/2018
VC148

1.0 Permit requirement for dry stone walls

31/07/2018
VC148

Land
All

SCHEDULE TO CLAUSE 53.01 PUBLIC OPEN SPACE CONTRIBUTION AND SUBDIVISION

31/07/2018
VC148

1.0

31/07/2018
VC148

Subdivision and public open space contribution

Type or location of subdivision	Amount of contribution for public open space
Land within the North of the Merri River Structure Plan	1.67% Land/and or cash contribution requirements must be in accordance with the North of the Merri River Development Contributions Plan (September, 2011).
Land within the North Dennington Structure Plan area (excluding Dennington Rise)	3% cash contribution in accordance with the North Dennington Development Contributions Plan (November, 2014).

SCHEDULE TO CLAUSE 53.06 LIVE MUSIC ENTERTAINMENT VENUES

18/02/2021
GC175

1.0 Areas to which Clause 53.06 does apply

04/05/2022
VC210

Name of area	Description
None specified	

2.0 Areas to which Clause 53.06 does not apply

04/05/2022
VC210

Name of area	Description
None specified	

3.0 Other venues to which Clause 53.06 applies

04/05/2022
VC210

Name of venue	Address	Condition or limitation
None specified		

SCHEDULE TO CLAUSE 53.15 STATEMENT OF UNDERLYING PROVISIONS

31/07/2018
VC148
1.0

Incorporated statement

05/11/2021
C202warr

[redacted]

None specified

31/07/2018
VC148

SCHEDULE TO CLAUSE 59.15 LOCAL VICSMART APPLICATIONS

1.0

05/11/2021
C202warr

Table 1 Classes of VicSmart application under zone provisions

Name of zone or class of zone	Class of application	Permit requirement provision	Information requirements and decision guidelines
None specified			

2.0

05/11/2021
C202warr

Table 2 Classes of VicSmart application under overlay provisions

Name of overlay or class of overlay	Class of application	Permit requirement provision	Information requirements and decision guidelines
None specified			

3.0

05/11/2021
C202warr

Table 3 Classes of VicSmart application under particular provisions

Name of particular provision	Class of application	Permit requirement provision	Information requirements and decision guidelines
None specified			

SCHEDULE 1 TO CLAUSE 59.16 INFORMATION REQUIREMENTS AND DECISION GUIDELINES FOR LOCAL VICSMART APPLICATIONS

05/11/2021
C202warr

1.0 Information requirements

05/11/2021
C202warr

None specified.

2.0 Decision guidelines

05/11/2021
C202warr

None specified.

SCHEDULE TO CLAUSE 66.04 REFERRAL OF PERMIT APPLICATIONS UNDER LOCAL PROVISIONS

05/11/2021
C202warr

1.0

05/12/2025
C216warr

Referral of permit applications under local provisions

Clause	Kind of application	Referral authority	Referral authority type
Schedule 1 to Clause 42.01 (ESO)	All applications	Glenelg Hopkins Catchment Management Authority ~~Department of Energy, Environment and Climate Action~~	Recommending authority ~~Recommending authority~~
~~Schedule 2 to Clause 42.01 (ESO)~~	~~All applications~~	~~Department of Energy, Environment and Climate Action~~	~~Recommending authority~~
~~Schedule 3 to Clause 42.01 (ESO)~~	~~All applications~~	~~Department of Energy, Environment and Climate Action~~	~~Recommending authority~~
~~Schedule 4 to Clause 42.01 (ESO~~	~~All applications~~	~~Department of Energy, Enviroment, and Climate Action~~	~~Recommending authority~~
Schedule 3 to Clause 43.02 (DDO)	All applications	Environment Protection Authority	Determining authority
Schedule 5 to Clause 43.02 (DDO)	All applications	The relevant floodplain manager	Recommending authority
Schedule 11 to Clause 43.04 (DPO)	All applications	Wannon Water	Determining authority

NOTICE OF PERMIT APPLICATIONS UNDER STATE STANDARD PROVISIONS

66.05

01/07/2025
VC286

Notice of an application of the kind listed in the table below must be given to the person or body specified as a person or body to be notified.

Clause	Kind of application	Person or body to be notified
Clause 35.07	An application to use or develop land for accommodation within one kilometre from the nearest title boundary of land subject to: ▪ A permit for a wind energy facility; or ▪ An application for a permit for a wind energy facility; or ▪ An incorporated document approving a wind energy facility; or ▪ A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the *Environment Effects Act 1978*.	The owners and occupiers of land subject to: ▪ A permit for a wind energy facility; or ▪ An application for a permit for a wind energy facility; or ▪ An incorporated document approving a wind energy facility; or ▪ A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the *Environment Effects Act 1978*.
Clause 45.08-6	An application to use or subdivide land, or to construct a building or construct or carry out works.	The airport lessee company of Melbourne Airport in accordance with the Commonwealth *Airports Act 1996*
Clause 52.09-7	An application to use or subdivide land or construct a building for accommodation, education centre or hospital: ▪ Within an Extractive Industry Interest Area. ▪ On land which is within 500 metres of land on which a work plan has been applied for or granted under the *Mineral Resources (Sustainable Development) Act 1990*. An application to construct a building or construct or carry out works on land for which a work plan has been applied for or granted under the *Mineral Resources (Sustainable Development) Act 1990*. These requirements do not apply to: ▪ An application to extend a building or works. ▪ An application that is required to be referred to the Secretary of the Department administering the *Mineral Resources (Sustainable Development) Act 1990* under section 55 of the Act.	The Secretary of the Department administering the *Mineral Resources (Sustainable Development) Act 1990*
Clause 52.09-7	An application to use or develop land for accommodation in a rural zone if the building or works associated with the accommodation is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the *Mineral Resources (Sustainable Development) Act 1990*.	The owners and occupiers of land subject to a work authority that has been applied for or granted under the *Mineral Resources (Sustainable Development) Act 1990.*
Clause 52.21	An application to construct, use or illuminate a private tennis court under any provision of this scheme.	The owners and occupiers of adjoining and opposite properties
Clause 53.09	An application to use or develop land to establish a new broiler farm, or to increase the farm capacity of an existing broiler farm, that meets the requirements of a	Environment Protection Authority

Clause	Kind of application	Person or body to be notified
	Special Class Broiler Farm or Farm Cluster as specified in the Victorian Code for Broiler Farms 2009.	
Clause 67.02-2	An application which except for the provisions of clause 67.01, would be made to the Minister in accordance with section 96 of the Act. This does not apply to an application: ▪ To which the exemption from notice and review in clause 52.31-2 applies. ▪ To construct or put up for display a sign. ▪ To remove, destroy or lop native vegetation under clause 52.17. ▪ If a permit is only required under the Bushfire Management Overlay, Floodway Overlay, Land Subject to Inundation Overlay, Salinity Management Overlay or Special Building Overlay.	The owners and occupiers of adjoining land The National Trust of Australia (Victoria), if the application relates to land on which there is a building classified by the Trust
Clause 67.02-2	An application to remove, destroy or lop native vegetation under clause 52.17 which, except for the provisions of clause 67.01, would be made to the Minister in accordance with section 96 of the Act. This does not apply if the application must be referred to the Secretary under section 55 of the Act.	Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the *Conservation, Forests and Lands Act 1987*)

SCHEDULE TO CLAUSE 66.06 NOTICE OF PERMIT APPLICATIONS UNDER LOCAL PROVISIONS

05/11/2021
C202warr

1.0

05/11/2021
C202warr

Notice of permit applications under local provisions

Clause	Kind of application	Person or body to be notified
None specified	None specified	None specified

31/07/2018
VC148

SCHEDULE TO CLAUSE 72.03 WHAT DOES THIS PLANNING SCHEME CONSIST OF?

1.0

18/11/2022
C205warr

Maps comprising part of this planning scheme:

- 1, 1DCPO, 1DDO12, 1DDO16, 1DPO, 1ESO, 1FO, 1HO
- 2, 2DDO11, 2DDO16, 2DPO, 2ESO, 2HO
- 3, 3ESO
- 4, 4DDO12, 4DDO13, 4DPO, 4EAO, 4ESO, 4FO, 4HO, 4LSIO 4SLO, 4BMO, 4SCO
- 5, 5DCPO, 5DDO1, 5DDO12, 5DPO, 5ESO, 5HO, 5LSIO-FO
- 6, 6DCPO, 6DDO1, 6DPO, 6ESO, 6HO, 6LSIO-FO
- 7, 7DPO, 7HO, 7LSIO-FO, 7BMO
- 8, 8DDO15, 8DPO, 8EAO, 8ESO, 8FO, 8HO, 8LSIO, 8SLO, 8SCO
- 9, 9DDO14, 9HO, 9LSIO-FO, 9SCO
- 10, 10HO, 10DPO, 10LSIO-FO, 10BMO, 10SCO, 10DDO
- 11, 11DDO5, 11DDO6, 11DDO7, 11DDO8, 11DDO9, 11DDO10, 11DDO15, 11DPO, 11EAO, 11ESO, 11HO, 11LSIO, 11SLO, 11BMO, 11SCO
- 12, 12DDO15, 12EAO, 12ESO, 12HO, 12SLO, 12BMO, 12SCO
- 13, 13DDO2, 13DDO17, 13DPO, 13ESO, 13HO, 13SLO, 13BMO, 13SCO
- 14, 14DPO, 14EAO, 14BMO, 14SCO, 14DDO
- 15, 15DDO3, 15DDO17, 15DPO, 15ESO, 15HO, 15SLO, 15BMO, 15SCO
- 16, 16DDO3, 16ESO, 16HO, 16SCO
- 17, 17ESO, 17SLO, 17BMO

INCORPORATED DOCUMENTS

72.04

18/12/2025
VC277

The documents listed in the table and the schedule to this clause are incorporated documents under section 6(2)(j) of the *Planning and Environment Act 1987*.

An incorporated document forms part of this planning scheme.

If a document is not listed in the table or the schedule, it is not an incorporated document.

A document is not incorporated in this planning scheme by reason only that it is referred to in the scheme.

Note:

Clause 72.08 contains a list of background documents relevant to this planning scheme. A background document does not form part of the planning scheme.

Table to Clause 72.04

Name of document	Introduced by:
A 'Good Neighbour' Code of Practice for a Circus or Carnival (Department of Infrastructure, October 1997)	NPS1
Apiary Code of Practice (Department of Planning and Community Development, May 2011)	VC81
Australian Standard AS/NZS 2890.1:2004, Parking Facilities - Off-street Car Parking (Standards Australia, 2004)	VC26
Australian Standard AS2890.3:2015, Parking Facilities Part 3: Bicycle Parking (Standards Australia, 2015)	VC237
Building in Bushfire-Prone Areas (Publication SAA HB36-1993, CSIRO & Standards Australia, May 1993)	NPS1
Car Parking Requirement Maps (Department of Transport and Planning, December 2025)	VC277
Code of Practice for Bushfire Management on Public Land (Department of Sustainability and Environment, June 2012)	VC101
Code of Practice for Timber Production 2014 (as amended 2022) (Department of Environment, Land, Water and Planning, 2022)	VC229
Design Vehicles and Turning Path Templates (Publication AP-34/95, Austroads, 1995)	VC12
Guide to Residential Streets and Paths (Publication C&CCA T51-2004, Cement and Concrete Association of Australia, 2004)	VC26
Guide to Road Design, Part 6A: Pedestrian and Cycle Paths (Austroads, 2021)	VC77
Guidelines for the Removal, Destruction or Lopping of Native Vegetation (Department of Energy, Environment and Climate Action, 2025)	VC291
Industrial and Commercial Land Classifications (Department of Transport and Planning, July 2025)	VC283
North Growth Corridor Plan (Victorian Planning Authority, August 2012)	VC283
Local Government Planning Guide for Dry Land Salinity(Department Conservation and Natural Resources, October 1995)	NPS1
Pavement Design - A Guide to the Structural Design of Road Pavements (Austroads, 1992)	VC12
Planning Requirements for Racing Dog Keeping and Training (Department of Environment, Land, Water and Planning, August 2017)	VC139
Principal Public Transport Network 2017 (Victorian Government, 2017)	VC132
Principal Public Transport Network Area Maps (Victorian Government, August 2018)	VC151

Name of document	Introduced by:
Private Tennis Court Development Code of Practice (Revision 1, Department of Infrastructure, March 1999)	VC5
South East Growth Corridor Plan (Victorian Planning Authority, August 2012)	VC283
Sunbury Growth Corridor Plan (Victorian Planning Authority, June 2012)	VC283
Victorian Code for Broiler Farms 2009 - Plus 2018 amendments (Department of Primary Industries, 1999)	VC60
Victorian Code for Cattle Feedlots (Department of Agriculture, Energy and Minerals, August 1995)	NPS1
Victorian Low Density Mobile Outdoor Poultry Farm Planning Permit Guidelines (Department of Economic Development, Jobs, Transport and Resources, June 2018)	VC150
Victorian Low Density Mobile Outdoor Pig Farm Planning Permit Guidelines (Department of Economic Development, Jobs, Transport and Resources, June 2018)	VC150
West Growth Corridor Plan (Victorian Planning Authority, August 2012)	VC283

SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS

15/01/2024
VC249
1.0

11/07/2025
C219warr

Incorporated documents

Name of document	Introduced by:
Commercial Precinct Heritage Design Guidelines (Warrnambool City Council, 2020)	C208warr
Fairy Street Precinct Heritage Design Guidelines (Warrnambool City Council, 2020)	C208warr
Logans Beach Urban Design Guidelines (Connell Wagner, February 2000)	C12
Midfield Key Worker Accommodation Village, 6 Eccles Street, Warrnambool (Department of Transport and Planning, February 2024)	C212warr
North Dennington Development Contributions Plan (Mesh, December 2023)	VC249
North Dennington Structure Plan (Hansen Partnership Pty Ltd, September 2014)	C90
North of the Merri River Development Contributions Plan (Mesh, May 2024)	C219warr
North of the Merri River Structure Plan (Mesh, May 2024)	C219warr
Premier Speedway Signage (Warrnambool City Council, June 2016)	C83
Railway Precinct Heritage Design Guidelines (Warrnambool City Council, 2020)	C208warr
Racehorse Training on Levys Beach (Department of Environment, Land, Water and Planning, December 2018)	C200warr
St. John's Church Precinct Heritage Design Guidelines (Warrnambool City Council, 2020)	C208warr
Warrnambool Infrastructure Incorporated Plan (Warrnambool City Council, December 2012)	C68
Warrnambool Line Upgrade - Incorporated Document (Rail Projects Victoria, December 2019)	GC121
West Warrnambool Industrial Precinct (Department of Environment, Land, Water and Planning, May 2015)	C199
69-75 Mortlake Road, Warrnambool (Department of Environment, Land, Water and Planning, August 2020)	C206warr

SCHEDULE TO CLAUSE 72.05 WHEN DID THIS PLANNING SCHEME BEGIN?

31/07/2018
VC148

1.0

Date this planning scheme began:

31/07/2018
VC148

22 April 1999

BACKGROUND DOCUMENTS

72.08

02/09/2025
VC283

The documents listed in the table and the schedule to this clause are background documents.

A background document may:

- Have informed the preparation of, or an amendment to, this planning scheme.
- Provide information to explain the context within which a provision has been framed.
- Assist the understanding of this planning scheme.

A background document does not form part of this planning scheme.

Table to Clause 72.08

Name of background document	Amendment number - clause reference
Central Highlands Regional Growth Plan (Victorian Government, 2014)	VC106 Clauses 10 to 19
G21 Regional Growth Plan (Geelong Region Alliance, 2013)	VC106 Clauses 10 to 19
Gippsland Regional Growth Plan (Victorian Government, 2014)	VC106 Clauses 10 to 19
Great South Coast Regional Growth Plan (Victorian Government, 2014)	VC106 Clauses 10 to 19
Hume Regional Growth Plan (Victorian Government, 2014)	VC106 Clauses 10 to 19
Loddon Mallee North Regional Growth Plan (Victorian Government, 2014)	VC106 Clauses 10 to 19
Loddon Mallee South Regional Growth Plan (Victorian Government, 2014)	VC106 Clauses 10 to 19
Plan for Victoria (Department of Transport and Planning, February 2025)	VC283 Clauses 10 to 19
Wimmera Southern Mallee Regional Growth Plan (Victorian Government, 2014)	VC106 Clauses 10 to 19

SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

31/07/2018
VC148
1.0

05/12/2025
C216warr

Background documents [Note: was unable to create new rows in template]

Name of background document	Amendment number - clause reference
Coastal/Hopkins River Environment Structure Plan (Planisphere, 2008)	C93
Coastal Spaces Landscape Assessment (Department of Sustainability and Environment, 2006)	C93
Dennington Flood Study (Water Technology, 2007)	C78 (Pt 1)
Dennington Neighbourhood Activity Centre Structure Plan (Hansen Pty Ltd, 2009)	C93
Design Guidelines for Younger Street (Planisphere, 2005)	C40
Design of North Warrnambool Floodplain Management Plan - Implementation Works (Cardno, 2010)	C205warr
Economic Development Strategy 2023-2028 [New]	
~~*Glenelg Hopkins Regional Catchment Strategy 2013-2019* (Glenelg Hopkins Catchment Management Authority, 2013)~~ [Redundant]	~~C93~~
Glenelg Hopkins Regional Catchment Strategy 2021-2027 (Glenelg Hopkins Catchment Management Authority 2021) [New: current regional catchment strategy]	
Great Ocean Road Destination Management Plan (Urban Enterprise, 2012)	C93
Green Warrnambool (Warrnambool City Council, 2018) [New]	
Healthy Warrnambool 2021-25 Plan - Community Health and Wellbeing Plan (Warrnambool City Council, 2021) [New]	
~~*Infrastructure Design Manual* (Local Government Infrastructure Design Association, 2020)~~ [Redundant]	~~GC112~~
Infrastructure Design Manual Version 5.6, December 2025 (Local Government Infrastructure Design Association) [New: updated Manual]	
Landscape Management Plan for the South Warrnambool Wetlands (Scenic Spectrums Pty Ltd & Ecology Australia Pty Ltd for Warrnambool City Council, September 1996)	C216warr
Merri Street East and Raglan Parade Analysis and Issues Report (Planisphere, 2008) *(including Merri Street East Design Guidelines and Raglan Parade Design Guidelines)*	C67
Merri River Parklands Framework (Warrnambool City Council, 2020) [New]	
North East Warrnambool Structure Plan (Connell Wagner, 2008)	C93
North Warrnambool Flood Study (Cardno, 2010)	C78 (Pt 1)
Russell Creek Flood Mitigation - As Constructed Flood Modelling (Water Technology Pty Ltd, 2017)	C205warr
South Warrnambool Flood Study (Water Technology 2007)	C78 (Pt 1)
~~*Warrnambool Affordable Housing Policy* (Warrnambool City Council, 2012)~~ [Redundant]	~~C93~~
Warrnambool Coastal Management Plan (Warrnambool City Council, 2013)	C93
Warrnambool City Centre Revitalisation - The Structure Plan (Davis Planning Solutions, One Collective, 2012)	C93
Warrnambool City Council Advertising Signage Policy - Background Report (Warrnambool City Council, 2019)	C204warr

Name of background document	Amendment number - clause reference
Warrnambool City-Wide Housing Strategy (Warrnambool City Council, 2013)	C93
~~*Warrnambool Community Services and Infrastructure Plan* (Warrnambool City Council, 2013)~~ [Redundant] *Warrnambool Community Services Futures Plan* (March 2026) [New]	~~C93~~
Warrnambool Eastern Activity Centre Structure Plan (Mesh Pty Ltd, February 2020)	C214warr
~~*Warrnambool Environmental Sustainability Strategy 2008-2013* (Warrnambool City Council, 2008)~~ [Redundant]	~~C93~~
~~*Warrnambool Health and Wellbeing Plan 2013-2017* (Warrnambool City Council, 2013)~~ [Redundant]	~~C93~~
Warrnambool Heritage Gap Study - Individual Statements of Significance (Heritage Matters, 2009)	C73
Warrnambool Heritage Gap Study - 3A Precincts (Heritage Matters, 2010)	C68
Warrnambool Heritage Guidelines and Precinct Statement of Significance (Grieve Gillett, 2012)	C68
Warrnambool Industrial Land Use Review (Mesh Pty Ltd, 2010)	C72
Warrnambool Open Space Strategy (Warrnambool City Council, 2014) *Warrnambool Principal Pedestrian Network* (Warrnambool City Council, 2022) [New]	C93
~~*Warrnambool Sustainable Transport Strategy 2010-2020* (Warrnambool City Council, 2010)~~ [Redundant]	~~C93~~
Warrnambool Urban Conservation Study (Andrew Ward in association with Auty Wilson & Herriot, 1983)	C43

74

31/07/2018
VC148

STRATEGIC IMPLEMENTATION

SCHEDULE TO CLAUSE 74.01 APPLICATION OF ZONES, OVERLAYS AND PROVISIONS

22/07/2021
C208warr

1.0 Application of zones, overlays and provisions

04/05/2022
VC210

This planning scheme applies the following zones, overlays and provisions to implement the Municipal Planning Strategy and the objectives and strategies in Clauses 11 to 19:

- Commercial 1 Zone to create vibrant mixed use commercial centres for retail, office, business, entertainment, community and residential uses.
- Commercial 2 Zone to encourage areas for offices, service industries and bulky goods retailing.
- Mixed Use Zone to activity centres and commercial precincts with potential for complementary residential, commercial and industrial activities.
- General Residential Zone to facilitate residential opportunities and to provide a diversity of housing types and moderate housing growth in locations offering good access to services and transport.
- Neighbourhood Residential Zone within the Coastal Hopkins Growth Area to ensure that development respects identified environmental and landscape characteristics.
- Township Zone to facilitate residential opportunities and a range of other uses that reflect the community needs of a small town in Allansford.
- Low Density Residential Zone to areas that support low density residential development in the townships of Bushfield, Woodford and Allansford.
- Industrial 1 Zone to identify areas suitable for industrial uses.
- Industrial 3 Zone to identify areas suitable for light industrial uses and where there is a sensitive interface and the need to manage potential amenity impacts.
- Rural Living Zone to areas that support rural residential uses, including areas in Woodford and Bushfield, Allansford, north of Wangoom Road and Rodgers Road / Staffords Road area.
- Farming Zone to provide for the use of land for agriculture and to encourage the retention of productive agricultural land.
- Special Use Zone to:
- The Warrnambool Racecourse to allow for the efficient operation of the racecourse and associated facilities (SUZ1).
- The Warrnambool Showgrounds to allow for the efficient operation of the showgrounds (SUZ2).
- Land between existing residential development and the West Warrnambool Industrial Precinct (land in vicinity of Scott Street and Eccles Street) (SUZ3).
- Public Use Zone to local government, health, utility and education facilities.
- Public Park and Recreation Zone to:
- Areas identified as public open space.
- Coastal Crown land to protect recreation values (including Lake Pertobe and between the Foreshore and the Breakwater).
- Public Conservation and Resource Zone to:
- Areas identified as public open space.
- Publicly owned river corridors, wetlands, floodplains, and coastal reserves.
- Coastal Crown land to protect flora and fauna values.
- Transport Zone 2 or Transport Zone 3 to identify significant existing roads.
- Urban Floodway Zone to undeveloped urban land within high hazard major flood paths.
- Environmental Significance Overlay:
- Over the coastal reserve, rivers, land adjacent to river corridors and wetlands and other significant habitats (ESO1, ESO2 and ESO4).
- To land within close proximity of Lake Gillear (ESO3).

- Significant Landscape Overlay to protect significant landscapes and ridgelines.
- Heritage Overlay to sites, places and buildings of historic or cultural importance.
- Land Subject to Inundation Overlay to:
- Areas affected by possible sea level rise and storm surge.
- Land in flood storage or flood fringe areas.
- Floodway Overlay to rural land and developed urban land within high hazard major flood paths.
- Design and Development Overlay:
- Schedule 2 (DDO2) to the land within the Logans Beach Area to specify requirements relating to the design and built form of new development.
- Schedule 3 (DDO3) to land within proximity of the Premier Speedway.
- Schedules 5 - 10 (DDO5, DDO6, DDO7, DDO8, DDO9 and DDO10) within South Warrnambool to specify requirements relating to the design and built form of new development.
- Schedule 11 (DDO11) to land within Rodger Place, Bushfield to specify requirements relating to the design and built form of new development.
- Schedule 12 (DDO12) to land within the Caramut Road Business Park Area and Entrance Precinct to specify requirements relating to the design and built form of new development.
- Schedule 13 (DDO13) to the Younger Street (West) land to specify requirements relating to the design and built form of new development.
- Schedule 14 (DDO14 - Protection of Ocean Views from the Public Realm: Raglan Parade) to specify requirements relating to the design and built form of new development.
- Schedule 15 (DDO15 - Foreshore Design Character and View Sharing: Merri Street East) to specify requirements relating to the design and built form of new development.
- Schedule 16 (DDO16) to land within proximity of the Warrnambool Regional Airport.
- Schedule 17 (DDO17) to land within the Coastal/Hopkins River Environment Growth Area to specify requirements relating to the design and built form of new development.
- Schedule 18 (DDO18) to specify requirements relating to the design and built form of new commercial development within the Eastern Activity Centre.
- Development Plan Overlay to:
- Growth areas to implement adopted structure plans.
- Industrial precincts to ensure future industrial development incorporates a high level of accessibility, appropriate services and high quality urban design.
- The Residential North Precinct (Eastern Activity Centre).
- The Mixed Use Urban Core Precinct (Eastern Activity Centre).
- The Office/Employment Precinct (Eastern Activity Centre).
- Development Contribution Plan Overlay to growth areas to collect development contributions towards community infrastructure, as appropriate.
- Environmental Audit Overlay to recognise potentially contaminated land which requires investigation prior to being used for a sensitive use.
- Bushfire Management Overlay to bushfire hazard areas where there is potential for extreme bushfire behaviour, consistent with state hazard criteria and mapping.
- Schedule to Clause 52.28 Gaming to identify areas of prohibition of a gaming machine in a shopping complex, and prohibition of a gaming machine in a strip shopping centre.

FURTHER STRATEGIC WORK

74.02

31/07/2018
VC148

The schedule to this clause may specify the planning authority's approach to further strategic work.

A planning authority may take into account the schedule to this clause when it prepares an amendment to this planning scheme.

The responsible authority must not take into account the schedule to this clause when it makes a decision under this planning scheme.

SCHEDULE TO CLAUSE 74.02 FURTHER STRATEGIC WORK

22/07/2021
C208warr
1.0

Further strategic work

05/12/2025
C216warr

~~Prepare a housing and neighbourhood character strategy to guide built form and land use outcomes.~~

~~Implement the Warrnambool Planning Scheme Environmental Significance Overlay Review~~

~~Review the Design and Development Overlays and Development Plan Overlays to correct inadequacies and inappropriate drafting.~~

~~Prepare infrastructure contributions plans for future growth corridors, which may include funding infrastructure outside of growth corridors if there is a clear nexus.~~

~~Prepare a car parking strategy to manage car parking demands throughout the municipality.~~

~~Prepare an agricultural precinct strategy to support agricultural productivity and identify appropriate agri-tourism in rural areas.~~

~~Prepare a planning scheme amendment to implement the Warrnambool Floodplain Management Plan 2018-2023 and the South Warrnambool Flood Investigation. (in consultation with the Catchment Management Authority and the Department of Transport and Planning).~~

~~Prepare a structure, framework or precinct plan for:~~

- ~~South Dennington Growth Area~~
- ~~East of Aberline Road~~
- ~~Logans Beach~~
- ~~Bushfield/Woodford~~

~~Review the Warrnambool Retail Strategy to cover the new greenfield areas.~~

~~Review land uses and zoning within the Northpoint Village Neighbourhood Activity Centre precinct.~~

~~Introduce an Open Space Contributions Policy.~~

~~Prepare a planning scheme amendment to implement the Green Warrnambool 2018, the Active Warrnambool Strategy 2019-2030, the Merri River Parklands Framework 2020, the South of Merri Open Space Precinct Plan 2020 and the Principal Bicycle Network.~~

Settlement

Warrnambool Futures Strategy

Woodford/Bushfield Strategic Framework Plan

Environment and landscape values

Environmental risks and amenity

Allansford Flood Investigation (Part of Allansford Strategic Framework Plan Implementation) – planning scheme amendment (State Government pathway for flood investigation)

North Warrnambool and Woodford-Bushfield Flood Investigation

Built environment and heritage

Review and update Heritage Guidelines

Aboriginal Cultural Heritage Local Policy

Housing

City Wide Housing Strategy

Economic development

Rural land use strategy

Industrial Precinct and Eastern Activity Centre Structure Plan – undertake detailed planning investigation for employment areas

Northpoint Village Neighbourhood Activity Centre precinct – review land uses and zones

Transport

Car Parking Strategy/Parking Overlay Plan

Infrastructure

Open Space Contributions Report

Review of DCP1 and DCP2

Other

Review of overlay schedules

[New: Council's updated strategic work program prepared in response to the 2026 planning scheme review]

~~Settlement~~		
~~1~~	~~Warrnambool Futures Strategy – a long term land use strategy~~	~~2026-2028~~
~~2~~	~~Woodford/Bushfield Strategic Framework Plan~~	~~2026-2027~~
~~3~~	~~Allansford Strategic Framework Plan Implementation – planning scheme amendment~~	~~2026-2027~~
~~Environment and landscape values~~		
~~4~~	~~Warrnambool Foreshore Framework Plan – planning scheme amendment~~	~~2026-2027~~
~~5~~	~~North of Merri Landscape Masterplan – planning scheme amendment~~	~~2026-2027~~
~~Environmental risks and amenity~~		
~~56~~	~~Allansford Flood Investigation (Part of Allansford Strategic Framework Plan Implementation) – planning scheme amendment~~	~~2026-2027~~
~~67~~	~~North Warrnambool and Woodford-Bushfield Flood Investigation~~	~~2026-2027~~
~~Built environment and heritage~~		
~~78~~	~~Review and update 2011 Heritage Strategy~~	~~2027-2028~~
~~89~~	~~Reconciliation Strategy and Action PlanAboriginal Cultural Heritage Local Policy~~	~~2027-2028~~
~~Housing~~		
~~910~~	~~Housing and Neighbourhood CharacterCity Wide Housing Strategy~~	~~2026-2028~~
~~1012~~	~~Saleyards rezoning – planning scheme amendment~~	~~2027-2028~~
~~Economic development~~		
~~1112~~	~~Retail Strategy – planning scheme amendmentAgricultural Precinct Strategy Rural Land Use Strategy to protect agricultural land~~	~~2026-2027~~
~~13~~	~~Northpoint Village Neighbourhood Activity Centre precinct~~	~~2028-2029~~
~~14~~	~~Retail Strategy – planning scheme amendment~~	~~2027-2028~~
~~1215~~	~~Industrial Land Use StrategyIndustrial Precinct and Eastern Activity Centre Structure Plan~~	~~2027-2029~~
~~Transport~~		
~~1316~~	~~Car Parking Strategy/Parking Overlay PlanCity Centre Car Parking Strategy~~	~~2027-2028~~
~~Community infrastructure~~		
~~1417~~	~~Open Space Strategy 2026-2041 – planning scheme amendment~~	~~2026-2027~~

~~1518~~	~~Open Space Contributions Report~~	~~2026-2028~~
~~Other~~		
~~1619~~	~~Review overlay schedules~~	~~2026-2027~~

~~[New: Council's updated strategic work program prepared in response to the 2026 planning scheme review]~~

WARRNAMBOOL
CITY COUNCIL

OPEN SPACE

Asset Management Plan
Warrnambool City Council



Document Control	Open Space Asset Management Plan				
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1.0 EXECUTIVE SUMMARY

1.1 The Purpose of the Plan

Warrnambool City Council manages a diverse network of open spaces that support recreation, sport, community connection, health and wellbeing, biodiversity and the character and liveability of the city. These spaces include parks and reserves, sporting facilities, playgrounds, natural and coastal areas, streetscapes and the infrastructure that supports their use.

The purpose of this Open Space Asset Management Plan is to provide a coordinated framework for the long-term management of these assets and the services they support. It brings together Council's strategic objectives, community expectations, asset information, operational requirements and financial planning to guide how open space assets are maintained, renewed, upgraded and developed over time.

The Plan seeks to ensure that investment decisions balance service needs, asset condition and risk, community benefit, affordability and long-term sustainability. It also provides a stronger connection between asset management and Council's broader planning for recreation, open space, climate resilience and community wellbeing.

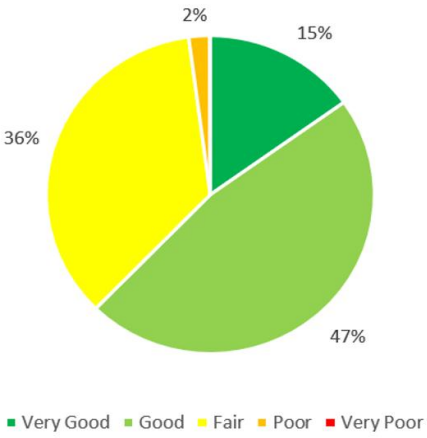
Over the next four years, the Plan will support Council to progressively strengthen the way it:

- Documents, validates and strengthens alignment of existing service standards and operational practices across the open space network;
- Prioritises renewal and other investment based on evidence, risk and strategic need;
- Coordinates asset renewal with recreation and open space planning;
- Improves asset information, lifecycle planning and project handover processes; and
- Better understands the resources and long-term funding required to deliver Council's desired service outcomes.

1.2 State of the Assets

Council manages a substantial and diverse open space network comprising approximately **362 hectares** of public open space across **169 individual parcels**, together with significant areas of restricted conservation land along Warrnambool's coast and waterways. The network includes parks and gardens, sporting reserves, playgrounds, recreation areas, natural and coastal spaces and other public open spaces across the city.

Supporting these spaces is an extensive portfolio of playing surfaces, play equipment, lighting, irrigation, furniture, structures and other infrastructure needed to make them functional, safe and accessible. These open space assets have a Current Replacement Cost of approximately **$89.8 million**.



Council completed a condition assessment of its open space assets in January 2026. Overall, the portfolio is in generally sound condition, with 62% of asset value assessed as Very Good or Good, a further 36% in Fair condition, and only 2% in Poor condition. No material proportion of the portfolio is currently assessed as Very Poor.

The condition profile indicates that Council's immediate challenge is not widespread asset failure. However, the significant proportion of assets in Fair condition reinforces the need for forward renewal planning and timely intervention to manage future renewal demand and avoid unnecessary deterioration.

1.3 Levels of Service

Council has established maintenance standards and operational practices for managing its open space network. These provide a practical basis for service delivery, with maintenance activities and frequencies also responding to factors such as the role and use of individual spaces, seasonal conditions, vegetation growth, asset requirements, workload and available resources.

The priority identified through this Plan is therefore not to develop a new service-level framework from first principles, but to document and validate current service standards and operational practices, strengthen their alignment with the Open Space Strategy hierarchy and Council expectations, and better understand the resources required to sustain them.

This will provide a clearer basis for future operational and financial planning and help Council make informed decisions where service expectations, asset needs and available resources cannot be fully aligned.

1.4 Future Demand

Council has a strong overarching strategic direction for the future of open space, supported by its broader open space, recreation, environmental and community planning. These strategies establish clear aspirations for the quality, accessibility, functionality and resilience of Warrnambool's open spaces.

The key challenge will be Council's capacity to progressively deliver these aspirations while continuing to sustainably manage its existing open space network.

Future demand will be influenced by:

- Population growth and demographic change;
- Changing recreation, sport and community expectations;
- Climate change and the need for more resilient open spaces and assets;
- Accessibility, inclusion, gender equity and child safety requirements;
- Growth and development creating new open space and infrastructure requirements;
- Ageing infrastructure and changing asset standards; and
- Council's long-term financial and resource capacity.

Council will respond through a combination of managing and making better use of existing assets, targeted renewal and upgrades, new infrastructure where justified, and adaptation to climate and other emerging risks.

A key consideration will be translating Council's strategic aspirations into prioritised and achievable programs of investment. Decisions regarding new and upgraded assets will need to consider whole-of-life costs and the additional maintenance, operational and future renewal obligations they create.

This Asset Management Plan provides an important link between Council's strategic direction for open space and the asset, operational and financial planning required to deliver it over time.

1.5 Lifecycle Management Plan

1.5.1 What does it Cost?

The forecast lifecycle costs necessary to provide the services covered by this Asset Management Plan include the operation, maintenance, renewal, upgrade and provision of open space assets.

Over the 10-year financial planning period, the total forecast funding requirement is approximately **$105.2 million**, or **$10.5 million** per year on average.

The largest component of this requirement is the ongoing operation and maintenance of Council's open spaces. Renewal demand is relatively modest in the early years but is forecast to increase progressively as the existing asset portfolio ages and more assets approach their modelled renewal intervention point.

These forecasts provide a strategic baseline for understanding the resources required to sustainably manage Council's open space network. They should continue to be refined as asset information improves, existing service standards and operational practices are further documented and validated, and future strategic and climate resilience requirements are better understood.

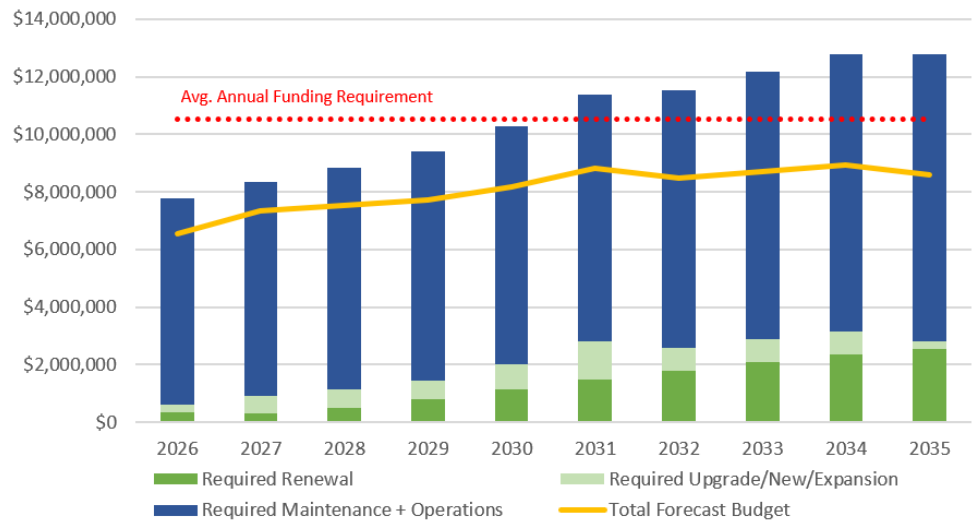
1.6 Financial Summary

1.6.1 What we will do

Council's current Financial Plan provides approximately **$80.8 million** of forecast funding over the next 10 years, or **$8.1 million** per year on average, compared with an estimated lifecycle funding requirement of approximately **$105.2 million**.

The analysis identifies a modelled difference of approximately **$24.4 million** over the 10-year period, with approximately **77% of forecast lifecycle requirements currently provided for**. This difference is principally associated with the maintenance and renewal of Council's existing open space assets and increases over the latter part of the planning period as lifecycle requirements grow.

Forecast Lifecycle Costs and Planned Budgets



Renewal modelling identifies approximately **$13.3 million** of renewal requirements over the next 10 years, compared with approximately **$5.7 million** in forecast renewal expenditure. This results in an Asset Renewal Funding Ratio of approximately **43%**.

Renewal needs are relatively modest in the early years but are expected to increase as the asset portfolio ages. This means Council has an opportunity to plan, progressively identify renewal priorities and consider future funding needs before they become more significant.

The funding incorporated within this Plan reflects Council's current Financial Plan. The findings of this AMP provide additional information about forecast asset and service requirements and should be used to inform future reviews of Council's Financial Plan and long-term investment priorities. Further funding pressures may also emerge as the costs of delivering Council's strategic open space priorities and improving climate resilience are more fully defined.

Council will continue to:

- Maintain and operate open spaces within available resources and established service standards and operational practices;
- Prioritise renewal based on asset condition, performance, risk, criticality and strategic need;
- Strengthen forward renewal planning and coordinate renewal, upgrade and new works with Council's broader strategic priorities and available funding; and
- Progressively improve alignment between service expectations, lifecycle requirements, strategic priorities and long-term financial planning.

1.6.2 What we cannot do

Current funding will require Council to prioritise investment and carefully manage the timing of works and service improvements. Council may not be able to deliver all identified renewal, upgrade and strategic aspirations within existing funding allocations.

Council will need to balance investment in maintaining and renewing the existing open space network with demands for new and improved facilities, implementation of strategic priorities, and emerging climate adaptation and resilience requirements.

The challenge is therefore not simply to increase expenditure, but to balance service expectations, asset needs, climate and environmental considerations, and strategic priorities with available resources. Better understanding the resources required to sustain existing service standards and operational practices, and respond to emerging lifecycle and resilience requirements, will support informed decisions about future priorities, affordability and acceptable risk.

1.6.3 Managing the Risks

Council's open spaces are highly visible community assets that support recreation, sport, social connection, environmental values and community wellbeing. Their management involves balancing public safety, asset performance, service continuity, environmental outcomes and financial sustainability.

The key risks associated with the open space portfolio include:

- Deterioration or failure of assets resulting in safety, service or financial impacts;
- Insufficient maintenance or renewal contributing to declining asset condition and amenity;
- Climate change and more frequent or severe weather events affecting assets, landscapes and service delivery;
- Assets no longer meeting changing community, accessibility or functional needs;
- Growth in the asset portfolio creating additional unfunded maintenance and renewal obligations; and
- Available resources being insufficient to sustain existing services and deliver Council's strategic priorities.

Council will manage these risks through routine inspections and maintenance, condition monitoring, risk-based renewal prioritisation, appropriate design and asset standards, and coordinated strategic and lifecycle planning.

Council will also progressively strengthen the integration of available climate vulnerability and resilience information into open space asset planning and lifecycle decision-making. This includes considering future climate exposure, environmental values, whole-of-life sustainability and opportunities for adaptation when assets are renewed, upgraded or replaced.

The financial, service and risk findings of this Plan will help Council make informed decisions about investment priorities, acceptable risk and the resources required to sustainably manage its open space network over the long term.

1.7 Monitoring and Improvement Program

The improvement program developed through this Asset Management Plan identifies a focused program of actions to strengthen the long-term management of Council's open space assets. Key actions include:

- Strengthening open space asset information and systems, including asset componentisation, capitalisation, data quality and the effective handover of new and upgraded assets;
- Documenting and validating existing maintenance standards and operational practices, and strengthening their alignment with the Open Space Strategy hierarchy, Council expectations and available resources;
- Strengthening integrated lifecycle and investment planning, including better coordination of renewal, upgrade and new works and progressively incorporating climate vulnerability, resilience and whole-of-life sustainability considerations into investment decisions;
- Reviewing long-term financial and resource requirements to better inform Council's Financial Plan, capital works programming, operating budgets and workforce planning, including emerging climate adaptation and resilience requirements;
- Establishing consistent asset handover processes for new, upgraded and contributed assets to ensure their ongoing operational, maintenance and renewal implications are appropriately recognised;
- Investigating technologies and alternative work practices that can improve operational efficiency and support sustainable service delivery; and
- Improving the capture and analysis of maintenance expenditure and activities to strengthen lifecycle costing, forecasting and future resource planning.

Progress against the Improvement Plan will be monitored as part of the ongoing implementation and review of this Asset Management Plan.

2.0 Introduction

2.1 Background

This Open Space Asset Management Plan (AMP) provides the tactical framework for managing Warrnambool City Council's open space assets to sustainably deliver services to the community. It translates Council's strategic direction into practical asset management activities by defining how open space assets will be planned, maintained, renewed and funded over the long term.

The AMP supports the implementation of Council's strategic planning framework, particularly the Open Space Strategy, by establishing the lifecycle management practices, levels of service, risk management processes and long-term investment priorities required to achieve Council's vision for its open space network. While the Open Space Strategy defines what Council is seeking to achieve, this AMP defines how those outcomes will be delivered through effective and sustainable management of open space assets.

Council manages an extensive and diverse open space network comprising approximately **362 hectares of public open space** across **169 individual parcels**, together with significant areas of restricted conservation land along the coast and waterways. The network includes parks, reserves, sporting facilities, natural areas, coastal open spaces, playgrounds, trails, streetscapes and associated infrastructure that collectively provide opportunities for recreation, physical activity, social connection, environmental stewardship and community wellbeing. These places and the assets that support them represent a significant community investment and play an important role in Warrnambool's liveability, environmental values and regional identity. A summary of the asset classes covered by this AMP is provided in Section 5.

Managing this diverse network requires the coordinated planning of operational, technical and financial resources to ensure assets continue to meet community needs while remaining affordable and sustainable over the long term. This AMP provides the framework for making evidence-based decisions regarding maintenance, renewal, upgrade and future asset investment, balancing service expectations, asset performance, risk and available funding.

This AMP should be read in conjunction with Council's broader strategic planning framework. The Open Space Strategy serves as the principal strategic document guiding the future planning of the open space network, while a range of supporting strategies, policies and master plans provide more detailed direction for specific service areas, asset classes and precincts. Together, these documents inform the lifecycle planning and investment decisions outlined in this AMP.

The successful management of Council's open space network relies on collaboration between Councillors, Council staff, the community and a range of partner organisations. This AMP provides a coordinated framework to guide decision-making, resource allocation and the sustainable delivery of open space services.

Key stakeholders in the preparation and implementation of this AMP are shown in Table 2.1.

Table 2.1: Key Stakeholders in the AM Plan

Key Stakeholder	Role in Asset Management Plan
Councillors	Represent the community and provide strategic leadership by establishing Council's vision, strategic priorities and long-term investment direction for the open space network through the Council Plan, Open Space Strategy and Long Term Financial Plan.
Executive Leadership Team	Provide organisational leadership, allocate resources and ensure the Open Space AMP is integrated with Council's strategic, financial and operational planning frameworks.
Council Employees	Staff across multiple business units are responsible for planning, design, maintenance, renewal, operation and improvement of the open space network. This includes strategic planning, parks and gardens, recreation, environment, coastal management, engineering, asset management and finance functions.
Community	Residents, visitors and the broader community are the primary beneficiaries of the open space network. Community feedback, expectations and participation help inform service levels, investment priorities and future planning.
Community and User Groups	Sporting clubs, environmental groups, friends groups, event organisers, schools, volunteer organisations and community groups contribute to the activation, stewardship and ongoing use of open spaces while providing valuable input into future planning and service delivery.
Traditional Owners	Provide knowledge, guidance and partnership opportunities to support the recognition, protection and management of Aboriginal cultural heritage, Country and culturally significant landscapes within the open space network.
Lessees and Licensees	Occupy or manage Council-owned open space facilities under formal agreements. These agreements establish responsibilities for asset management, maintenance and service delivery where applicable.
Service Providers	External organisations delivering recreation, community, environmental, tourism or educational services from Council's open spaces and facilities. Their activities contribute to achieving the intended service outcomes of the network.
Contractors and Suppliers	Deliver specialist maintenance, construction, inspection, renewal and operational services that support Council in achieving agreed service levels and lifecycle outcomes.
Government Agencies and Strategic Partners	State Government departments, statutory authorities, neighbouring councils and funding agencies provide policy direction, technical advice, approvals and financial assistance for the planning, development and management of open space assets.
Insurers	Support Council in managing risk through insurance advice, claims management and risk mitigation initiatives that influence asset management practices and investment decisions.

2.2 Goals and Objectives of Asset Ownership

Our goal for managing infrastructure assets is to meet the defined level of service (as amended from time to time) in the most cost-effective manner for present and future consumers. The key elements of infrastructure asset management are:

- Providing a defined level of service and monitoring performance,
- Managing the impact of growth through demand management and infrastructure investment,
- Taking a lifecycle approach to developing cost-effective management strategies for the long-term that meet the defined level of service,
- Identifying, assessing and appropriately controlling risks, and
- Linking to a Long-Term Financial Plan which identifies required, affordable forecast costs and how it will be allocated.

Key elements of the planning framework are

- Levels of service – specifies the services and levels of service to be provided,
- Risk Management,
- Future demand – how this will impact on future service delivery and how this is to be met,
- Lifecycle management – how to manage its existing and future assets to provide defined levels of service,
- Financial summary – what funds are required to provide the defined services,
- Asset management practices – how we manage provision of the services,
- Monitoring – how the plan will be monitored to ensure objectives are met,
- Asset management improvement plan – how we increase asset management maturity.

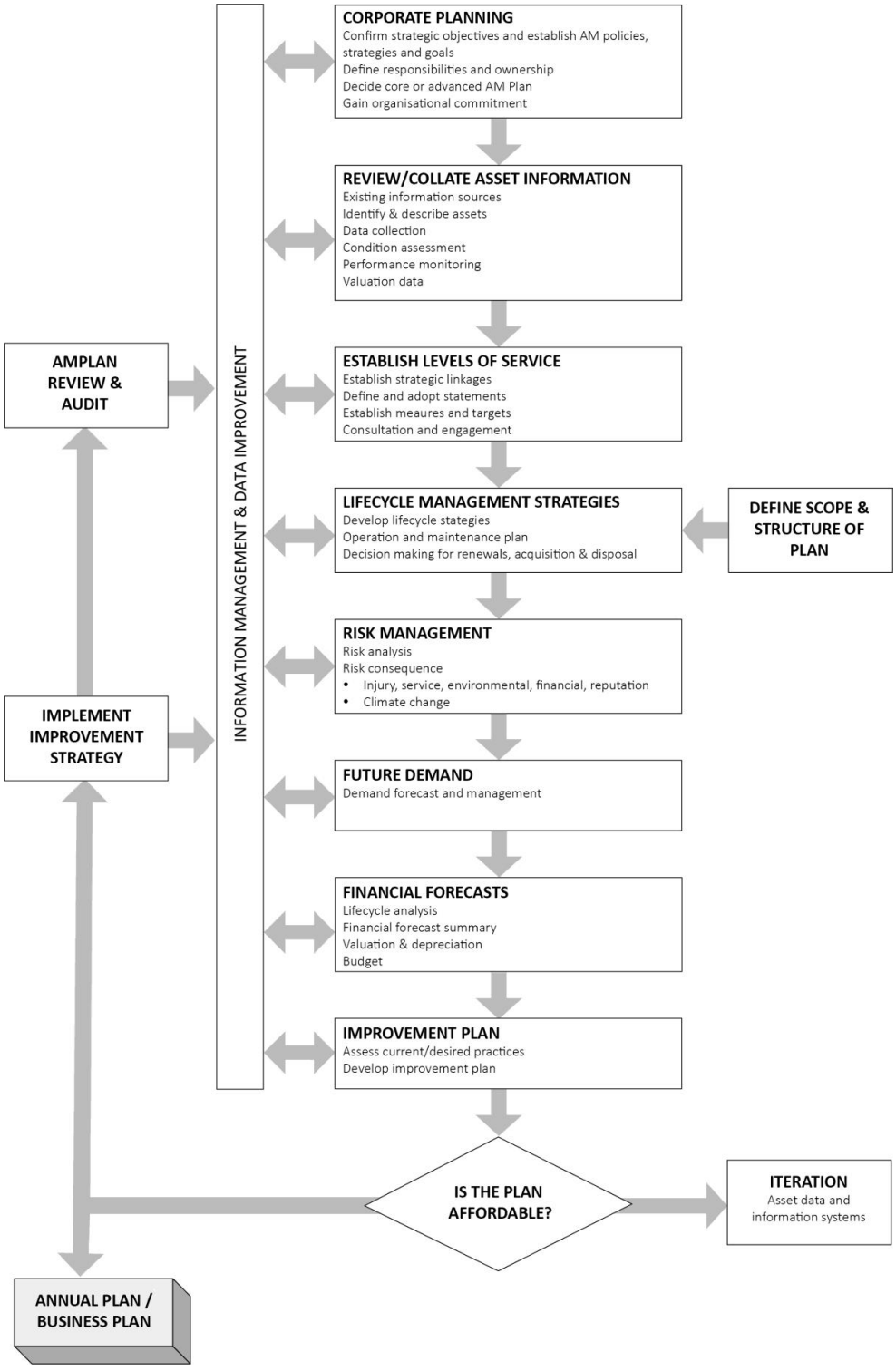
Other references to the benefits, fundamentals principles and objectives of asset management are:

- International Infrastructure Management Manual 2015 [1]
- ISO 55000[2]

A road map for preparing an AM Plan is shown below.

[1] Based on IPWEA 2015 IIMM, Sec 2.1.3, p 2| 13
[2] ISO 55000 Overview, principles and terminology

Road Map for preparing an Asset Management Plan
Source: IPWEA, 2006, IIMM, Fig 1.5.1, p 1.11



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3.0 LEVELS OF SERVICE

3.1 Delivering Services

Council's open space network provides a broad range of services that contribute to the health, wellbeing, liveability, environmental sustainability and prosperity of the Warrnambool community. These services are delivered through a diverse portfolio of parks, reserves, sporting facilities, natural areas, playgrounds, coastal infrastructure, streetscapes and associated assets.

The planning and management of these assets is guided by Council's broader strategic planning framework, including the Community Vision, Council Plan, Open Space Strategy and a range of supporting strategies, policies and master plans. Collectively, these documents establish Council's strategic direction and desired service outcomes for the open space network.

This Asset Management Plan provides the tactical framework for implementing that strategic direction by ensuring Council's open space assets are managed in a sustainable, affordable and risk-based manner. Effective asset management requires an understanding of how well the asset portfolio is supporting these services. This chapter outlines the key drivers that influence service delivery, identifies key stakeholders, summarises community expectations and establishes the framework used to monitor the performance of Council's open space assets.

3.2 Service Delivery Drivers

The management of Council's open space assets is influenced by a range of service delivery drivers. These drivers provide the framework for planning, maintaining and renewing assets to support community expectations while balancing legislative obligations, organisational priorities and long-term sustainability.

Community Requirements	These are the expectations of the community. These expectations must be balanced with the community's ability and desire to pay.
Strategic Goals and Objectives	The lifecycle management of assets will be consistent with our strategic goals and objectives.
Legislative Requirements	These are the objectives and standards that must be met, set by legislation, regulations, etc, that impact the way assets are managed.
Industry Standards and Guidelines	Standards and guidelines that provide the principles and minimum standards for the design, construction, and ongoing management of an asset.
Financial Sustainability	Asset management decisions balance community expectations with available funding, whole-of-life costs, and the long-term financial sustainability.

3.3 Customer Research and Expectations

The purpose of this Asset Management Plan is to ensure that Council's open space assets continue to support the levels of service expected by the community in a financially sustainable manner. Understanding community expectations is therefore an important input into asset management planning, helping Council balance customer expectations, service risks, asset performance and affordability.

Council's approach to determining levels of service is informed by a range of information sources, including:

- Community engagement undertaken during the development of the Open Space Strategy and supporting strategic plans;
- The annual Local Government Community Satisfaction Survey;
- Customer requests and service enquiries;
- Asset condition and performance information;
- Operational experience; and
- Legislative and regulatory requirements.

Together, these information sources assist Council in understanding how the community values its open space network and where future improvements may be required.

Council participates in the annual Local Government Community Satisfaction Survey, coordinated by the Victorian Government, which measures community perceptions of Council services and facilities. While the survey reflects customer perceptions rather than technical asset condition, it provides a valuable indicator of how effectively Council's open space assets are supporting community expectations.

The results from recent surveys are summarised in Table 3.1.

Table 3.1: Customer Satisfaction Survey Levels

Performance Measure	Warrnambool City Council			Regional Centres	Statewide Average
	2024	2025	2026	2026	2026
Appearance of public areas	71	70	**65**	65	63
Recreation facilities	64	68	**62**	68	66

(100 represents excellent and 50 represents average performance)

The 2026 Community Satisfaction Survey indicates that community satisfaction with the appearance of public areas is consistent with the Regional Centre average and above the Statewide average. Satisfaction with recreation facilities remains positive, although the result is below the Regional Centre and Statewide averages. These results suggest there may be opportunities to further understand community expectations and priorities for recreation infrastructure and open space services as part of future planning and investment decisions.

While customer satisfaction is an important measure of service performance, it represents only one component of Council's decision-making framework. Investment decisions are also informed by strategic priorities, asset condition, risk, lifecycle requirements, demand and available funding to ensure the long-term sustainability of the open space network.

3.4 Strategic and Corporate Goals

This Asset Management Plan has been prepared to support the delivery of Council's strategic planning framework. It provides the tactical asset management framework for implementing the Open Space Strategy while contributing to the strategic objectives established in the Council Plan 2025-2029.

The Council Plan establishes five strategic pillars that guide Council's activities over the next four years. Many of these priorities are directly supported through the planning, maintenance, renewal and improvement of Council's open space network. This Asset Management Plan translates these strategic priorities into lifecycle management practices, levels of service, risk management processes and long-term investment planning.

Table 3.2 summarises the strategic Council Plan and how they are addressed through this Plan.

Table 3.2: Goals and how these are addressed in this Plan

Strategic Pillar	Strategic Direction	How this AMP Responds
City Futures	Deliver a vibrant, liveable and safe city that supports sustainable growth, attracts visitors and enhances community outcomes.	Supports the provision of high-quality parks, open spaces and recreation infrastructure that contribute to liveability, tourism, neighbourhood activation and the city's identity.
City Infrastructure	Maintain and renew Council's infrastructure while balancing the needs of a growing community through sound asset management. Priorities include maintaining public spaces, providing appropriate open space infrastructure, improving neighbourhood connectivity and focusing on playspaces.	Establishes lifecycle management, renewal planning, levels of service and long-term financial planning to sustainably manage Council's open space assets and infrastructure.
City Sustainability	Protect and enhance the natural environment through biodiversity improvement, climate adaptation, efficient resource use and sustainable management of coastal areas.	Integrates environmental stewardship, climate resilience and sustainable asset management practices into the planning, maintenance and renewal of open space assets.
City Wellbeing	Foster welcoming, inclusive and healthy communities by providing opportunities for recreation, learning, connection and participation for people of all ages and abilities.	Supports equitable access to quality open spaces, recreation facilities, trails and playspaces that promote health, wellbeing, social connection and inclusion.
City Leadership	Deliver sound governance, sustainable financial management, informed decision-making and effective community engagement.	Provides an evidence-based framework for asset management, investment planning, risk management and continuous improvement that supports transparent and financially sustainable decision-making.

3.5 Legislative Requirements

There are many legislative requirements relating to the management of assets. Legislative requirements that impact the management of Council's open space assets are outlined in Table 3.3.

Table 3.3: Legislative Requirements

Legislation	Requirement
Planning and Environment Act 1987	Establishes a framework for planning the use, development and protection of land including new parks and open space.
Subdivision Act 1988 and Subdivision Regulations (Procedures) 2011	Enables up to 5 percent of land to be required for public open space where open space is not required under the Planning and Environment Act and the need is established
Catchment and Land Protection Act 1994	Establishes a framework for the integrated management and protection of catchments, encourage community participation in the management of land and catchments and to set up a system of controls on noxious weeds and pest animals.
Aboriginal Heritage Act 2006	Planning and management of land containing significant aboriginal heritage. Provides for the protection and conservation of places and objects of cultural heritage significance and the registration of such places and objects.
Crown Land Reserves Act 1978	Requires that tenancy agreements must be in place for groups occupying facilities on Crown land
Disability Discrimination Act 1992	To ensure that persons with disabilities have the same rights as the rest of the community (including access to premises).
Environment Protection Act 2017	Sets out a general environmental duty which requires entities to take reasonable and practical steps to reduce the human and environmental health risks of their activities.
Occupational Health and Safety Act 2004	To provide a working environment that is safe, and, as far as practicable, without risk to health
Heritage Act 1995	Protection of historic buildings, structures, and precincts
Flora and Fauna Guarantee Act 1996	Establishes a legal and administrative structure to enable and promote conservation of endangered flora and fauna on land managed by Council and others.
Environment Protection and Biodiversity Conservation Act 2004 (Federal)	An act to protect the environment and includes national environmental assessment and approval processes. Act also provides the legal framework for the protection and management of nationally and internally important flora, fauna, ecological communities, and heritage places.
Disability Act (Vic) 2006	The Disability Act establishes a framework for providing support and services to people with disabilities throughout Victoria.

3.6 Service Performance Framework

The purpose of this Asset Management Plan is not to establish a new set of service levels for Council's open space network. Council already has established maintenance standards and operational practices, supported by its strategic planning framework, operational procedures and annual work programs.

The opportunity identified through this Plan is to progressively document and validate these existing arrangements, strengthen their alignment with the Open Space Strategy hierarchy and Council expectations, and improve understanding of the resources required to sustain them.

The performance measures presented in this section provide a framework for monitoring how effectively Council's asset portfolio supports the delivery of open space services over time.

The performance measures presented in this section have been developed to reflect the outcomes valued by the community and provide an indication of how well Council's assets are performing over time. Collectively they provide the basis for monitoring service delivery, informing lifecycle planning and identifying opportunities for continuous improvement.

Table 3.4: Service Performance Measures

Community Value	Desired Outcome	Performance Measure	Current Performance	Goal Over Next 4 Years
Quality	Satisfaction with recreational facilities	Annual Customer Satisfaction Survey (Score out of 100)	68	Improve
	Provision of quality parks and open space facilities	Percentage of open space assets in 'Fair' condition or better	98%[3]	Maintain
Function	Playgrounds comply with AS 4685	Percentage of new or renewed playgrounds that comply with AS 4685	100%	Maintain
Accessibility	Easy access to open space	Percentage of residential dwellings that are within 400m walking distance to open space.	68%[4]	Improve
Capacity	Open space facilities meet program delivery needs	Area of open space (hectares) per thousand people	10.01[5]	Maintain
Safety	Parks and open spaces are managed to maximise community safety.	Percentage of playgrounds that are inspected to comply with relevant Australian Standards.	100%	Maintain

Service performance should be reviewed regularly to ensure it remains aligned with community expectations, Council priorities and available resources.

Current performance reflects existing operational practices and resource levels. As community needs, technology, legislative requirements and financial capacity evolve over time, service delivery and performance standards will also continue to be reviewed and refined.

[3] Based on condition audit completed in early 2026
[4] Per Open Space Strategy Document 2026-41. 100% of people are withing 10 minutes' drive to closest parks and/or reserve.
[5] Per Open Space Strategy document 2026-41. This represents 100m2 per capita which is well above LGA target of 30m2 per capita.

4.0 FUTURE DEMAND

4.1 Demand Drivers

Drivers affecting demand include things such as population change, regulations, changes in demographics, seasonal factors, vehicle ownership rates, consumer preferences and expectations, technological changes, economic factors, agricultural practices, environmental awareness, etc.

4.2 Demand Forecasts

The present position and projections for demand drivers that may impact future service delivery and use of assets have been identified and documented.

4.3 Demand Impact and Demand Management Plan

The impact of demand drivers that may affect future service delivery and use of assets are shown in Table 4.3.

Demand for new services will be managed through a combination of managing existing assets, upgrading of existing assets and providing new assets to meet demand and demand management. Demand management practices can include non-asset solutions, insuring against risks and managing failures.

Opportunities identified to date for demand management are shown in Table 4.3. Further opportunities will be developed in future revisions of this Asset Management Plan.

Table 4.3: Demand Management Plan

Demand Drivers	Present Position	Projection	Impact	Asset Management Response
Population Growth	Warrnambool continues to accommodate population growth and residential development, increasing demand for parks, recreation facilities, and public open spaces. Council currently manages approximately 362 hectares of public open space across 169 parcels.	Continued population growth and urban expansion are expected to increase the public open space network to approximately 410 hectares by 2046, representing an increase of around 48 hectares requiring ongoing management.	▪ Increased utilisation of existing assets. ▪ Expansion of the open space network and associated asset base. ▪ Greater demand for new and upgraded open space infrastructure. ▪ Increased operational, maintenance and future renewal requirements.	▪ Plan for the whole-of-life cost of new and expanded open space when considering future network growth. ▪ Ensure new assets and open spaces are incorporated into asset registers, maintenance programs and future renewal forecasts through effective asset handover processes. ▪ Align future network growth with Council's strategic planning framework and long-term financial planning. ▪ Prioritise renewal and optimisation of existing assets before network expansion where appropriate.
Demographic Change	Changes in population age, household composition and community needs continue to influence the way open spaces are used and valued by the community.	An ageing population and increasingly diverse community will influence the demand for accessible, inclusive, and flexible open space facilities that support recreation, health, and wellbeing.	▪ Existing assets may require adaptation to better meet changing community needs. ▪ Increased demand for accessible and inclusive infrastructure. ▪ Greater diversity in recreation needs.	▪ Consider changing community needs when planning asset renewal and upgrade programs. ▪ Incorporate accessibility and Universal Design principles where appropriate. ▪ Support service planning through the provision of reliable asset information.
Changing Community Needs and Participation	Council's strategic planning framework recognises the importance of providing a diverse range of recreation opportunities that support organised sport, informal recreation, and active lifestyles.	▪ Community participation and expectations will continue to evolve, influencing how open spaces are used and the types of facilities required.	▪ Increased demand for flexible and multi-functional public spaces. ▪ Changing utilisation of existing facilities. ▪ Greater emphasis on spaces that support informal recreation and community connection.	▪ Monitor asset performance and utilisation to inform future investment decisions. ▪ Consider flexibility and adaptability when planning renewal and upgrade projects. ▪ Align lifecycle planning with Council's recreation and open space planning framework.

Demand Drivers	Present Position	Projection	Impact	Asset Management Response
Climate Change	Council recognises climate change as an important consideration in the planning, management and long-term resilience of public assets and natural environments.	Increasing temperatures, changing rainfall patterns and more frequent extreme weather events are expected to influence the performance, maintenance, and lifecycle of open space assets.	▪ Increased maintenance requirements. ▪ Reduced service life of some assets. ▪ Greater pressure on vegetation, irrigation systems and exposed infrastructure. ▪ Increased whole-of-life costs.	▪ Incorporate climate resilience into lifecycle planning and asset renewal decisions. ▪ Consider climate risks and whole-of-life costs when planning renewal and upgrade works. ▪ Apply sustainable asset management principles where appropriate.
Natural Environment	Council's strategic planning framework recognises the important role that parks, trees, natural areas, and open spaces play in supporting biodiversity, urban greening, environmental sustainability, and community wellbeing.	Protection and enhancement of natural environments will continue to influence the planning and management of open space assets.	▪ Greater consideration of environmental values during planning and renewal activities. ▪ Balancing recreation outcomes with environmental protection. ▪ Increased expectations regarding urban greening and biodiversity.	▪ Consider environmental values when planning renewal and management activities. ▪ Align asset management practices with Council's environmental and open space strategies. ▪ Integrate environmental considerations into lifecycle planning where appropriate.
Coastal Environment	Warrnambool's coastal reserves and foreshore areas are significant community assets supporting recreation, tourism, environmental values, and public access.	▪ Coastal processes and environmental change will continue to influence the management of coastal open space assets.	▪ Increased maintenance of coastal infrastructure. ▪ Greater exposure to environmental hazards. ▪ Increased consideration of asset resilience and long-term sustainability.	▪ Consider coastal hazards and environmental risks when planning renewal and replacement of coastal assets. ▪ Incorporate resilience and whole-of-life considerations into lifecycle planning. ▪ Align asset management decisions with Council's broader coastal planning framework.
Cultural Heritage and Country	Council's strategic planning framework recognises the importance of protecting Aboriginal cultural heritage, acknowledging Traditional Owners, and strengthening the connection between open space, Country, and community. Many of Council's open spaces	Recognition of Aboriginal cultural heritage and culturally significant landscapes will continue to influence the planning, renewal, and management of open space assets.	▪ Greater consideration of cultural heritage during planning and renewal activities. ▪ Asset projects may require additional assessment and consultation.	▪ Consider cultural heritage values and statutory obligations during lifecycle planning and asset renewal. ▪ Align asset management practices with Council's broader strategic planning framework and relevant heritage requirements.

Demand Drivers	Present Position	Projection	Impact	Asset Management Response
	also contain significant cultural and historic values.		▪ Increased emphasis on interpretation and protection of cultural values.	▪ Support the long-term stewardship of culturally significant open space assets.
Financial Sustainability	Council must balance community expectations with available resources while maintaining an extensive and diverse open space network.	Increasing lifecycle costs, competing priorities and financial constraints will continue to influence investment decisions.	▪ Greater competition for available funding. ▪ Increased emphasis on investment prioritisation. ▪ Need to maximise value from existing assets.	▪ Apply evidence-based and risk-based asset management practices. ▪ Integrate lifecycle planning with Council's Long Term Financial Plan and Asset Plan. ▪ Prioritise investment based on asset performance, risk and community outcomes.
Changing Legislative and Industry Requirements	Legislative obligations, industry standards, and best practice continue to evolve, influencing the planning, design, management, and renewal of public open spaces.	Future changes to legislation, standards and community expectations may require modifications to existing assets and management practices.	▪ Existing assets may require upgrading to meet contemporary standards. ▪ Increased emphasis on accessibility, safety and environmental performance. ▪ Potential increases in lifecycle costs.	▪ Monitor changes to legislation, standards and industry guidance. ▪ Consider contemporary standards during renewal and upgrade planning. ▪ Review asset management practices to support ongoing compliance and continuous improvement.

The demand drivers identified above have been derived from Council's strategic planning framework, including the Community Vision, Council Plan and supporting strategies.

They will continue to be monitored and reviewed over the life of this Asset Management Plan to ensure the management of Council's open space assets remains responsive to changing community needs, environmental conditions and organisational priorities.

4.4 Asset Programs to meet Demand

The demand for open space assets and services will continue to evolve as Warrnambool grows and community expectations change. Future demand will be addressed through a combination of renewing, upgrading and optimising existing assets, together with the provision of new assets where these are justified through Council's strategic planning and service planning processes.

Where new open space assets are required, they may be acquired, constructed, contributed through development, or transferred to Council through other approved mechanisms. Decisions regarding the acquisition of new assets will consider the ongoing operational, maintenance and renewal obligations associated with those assets.

The acquisition of new assets represents a long-term financial commitment. In addition to the initial capital investment, Council must provide for the ongoing operation, maintenance, renewal and eventual replacement of these assets throughout their lifecycle. Accordingly, proposals for new assets should consider whole-of-life costs, long-term affordability and Council's capacity to sustainably manage the asset over its useful life.

These lifecycle costs are incorporated into Council's long-term asset management and financial planning processes to support informed investment decisions and the sustainable management of the open space network (refer Section 5).

4.5 Climate Change Adaptation

Climate change is expected to increasingly influence the performance, resilience and lifecycle costs of Council's open space assets. Higher temperatures, more frequent heatwaves, changing rainfall patterns, longer dry periods, flooding and coastal hazards have the potential to accelerate asset deterioration, disrupt access and service delivery, and increase maintenance and renewal requirements.

Council has undertaken a range of climate adaptation and resilience planning, including work to better understand the vulnerability of community assets and coastal areas to future climate conditions. This provides an important evidence base for the management of the open space network. The opportunity through this AMP is to progressively strengthen the connection between this information and routine asset planning, renewal, design and investment decisions.

Open space also forms part of Council's response to climate change. Parks, reserves, trees, waterways, coastal areas and other natural spaces can contribute to urban cooling, biodiversity and habitat connectivity, stormwater and flood management, water management and broader community resilience. The Open Space Strategy recognises the need for an adaptable and resilient open space network that responds to changing climate needs.

Accordingly, climate resilience should increasingly be considered across the full asset lifecycle. This includes understanding where assets and services are vulnerable, considering future climate exposure when assets are renewed or upgraded, incorporating whole-of-life sustainability and resilience into design decisions, and coordinating asset planning with Council's broader environmental, coastal, water and urban forest planning. Table 4.5.1 summarises the principal climate pressures relevant to the open space network and the corresponding asset management responses.

Table 4.5.1 Managing the Impact of Climate Change on Assets and Services

Climate Change Indicator	Potential Impact on Assets and Services	Management Actions
Higher temperatures and more frequent heatwaves	▪ Increased heat stress on trees, vegetation and turf. ▪ Reduced comfort and usability of parks, playgrounds, sporting facilities and other outdoor spaces during periods of extreme heat. ▪ Greater importance of shade and canopy in supporting community wellbeing and continued use of open space. ▪ Accelerated deterioration of some exposed materials and assets.	▪ Incorporate heat resilience into asset planning, renewal and upgrade decisions. ▪ Use available climate vulnerability information alongside asset condition, criticality and service need to inform investment priorities. ▪ Support increased shade and canopy outcomes where consistent with Council's open space and urban forest planning. ▪ Consider climate-ready species, materials and landscape treatments when renewing assets and landscaped areas.
Longer dry periods and reduced water availability	▪ • Increased stress on trees, landscaped areas and turf. ▪ Greater pressure on irrigation systems and available water supplies. ▪ Potential decline in landscape quality, asset performance and service outcomes during prolonged dry conditions. ▪ Increased operational requirements and costs associated with maintaining vegetation and playing surfaces.	▪ Consider water availability and drought resilience in lifecycle and renewal planning. ▪ Improve water efficiency and irrigation performance where opportunities arise through renewal and upgrade works. • Consider species and landscape treatments suited to changing climatic conditions. ▪ Coordinate asset planning with Council's broader water management, drought preparedness and water-saving initiatives.
Changing rainfall patterns, intense rainfall and flooding	▪ Increased erosion and damage to pathways, sporting surfaces, landscaped areas and drainage infrastructure. ▪ Localised flooding of open space assets and temporary restrictions on access. ▪ Increased maintenance requirements and potential reduction in asset life. ▪ Repeated exposure may affect the long-term viability or suitability of assets in vulnerable locations.	▪ Consider flood exposure and drainage performance when planning asset renewals and upgrades. ▪ Incorporate appropriate drainage, permeability and water-management considerations into relevant projects. ▪ Use available vulnerability, risk and asset information to identify exposed assets and inform renewal priorities. ▪ Where assets are repeatedly affected, consider whether renewal, adaptation, relocation or an alternative design response provides the most sustainable long-term outcome.
Coastal hazards, sea-level rise and storm surge	▪ Increased erosion and damage to foreshore and coastal assets. ▪ Restrictions on access to assets in low-lying or vulnerable coastal areas. ▪ Increased maintenance and renewal requirements. ▪ Potential need to adapt the location, design or management of assets as coastal conditions change.	▪ Consider coastal hazard and vulnerability information when planning renewal and replacement of coastal assets. ▪ Align asset planning with Council's coastal resilience and foreshore planning. ▪ Consider whole-of-life costs, resilience and future exposure when evaluating investment options. ▪ For highly exposed assets, consider whether to renew, adapt, relocate or not replace assets where continued provision in the existing location is no longer sustainable.

Climate Change Indicator	Potential Impact on Assets and Services	Management Actions
Changing environmental conditions and biodiversity impacts	▪ Increased pressure on native vegetation, habitat and ecological systems. ▪ Changes to the suitability and performance of vegetation species. ▪ Potential loss or fragmentation of habitat and ecological connectivity. ▪ Increased importance of resilient and connected open space networks.	▪ Consider biodiversity and ecological values when planning asset renewal and management activities. ▪ Support resilient and diverse vegetation outcomes through appropriate species selection and lifecycle planning. ▪ Consider opportunities to protect or improve habitat connectivity when planning works within natural and linear open spaces. ▪ Align asset management decisions with Council's environmental, open space and urban forest planning. ▪ Consider opportunities for renewal and upgrade projects to contribute to broader environmental and ecological outcomes.

In addition to managing the impacts of climate change on existing assets, Council also has the opportunity to improve the long-term resilience of the open space network through the planning, design and construction of new assets and the renewal of existing infrastructure.

Embedding resilience into asset planning can improve the long-term performance of the network by:

- Improving the ability of assets to withstand future climate conditions;
- Maintaining service levels during changing environmental conditions;
- Reducing whole-of-life maintenance and renewal costs;
- Supporting environmental sustainability and biodiversity outcomes; and
- Improving the adaptability of assets to meet future community needs.

Table 4.5.2 identifies opportunities to improve the resilience and sustainability of open space assets through planning, design, renewal and lifecycle management. These responses should be considered in the context of site-specific vulnerability, environmental values, service requirements and whole-of-life costs rather than applied uniformly across the network

Table 4.5.2 Building Climate Resilience into Open Space Assets

Asset Type	Climate Change Risk Event	Asset Resilience Opportunities
Parks, reserves and landscaped areas	Increasing temperatures, drought and changing rainfall patterns	▪ Select climate-resilient and drought-tolerant vegetation appropriate to local conditions. ▪ Incorporate water-sensitive landscape design principles where appropriate. ▪ Consider efficient irrigation systems and alternative water sources where practical. ▪ Design landscapes that remain functional under a range of climatic conditions.
Urban forest and street trees	Heat stress, drought, severe weather and changing growing conditions	▪ Select species that are resilient to future climatic conditions. ▪ Promote species and age diversity to improve long-term resilience. ▪ Consider canopy outcomes and succession planning as part of renewal programs. ▪ Protect growing conditions to maximise long-term tree health.
Playgrounds, park furniture and community facilities	Heat, UV exposure and severe weather	▪ Select durable, low-maintenance materials suited to local environmental conditions. ▪ Incorporate shade opportunities where appropriate. ▪ Consider whole-of-life costs when selecting equipment and materials. ▪ Design assets to facilitate maintenance, renewal and future adaptation.
Sportsgrounds and recreation facilities	Heat, drought and changing rainfall patterns	▪ Consider surface durability, drainage performance and water efficiency during renewal projects. ▪ Consider flexibility to support changing patterns of community use. ▪ Consider future water availability and ongoing maintenance requirements when selecting surfaces, landscape treatments and irrigation solutions.
Trails, pathways and shared paths	Flooding, erosion, tree root growth and extreme weather	▪ Consider resilient pavement materials and construction methods appropriate to site conditions. ▪ Improve drainage and erosion protection where required. ▪ Incorporate whole-of-life performance into renewal planning.
Coastal open space assets	Coastal erosion, sea-level rise, storm surge and corrosive environments	▪ Consider coastal hazards during planning and renewal. ▪ Select materials suited to coastal environments. ▪ Design assets to accommodate changing coastal conditions where appropriate. ▪ Consider whether adaptation, relocation or an alternative asset response is appropriate in highly exposed locations.
Natural areas and environmental assets	Biodiversity loss, habitat fragmentation and changing environmental conditions	▪ Protect and enhance ecological values through asset planning. ▪ Maintain habitat connectivity where practical. ▪ Support biodiversity outcomes through appropriate landscape and vegetation management. ▪ Integrate environmental considerations into lifecycle planning. ▪ Consider opportunities for asset works to support broader ecological and environmental outcomes.

Climate adaptation is an evolving area of asset management. As Council's understanding of climate risks, environmental conditions and asset performance continues to improve, additional opportunities to strengthen the resilience of the open space network will be incorporated into future revisions of this Asset Management Plan.

5.0 LIFECYCLE MANAGEMENT PLAN

The lifecycle management plan details how Council plans to manage its open space assets to support the agreed levels of service outlined in Section 3, while managing asset risks and lifecycle costs over the long term.

5.1 Background Data

5.1.1 Physical parameters

Council's open space network supports a broad range of services and contributes to the health, wellbeing, liveability and environmental sustainability of Warrnambool. Open spaces provide places for recreation, sport, play and social connection, while also supporting biodiversity, urban greening, landscape amenity and access to Warrnambool's natural and coastal environments. The open space assets covered by this Asset Management Plan are summarised in Table 5.1.1.

The open space portfolio includes assets associated with:

- Parks, gardens and recreation reserves;
- Sporting reserves and playing surfaces;
- Playgrounds and outdoor recreation facilities;
- Irrigation and water-related infrastructure;
- Park furniture, shelters and other visitor facilities; and
- Coastal and foreshore open spaces and associated infrastructure.

The portfolio is diverse in its function, scale, use and management requirements. Assets range from relatively simple landscape and park infrastructure through to specialised recreation, sporting, coastal and environmental assets. These differences influence the way assets are inspected, maintained, renewed and ultimately replaced.

Table 5.1.1: Assets covered by this Plan

Asset Group	Quantity	Unit	Replacement Cost ($)	Written Down Value ($)	Useful Life (Years)
Amenities and Furniture	1,733	Items	4,664,365	1,189,814	15 - 50
Artificial Playing Surfaces	39,216	Square metres	3,744,884	1,234,587	15 - 50
Barriers and Gates	47,324	Lineal metres	8,591,344	2,784,135	20 - 80
Grass Playing Surfaces	264,935	Square metres	23,155,319	4,777,634	30 - 30
Irrigation	11,436	Lineal metres	3,616,451	1,008,427	15 - 40
Lighting	653	Items	9,061,182	1,394,139	25 - 25
Play Equipment	203	Sites	20,582,317	5,372,206	10 - 30
Public Art and Monuments	121	Items	3,444,700	1,052,515	15 - 100
Retaining Structures	4,815	Lineal metres	5,512,707	2,033,388	30 - 100
Services	149	Items	1,277,075	433,550	15 - 20
Signs and Wayfinding	987	Items	882,184	268,437	15 - 20
Structures	70	Items	5,218,764	1,616,096	30 - 40
Total			**89,751,292**	**66,586,363**	

Valuation as of 30 June 2026.

5.1.2 Open Space Hierarchy

The open space hierarchy provides a framework for recognising the different roles and functions that open spaces perform within Warrnambool's broader network. It reflects differences in catchment, function, scale and expected duration of use, and helps inform the type and level of infrastructure appropriate to different spaces.

Council's Open Space Strategy establishes a five-level hierarchy comprising Regional, District, Neighbourhood, Local and Pocket Park open spaces. The hierarchy provides an important framework for planning the provision and management of the open space network.

The hierarchy is also relevant to lifecycle management and service delivery. Discussions with Council's Operations team indicate that additional maintenance effort is currently directed towards higher-focus areas of the open space network. However, this operational approach is not necessarily formally aligned with the hierarchy established by the Open Space Strategy.

There is an opportunity to strengthen this alignment over time by using the open space hierarchy as one of the factors informing existing service standards and maintenance priorities. This would provide a clearer connection between the strategic role and function of individual open spaces, the maintenance standards and operational practices applied to them, and the resources required to support those outcomes.

Maintenance requirements will nevertheless continue to be influenced by factors such as seasonal conditions, vegetation growth, asset requirements, workload and available resources.

Table 5.1.2: Open Space Service Hierarchy

Hierarchy	Role and Function	Indicative Size
Regional	Municipal destinations that support longer stays and substantial infrastructure and facilities. They cater for users from across Warrnambool and, in some cases, the wider region. Examples include Lake Pertobe Recreation Reserve, Albert Park Reserve and Victoria Park.	15 ha+
District	Destination open spaces serving a precinct. They can accommodate different activities and user groups simultaneously, including formal sport where sufficient space is available. Examples include Botanic Gardens, Brierly Recreation Reserve, Allansford Recreation Reserve and Dennington Recreation Reserve.	5–15 ha
Neighbourhood	Open spaces capable of accommodating multiple functions and generally serving surrounding suburbs for medium-duration visits. In rural settings, they may accommodate formal sport where sufficient space is available. Examples include D.W. Jones Oval Reserve, A.H. Davidson Oval, Manuka Drive Reserve and Bushfield Recreation Reserve.	1–5 ha
Local	Walkable open spaces primarily serving nearby residents. They can accommodate a range of passive open space functions and are generally intended for shorter visits. Examples include Witham Park Reserve, Toohey Estate Reserve, Motang Drive Reserve and Water Tower Reserve.	0.2–1 ha
Pocket Park	Small parcels that provide amenity and pockets of green space. Their size limits the range of functions and supporting infrastructure they can accommodate. The Open Space Strategy indicates that these spaces should generally address accessibility gaps or increase urban greening rather than being prioritised as new open space.	≤0.2 ha

The open space hierarchy provides an important input to lifecycle decision-making but should not be considered in isolation. When prioritising inspections, maintenance, renewal and capital works, Council should consider the hierarchy alongside factors such as asset condition, utilisation, service requirements and risk.

5.1.3 Asset condition

Council completes network wide condition assessments on a scheduled basis, typically every four years, The last audit of Council's buildings was completed in 2025. Condition data for buildings is recorded in Council's asset register and is used for renewal modelling, capital works planning, and financial reporting.

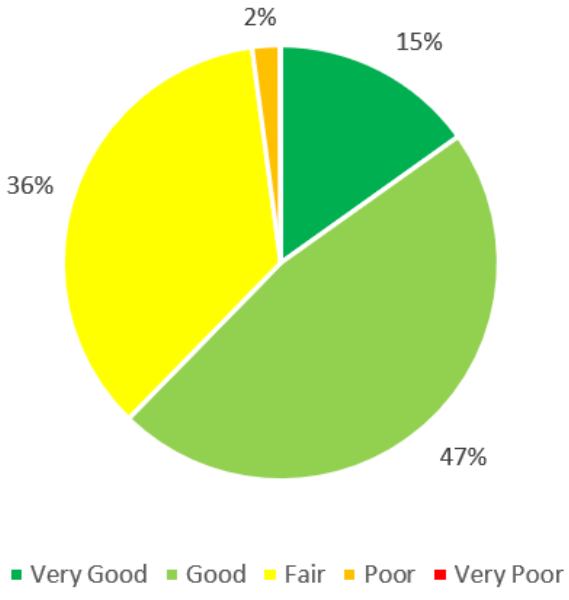
Condition is measured using a 1 – 5 grading system[6] as detailed in Table 5.1.2. It is important that a consistent approach is used in reporting asset performance enabling effective decision support. A finer grading system may be used at a more specific level, however, for reporting in the AM plan results are translated to a 1 – 5 grading scale for ease of communication.

Table 5.1.2: Condition Grading System

Score	Condition Rating	Description of Condition
1	Very Good	Free of defects, only planned and/or routine maintenance required
2	Good	Minor defects, increasing maintenance required plus planned maintenance
3	Fair	Defects requiring regular and/or significant maintenance to reinstate service
4	Poor	Significant defects, higher order cost intervention likely
5	Very Poor	Physically unsound and/or beyond rehabilitation, immediate action required

The overall condition profile of Council's open space assets, based on asset value, is shown in Figure 5.1.2.

Figure 5.1.2: Open Space Asset Condition Profile



Council's open space assets are currently in generally good condition, based on the comprehensive condition assessment completed in January 2026.

Approximately **62%** of assets are assessed as being in **Good or Very Good** condition, with a further **36%** in **Fair** condition. Only **2%** are currently assessed as **Poor**.

This represents a strong current condition profile and indicates that there is presently a relatively small proportion of the portfolio requiring renewal due to poor physical condition.

However, the condition distribution also highlights an emerging longer-term renewal challenge. More than one-third of the portfolio is currently in Fair condition. As these assets continue to age and deteriorate, an increasing proportion will progressively approach the point at which renewal may need to be considered. This transition is

[6] IPWEA, 2015, IIMM, Sec 2.5.4, p 2|80.

reflected in the renewal modelling, which forecasts increasing renewal requirements over the 10-year planning period.

The current condition of the portfolio therefore provides Council with an opportunity to plan for this emerging renewal demand before it develops into a significant backlog. Continued condition monitoring, appropriate preventative maintenance and progressive alignment of renewal investment with forecast asset deterioration will be important to maintaining the generally good condition of the portfolio and avoiding an increasing concentration of Poor and Very Poor assets.

Importantly, asset condition should not be considered in isolation when determining future investment priorities. Renewal decisions should also consider asset criticality, risk, functionality, utilisation, service requirements and opportunities to coordinate renewal with planned upgrades or other strategic initiatives.

Appendix A provides a summary of condition at open space asset group level.

5.1.4 Asset Capacity and Functionality

Asset capacity is the ability of an asset or open space to accommodate the level of use or demand placed upon it. Functionality, or fit-for-purpose, considers how well the asset supports the service or activity for which it is intended. Together, these provide an important measure of how effectively open space assets support current and future service needs.

Asset condition alone does not determine whether an open space asset remains suitable for its intended purpose. Assets may remain in good physical condition but have insufficient capacity, no longer meet contemporary service requirements, or lack the functionality required by users. Conversely, increasing participation, changing patterns of use or changing community expectations may create a need to modify or upgrade assets well before physical condition would otherwise trigger renewal.

Capacity and functionality can be influenced by factors such as the role of the space within the open space hierarchy, levels and patterns of use, changing recreation and participation trends, accessibility and inclusion requirements, and the availability and suitability of supporting infrastructure.

Council does not currently undertake formal capacity and functionality assessments across the open space asset portfolio. As asset management and service planning practices mature, there is an opportunity to develop a more consistent approach to assessing these factors alongside asset condition and risk. This would provide Council with a stronger evidence base for distinguishing between assets that require renewal because of physical deterioration and those that require upgrade, adaptation or augmentation because of changing service needs.

5.2 Operations and Maintenance Plan

Operations and maintenance activities enable open space assets to continue supporting their intended services throughout their useful lives. Effective maintenance helps sustain levels of service, manage risk, maintain the functionality and presentation of open spaces, and prevent premature deterioration of assets.

Open space operations and maintenance comprise both planned and reactive activities. Planned activities are generally undertaken through recurring and seasonal maintenance programs, while reactive activities respond to emerging defects, service requests, vandalism, weather events, asset failures and other unforeseen needs.

Council's Parks, Gardens and Environment Maintenance Levels of Service provides an existing framework for maintenance activities, service standards and frequencies across the open space portfolio. The framework was prepared in 2013 and provides a basis for considering current operational practices and service requirements within the strategic direction established through the Open Space Strategy.

Maintenance is currently delivered through a combination of programmed activities and operational assessment. Additional effort is directed towards higher-focus areas, while maintenance requirements and frequencies vary in response to seasonal conditions, vegetation growth, weather, workload, patterns of use and available resources.

Council therefore has an established operational basis for open space maintenance and does not need to develop service levels from first principles. The priority is to document and validate how existing standards and practices are currently applied, identify where practices have evolved since the existing framework was prepared, and strengthen their alignment with the Open Space Strategy hierarchy and contemporary Council expectations.

This work should be practical and proportionate, providing sufficient clarity to understand the service outcomes being delivered, the activities and resources required to support them, and any areas where expectations and available resources are not fully aligned.

Maintenance activities are prioritised having regard to public safety and risk, service requirements, the level and nature of use, presentation expectations and emerging operational needs. In delivering these activities, Council seeks to maintain open spaces, so they remain safe, functional and fit for their intended purpose, while providing an appropriate standard of presentation and making effective use of available resources.

As Council's open space maintenance levels of service are reviewed over time, consideration can be given to strengthening their alignment with the hierarchy established by the Open Space Strategy. This would provide a clearer relationship between the role and function of individual open spaces, the service and presentation standards expected, and the maintenance activities and resources required to support them.

Greater clarity around service levels would also assist Council to better understand the workforce, plant, technology and financial resources required to achieve desired standards and inform future decisions where service expectations and available resources cannot be fully aligned.

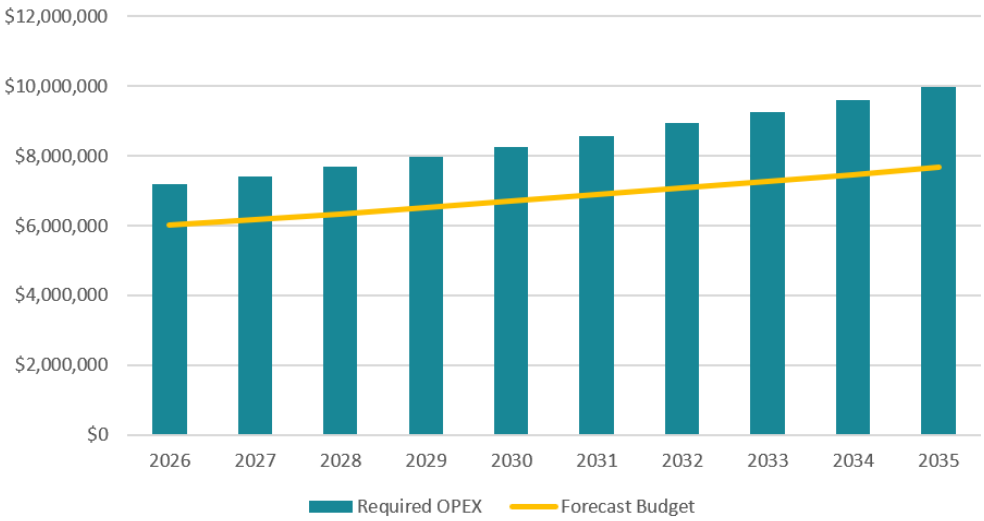
Council is also exploring technologies and alternative work practices that can improve productivity and reduce the labour required for repetitive activities. Current initiatives include automation, alternative vegetation management practices and changes to plant and equipment. Battery-powered equipment and supporting infrastructure are also being progressively introduced. These initiatives form part of broader efforts to identify efficiencies and release staff capacity for other maintenance priorities.

Council's ongoing approach to operations and maintenance balances planned and reactive requirements with asset condition and risk, the role and use of individual open spaces, seasonal and environmental conditions, service requirements and available resources.

5.2.1 Summary of forecast operations and maintenance costs

Council's open space network represents a significant and growing service commitment. As the asset base expands and community expectations evolve, the resources required to operate and maintain these spaces will also increase. Over the 10-year planning period, Council's forecast Operations and Maintenance expenditure increases from approximately $6.01 million in 2027 to $7.67 million in 2036, representing approximately **$68.07 million** in recurrent expenditure.

Figure 5.2.1: Operations and Maintenance Summary



For long-term planning purposes, the AMP estimates a lifecycle requirement of approximately **$84.89 million** over the same period. This has been modelled using an allowance equivalent to 8% of the replacement value of the open space asset portfolio, with provision for growth in the asset base. This is a strategic lifecycle planning benchmark rather than a detailed activity-based maintenance budget.

The modelling indicates an increasing difference between forecast expenditure and the estimated lifecycle requirement. While this should not be interpreted as a defined funding shortfall, it highlights an important strategic challenge for Council: the cost of maintaining a growing open space network is likely to increase faster than currently forecast recurrent expenditure.

The longer-term priority is to maintain a sustainable relationship between the open space network Council provides, the service outcomes it seeks to sustain, and the resources available to deliver them.

This will require Council to progressively strengthen the documentation and costing of existing maintenance standards and operational practices, use the open space hierarchy to help target maintenance effort according to the role and importance of individual spaces, and consider the ongoing operational implications of new and upgraded assets when making future investment decisions.

The lifecycle modelling provides a strategic benchmark against which these decisions can be considered. As Council strengthens the documentation of maintenance activities, frequencies, asset needs and resource requirements, the assumptions used in this AMP can be progressively refined.

The lifecycle modelling provides a strategic benchmark against which these decisions can be considered. As Council's service level and maintenance planning matures, the assumptions used in this AMP should be progressively refined using actual maintenance activities, frequencies, asset needs and resource requirements.

5.3 Renewal Plan

Renewal is major capital work undertaken to restore, rehabilitate or replace an existing asset so that it can continue to provide its intended level of service. Renewal does not significantly increase the original service capacity of the asset. Where works increase capacity, functionality or the level of service provided, that component of expenditure is considered an upgrade or acquisition and may result in additional future operations and maintenance requirements.

Open space renewal requirements are identified through a combination of asset condition information, inspections, asset age and remaining useful life, operational knowledge, maintenance history, risk, usage and feedback from Council staff and the community. Relevant strategies and plans also inform renewal priorities for particular asset groups.

Renewal planning needs to recognise that open space assets do not necessarily deteriorate or require intervention in the same way. Some assets have relatively predictable replacement cycles, while others may remain serviceable for considerably longer depending on their construction, location, level of use, maintenance history and exposure to environmental conditions.

Council therefore uses available asset information together with the knowledge of staff responsible for managing and maintaining open spaces to determine when renewal is required. Increasing maintenance requirements, recurring defects or declining asset performance can also indicate that continued maintenance is becoming less effective and renewal should be considered.

In determining renewal needs and timing, consideration may be given to:

- Asset condition, age and remaining useful life;
- Safety, risk and consequence of asset failure;
- The role and hierarchy of the open space in which the asset is located;
- Level of use and importance to the community;
- Maintenance history, recurring defects and ongoing maintenance costs;
- Whether the asset remains fit for purpose and continues to support the intended service;
- Opportunities to improve accessibility, sustainability, resilience or operational efficiency as part of renewal;
- Changes in standards, regulatory requirements or community expectations;
- Alignment with adopted strategies, master plans and other planned works; and
- Opportunities to coordinate renewal with external funding, grants, club contributions or other investment.

Renewal may therefore be brought forward, deferred or incorporated into a broader project where this provides a better whole-of-life or service outcome. Where renewal is undertaken as part of a larger upgrade project, the renewal and upgrade components should be distinguished where practicable to support effective asset and financial planning.

5.3.1 Renewal ranking criteria

Council does not have the capacity renew all assets at the point at which they first show signs of deterioration. Renewal investment must therefore be directed towards the assets and locations where intervention is most important to maintaining service, managing risk and achieving value from available resources.

For open space assets, condition is an important input but is not the sole determinant of renewal priority. An asset in poor condition may present relatively little service or community consequence, while deterioration of a highly used or critical asset may warrant earlier intervention.

Renewal priorities should therefore consider the relationship between four principal factors:

Table 5.3.1: Renewal Priority Ranking Criteria

Criteria	Consideration
Condition and Remaining Life	The physical condition of the asset, evidence of deterioration, recurring defects and the estimated period for which it can continue to provide an acceptable service.
Service Hierarchy and Use	The role and importance of the open space, level of use and the extent to which deterioration or failure would affect users and delivery of the intended service.
Risk and Criticality	Safety implications, consequence of failure, statutory or compliance requirements and the importance of the asset to continued operation of the site or facility.
Strategic and Delivery Alignment	Alignment with adopted strategies and plans, planned upgrades or other works, operational priorities and opportunities to coordinate investment or external funding.

These considerations are currently applied through Council's asset planning, operational knowledge and relevant strategic planning processes rather than through a single formally weighted renewal prioritisation model.

As asset information and planning processes mature, Council has an opportunity to develop a more consistent renewal prioritisation methodology that brings these factors together. This would improve transparency around why one renewal project is undertaken ahead of another and provide a stronger connection between asset condition, service priorities, risk and available funding.

5.3.2 Summary of future renewal costs

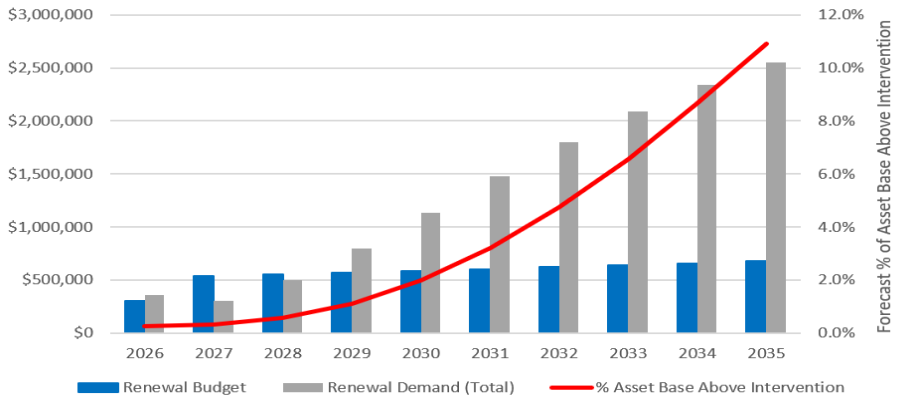
Renewal investment helps keep Council's existing open spaces working for the community. It replaces or restores ageing assets so that parks, reserves, playspaces, sporting facilities and other open spaces can continue to provide the services for which they were established.

Council's open space assets have been created and renewed at different times. As these assets age, an increasing number are expected to reach the point where renewal needs to be considered. Long-term modelling helps Council understand when this pressure is likely to emerge and plan for future investment.

Figure 5.3.2 compares forecast renewal demand and proposed renewal expenditure with the resulting proportion of the asset portfolio forecast to be above its defined renewal intervention condition.

These forecasts represent a strategic estimate of future renewal demand rather than a definitive program of works. Actual renewal timing will depend on observed asset condition and performance, risk, service requirements, operational priorities and alignment with Council's broader strategies and investment plans.

Figure 5.3.2: Forecast Renewal Costs



The modelling indicates that renewal pressure increases progressively over the planning period. Forecast renewal demand is approximately **$0.36 million** in 2027 and remains relatively modest over the first three years, before increasing as more of the existing asset portfolio approaches its modelled renewal intervention point. By 2036, annual renewal demand is forecast to reach approximately **$2.55 million**, compared with proposed renewal expenditure of approximately **$0.68 million**.

Over the 10-year period, approximately **$13.3 million** of renewal demand is forecast, compared with approximately **$5.7 million** in proposed renewal expenditure. While proposed expenditure is broadly aligned with modelled requirements during the early years of the forecast, a progressively larger funding gap emerges from around 2030 as renewal demand increases.

The effect of this difference becomes more apparent over time. At the commencement of the modelling period, approximately **0.3% of open space assets by value are above their defined renewal intervention condition**. Under the proposed expenditure profile, this is forecast to increase to approximately **10.9%** by Year 10.

This does not mean that these assets will have failed or require immediate replacement. The intervention condition is used as a **network-level modelling threshold** to forecast when renewal expenditure may reasonably be required. Individual assets may continue to provide an acceptable service beyond this point, while others may warrant earlier intervention because of their condition, functionality, risk or importance to the service they support.

Renewal planning therefore needs to consider more than whether an asset has reached a particular age or condition. Decisions should consider how the asset is performing, the risks associated with its continued use, its importance to the open space and community it serves, and whether renewal can be coordinated with other planned improvements.

Looking further ahead will help Council manage the increasing renewal requirement and make better use of available investment. Developing a forward, project-based renewal program will provide greater visibility of assets likely to require attention, support prioritisation across the portfolio and create opportunities to coordinate related works, align renewal with planned upgrades and strengthen applications for grants and other external funding.

Council's recent condition assessment provides a strong evidence base for understanding the physical condition and likely renewal needs of its open space assets. The next step is to complement this information with a clearer understanding of asset functionality, capacity, criticality and the applicable service and functional requirements for different open spaces and facilities. Bringing these considerations together will support a more robust forward renewal program and help Council distinguish between assets requiring like-for-like renewal and those where changing community needs, service expectations or patterns of use warrant a different response.

5.4 Acquisition and Upgrade Plan

Acquisition includes new open space assets that did not previously exist, as well as works that improve or increase the capacity, functionality or standard of existing assets.

For Warrnambool's open space network, this may include new or upgraded playgrounds, paths and trails, sporting infrastructure, shelters, public amenities, lighting, irrigation, landscaping, furniture and other facilities that support the way people use and enjoy parks, reserves and public spaces.

New and upgraded assets may be required in response to population growth, changing recreation and participation patterns, accessibility needs, environmental priorities or changing community expectations. They may also arise through partnerships, developer contributions, grants or other external funding opportunities.

5.4.1 Planning for future needs

Council is well positioned to plan for the future of its open space network through an established strategic framework that connects broader community objectives with the planning and development of open space.

The Open Space Strategy provides an important foundation for this framework, establishing direction for the planning, provision and development of open space across Warrnambool. It is complemented by more focused planning for recreation, playspaces, accessibility, environmental sustainability and community infrastructure.

Together, these strategies help Council understand how the open space network needs to evolve and provide a basis for decisions about where new assets may be required, where existing spaces should be improved and where investment should be directed.

The Asset Management Plan performs a different but complementary role. It considers the asset and financial implications of delivering these strategic directions, including the ongoing responsibility to operate, inspect, maintain and ultimately renew the assets that Council provides.

This connection is important because investment decisions should not be driven by physical condition alone. An asset may be in good condition but no longer provide the functionality, capacity or standard of service required by its users. Equally, an ageing asset does not necessarily need to be replaced with the same thing if Council's strategic planning identifies a different future need.

Bringing strategic, service and asset planning together allows Council to consider the most appropriate response. Depending on the circumstances, this may be to continue maintaining an existing asset, renew it to its current standard, combine renewal with an upgrade, adapt or repurpose an asset, consolidate facilities, or provide something new where there is an identified service need.

It also provides opportunities to coordinate investment. Understanding future needs early can allow planned renewals to be considered alongside reserve improvements, recreation projects, grant opportunities and contributions from sporting clubs or other partners. This can make better use of available funding and avoid undertaking works in isolation that may subsequently need to be altered or replaced.

5.4.2 Selection criteria

New and upgraded open space assets can be identified through a range of sources. These include Council's strategic plans, community and sporting club requests, identified service gaps, changing participation and recreation needs, accessibility requirements, asset performance, growth and development, and opportunities to work with external partners or secure grant funding.

Council's Open Space Strategy and supporting service strategies provide an important basis for identifying and considering these needs within the context of the broader open space network. This helps ensure that individual project proposals are considered alongside Council's longer-term objectives for its parks, reserves, sporting facilities and public spaces.

Candidate projects are considered through Council's capital planning and budget processes, with their timing influenced by strategic priority, community need, available funding and opportunities to coordinate works with other planned investment.

Where external funding or partnership opportunities arise, Council may also consider whether bringing forward a project provides broader value. This can include coordinating an upgrade with a planned asset renewal, combining related works within a reserve, or aligning investment with contributions from sporting clubs or other partners.

Importantly, the availability of grant or partnership funding does not remove the need to consider the ongoing implications of the investment. New and upgraded assets create future operating, maintenance and renewal responsibilities that need to be understood alongside the initial capital contribution.

5.4.3 Considering the whole life of new and upgraded assets

Creating or upgrading an asset represents more than its initial capital cost. Once provided, Council assumes an ongoing responsibility for its operation, inspection, maintenance and eventual renewal.

This is particularly important for open space. A relatively modest capital project can create a long-term maintenance commitment, while improvements such as more intensive landscaping, additional

facilities, lighting or higher standards of presentation can increase the level of ongoing resources required to care for a space.

As Warrnambool grows and its open space network develops, each additional asset adds to the infrastructure Council must sustainably manage into the future.

When considering new and upgraded assets, Council therefore considers not only the immediate community benefit and capital cost, but also:

- The community or service need being addressed;
- Alignment with the open space strategy and other relevant council strategies and plans;
- Whether existing assets or spaces can meet the identified need;
- The functionality, capacity and desired standard of service;
- Opportunities to coordinate renewal and upgrade works;
- Capital cost and available funding;
- Ongoing operating, inspection and maintenance requirements;
- Future renewal and replacement requirements; and
- Accessibility, environmental sustainability and climate resilience.

Considering these factors helps Council understand the whole-of-life commitment associated with investment and balance improvements to the open space network with its capacity to sustainably care for those assets.

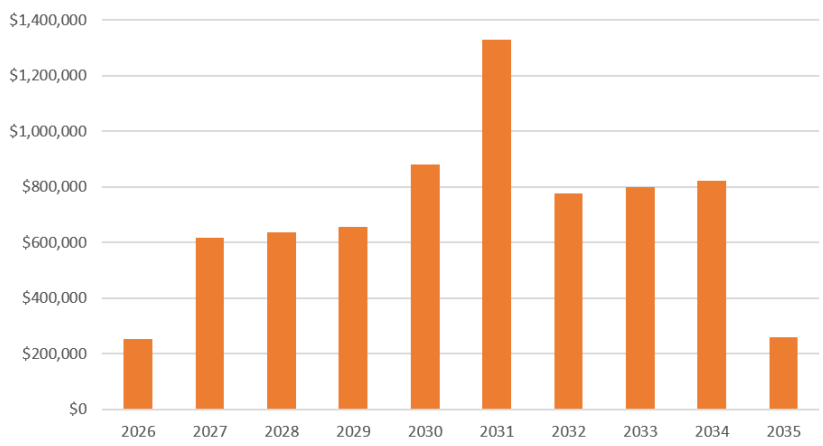
Council's strategic planning provides a strong foundation for deciding how Warrnambool's open spaces should evolve. This AMP supports those decisions by looking at when investment may be needed, how different works can be coordinated, and what they will cost to maintain and renew over time. This helps ensure improvements made today can continue to be supported and enjoyed by the community into the future.

As Council continues to bring together its strong understanding of asset condition with information about functionality, capacity and applicable service standards and operational requirements, it will have an increasingly complete picture to inform future investment decisions. This will help Council determine not simply when an asset requires investment, but what form that investment should take to best meet the needs of the community.

5.4.4 Summary of future asset upgrade and acquisition costs

Forecast expenditure on new, upgraded and expanded open space assets is shown in Figure 5.4.3.

Figure 5.4.4: Upgrade and Acquisition Summary



Over the 10-year planning period, Council is forecast to invest approximately **$7.03 million** in new, upgraded and expanded open space assets.

This investment supports the continued development of Warrnambool's open space network in response to growth, changing community needs, recreation and participation trends, accessibility, environmental priorities and the directions established through Council's broader strategic planning framework.

Funding for new and upgraded assets may come from a combination of Council funding, grants and other external contributions, developer contributions, partnerships and contributions from sporting clubs or other community organisations. The timing and delivery of individual projects will therefore depend on strategic priority, available funding and opportunities to coordinate investment with other planned works.

External funding can play an important role in enabling improvements to the open space network. Aligning grant opportunities, club or community contributions and Council investment with planned renewal works can also provide opportunities to deliver renewal and improvement together, reducing duplication and achieving better outcomes from available funding.

Importantly, every new or upgraded asset creates an ongoing commitment beyond its initial construction cost. As the open space network grows or becomes more sophisticated, Council must also provide for the additional operating, inspection, maintenance and eventual renewal costs associated with those assets. Understanding these whole-of-life costs is therefore an important part of deciding when and where the network should grow or change.

The expenditure forecast represents the projects and funding currently identified through Council's capital planning processes. It should not be interpreted as the full extent of investment that may be required over the next 10 years.

Council has a well-developed strategic framework for its open space network. Actions and aspirations identified through the Open Space Strategy, Active Warrnambool and other Council strategies and plans may progressively generate additional projects as they are developed, scoped and costed. Where these have not yet been translated into specific capital projects, their costs will not necessarily be captured within the current forecast.

Climate change may also reshape what is required from Warrnambool's open spaces and the assets within them. Maintaining safe, attractive and usable spaces under changing environmental conditions may require additional investment in areas such as shade and canopy, water and irrigation infrastructure, drainage, coastal assets, landscaping, materials and asset design. Some of these requirements are likely to emerge progressively as Council better understands how individual places, assets and services need to adapt.

The current forecast therefore provides a picture of known and planned investment, rather than a ceiling on future need. As Council implements its strategies and develops its response to climate change, emerging asset requirements and their whole-of-life costs will need to be progressively incorporated into capital programs and long-term financial planning.

5.5 Disposal Plan

Disposal includes the removal, decommissioning, relocation or sale of an asset that is no longer required to support the service provided by Council. Where an asset is identified for disposal, the process will be undertaken in accordance with Council’s Asset Disposal Policy and other applicable governance requirements.

For open space, disposal will generally relate to individual assets within a reserve rather than the open space itself. This may include play equipment, park furniture, structures, lighting, fencing or other infrastructure that has reached the end of its useful life, is no longer required, or no longer provides an appropriate service to the community.

The decision to remove or replace an asset should consider more than its physical condition. An asset may still be in reasonable condition but no longer be needed, may not suit the way a space is now used, or may no longer support the service Council intends to provide at that location. Conversely, an ageing asset may continue to provide an important community function and warrant renewal rather than removal.

Assets may be considered for disposal or rationalisation where:

- They are no longer required to support the intended use or service level of the open space;
- Demand or patterns of use have changed;
- They no longer meet contemporary safety, accessibility, environmental or regulatory requirements;
- The cost or risk of continuing to maintain the asset is no longer justified by the service it provides;
- The asset is functionally obsolete or in poor condition and renewal or adaptation is not considered appropriate;
- Opportunities exist to consolidate facilities or provide the service more effectively elsewhere; or
- Renewal or redevelopment of a reserve provides an opportunity to remove infrastructure that is no longer required.

Decisions about disposal should therefore be considered alongside renewal, acquisition and service planning, rather than simply occurring when an asset reaches the end of its physical life. Council's Open Space Strategy and other relevant service and strategic plans provide an important basis for considering what infrastructure is needed across the open space network and where it should be provided.

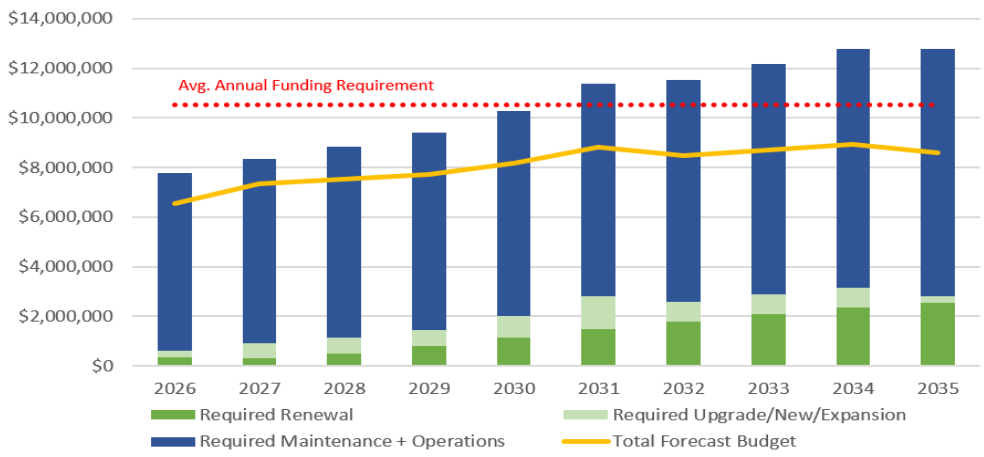
As Council progressively strengthens the connection between its strategic open space planning, service and operational requirements, and long-term asset planning, there is an opportunity to take a more deliberate approach to asset rationalisation. This will help ensure that future investment is directed toward assets that continue to provide value to the community, while avoiding the ongoing maintenance and renewal of infrastructure that is no longer needed or appropriate.

5.6 Summary of asset forecast costs

The financial projections in this Asset Management Plan bring together the forecast costs of operating, maintaining, renewing, upgrading and expanding Council's open space assets over the next 10 years.

Figure 5.6 compares the estimated lifecycle funding requirement with Council's current forecast budget.

Figure 5.6: Lifecycle Summary



Over the 10-year planning period, the estimated lifecycle funding requirement is approximately **$105.2 million**, comprising:

- **$84.9 million** for Operations and Maintenance;
- **$13.3 million** for Renewal; and
- **$7.0 million** for Upgrade, New and Expansion works.

Council's current forecast budget provides approximately **$80.8 million** over the same period, resulting in a modelled difference of approximately **$24.4 million**.

The projected difference is not evenly spread across all lifecycle activities. The principal pressures relate to the maintenance and renewal of the existing asset portfolio, while forecast funding for identified Upgrade, New and Expansion works is aligned with the current capital program.

The annual difference between estimated lifecycle requirements and forecast funding is relatively modest in the early years but increases progressively over the planning period as maintenance costs rise and more assets approach their modelled renewal intervention point. This indicates an emerging long-term funding pressure rather than an immediate renewal crisis.

This difference should not be interpreted as an immediate funding shortfall that must be addressed in a single budget cycle. The forecasts provide a strategic view of long-term lifecycle demand. Actual expenditure requirements will continue to depend on asset performance, risk, functionality, service needs and the timing and nature of individual interventions.

The modelling nevertheless highlights the importance of progressively aligning future investment with emerging lifecycle requirements. If maintenance and renewal investment does not keep pace over the longer term, Council may experience more assets remaining in service beyond their modelled renewal intervention point, increasing reliance on reactive maintenance, deterioration in asset functionality or presentation, greater exposure to service and safety risks, and renewal requirements being carried forward into future years.

Council's objective is to maintain an open space network that remains safe, functional, accessible and valued by the community, while ensuring that the cost of providing these services remains affordable over the long term.

Achieving this balance will require continued attention to the relationship between existing service standards and operational practices, asset performance, lifecycle requirements and available resources. Better documentation and validation of current service practices, stronger forward renewal planning and consideration of whole-of-life costs when assets are upgraded or created will support better long-term investment decisions.

The forecasts should also be viewed in the context of Council's broader strategic ambitions. The current capital program may not capture all future investment arising from the Open Space Strategy and other Council strategies and plans, particularly where aspirations have not yet been translated into scoped and funded projects.

Similarly, future climate adaptation and resilience requirements may create additional investment needs that are not yet fully reflected in the forecast. This may include changes to water management, shade and canopy, coastal infrastructure, landscaping, materials and asset design to help sustain services under changing environmental conditions.

The lifecycle projections therefore provide a strategic baseline for future planning rather than a fixed expenditure program. They indicate where financial pressure is likely to emerge and provide a basis for progressively refining Council's long-term investment requirements as asset information, service requirements, strategic priorities and financial planning develop.

6.0 RISK MANAGEMENT PLANNING

The purpose of infrastructure risk management is to document the findings and recommendations resulting from the periodic identification, assessment and treatment of risks associated with providing services from infrastructure, using the fundamentals of International Standard ISO 31000:2018 Risk management – Principles and guidelines.

Risk Management is defined in ISO 31000:2018 as: 'coordinated activities to direct and control with regard to risk'[7].

An assessment of risks associated with service delivery will identify risks that will result in loss or reduction in service, personal injury, environmental impacts, a 'financial shock', reputational impacts, or other consequences. The risk assessment process identifies credible risks, the likelihood of the risk event occurring, and the consequences should the event occur. The risk assessment should also include the development of a risk rating, evaluation of the risks and development of a risk treatment plan for those risks that are deemed to be non-acceptable.

6.1 Critical Assets

Critical assets are those assets whose failure would have a significant consequence for community safety, service delivery, accessibility, environmental values or Council's ability to maintain essential functions. Criticality may also reflect the importance of an asset within the broader open space network, including the number of people or services that rely upon it and the availability of suitable alternatives.

Council has not yet formally assigned criticality ratings across its open space asset portfolio. However, existing open space hierarchies, asset classifications, usage, function, location and risk provide a basis for considering the relative importance of assets when planning maintenance, renewal and other lifecycle activities.

As Council's asset management practices mature, there is an opportunity to develop a more formal criticality framework for open space assets. This could consider factors such as:

- Consequence of asset failure.
- Public safety and level of use.
- Role of the asset in supporting community, recreation, or sporting services.
- Availability of alternative assets or facilities.
- Environmental, biodiversity and cultural heritage significance.
- Vulnerability to climate change, coastal processes, and extreme weather; and
- Cost and time required to restore the asset or service following failure.

A clearer understanding of asset criticality will support the allocation of finite resources by helping Council prioritise inspections, maintenance, renewal, resilience measures and capital investment towards assets where failure would have the greatest consequences.

Asset-based risks can be directly linked to criticality. Within the open space portfolio, failure or deterioration of assets such as high-use recreation and sporting infrastructure, playgrounds, pathways and access infrastructure, coastal infrastructure, irrigation systems, significant trees and other assets supporting important community or environmental functions may have consequences for service delivery, public safety, accessibility, environmental values or community use.

Council cannot eliminate all asset risks or address every identified defect or deficiency at the same time. Risk can, however, be managed through appropriate inspection and maintenance activities, improved asset information, clear prioritisation and timely renewal. As asset information improves, greater consideration of condition, performance, remaining useful life, risk and criticality will support a more proactive approach to lifecycle planning and help identify interventions before asset deterioration materially affects service delivery.

[7] ISO 31000:2009, p 2

6.2 Risk Assessment

The risk management process used is shown in Figure 6.2 below.

It is an analysis and problem-solving technique designed to provide a logical process for the selection of treatment plans and management actions to protect the community against unacceptable risks.

The process is based on the fundamentals of International Standard ISO 31000:2018.

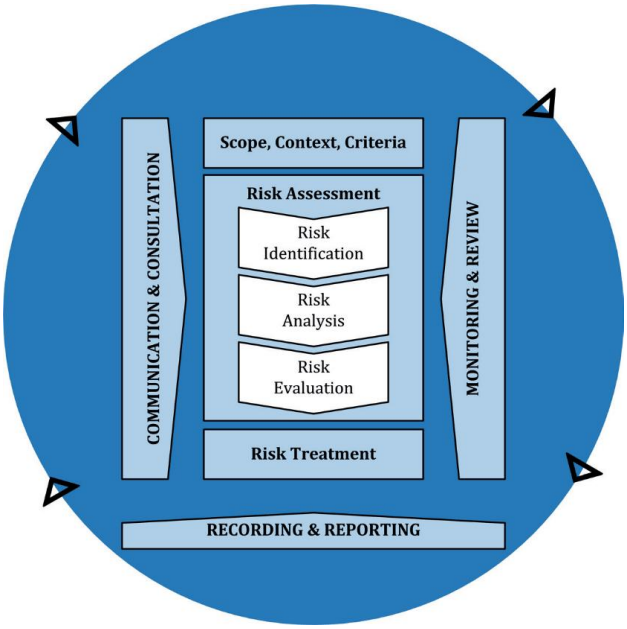


Fig 6.2 Risk Management Process – Abridged
Source: ISO 31000:2018, Figure 1, p9

An assessment of risks associated with service delivery from infrastructure assets identifies the most critical risks. The risk assessment process also helps Council to identify and assess credible risks, assign a risk rating, and develop risk mitigation plans for non-acceptable risks.

An assessment of risks associated with service delivery has identified risks that will result in public disruption, personal injury, a 'financial shock' or reputational impacts. These risks are presented in Appendix B. The residual risk of implementing the selected treatment plan/control is also shown. Note that the residual risk is the risk remaining after the selected risk treatment plan is implemented.

6.3 Infrastructure Resilience Approach

The resilience of Council's open space infrastructure is important to the ongoing delivery of services to the community. Open space assets are exposed to a range of pressures including climate change, extreme weather events, coastal processes, changing community demand, asset deterioration and constraints on available resources.

Resilience is the capacity of assets and the services they support to withstand, adapt to and recover from disruption while continuing to provide an appropriate level of service to the community.

Council's approach to improving the resilience of its open space network includes understanding asset vulnerability and criticality, managing identified risks, considering resilience through asset planning and renewal, and coordinating asset management with Council's broader climate adaptation, emergency management, financial and strategic planning activities.

The strategic risks identified through this Asset Management Plan provide an important basis for this approach. Risks associated with climate change, coastal resilience, water resources, the urban forest, asset condition, public safety and financial sustainability will influence how Council prioritises future investment and manages the resilience of the open space network.

Council has developed climate vulnerability and resilience information through its broader environmental and strategic planning activities; however, this information is not yet systematically integrated with open space asset information and lifecycle decision-making. Over the life of this AMP, Council has an opportunity to progressively strengthen this connection by identifying vulnerable assets and services, incorporating climate exposure into renewal and investment decisions, and establishing practical organisational touchpoints between asset management, environment, recreation, operations and project planning.

The objective is not to create a separate resilience planning process, but to progressively embed climate resilience and whole-of-life sustainability considerations into existing asset planning, design, renewal and investment processes.

6.4 Service and Risk Trade-Offs

Decisions regarding the management of Council's open space assets need to balance community needs and expectations, service outcomes, risk, asset performance and long-term financial sustainability.

The lifecycle activities identified through this Asset Management Plan are therefore prioritised within the resources available to Council. Where all identified needs cannot be addressed, decisions need to consider the service and risk consequences associated with deferring, reducing or not undertaking particular activities.

6.4.1 What we cannot do

Available resources are finite and Council cannot address every identified open space need or opportunity at the same time. Investment therefore needs to be prioritised according to community need, service outcomes, asset condition, risk, strategic priorities and affordability.

Within these constraints, Council may not be able to:

- Address all identified asset condition, functionality, capacity, and accessibility deficiencies within the planning period.
- Renew or upgrade all assets at their theoretically optimal intervention point.
- Respond immediately to all opportunities for enhancement or expansion of the open space network.
- Implement all climate adaptation and resilience improvements concurrently.
- Upgrade all existing assets to contemporary standards unless required by legislation, risk, or an identified service need; or
- Acquire or construct new assets where the associated whole-of-life operating, maintenance and renewal costs cannot be sustainably accommodated.

6.4.2 Service trade-off

Where identified operations, maintenance, renewal, upgrade or acquisition activities cannot be undertaken within available resources, there may be consequences for the services supported by Council's open space assets.

Potential service consequences may include:

- Declining asset condition or presentation;
- Reduced functionality, accessibility or availability of some open space assets;

- Increased maintenance and renewal backlogs;
- Reduced ability to respond to changing community needs and expectations;
- Reduced resilience of assets and services to climate and other external pressures;
- Reduced community satisfaction with the condition or performance of open space facilities; and
- Transfer of asset management liabilities and costs to future generations.

6.4.3 Risk trade-off

Deferring or not undertaking identified lifecycle activities may also increase Council's exposure to risk. The nature and significance of these risks will vary according to the asset, its function, location, condition, utilisation and criticality.

Potential risk consequences include increased:

- Public safety risk where deteriorating or defective assets cannot be addressed at the preferred intervention point;
- Financial risk through higher reactive maintenance costs, growth in renewal liabilities or the need for more substantial future interventions;
- Service risk where asset deterioration, capacity constraints or failure reduces the availability or functionality of open space;
- Climate and environmental risk where opportunities to improve asset resilience, water efficiency, urban forest performance, biodiversity or coastal resilience are deferred;
- Compliance risk where changing legislative, regulatory or industry requirements cannot be addressed within desired timeframes;
- Reputational risk where asset performance or service outcomes do not align with reasonable community expectations; and
- Long-term financial and intergenerational risk where asset liabilities are transferred to future budgets and communities.

The operations and maintenance activities and capital projects that cannot be undertaken may sustain or create risk consequences. These risk consequences include:

- Increased public safety risks associated with assets deteriorating beyond recommended intervention levels.
- Increased reputational risks associated with service provisions not aligning with community expectations.
- Increased financial risks associated with surplus maintenance requirements that cannot be accommodated within existing budgets.
- Increased financial risks associated with higher renewal and/or rehabilitation treatments as asset renewals are not funded at the optimal point in time.
- Increased financial risk associated with loss of commercial revenue, resulting in significant impacts to Council's financial sustainability.
- Legal risks associated with not being able to manage assets in accordance with leasing agreements and not achieving legislative compliance.

7.0 FINANCIAL SUMMARY

This section contains the financial requirements resulting from the information presented in the previous sections of this AM Plan. The financial projections will be improved as as existing service standards, operational practices and asset performance requirements are further documented and validated.

7.1 Financial Sustainability and Projections

7.1.1 Sustainability of service delivery

There are two key indicators of sustainable service delivery that are considered in the AM Plan for this service area. The two indicators are the:

- Asset Renewal Funding Ratio (proposed renewal budget for the next 10 years / proposed renewal outlays for the next 10 years shown in the AM Plan), and
- Lifecycle Funding Ratio (proposed lifecycle budget for the next 10 years / proposed lifecycle outlays for the next 10 years shown in the AM Plan).

Asset Renewal Funding Ratio

The Asset Renewal Funding Ratio indicates that Council's current 10-year forecast budget provides approximately **43%** of the modelled funding required for renewal of open space assets.

The revised modelling identifies approximately **$13.3 million** in renewal requirements over the 10-year period, compared with approximately **$5.7 million** currently provided within the forecast budget.

The funding position varies considerably across the planning period. Forecast renewal expenditure is broadly aligned with modelled requirements during the early years, before a progressively larger difference emerges as more of the existing asset portfolio approaches its modelled renewal intervention point. The ratio therefore reflects an emerging longer-term renewal pressure rather than an immediate network-wide renewal shortfall.

The modelled requirement should not be interpreted as a requirement to automatically renew assets when they reach their modelled intervention point. The modelling provides a network-level indication of future renewal demand. Actual renewal decisions will continue to be informed by asset condition, performance, functionality, criticality, risk, service requirements and Council's broader investment priorities.

Lifecycle Funding Ratio – 10-year financial planning period

This Asset Management Plan identifies the forecast lifecycle expenditure required to support Council's open space assets over the 10-year planning period, including operations, maintenance, renewal, upgrade, new and expansion expenditure.

The total forecast lifecycle requirement is approximately **$105.2 million**, averaging approximately **$10.5 million** per year, compared with forecast funding of approximately **$80.8 million**, or **$8.1 million** per year.

This results in a Lifecycle Funding Ratio of **0.77**, indicating that the current forecast budget provides approximately **77%** of the modelled lifecycle funding requirement over the planning period.

The modelled difference of approximately **$24.4 million** is concentrated in the maintenance and renewal of Council's existing open space assets. Forecast expenditure for identified upgrade, new and expansion works is provided for within the current 10-year capital program.

Financial sustainability requires Council to balance existing service standards and operational practices, asset performance, risk, lifecycle requirements and affordability. The objective over time is to improve alignment between the resources required to sustainably provide open space services and the funding available through Council's Financial Plan and long-term capital planning.

These indicators provide an important strategic signal rather than a definitive measure of future budget requirements. They should be reviewed as asset information improves, existing service

standards and operational requirements are further documented and validated, and Council's long-term priorities evolve.

7.1.2 Forecast Costs (outlays) for the long-term financial plan

The funding projections used in this Asset Management Plan are based on the allocations currently identified in Council's Financial Plan. These provide the baseline against which the forecast lifecycle requirements for Council's open space assets have been assessed.

The analysis undertaken through development of this Asset Management Plan identifies emerging differences between current funding provisions and the forecast costs of maintaining and renewing Council's open space assets over the next 10 years.

The findings of this analysis should therefore be used to review and inform future iterations of Council's Financial Plan, particularly the level and timing of funding provided for open space asset maintenance and renewal.

Future funding requirements will also need to be progressively refined as Council:

- Improves its understanding of asset condition, performance and renewal priorities;
- Better understands the resources required to sustain existing service standards and operational practices.
- Translates the aspirations and actions contained within council strategies and plans into defined investment requirements; and
- Better understands the future costs associated with climate adaptation and improving the resilience of open space assets and services.

The forecasts presented in this Asset Management Plan therefore provide a strategic evidence base for future financial planning rather than a committed expenditure program. The findings should be considered through future updates of the Financial Plan, annual budget and capital works program to progressively improve alignment between asset lifecycle needs, service expectations, risk and Council's long-term financial capacity.

7.2 Funding Strategy

Funding for the management of Council's open space assets is provided through Council's annual budget and Long-Term Financial Plan.

Council's broader financial planning determines the level and source of funding available, while this Asset Management Plan provides the evidence base for understanding when and where investment is required and the potential service, asset performance and risk consequences of different funding decisions.

Ongoing integration between asset management and financial planning will be important to progressively align Council's service expectations, lifecycle requirements and investment priorities with its long-term financial capacity.

7.2.1 Funding Sources

Funding for the management of Council's open space assets is provided through Council's annual budget and Financial Plan. Council's financial planning determines the level and source of funding available, while this Asset Management Plan identifies the forecast lifecycle requirements of the asset portfolio and supports consideration of the service and risk implications associated with different levels of investment.

Council uses a range of funding sources to operate, maintain, renew and improve its open space assets. The principal funding sources are summarised in Table 7.2.1.

Table 7.2.1: Funding Sources

Activity	Funding Source
Maintenance and Operations	▪ Council's own source funds.
Renewal	▪ Council's own source funds.
Capital Improvement (i.e., new, upgrade, and expansion	▪ Council's own-source funds ▪ Available cash reserves ▪ Borrowings ▪ External grants and other funding opportunities. ▪ Developer contributions and donated assets

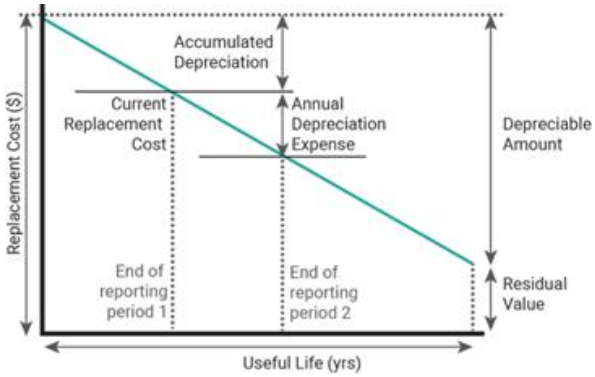
The availability and suitability of these funding sources will vary depending on the nature of the investment. External grants, developer contributions and other funding opportunities can assist Council to deliver new or improved open space infrastructure but may not provide a consistent source of funding for ongoing asset maintenance and renewal.

Where new or upgraded assets are proposed, consideration should therefore be given to the whole-of-life financial implications, including consequential operating, maintenance and future renewal costs, before Council commits to the investment.

7.3 Valuation Forecasts

7.3.1 Asset valuations

The best available estimate of the value of assets included in this AM Plan are shown below.



Assets are valued at fair value at cost to replace service capacity:

Replacement Cost (Gross)	$ 89,751,292
Depreciable Amount	$ 89,751,292
Depreciated Replacement Cost[8]	$ 66,586,363
Annual Depreciation Expense	$ 3,680,934

7.3.2 Valuation forecast

Asset values are forecast to increase as additional assets are added.

Additional assets will generally add to the operations and maintenance needs in the longer term. Additional assets will also require additional costs due to future renewals. Any additional assets will also add to future depreciation forecasts.

[8] Also reported as Written Down Value, Carrying Amount or Net Book Value in some jurisdictions.

7.4 Key Assumptions Made in Financial Forecasts

The financial forecasts presented in this Asset Management Plan are based on the best available asset, financial and operational information at the time of preparation. The forecasts provide a strategic indication of future lifecycle requirements and are intended to support long-term planning rather than represent a committed expenditure program.

The following assumptions have been applied:

- Expenditure forecasts are expressed in current dollars and do not include an allowance for inflation over the 10-year planning period.
- Forecast budget growth is consistent with Council's current Financial Plan.
- Capital expenditure forecasts are based on Council's current Long-Term Capital Works Program.
- Operations and maintenance requirements have been modelled using a network-level allowance equivalent to approximately 8% of asset replacement value, adjusted to reflect forecast growth in the asset base.
- Forecast renewal requirements are based on the open space asset information and condition data available at the time the modelling was undertaken.
- Renewal forecasts use network-level assumptions for useful lives, renewal intervention and renewal treatment costs. These assumptions have been reviewed at asset-class level to provide a reasonable representation of expected service life and renewal behaviour across the portfolio.
- The modelled renewal intervention point is used as a network-level financial planning threshold and does not represent an automatic operational trigger for asset replacement. Actual renewal decisions may occur earlier or later depending on asset condition, performance, functionality, criticality, risk, service requirements and other investment priorities.
- Assets are assumed to remain under Council ownership and management throughout the planning period unless otherwise identified.
- Legislative, regulatory and service requirements are assumed to remain broadly consistent over the planning period.
- The financial forecasts do not comprehensively include the future costs associated with delivering all strategic aspirations identified through Council's broader strategies and plans, or the full cost of future climate adaptation and resilience requirements. These costs will need to be progressively incorporated as priorities and investment requirements are further defined.

7.5 Forecast Reliability and Confidence

The forecast costs, proposed budgets and valuation projections in this Asset Management Plan are based on the best available information at the time of preparation.

For effective asset and financial management, it is important that the information used to support decision-making is current, complete and sufficiently reliable. The confidence associated with the underlying data also provides important context when interpreting the financial forecasts and other projections contained within this Plan.

Data confidence is classified on an A - E level scale[9] in accordance with Table 7.5.1.

[9] IPWEA, 2015, IIMM, Table 2.4.6, p 2|71.

Table 7.5.1: Data Confidence Grading System

Confidence Grade	Description
A. Very High	Data based on sound records, procedures, investigations and analysis, documented properly and agreed as the best method of assessment. Dataset is complete and estimated to be accurate ± 2%
B. High	Data based on sound records, procedures, investigations and analysis, documented properly but has minor shortcomings, for example some of the data is old, some documentation is missing and/or reliance is placed on unconfirmed reports or some extrapolation. Dataset is complete and estimated to be accurate ± 10%
C. Medium	Data based on sound records, procedures, investigations and analysis which is incomplete or unsupported, or extrapolated from a limited sample for which grade A or B data are available. Dataset is substantially complete but up to 50% is extrapolated data and accuracy estimated ± 25%
D. Low	Data is based on unconfirmed verbal reports and/or cursory inspections and analysis. Dataset may not be fully complete, and most data is estimated or extrapolated. Accuracy ± 40%
E. Very Low	None or very little data held.

The estimated confidence level for and reliability of data used in this AM Plan is shown in Table 7.5.2.

Table 7.5.2: Data Confidence Assessment for Data used in AM Plan

Data	Confidence Assessment	Comment
Levels of Service and Performance Measures	C	Council has established maintenance standards and operational practices for managing its open space network. Further work is required to consolidate and document current arrangements, validate how they are applied in practice, strengthen alignment with the Open Space Strategy hierarchy, and establish proportionate performance measures. Greater clarity regarding activities, frequencies and resource requirements will also improve future lifecycle planning.
Demand Forecast Analysis and Projections	C	Council has strategic planning and open space information that provides an indication of future demand. Further work is required to translate population growth, changing community expectations, participation trends, strategic initiatives and other demand drivers into quantified implications for future asset provision and lifecycle requirements.
Performance Data (Asset Degradation)	C	Asset condition information supports an understanding of current asset performance; however, further analysis of historical condition information is required to establish degradation patterns and refine useful lives and renewal intervention points. Future monitoring should also consider performance measures relating to functionality, utilisation and capacity where relevant.
Condition Data	A	A comprehensive condition assessment of Council's open space assets was completed in January 2026. The information is current and provides a strong basis for understanding asset condition, identifying renewal priorities, and forecasting future renewal requirements.
Asset Inventory Data	B	Council maintains asset inventory information for its open space portfolio. Opportunities remain to improve componentisation, asset classifications, attribute completeness and consistency, particularly for

Data	Confidence Assessment	Comment
		minor open space assets, to better support lifecycle planning and valuation.
Risk Management	B	Risk has been considered in developing the Open Space Asset Management Plan and provides a basis for identifying asset management priorities. Further integration of asset criticality, condition, service consequences and risk into future investment prioritisation will strengthen the approach.
Long-Term Financial Planning	C	Current funding forecasts are based on Council's Financial Plan and Long-Term Capital Works Program. Analysis undertaken through this AM Plan identifies a material difference between forecast lifecycle requirements and current funding allocations. Future reviews of the Financial Plan should consider these findings and progressively strengthen alignment between service levels, lifecycle requirements, risk and available resources.
Operations and Maintenance Forecasts	C	Forecast requirements have been developed using an idealised strategic benchmark based on a percentage of open space asset replacement value rather than a detailed bottom-up assessment of maintenance activities and resources. The forecast provides an indication of potential long-term requirements but should be refined as Council better documents and validates existing service standards, maintenance frequencies, operational practices and resource requirements.
Renewal Forecasts	B	Renewal forecasts have been developed using Council's asset register and current condition information, together with network-level assumptions for useful lives, renewal intervention and renewal treatment costs. These assumptions have been reviewed at asset-class level to provide a reasonable representation of expected service life and renewal behaviour across the portfolio. Forecast reliability will improve through continued condition monitoring, refinement of modelling assumptions, and stronger integration of risk, functionality and asset criticality into renewal planning.

Overall Confidence

Based on the information available, the overall confidence in the data and forecasts used in this Asset Management Plan is C – Medium. Council has a generally sound foundation of asset inventory and condition information to support open space asset management. However, there is greater uncertainty associated with the translation of this information into documented service and operational requirements, long-term operations and maintenance requirements, asset performance forecasts and financial requirements.

In particular, the operations and maintenance forecast has been developed as a strategic modelling benchmark rather than from a detailed assessment of activities, frequencies and resources required to deliver an agreed level of service. Similarly, current Financial Plan allocations pre-date the findings of this Asset Management Plan and will require further consideration as Council determines how best to respond to the identified lifecycle requirements and funding gaps.

The confidence assessment does not mean that the forecasts are unsuitable for strategic planning. Rather, it identifies where further work will provide Council with a stronger evidence base for future decision-making. Implementation of the improvement actions identified in Section 8, together with continued improvement in asset data, service standard documentation and performance monitoring, lifecycle modelling, and integration with financial planning, should progressively increase confidence in future revisions of this Asset Management Plan.

8.0 PLAN IMPROVEMENT AND MONITORING

8.1 Status of Asset Management Practices[10]

8.1.1 Accounting and financial data sources

This AM Plan utilises accounting and financial data sourced from Council's corporate financial systems and financial records.

Council has transitioned its financial management functions to TechnologyOne (TechOne), which is now the primary source of financial information used to support asset management planning, including budget, actual expenditure and capital program information. Continued integration between asset and financial information will support improved lifecycle expenditure reporting and stronger alignment between asset management planning, Council's Financial Plan and future budget development.

8.1.2 Asset management data sources

This AM Plan utilises asset management data currently held within Council's Asset Management Information System, Conquest.

Council is transitioning its asset register and associated asset management information from Conquest to TechnologyOne (TechOne). This transition provides an opportunity to review and improve the structure and quality of open space asset information, including asset hierarchies, componentisation, attributes and links between asset and financial information.

Maintaining the completeness, accuracy and integrity of open space asset information during the transition will be important to support future condition assessment, lifecycle planning, valuation, maintenance and renewal forecasting.

8.2 Improvement Plan

The development of this Asset Management Plan has identified several opportunities to strengthen the long-term management of Council's open space assets. These opportunities build on existing Council practices and focus on areas where improved integration, information and planning will support more sustainable lifecycle decision-making.

The Improvement Plan groups related activities into a focused program of seven improvement actions. The actions prioritise strengthening asset information and systems, better aligning existing service standards and operational practices with the open space hierarchy, improving lifecycle and investment planning, strengthening long-term financial and resource planning, improving asset handover, supporting operational efficiency, and improving the capture and use of maintenance information.

The actions are intended to be practical and progressively implemented through Council's existing planning, operational and financial processes. Progress should be reviewed as part of the ongoing monitoring of this Asset Management Plan, with priorities and timeframes adjusted as Council's information, systems and strategic priorities evolve.

[10] ISO 655000 Refers to this as the Asset Management System

Table 8.2: Improvement Plan

No.	Improvement Action	Responsibility	Resources Required	Timeline
1	**Strengthen open space asset information and systems** by continuing to collect, validate and refine asset data and supporting the transition from Conquest to TechnologyOne. Use the transition to review asset hierarchies, componentisation, attributes and financial linkages, and progressively improve information on condition, function, utilisation, capacity and criticality where this supports lifecycle planning and decision-making.	Asset Management / Finance / Recreation / Operations	Internal / External	2026/27–Ongoing
2	**Strengthen the alignment between Council's open space hierarchy, existing maintenance standards and operational practices.** Document and validate how existing standards and practices are applied across the network, including how they relate to the role and function of different open spaces and current Council expectations. Establish proportionate performance measures and improve understanding of the activities, frequencies, costs and resources required to sustain service outcomes.	Asset Management / Recreation / Operations	Internal	2027/28–2028/29
3	**Align asset renewal, upgrade, expansion and new works planning** with the Open Space Strategy**,** Active Warrnambool and other relevant Council strategies and plans. Use asset condition, risk, criticality, service requirements and strategic priorities to develop coordinated forward programs of work. Progressively incorporate available climate vulnerability information, resilience and whole-of-life sustainability considerations into asset planning and investment decisions, including consideration of adaptation where existing assets or locations may become increasingly vulnerable. Improve coordination between asset management, Recreation, Operations, Environment and other relevant service areas when developing priorities and projects.	Asset Management / Recreation / Operations / Environment / Finance	Internal	2026/27–Ongoing
4	**Review long-term financial and resource requirements.** Review the long-term funding and resource requirements associated with renewal, existing maintenance standards and operational practices, network growth and other lifecycle needs. Use this information to inform future Financial Plans, Long-Term Capital Works Programs, operating budgets and workforce planning. Progressively refine long-term forecasts as asset and service information improves and the financial implications of strategic priorities, climate adaptation and resilience requirements become better understood.	Asset Management / Finance / Recreation / Operations / Environment	Internal	2026/27–Ongoing

No.	Improvement Action	Responsibility	Resources Required	Timeline
5	**Establish a consistent asset handover process for new, upgraded and contributed open space assets** to ensure assets are formally transferred into Council's operational, financial and asset management systems. Define information and documentation requirements, inspection and acceptance responsibilities, defects and warranties, maintenance requirements, responsible service areas and timely updating of asset and financial records.	Asset Management / Project Delivery / Operations	Internal	2027/28
6	**Continue to investigate and implement appropriate technologies and alternative work practices that improve maintenance and operational efficiency**, including automation, alternative vegetation management practices, changes to plant and equipment, and the progressive introduction of battery-powered equipment and supporting infrastructure where appropriate.	Operations	Internal / External	Ongoing
7	**Improve the capture and analysis of maintenance expenditure and activities against open space assets and asset groups** to strengthen understanding of actual lifecycle costs, support future maintenance forecasting and identify opportunities for improved service delivery efficiency.	Operations / Asset Management / Finance	Internal	2027/28

8.3 Monitoring and Review Procedures

This Asset Management Plan has a long-term vision with a four-year focus and is intended to remain relevant to Council's ongoing asset management activities. The Plan will be formally reviewed and updated in the year following Council general elections, in accordance with s92(4) of the Local Government Act 2020.

Intermediate reviews may be undertaken where there are material changes to Council's financial position, levels of service, strategic priorities or asset management requirements.

8.4 Performance Measures

The effectiveness of this AM Plan will be measured by:

- The extent to which identified lifecycle funding requirements are incorporated into Council's financial and works planning;
- Performance against adopted levels of service;
- Progress towards Council's target Asset Renewal Funding Ratio of 90–110%; and
- Progress in implementing the actions identified in the Improvement Plan.

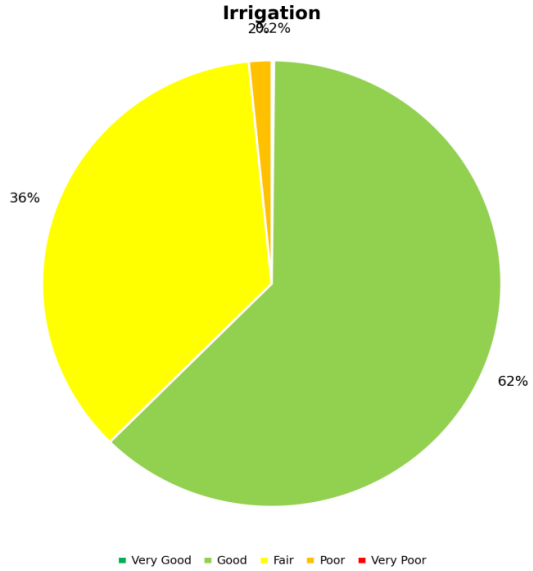
9.0 REFERENCES

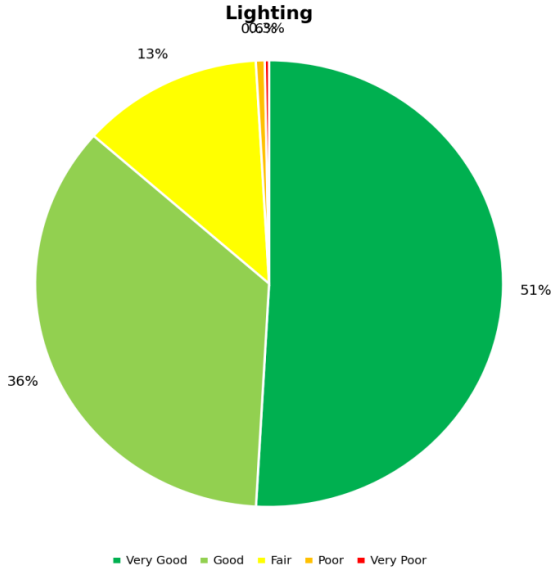
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- ISO, 2018, ISO 31000:2018, Risk management – Guidelines
- Warrnambool 2040 (Community Vision)
- Council Plan
- Long Term Financial Plan
- Asset Management Policy
- Asset Management Strategy

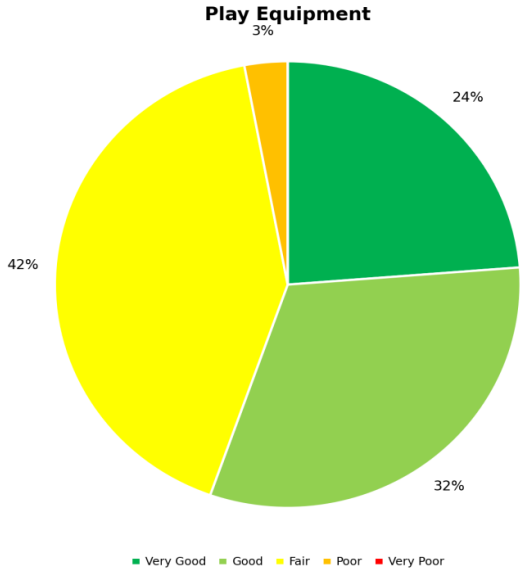
10.0 APPENDICES

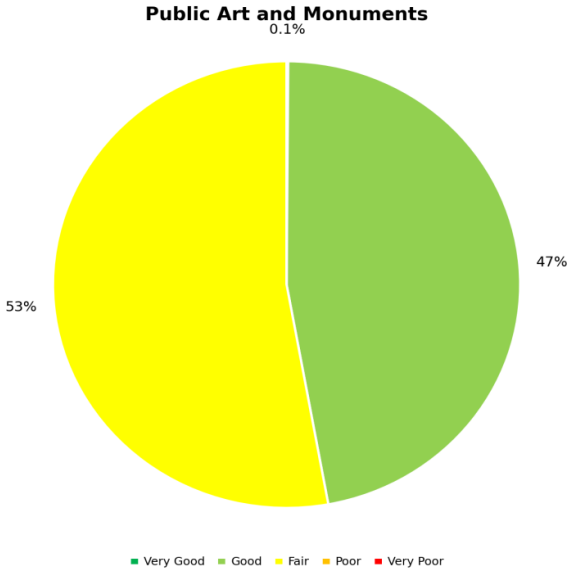
Appendix A – Open Space Asset Group Condition Summary

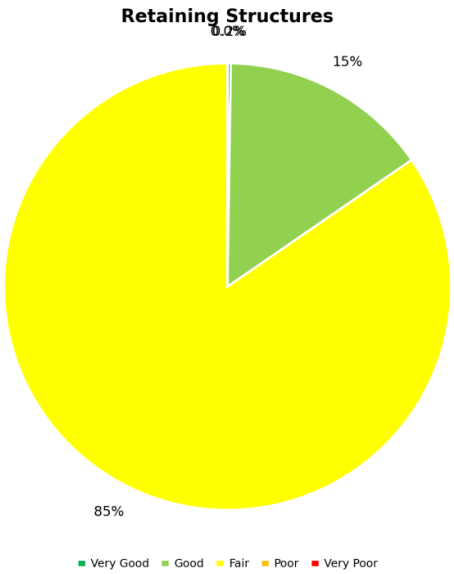


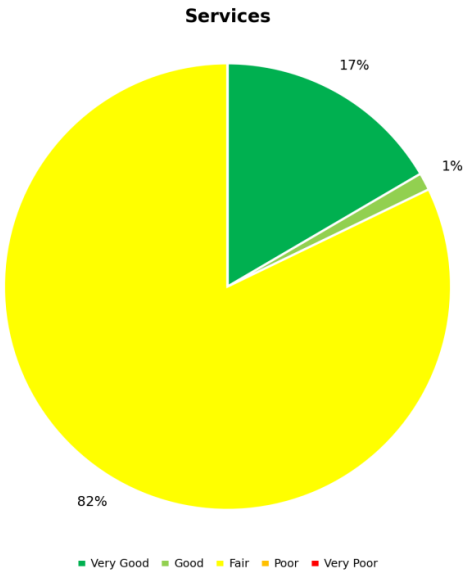

Irrigation
2%
36%
62%
Very Good
Good
Fair
Poor
Very Poor

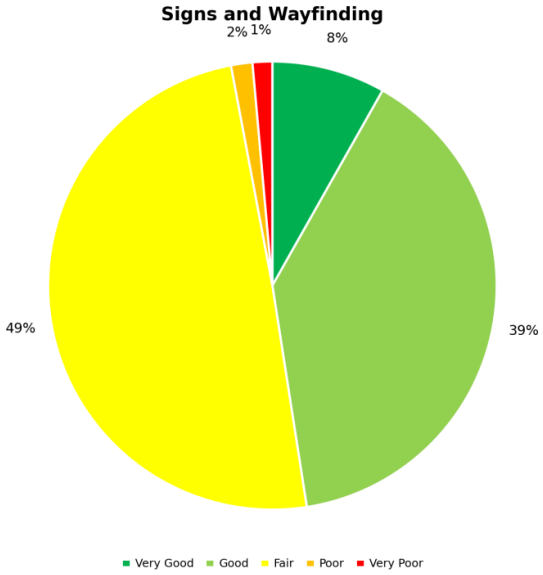

Lighting
0.3%
13%
51%
36%
Very Good
Good
Fair
Poor
Very Poor

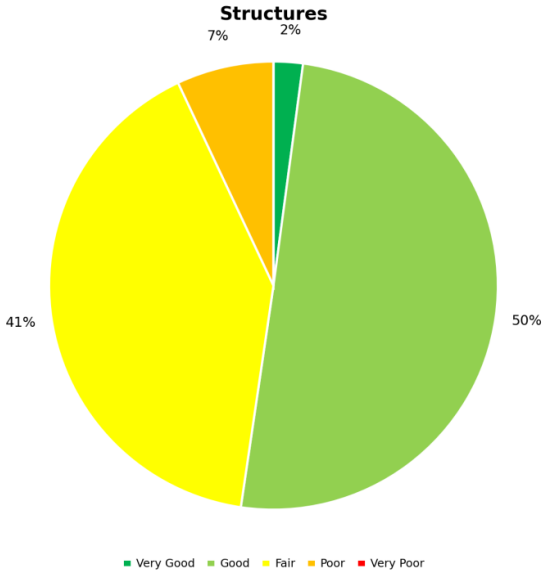

Play Equipment
3%
24%
42%
32%
Very Good
Good
Fair
Poor
Very Poor


Public Art and Monuments
0.1%
47%
53%
Very Good
Good
Fair
Poor
Very Poor


Retaining Structures
0.0%
15%
85%
Very Good
Good
Fair
Poor
Very Poor


Services
17%
1%
82%
Very Good
Good
Fair
Poor
Very Poor


Signs and Wayfinding
2%
1%
8%
49%
39%
Very Good
Good
Fair
Poor
Very Poor


Structures
7%
2%
41%
50%
Very Good
Good
Fair
Poor
Very Poor

Appendix B – Current Financial Plan Projections

Project	Exp. Category	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Capital Works											
Parks, Open Spaces & Streetscapes	Renewal	300,000	350,200	360,706	371,527	382,673	394,153	405,978	418,157	430,702	443,623
Recreational, Leisure & Community (Beach Access)	Renewal	–	185,400	190,962	196,691	202,592	208,669	214,929	221,377	228,019	234,859
Other Infrastructure (Lyndoch Boat Parking Area)	Upgrade	–	–	–	–	150,000	–	–	–	–	–
Parks, Open Spaces & Streetscapes	Upgrade	51,855	206,000	212,180	218,545	225,102	231,855	238,810	245,975	253,354	260,955
Recreational, Leisure & Community (Lighting, Irrigation, Rec Reserve Upgrades)	Upgrade	200,000	412,000	424,360	437,090	506,479	1,096,252	537,323	553,443	570,046	–
Total CAPEX		**551,855**	**1,153,600**	**1,188,208**	**1,223,853**	**1,466,846**	**1,930,929**	**1,397,040**	**1,438,952**	**1,482,121**	**939,437**
Recurrent – Operations and Maintenance											
Operations & Administration		539,682	554,523	569,773	585,441	601,541	618,083	635,081	652,545	670,490	688,929
Municipal Wide	OPEX	924,476	949,899	976,021	1,002,862	1,030,441	1,058,778	1,087,894	1,117,811	1,148,551	1,180,136
CBD	OPEX	453,232	465,696	478,503	491,661	505,182	519,075	533,349	548,016	563,087	578,572
Lake Pertobe	OPEX	348,268	357,845	367,686	377,797	388,187	398,862	409,831	421,101	432,681	444,580
Botanical Gardens	OPEX	449,340	461,697	474,394	487,439	500,844	514,617	528,769	543,310	558,251	573,603
Open Space	OPEX	1,603,690	1,647,791	1,693,106	1,739,666	1,787,507	1,836,663	1,887,172	1,939,069	1,992,393	2,047,184
Street Landscaping	OPEX	171,973	176,702	181,562	186,555	191,685	196,956	202,372	207,938	213,656	219,531
Sports Fields	OPEX	618,093	635,091	652,556	670,501	688,940	707,885	727,352	747,354	767,907	789,024
Reid Oval	OPEX	113,500	116,621	119,828	123,124	126,510	129,989	133,563	137,236	141,010	144,888
Kindergartens	OPEX	73,305	75,321	77,392	79,520	81,707	83,954	86,263	88,635	91,073	93,577
Home Maintenance	OPEX	300,613	308,880	317,374	326,102	335,070	344,284	353,752	363,480	373,476	383,746
Foreshore	OPEX	409,948	421,222	432,805	444,707	456,937	469,503	482,414	495,680	509,311	523,317
Total OPEX		**6,006,120**	**6,171,288**	**6,341,000**	**6,515,375**	**6,694,551**	**6,878,649**	**7,067,812**	**7,262,175**	**7,461,886**	**7,667,087**
Total Expenditure		**6,557,975**	**7,324,888**	**7,529,208**	**7,739,228**	**8,161,397**	**8,809,578**	**8,464,852**	**8,701,127**	**8,944,007**	**8,606,524**



Warrnambool City Council Holiday Parks Strategic Plan

Strategy Summary

August 2026

Acknowledgment of Country

We acknowledge the traditional custodians of the land on which we work and pay our respects to their Elders past and present.

urban enterprise planning economics+tourism

WARRNAMBOOL CITY COUNCIL

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SUMMARY

Overview

Surfside and Shipwreck Bay Holiday Parks have been a destination for locals and travellers since informal camping started in the early 1900s, and the formal creation of the Warrnambool Foreshore Trust in the 1930s.

The Parks are highly important assets to the regional visitor economy and Warrnambool City Council. Located on the Warrnambool foreshore, the Parks offer convenient access to the beach and coastline, Lake Pertobe precinct, the Warrnambool CBD, and other regional attractions.

Both Parks are located on coastal Crown land. Warrnambool City Council is the appointed land manager, and the Parks are operated by Council. This tenure shapes how the Parks can be used, developed and leased, and means that future works are subject to State Government policy and consent requirements for marine and coastal Crown land.

This Strategic Plan is required to guide the future enhancement of the Parks and maximise their operational performance over the next 10 years.

The plan has been prepared in response to a number of notable issues and challenges including:

- Large sites with extensive infrastructure, presenting a management and maintenance challenge;
- Homogenous accommodation product, including sites and cabins, not catering to the diverse needs of current and future travellers;
- No accessible cabins;
- Aging infrastructure and amenities;
- Sub-optimal site entry, reception and kiosk building (Surfside);
- Limited recent capital investment in renewal and upgrades;
- Car parking and traffic management challenges;
- Vegetation issues with invasive species common throughout the Parks;
- Highly seasonal visitation;
- Limited Environmentally Sustainable Design (ESD) throughout.



SUMMARY

Strategy Summary

Vision

Warrnambool Holiday Parks provide a welcoming and accessible coastal Holiday Park experience, catering to the needs of current and future guests. The Parks connect visitors directly to the natural beauty of Warrnambool while supporting Warrnambool's economy, cultural vibrancy and year-round tourism.

Objectives

1. Maximise return from the assets.
2. Provide a positive visitor experience.
3. Maximise the economic benefit to Warrnambool's visitor economy.
4. Support environmental sustainability.
5. Invest in ongoing maintenance and management of the asset.

Role of Each Park

Surfside: The primary year-round holiday park offering a diversity of accommodation types and higher provision of amenities and guest services.

Shipwreck: Primarily a seasonal park offering sites during peak times, whilst also accommodating year-round cabin accommodation. The Park provides opportunity for exclusive use by groups, and capacity for events, licensed activations and strategic leasing opportunities. Shipwreck also provides opportunity to open at strategic times to allow for maintenance works and regeneration of sites at Surfside.

Target Markets


Grey-nomads and touring travellers.


Short stay getaways.


Accessible travellers.


Family holidayers.


Budget conscious travellers


Group travellers.


Others (workers, contractors, medical travellers).

Key Themes and Strategic Directions

Theme	Strategic Directions
Accommodation & Infrastructure	• Increase year-round and off-peak visitation. • Provide a range of accommodation options to appeal to target markets. • Increase the number of accessible accommodation options. • Enhance Park presentation, arrival experience and amenities. • Focus on restoration of coastal vegetation.
Park Operations	• Maintain management and operational structures that ensure the successful operation of the Parks. • Ensure a welcoming and inclusive environment. • Comply with applicable regulatory and statutory standards. • Continue to provide a safe and healthy environment for visitors, staff and management. • Consider suitable strategic licensing and leasing opportunities for Shipwreck Bay.
Environment	• Implement sustainable initiatives where practical and feasible. • Better integrate and respond to the coastal landscape.
Branding & Marketing	• Refresh brand and visual identity. • Update and strengthen digital and printed collateral. • Undertake targeted marketing campaigns.

SUMMARY

Accommodation Proposal

Existing cabin accommodation at the Park is largely homogenous. The Park lacks a diversity of larger contemporary cabin accommodation, targeting the family market and group travellers. There is also a lack of accessible accommodation.

It is proposed to add new larger cabin accommodation to mix consisting of new 2 and 3-bedroom cabin product, with larger kitchen/dining/lounge areas compared to current Beach Chalets.

These cabins would cater to a mix of markets, but primarily families and/or friends and relatives travelling together and/or multiple adult couples travelling together. New cabins will include provision of accessible cabins (~20%).

In addition, the introduction of studio safari tents and mega pod cabins will cater to adult couple travellers and solo travellers.

A masterplan for the site should consider the ideal siting/locations of cabin accommodation. New cabin accommodation should also be delivered in stages, subject to the site masterplan.

Further Planning

The following planning projects would assist with realising the objectives of the strategic plan.

1. Prepare a masterplan to guide infrastructure upgrades and accommodation investments. This should include:
   - Refinement of park layout, and site configurations.
   - Entry and administrative building reconfiguration and concept design.
   - Siting of cabin accommodation.
   - Siting of amenities and infrastructure.
   - Landscape/planting plan.
2. Business plan update.
3. Asset maintenance and renewal plan.
4. Brand and marketing collateral review.

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WARRNAMBOOL CITY COUNCIL



Warrnambool City Council Holiday Parks Strategic Plan

Warrnambool City Council

August 2026

www.urbanenterprise.com.au

Acknowledgment of Country

We acknowledge the traditional custodians of the land on which we work and pay our respects to their Elders past and present.

Version Control

Issue:	Date:	Description:	Reviewed:
01.	21 March 2025	Background Report (Preliminary)	TA
02.	17 September 2025	Final Draft	TA
03.	19 November 2025	Final	TA
04.	12 August 2026	Final (Post Exhibition)	TA

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EXECUTIVE SUMMARY

Overview

Surfside and Shipwreck Bay Holiday Parks have been a destination for locals and travellers since informal camping started in the early 1900s, and the formal creation of the Warrnambool Foreshore Trust in the 1930s.

The Parks are highly important assets to the regional visitor economy and Warrnambool City Council. Located on the Warrnambool foreshore, the Parks offer convenient access to the beach and coastline, Lake Pertobe precinct, the Warrnambool CBD, and other regional attractions.

Both Parks are located on coastal Crown land. Warrnambool City Council is the appointed land manager, and the Parks are operated by Council. This tenure shapes how the Parks can be used, developed and leased, and means that future works are subject to State Government policy and consent requirements for marine and coastal Crown land.

This Strategic Plan is required to guide the future enhancement of the Parks and maximise their operational performance over the next 10 years.

The plan has been prepared in response to a number of notable issues and challenges including:

- Large sites with extensive infrastructure, presenting a management and maintenance challenge;
- Homogenous accommodation product, including sites and cabins, not catering to the diverse needs of current and future travellers;
- No accessible cabins;
- Aging infrastructure and amenities;
- Sub-optimal site entry, reception and kiosk building (Surfside);
- Limited recent capital investment in renewal and upgrades;
- Car parking and traffic management challenges;
- Vegetation issues with invasive species common throughout the Parks;
- Highly seasonal visitation;
- Limited Environmentally Sustainable Design (ESD) throughout.



EXECUTIVE SUMMARY

Strategy on a Page

Vision & Objectives

Warrnambool Holiday Parks provide a welcoming and accessible coastal Holiday Park experience, catering to the needs of current and future guests. The Parks connect visitors directly to the natural beauty of Warrnambool while supporting Warrnambool's economy, cultural vibrancy and year-round tourism.

1. **Maximise return from the assets.**
2. **Provide a positive visitor experience.**
3. **Maximise the economic benefit to Warrnambool's visitor economy.**
4. **Support environmental sustainability.**
5. **Invest in ongoing maintenance and management of the asset.**

Role of Each Park

Surfside: The primary year-round holiday park offering a diversity of accommodation types and higher provision of amenities and guest services.

Shipwreck: Primarily a seasonal park offering sites during peak times, whilst also accommodating year-round cabin accommodation. The Park provides opportunity for exclusive use by groups, and capacity for events, licensed activations and strategic leasing opportunities. Shipwreck also provides opportunity to open at strategic times to allow for maintenance works and regeneration of sites at Surfside.

Target Markets


Grey-nomads and touring travellers.


Short stay getaways.


Accessible travellers.


Family holidayers.


Budget conscious travellers


Group travellers.


Others (workers. medical travellers).

Theme	Strategic Directions
Accommodation & Infrastructure	• Increase year-round and off-peak visitation. • Provide a range of accommodation options to appeal to target markets. • Increase the number of accessible accommodation options. • Enhance Park presentation, arrival experience and amenities. • Focus on restoration of coastal vegetation.
Park Operations	• Maintain management and operational structures that ensure the successful operation of the Parks. • Ensure a welcoming and inclusive environment. • Comply with applicable regulatory and statutory standards. • Continue to provide a safe and healthy environment for visitors, staff and management. • Consider suitable strategic licensing and leasing opportunities for Shipwreck Bay.
Environment	• Implement sustainable initiatives where practical and feasible. • Better integrate and respond to the coastal landscape.
Branding & Marketing	• Refresh brand and visual identity. • Update and strengthen digital and printed collateral. • Undertake targeted marketing campaigns.

EXECUTIVE SUMMARY

Accommodation Proposal

Existing cabin accommodation at the Park is largely homogenous. The Park lacks a diversity of larger contemporary cabin accommodation, targeting the family market and group travellers. There is also a lack of accessible accommodation.

It is proposed to add new larger cabin accommodation to mix consisting of new 2 and 3-bedroom cabin product, with larger kitchen/dining/lounge areas compared to current Beach Chalets.

These cabins would cater to a mix of markets, but primarily families and/or friends and relatives travelling together and/or adult couples travelling together. New cabins should include provision of accessible cabins.

In addition, the introduction of studio safari tents would cater to Adult Couple travellers and solo travellers.

Further Planning

The following planning projects would assist with realising the objectives of the strategic plan.

1. Prepare a masterplan to guide infrastructure upgrades and accommodation investments. This should include:
   - Refinement of park layout, and site configurations.
   - Entry and administrative building reconfiguration and concept design.
   - Siting of cabin accommodation.
   - Siting of amenities and infrastructure.
   - Landscape/planting plan.
2. Business plan update.
3. Asset maintenance and renewal plan.
4. Brand and marketing collateral review.

NOTE: all directions, actions and initiatives are a guide and subject to future consideration within the master plan and future planning and budget cycles.

1. Introduction

1.1. Background

Warrnambool City Council (Council) engaged Urban Enterprise to prepare a strategic plan for Council's holiday parks, including Surfside and Shipwreck Bay.

Situated adjacent to the Warrnambool foreshore, the Surfside and Shipwreck Bay Holiday Parks have long been highly important and strategic assets for the regional visitor economy.

However, due to a number of challenges, the assets are not currently meeting their market, operational and business potential.

Both Parks are located on coastal Crown land, with Council appointed as the land manager. The Parks are therefore managed within a State Government policy and regulatory framework that governs the use, development and leasing of Crown land caravan and camping parks.

A strategic plan is required to guide their future enhancement and maximise their operational performance.

The aim of the project is to prepare a Strategic Plan that will guide future Park planning and investments over the next 10 years. The plan focuses on maximising Park operations, return on investment and broader economic and social benefits for Warrnambool.

1.3. Project Objectives

The objectives that underpin the preparation of this strategic plan include:

- Identify and prioritise Park improvements, upgrades and enhancements.
- Identify target visitor markets for the Parks.
- Identify requirements to meet contemporary Park standards.
- Drive increase in visitation in shoulder and off-peak periods (reduce seasonality of offer).
- Maximise operational performance / return from the assets.
- Leverage further economic benefits for Warrnambool through attraction of additional visitors, length of stay and visitor yield.
- Consider the unique coastal landscape and coastal Crown land setting of the Parks.

1.2. Engagement

The scope of this engagement includes the following:

- Site visit.
- Strategy and policy review.
- Summary of existing conditions and operations, including accommodation, occupancy and financial performance.
- Market assessment.
- Survey of park visitors.
- Engagement with key stakeholders, including Council officers and other identified stakeholders.
- Identification of issues and opportunities.
- Preparation of vision, objectives, themes, strategic directions and initiatives.

The following exclusions and limitations are noted:

- This project does not include site masterplanning. It is expected that the Plan will assist in informing a future masterplan for the site.

2. Holiday Parks Overview

2.1. Overview

The Holiday Parks have been a Warrnambool destination since the arrival of the railway to Warrnambool. The Parks have been a favourite for locals and travellers since informal camping started in the early 1900s, and the formal creation of the Warrnambool Foreshore Trust in the 1930s.

The Parks are ideally positioned on the foreshore of Lady Bay, offering convenient access to the beach and coastline, Lake Pertobe precinct, Port of Warrnambool, the Warrnambool CBD, and other regional attractions.

Surfside Holiday Park operates year-round. The park offers a variety of accommodation options, including 1, 2, and 3-bedroom cabins, along with powered and unpowered sites, some with concrete slab and others on grass. The park also includes a fully equipped camp kitchen that includes two enclosed kitchens, heated areas, large seating areas, flat screen TVs, refrigerators.

Shipwreck Bay Caravan Park, located 500m south-west of Surfside Caravan Park, operates seasonally during peak periods over summer, the Labour Day long weekend, and Easter. It offers powered and unpowered sites suitable for caravans, camper trailers, tents, and campervans.

Both parks feature ancillary facilities. There are 10 amenities blocks and 7 laundries across the two parks (with coin-operated washing machines and dryers), and 18 electric barbeques. Pets are welcome during high and low seasons (not peak).

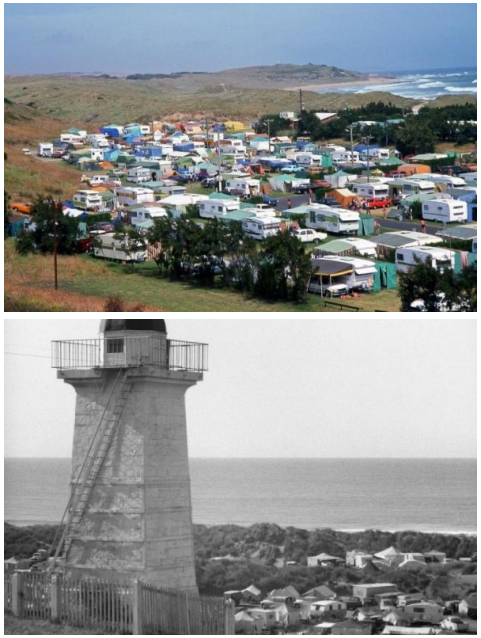
2.2. Land Ownership, Management & Staff

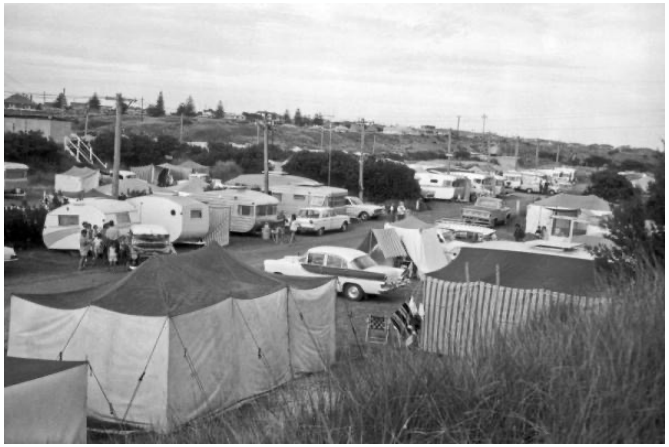
The Parks are located on Crown Land and Council is the appointed land manager.

The Parks sit within Council's City Growth directorate under the Tourism branch, within the Holiday Parks unit.

The Parks are managed by a full time Service Manager, with operations supported by various staff and contractors, including services co-ordinator, ground staff/maintenance, reception, and cleaning.

Figure 1: Historical images of Surfside Holiday Park





Source: Warrnambool Holiday Parks.

Figure 2: Aerial Image of Surfside Holiday Park



Source: Nearmap, image from Saturday 6th January 2024

Figure 3: Aerial Image of Shipwreck Holiday Park



Source: Nearmap, image from Saturday 6th January 2024

2.3. Accommodation

Table 1 summarises the current accommodation mix. Overall, there are 23 cabins and 1059 sites.

Surfside Holiday park includes a total of 600 sites and 23 cabins. Powered sites comprise the majority of accommodation provision (93%).

The cabins include a mix of 1 and 2-bedroom cabins. Cabin accommodation equates to 3.7% of accommodation provision.

Shipwreck Bay offers 459 sites, 442 of which are powered sites, the remaining 17 sites are unpowered.

Overall, there is limited diversity in the accommodation offering.

Neither Park offers 3-bedroom cabins; however, Surfside Holiday Park staff manage the 3-bedroom Lighthouse Lodge, which is situated adjacent to Flagstaff Hill Warrnambool and overlooks Surfside Holiday Park.

Council recently received a $5.29 million grant from the Victorian State Government for the delivery of worker accommodation at the Shipwreck Bay Holiday Park. The project concept is in its early stages, however, the funds could provide for up to 15 units. These units can be used for tourist accommodation after a 5-year period.

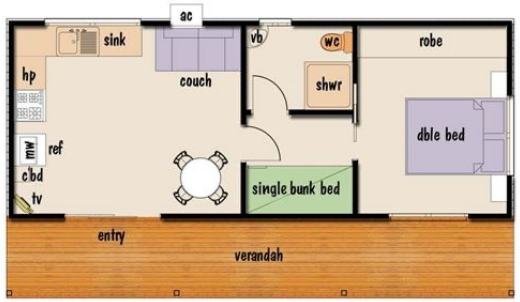
Park maps can be found at Appendix A.

Table 1: Accommodation Summary

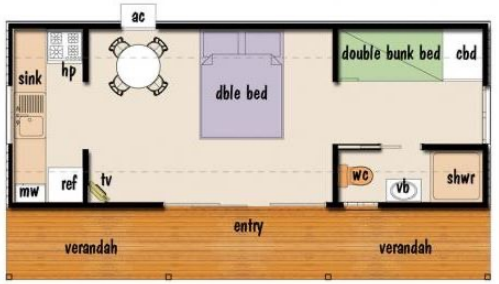
Type	Surfside Holiday Park		Shipwreck Bay Holiday Park		Total	
	#	% of Mix	#	% of Mix	#	% of Mix
1-bed Cabins (Mariners Cottages)	6	1.0%	-	-	6	0.6%
2-bed Cabins (Beach Chalets)	5	0.8%	-	-	5	0.5%
2-bed Cabins (Cedar Cottages)	12	1.9%	-	-	12	1.1%
Cabins Sub-Total	23	3.7%	-	-	23	2.2%
Powered Sites	577	93%	442	96%	1,019	96%
Unpowered Sites	23	4%	17	4%	40	4%
Sites Sub-Total	600	96%	459	100%	1059	100%
Total Accommodation	623		459			

Source: Warrnambool City Council, 2025. Compiled and presented by Urban Enterprise, 2025.

Cedars Cottage



Mariners Floorplan



Beach Chalet Floorplan



Accommodation Rates

Table 2 summarises the accommodation rates for Surfside Holiday Park, including peak, high and low season.

Rates for powered sites peak at $80 per site in the peak season, with a low of $59 in the low season.

Based on Council's fee schedule for 2024-25, approximately 35% of days fall into the low season, 51% of days fall into the high season and 14% of days fall into the peak season (see Table 3).

Table 2: Surfside Holiday Park Rates per Night (2024-25)

	Peak Season	High Season	Low Season
Cabins			
1-bed Cabins (Mariners Cottages)	$220	$175	$155
2-bed Cabins (Beach Chalets)	$305	$245	$220
2-bed Cabins (Cedar Cottages)	$230	$190	$170
Powered Sites			
Family	$80	$66	$59
Couple	$80	$55	$47
Single	$68	$45	$40
Unpowered Sites			
Family	$68	$54	$47
Couple	$68	$46	$41
Single	$56	$40	$35

Source: Warrnambool City Council, 2025. Compiled and presented by Urban Enterprise, 2025. Rates are for period 14th July 2024 - 13th July 2025

Table 3: Low, High and Peak Season Days (2024-25)

	Days (#)	Days (%)
Low Season	128	35%
High Season	186	51%
Peak Season	51	14%
Total	**365**	**100%**

Source: Warrnambool City Council, 2025. Compiled and presented by Urban Enterprise, 2025

Accommodation Occupancy

Accommodation occupancy at Surfside Holiday Park was assessed over the period from FY20 to FY24. As of FY24, the annual occupancy rate for cabin accommodation was 55%, while powered sites recorded an average occupancy of 44% and unpowered sites achieved a higher rate of 60%.

Occupancy rates varied by accommodation type. Powered sites with a concrete slab (8 sites) operated at a notably strong annual occupancy rate of 75%, compared with 43% for powered grass sites (565 sites). Unpowered sites (23 sites) maintained an annual occupancy rate of 60%.

Within the Shipwreck Bay area, powered sites performed particularly well, achieving an occupancy rate of 79%, while unpowered sites recorded a significantly lower rate of 18%. It should be noted that these sites are only available during select higher-demand periods, which influences overall occupancy performance.[1]

Cabin occupancy at Surfside Holiday Park increased from 46% in FY19–20 to 55% in FY21–22, before peaking at 74% in FY22–23. This peak represents a period of particularly strong demand for cabin accommodation.

Occupancy subsequently softened to 55% in FY23–24, with a modest recovery to 58% in FY24–25. Overall, cabin occupancy has remained relatively stable over the long term, typically outperforming powered sites and reflecting consistent demand for fixed accommodation within the park.

1. The Shipwreck Bay precinct is not available year-round and operates only during peak demand periods, including summer, the Labour Day long weekend, and Easter. This limited operating window contributes to inflated occupancy rates.

Occupancy performance varied across cabin types. Chalet and multi-bedroom chalet accommodation generally recorded solid and consistent occupancy, typically ranging between the mid-50% and low-70% range across most years, indicating stable demand for higher-capacity cabins.

2.4. Financial Performance

A headline financial summary for the Holiday Parks indicates a clear improvement in financial performance between FY19 and FY24. Over this period, the Park recorded strong growth in operating performance, supported by increasing revenue and controlled growth in expenditure.

Total expenditure increased over the period, reflecting a moderate rise relative to revenue growth. Revenue also increased steadily, demonstrating improved overall financial outcomes despite rising operating costs.

Surfside Holiday Park accounted for the majority of total revenue. Sites continued to be the dominant revenue source and increased their share of total revenue over time, while cabins contributed a smaller and declining proportion of overall revenue.

Revenue generation is highly seasonal, with the majority of accommodation revenue generated during the peak summer months. February and March also recorded higher-than-average revenue, while low and shoulder seasons contributed comparatively modest revenue levels.

Overall, the Park generates limited revenue outside peak periods, highlighting an opportunity for future strategy to focus on increasing visitation and revenue during the low and shoulder seasons.

2.5. Observations and Insights

The following presents a summary of observations and insights from stakeholder meetings with park management and staff, Warrnambool City Council officers, and other stakeholders.

Management, Maintenance and Services

- Very large park with extensive infrastructure, presents a management and maintenance challenge.
- Parks set aside $200K per annum for repairs and maintenance, which covers upgrade/refurbishment of cabins (e.g. paint, kitchens, bathrooms, bedrooms, furniture and equipment). This budget is not indexed.
- There is no sinking fund or similar for larger asset renewal or infrastructure works. Upgrades/infrastructure works beyond the allocated operating budget are subject to separate Council funding bids, or external funding bids (e.g. to state government).
- Large quantity of shiny leaf planted between sites, which is fast growing and requires ongoing maintenance to keep low and limit its impact on sites and site services (i.e. water and power). There is a desire to replace with native plant species.
- A centralised works depot located in the Park works well as a servicing point and maintenance depot. This area includes the linen laundry and storage.
- Council will complete a registration compliance check for the Park at the end of 2026, which covers health and safety. The CFA also prepare a fire safety report every 5 years.
- Increase in thefts in recent years. Temporary CCTV installed over summer.
- There is a preferential site booking system in place, whereby the same site can be reserved 12 months in advance. Therefore, there are a high number of repeat campers.
- Limited internet service/Wi-Fi and poor mobile reception across the Parks is poor and unreliable particularly during peak holiday periods, which is relevant to guest experience and safety/emergency situations.

Visitor Markets

The park attracts a range of visitors including:

- Budget conscious travellers.
- Families seeking an affordable summer holiday experience.
- Grey nomads.
- Interstate.

Accommodation

Sites:

- Drainage issues on some sites.
- There are a diversity of sites across the park, differing in terms of size, location, amenities etc.
- Sites are not categorised in terms of their offering and price points are not different depending on the quality of the site (e.g. size, location, concrete vs grass).
- More travellers are seeking drive through sites and ensuite sites (particularly over winter).
- Seeing an increase in larger vans (9 metres) and cars.
- More people travelling with pets. Demand for pet friendly sites.

Cabins:

- No genuine family cabins. Chalets are the closest to a family cabin but are too small. Need for larger family cabins (3 bed, 2 bath), which could be used for two couples in quieter months.
- Most older style cabins in various condition.
- Improvements to cabins have been made over time, e.g. internals of Mariners cottages have been refurbished.
- There are no accessible cabins.

Park Entry, Administration and Kiosk

- Park entry is sub-optimal, creates traffic management issues in peak periods and when there are multiple arrivals at the same time.
- Administration building is sub-optimal and could benefit from re-configuration alongside Park entry to provide for improved traffic management, improved sense of arrival, improved functional integrations and addressing drainage issues.
- Park entry presentation requires improvement.
- Kiosk is not open all year round. Desire to see the kiosk operating year-round to provide basic goods (e.g. milk, coffee, newspaper etc) and other supplies (e.g. tent pegs, extension cords etc). In addition, there is a desire to see the product offering elevated.

Car Parking and Traffic Management

- Capacity for car parking is limited during peak times. Charge of $20 for extra vehicle a day does little to reduce car parking demand.
- There is no charge for items such as boats.
- Overflow car parking is located in part of the rail reserve.
- Limited dedicated space for staff car parking.
- Traffic management issues in peak periods due to volume of traffic.
- Both vans and cars are increasing in size, meaning more space is being taken up and manoeuvring is becoming more difficult.

Activities

- Different activities and attractions for different age groups.
- Kids play equipment could benefit from improvement. Areas where parents can passively survey kids whilst playing.
- Potential to offer additional activities for visitors (e.g. pop-up activities, kids activities).
- Consider packaging opportunities across other Warrnambool experiences and attractions.
- Potential for art activations, such as murals.
- Better connect and integrate the park with the broader precinct (Lake Pertobe, foreshore, Flagstaff Hill, town centre).

Shipwreck Caravan Park

- Park is well utilised over Summer.
- Underutilised during off-season, however, open space is valuable as an area for events.
- Has been used for events in the past (Oktoberfest Warrnambool in 2022)
- Proposal to add 15 worker accommodation units to the site, fronting Pertobe Road. These units can be converted to visitor accommodation after 5 years' time.
- Kiosk at Shipwreck is planned to be removed/demolished.

Recent Proposals

- Park management has received a recent proposal to create a new car park adjacent to Warrnambool Surf Life Saving Club, which would consume land within Section N of Surfside Holiday Park, requiring the relocation of Mariners cabins, limiting capacity for cabin and site accommodation.
- Park management has also noted preliminary proposals for seasonal activations (licensing / lease proposals) for use of Shipwreck Bay Holiday Park.

Key Points

- The Parks offer an outstanding and unparalleled location on the Warrnambool foreshore.
- Surfside operates year round, whilst Shipwreck operates seasonally during peak periods over summer, the Labour Day long weekend, and Easter.
- Powered sites comprise the majority of accommodation (96%), with limited provision of cabin/roofed accommodation.
- Council has received funding for the delivery of new cabin accommodation at Shipwreck Bay for worker accommodation, which can be used for visitor purposes after 5 years.
- Historically, the Parks occupancy has been relatively steady, however, spiked in FY23 (post covid). In FY24 cabins at Surfside operated at 55% occupancy, powered sites operated at 44% occupancy and unpowered sites at 60% occupancy.
- The Parks are profitable, and financial performance improved between FY19 and FY24.
- Park operations are highly seasonal, with the majority of revenue generated in summer holidays, March long weekend and Easter holidays.
- Key issues include:
  - Large sites with extensive infrastructure, presenting a management and maintenance challenge;
  - Homogenous accommodation product, including sites and cabins, not meeting the needs of current travellers;
  - No accessible cabins;
  - Aging infrastructure and amenities;
  - Sub-optimal site entry, reception and kiosk building (Surfside);
  - Limited recent capital investment in renewal and upgrades;
  - Car parking and traffic management challenges;
  - Poor internet service and mobile reception, particularly in peak periods, presenting visitor experience, operational and safety concerns;
  - Vegetation issues with invasive species common throughout the Parks.
  - Highly seasonal visitation.
  - Limited Environmentally Sustainable Design (ESD) throughout.

Site Photos

The following provides a range of photos of site infrastructure, accommodation and amenities.



Reception, administration and kiosk.



Site entry.



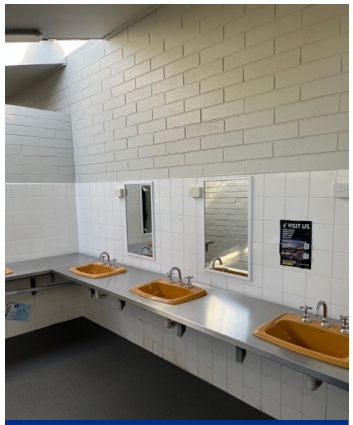
Kiosk.



Amenities block (external).



Amenities block (internal).

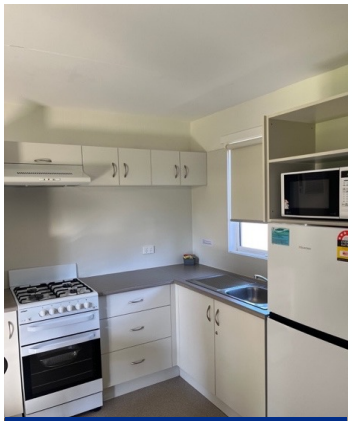


Amenities block (internal).



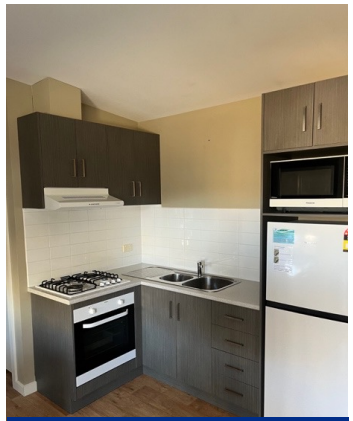
Camp Kitchen.


Cedars Cabin.


Cedars Cabin.


Chalet Cabins.


Chalet Cabins.


Chalet Cabins.


Mariners Cabins.


Mariners Cabin.


Mariners Cabin.


Mariners Cabin.



Reserve adjacent to railway.



Reserve adjacent to railway.



Internal road.



Site identification.



Sites (M)



Sites (D)



Sites (L)

3. Strategic & Policy Context

3.1. Introduction

The following summarises strategies, plans and policies relevant to the visitor economy, economic development and regulation of Caravan Parks in Victoria.

3.2. Zoning & Overlays

The Parks are located within the **Public Park and Recreation Zone** (PPRZ).

The PPRZ recognises areas for public recreation and open space, protects and conserves areas of significance and provides for commercial uses where appropriate.

Under the zone, a permit is not required for holiday park as long as it is a use conducted by or on behalf of a public land manager (i.e. Council) under the relevant legislation.

A permit is required to construct a building or carry out works. However, this does not apply to some types of infrastructure (e.g. pathways, lighting, tables, landscaping etc), or if the works are carried out by or on behalf of a public land manager (i.e. Council).

The Parks are also subject to the **Significant Landscape Overlay** (SLO).

The SLO identifies significant landscapes and aims to conserve and enhance the character of significant landscapes.

A schedule to the overlay (SLO1) identifies the area as the **Coastal Hinterland Landscape Area**.

The landscape character objectives to be achieved include:

- To protect and enhance the scenic qualities of coastal hinterland areas.
- To recognise the value of the scenic qualities of views towards the coast to residents, visitors and the tourist industry.
- To maintain and enhance views from major roads and residential areas towards the coast.
- To prevent the interruption of views towards the coast by inappropriate or poorly designed development or development that is sited in prominent locations.
- To encourage development that does not intrude upon views of the coast.
- To recognise hedgerows and established exotic vegetation as an important element of the coastal landscape.

The Parks are also subject to the **Environmental Significance Overlay** (ESO).

A schedule to the overlay (ESO1) relates to the coastal environs, in which the Warrnambool coastline is noted as being of outstanding environmental significance and of great value as a conservation, scientific and tourism resource.

Objectives of the ESO1, are:

- Protect the natural and cultural values of the coast.
- To promote integrated management and protection of coastal areas.
- To recognise the economic value of coastal tourism.
- To prevent and arrest coastal erosion.
- To maintain and enhance stands of remnant vegetation and encourage planting of locally indigenous species.
- To arrest the spread and encourage the removal of invasive environmental weeds.

Figure 4: Zones



Figure 5: Overlays



3.3. Tourism and Economic Development

State

Experience Victoria 2033 is Victoria's overarching tourism strategy, which identifies five priority product areas including wellness, arts, and culture, first peoples led experiences, food and drink and nature.

The strategy identifies trends and opportunities to grow the tourism economy. Trends include the rise in Asian migration; an increase in the number of people working from home (allowing people to combine work and travel); the rise in conscious consumers (people looking for authentic brands aligning to values such as sustainability, inclusivity, and diversity); and nature-based tourism.

The strategy focuses on attraction of the lifestyle leader market segment (within the domestic market) and high-value international travellers.
Lifestyle Leaders represent more than 30 per cent of the Australian population (5.95 million Australians). They are professionals or managers and have an average annual household income of $130,160. They spend more when they travel and travel more than the average population.

Hight Value Travellers (HVTs) are empowered and increasingly knowledgeable about the world around them. HVTs view knowledge about a destination as fundamental to an enriching travel experience. HVTs prefer authentic holidays where they experience the local culture and everyday life. They want to experience everything from the local cuisine to the natural surroundings.

Regional

The Great Ocean Road Visitor Economy Masterplan 2021–2030 was developed by Great Ocean Road Regional Tourism (GORRT). It serves as the primary tourism strategy shaping the future objectives and priorities for the Great Ocean Road tourism region.

Relevant objectives include:

- Deliver product that responds to consumer needs and changing behaviours;
- Drive additional length of stay, visitor yield and visitor dispersal (geographically and seasonally);
- Attract new higher yielding markets;
- Deliver and address gaps in accommodation (+2,700 – 3,800 rooms across GOR); and
- Promote Warrnambool as a tourism hub, under a hub and spoke model.

The **Great South Coast Regional Economic Development Strategy** (2023) sets the medium to long term strategic direction to drive economic growth and development in the Great South Coast region of Victoria.

The Strategy emphasizes the region's exceptional natural assets and iconic landscapes, along with its rich historical and cultural heritage, which collectively position the region as an outstanding destination for tourists. Furthermore, it highlights the accommodation and food services industry as a key regional specialisation, which has experienced strong employment growth in recent years.

Expand existing strengths in cultural and nature-based visitation is the key strategic objective relevant to the visitor economy. Strategy provides several opportunities to unlock this strategic direction, including those relevant to the Warrnambool Holiday Parks:

- Support visitor economy operators to innovate and improve capability across marketing and share economy platforms;
- Establish mechanisms for collaboration between visitor economy operators;
- Identify ways to develop commercial opportunities through supporting existing offerings or facilitating private sector investment.

Great Ocean Road Visitor Demand and Accommodation Forecast report (2020) includes a stocktake of current visitor accommodation inventory in the region and a strategic assessment of the regions capacity to meet the increased accommodation demand generated by the growing overnight visitor market.

By FY2030, domestic overnight trips to the region were forecast to reach 3.8 million, marking a 44% increase (or an additional 1.2 million trips) compared to FY19.

At a subregional level, Warrnambool was forecast to see domestic overnight visitation rise to 719,000 trips by FY2030, representing a 46% increase (an additional 227,000 trips) from FY19. Domestic visitor nights were forecast to increase by +59% to 2.5 million nights by FY2030.

Local

The Warrnambool Council Plan 2021 – 2025 guides council priorities between 2021 and 2025. The plan focuses on four aspects including people, place, and environment. The Plan includes a vision for Warrnambool, which is:

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

A key objective of the Plan (Goal 3: Objective 3) is to generate visitor growth in Warrnambool including year-round visitation through industry development, effective destination management and promotion of attractions and experiences leveraging key events. This objective includes and action to Increase visitation with events across the year and enhance the profile of Warrnambool as a destination.

The Warrnambool Economic Development Strategy (2023-28*)* guides economic growth priorities and actions for Warrnambool City Council between 2023 and 2028. The purpose of the Strategy is to ensure that Warrnambool continues to be a thriving and sustainable Regional City that serves as the key population, employment and tourism hub for the region.

The strategy responds the strengths and challenges for the local economy and identifies relevant economic opportunities for council and other external stakeholders to achieve economic development. Key strategic opportunities that are relevant to the Warrnambool Holiday parks include:

- Development and activation of key economic areas, activity centres and the foreshore, for the purposes of promoting investment and consumption;
- Attracting large scale tourism events, as well as tourism product and infrastructure development, to maintain growth in the visitor economy;
- Encourage high-yielding overnight visits through development of contemporary commercial accommodation, that caters to a range of target markets. Issues with the quality and capacity of existing stock was identified as a barrier to growth.

The **Warrnambool Foreshore Strategic Framework Plan** presents a comprehensive vision for the revitalization and sustainable development of the foreshore area, which includes both Surfside Holiday Park and Shipwreck Bay Holiday Park, amongst other coast areas and assets. The plan outlines a series of key moves and strategic interventions to be implemented over three phases spanning from 2025 to 2040 and beyond.

Key moves in the plan include:

- Vegetation Management: Staged approach to improve biodiversity, enhance views, and increase safety.
- Surf Life Saving Club Redevelopment: Integrate with the proposed 'Village Green' to create a community hub.
- Village Green Development: Establish a flexible community space at the heart of the foreshore.
- Elevated Boardwalk System: Improve views, safety, and protect underlying vegetation.
- Seabath Construction: Provide protected swimming access in the longer term.
- Harbour Precinct Redevelopment: Transform the area into a highly used activity node.

The plan notes that all projects and interventions proposed in the Framework Plan will require consent under the Marine and Coastal Act 2018, VIC (MACA) from the Department of Energy, Environment and Climate Action (DEECA). This includes, but is not limited to, vegetation management activities, construction of new structures such as the boardwalk and seabath, and redevelopment of existing facilities like the Surf Life Saving Club and harbour precinct. Each project will need to undergo individual assessment and approval processes to ensure compliance with coastal management policies and environmental regulations.

Specific strategies in the Plan relevant to the Parks include:

- Explore opportunities for flexible use of Surfside 2 Caravan Park during the off- season (e.g. winter markets)
- Maintain and improve connectivity to the foreshore through to caravan parks
- Extend coastal ecologies into the existing caravan parks. Improving biodiversity, coastal resilience, and privacy within the campgrounds.
- Improve biodiversity in caravan parks.

3.4. Policy and Regulation

Marine and Coastal Act (2018)

The Marine and Coastal Act 2018 (MACA) aims to protect Victoria's coastline. All marine and coastal Crown land within the outer limit of Victorian coastal waters and 200m inland of the high-water mark of the sea require consent under the Act. The legislation does not provide any exemptions.

Approval is still required under other legislation including the Planning and Environment Act 1987 or Heritage Act 2006.

Under section 61(3) of the Planning and Environment Act 1987, Council cannot issue a planning permit on marine and coastal Crown land unless consent under the MACA has been issued. If the consent is refused, the Council must also refuse to issue a planning permit.

The MACA consent must consider the following:

- the objectives and guiding principles set out in Part 2 of the Marine and Coastal Act 2018
- the Victorian Coastal Strategy 2014
- plans prepared under a regional and strategic partnership that applies to the land
- any environmental management plan applying to that land
- any coastal or marine management plan applying to that land
- any relevant coastal recommendation.

The objectives of the Act are:

- to protect and enhance the marine and coastal environment;
- to promote the resilience of marine and coastal ecosystems, communities and assets to climate change;
- to respect natural processes in planning for and managing current and future risks to people and assets from coastal hazards and climate change;
- to acknowledge traditional owner groups' knowledge, rights and aspirations for land and sea country;

- to promote a diversity of experiences in the marine and coastal environment; and
- to promote the ecologically sustainable use and development of the marine and coastal environment and its resources in appropriate areas; and
- to improve community, user group and industry stewardship and understanding of the marine and coastal environment; and
- to engage with specified Aboriginal parties, the community, user groups and industry in marine and coastal planning, management and protection; and
- to build scientific understanding of the marine and coastal environment.

All use, development and works on marine and coastal Crown land require an application for Marine and Coastal Act 2018 (MACA) consent. DEECA assess an application for MACA consent against the following documents:

- The Marine and Coastal Policy, 2020;
- The siting and design guidelines for structures on the Victorian coast;
- The marine and coastal strategy;
- Community and stakeholder engagement information.

Policy Relating to Crown Land Holiday Parks

Any future developments/upgrades for the holiday parks must align with the following:

Best Practice Management Guidelines for Committees of Management Managing Caravan and Camping Parks on Crown Land (2012). These guidelines were prepared to assist Committees of Management who manage caravan parks on Crown Land. Key points include:

- **Caravan and camping parks and public land values** - CoM are responsible for the protection of the environmental; social and economic values related to parks.
- **Park management** – a CoM can manage the park through direct management and/or contract arrangement or lease arrangement. M must ensure that they are aware of their statutory obligations in considering building works, managing the environment (protecting biodiversity, saving energy, saving water, waste management), comply with legislation around cultural heritage management.
- **Managing the Reserve** – the parks must meet certain standards such as Australian standards, ensure access by people with disabilities, ensure parks are located away from trees, particularly those likely to drop branches, and others in terms of utilities. Ensure an appropriate accommodation mix and access to the park for maximum visitors throughout peak seasons. Noted accommodation types include caravans, en-suited caravan sites, cabins, camping tents, safari tents, camper trails, RVs, campervans.
- **Managing capacity and demand** – CoM must balance the needs of regular visitors against the rights of all Victorians to have fair and reasonable access to Crown land. They must also protect their reserves from any sense of long-term occupancy. Ensuring fair access to caravan parks means balancing capacity and demand. Consider adopting seasonal pricing structures, and review fees regularly to ensure they are fair, competitive and cover costs. Consider charging an additional fee for more than one vehicle per site or for a boat.
- **Marketing and promotion** – Allocate budget to ensure the standard of the park is maintained or enhanced, strike the right mix between price and occupancy,
- **Managing planning** – consider preparing a management plan, which includes a vision, setting objectives, defining the asset and creating a plan (including management structure, marketing strategy, development and maintenance strategy, environmental management plan, risk management plan, financial management plan, implementation strategy).
- **Policy Statement, Improving Equity of Access to Crown Land Caravan and Camping Parks (2011).** This policy aims to ensure that a range of accommodation options are accessible to all prospective users, and to discourage long-term exclusive occupancy (longer than 12 months) of caravan and camping sites. The policy requires Committees of Management and park managers to maintain fairness and equity in all park management processes, and to implement systems that give both new and existing campers fair and reasonable opportunity to stay.
- **Crown Land Caravan Parks Policy Update (2019).** Relevant information includes accommodating temporary itinerant workers who are working within the region of the park and require temporary accommodation.
- **Crown Land Caravan Parks: Fact Sheet: Types and standards of movable dwellings permitted in Crown land caravan parks (2017**). This document provides information of the types of moveable dwelling. It notes that a unregistrable movable or mobile dwelling is not eligible for registration under the Road Safety Act 1986 (Road Safety Act).

Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024

Key Provisions of the 2024 Regulations:

- Caravan park owners must register their parks with the local council.
- Parks are required to have up-to-date fire safety reports issued by the relevant fire authority. These reports assess compliance with fire safety standards, including the availability and maintenance of firefighting equipment, fire separation distances, and access for emergency vehicles.
- Parks must be equipped with appropriate firefighting equipment, such as portable fire extinguishers and fire hose reels, strategically located and maintained to enable immediate response to fire incidents.
- The regulations specify minimum separation distances between structures to prevent the rapid spread of fire, ensuring safety for residents and facilitating effective firefighting operations.
- Comprehensive emergency management plans (EMPs) must be prepared and regularly updated to address potential emergencies, ensuring the safety of all occupants.
- The regulations set construction and installation standards for unregistrable movable dwellings (UMDs) and rigid annexes within caravan parks to ensure structural safety and habitability.

- Minimum requirements are specified for amenities such as water supply, sewage and waste management, laundry facilities, lighting, and garbage disposal to maintain a healthy living environment.
- Local councils are empowered to monitor compliance, conduct inspections, and enforce regulations. Penalties are prescribed for non-compliance, ensuring adherence to the established standards.

Caravan Park Fire Safety Guidelines, 2024

The Caravan Park Fire Safety Guidelines 2024 set forth by the Country Fire Authority (CFA) detail specific requirements to ensure adequate separation distances between structures and proper access for emergency vehicles within caravan parks.

The CFA guideline applies to:

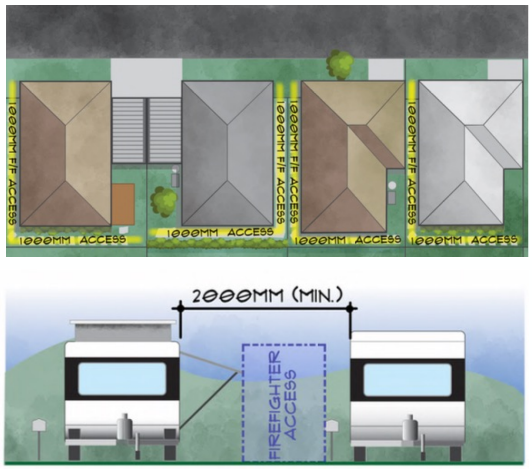
- New caravan parks.
- Established caravan parks with new works.
- New land lease developments (e.g., residential parks).
- Existing land lease developments and new works.

The following key points relate to Tourist parks:

- Each habitable structure must be provided with fire extinguishers, fire blankets, smoke alarms, as well as fire hose reels in Caravan Parks.
- A fire hydrant system, where the park is connected to reticulated water.
- Firefighter access of 1000mm unobstructed width and 2100mm clear height to the front, one side and the rear of a structure.
- A suitably trafficable surface is provided.
- Clear access must be maintained at all times for firefighters.
- Fire vehicle access must be provided, including:
  - a load limit of at least 15 tonnes;
  - curves must have a minimum inner radius of 10m;
  - requirements for average and maximum road grades;
  - minimum trafficable width of 3.5m of all-weather construction;
  - be clear of encroachments for at least 0.5m on each side and 4m above the access way;
  - If the access road is a dead-end road it must also provide turning circle with a minimum radius of eight metres and other requirements;
  - If the access road is a single lane (e.g., less than 5.5m trafficable width) and more than 200m from the nearest intersection it must also incorporate passing bays at least every 200m which must be at least 20m long and have a minimum trafficable width of 6m.
  - Minimum access road widths must be provided as follows:
    - 3.5 m, with no parking on either side (with appropriate signage restricting parking on both sides); or
    - 5.5 m with parking on one side (with appropriate signage restricting parking on one side; or
    - 7.3 m with parking on both sides
- Fire separation must be minimum 2000mm in width, measured between the external walls of associated structures.
- Vegetation and storage between and around structures that may contribute to fire spread should be reduced and maintained appropriately.
- Parks must understand landscape and site fore risk, develop and implement fire risk controls, maintain and review fire risk controls.

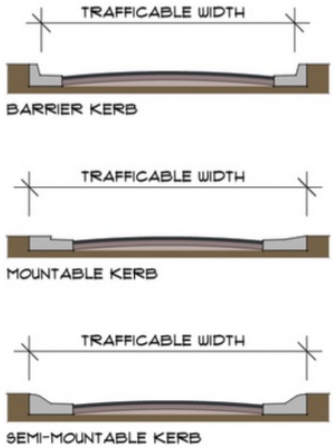
The guidelines also provide information around storage of dangerous goods, electrical safety, electric vehicle charging, battery storage, management and emergency planning. The guidelines should be consulted for further information.

Figure 6: Example of Firefighter Access



Source: Caravan Park Fire Safety Guidelines, 2024. See the Guidelines for further information.

Figure 7: Examples of Trafficable / Road Access Width Requirements



Source: Caravan Park Fire Safety Guidelines, 2024. See the Guidelines for further information.

Victorian Caravan Park Road Design

The Victorian Caravan Parks Road Design Guiding Principles aim to create a safe and efficient road environment within caravan parks, balancing the needs of all users, including pedestrians, cyclists, and motorists. These principles serve as recommendations for the design of roads in new caravan parks and can also be applied when redeveloping existing parks.

Relevant principles include:

- Implement measures to reduce vehicle speeds, such as speed humps or narrow road sections, to enhance safety for pedestrians and cyclists.
- Set appropriate speed limits, typically not exceeding 10 km/h, with clear signage installed throughout the park.
- Design road layouts to allow vehicles to travel in a forward direction, minimizing the need for reversing, especially in areas frequented by children.
- Ensure intersections and crossings are designed with adequate signage and line markings to accommodate cyclists safely.
- Locate bicycle facilities away from high-traffic vehicle areas and ensure they are well-signed.
- Position parking areas away from the main caravan park zones, ensuring entry and exit points do not intersect busy pedestrian pathways.
- Design parking areas to facilitate forward movement, reducing the need for reversing. Aisle widths should accommodate safe manoeuvring and provide clear sightlines to prevent collisions.
- Provide designated turning areas for large vehicles, such as RVs or delivery trucks, to prevent unsafe manoeuvres within the park.

Leasing and Licensing of Crown Land

The Crown Land (Reserves) Act (CLRA) 1978 empowers committees of management and the Minister to grant leases and licences over reserved Crown land. Under this framework, leases provide exclusive possession for a defined term, whereas licences permit non-exclusive use.

The associated Leasing Policy for Victorian Crown Land (2023) establishes three guiding principles: ensuring public benefit (including Traditional Owner recognition), promoting consistency and transparency in allocation, and managing leased land in an environmentally sustainable way.

Leases under the CLRA may be granted for up to 21 years without special justification. The primary considerations when determining the term of any lease are the community benefit that will accrue from the lease and the nature and significance of the proposed permitted use and development under the lease.

Factors that will be considered when assessing the term of a lease include:

- The ability of the prospective tenant to fund, resource and manage the lease;
- The community benefit that will accrue from the lease;
- The level of investment to be made by the tenant under the lease;
- Alignment with any existing agreements or tenure over adjacent land;
- The purpose of the lease and activities proposed under the lease; and
- The minimum term permitted under the Retail Leases Act 2003 if the lease is for the retail purposes.

For terms longer than 21 years (and up to a maximum of 65 years), the Minister must be satisfied that the use is consistent with the reserve purpose, that substantial investment and development justify the longer term, and that the lease is in the public interest.

Licences are comparatively flexible, granting rights of use rather than exclusive occupation, and are appropriate for shorter-term activities or where exclusive tenure is neither necessary nor in the public interest.

Key Points

- The Parks are a significant asset to Warrnambool's visitor economy, and provide opportunity and capacity to assist with the realisation of tourism and economic development objectives, including:
  - Supporting overnight visitation, visitor length of stay and yield opportunities;
  - Support visitation in non-peak periods / year-round visitation.
  - Attracting new and high yield visitor markets;
  - Respond to regional accommodation gaps;
  - Support Warrnambool as a visitor hub;
  - Assist in supporting commercial investment;
  - Support the foreshore as a major economic asset for Warrnambool;
  - Support large scale events, through providing accommodation options for participants, patrons and spectators.
- The sites are located within the Public Park and Recreation Zone, with Environmental and Landscape Significance overlay protections, which require consideration for proposed development.
- Park operations, potential developments and enhancements should align to planning policy, regulations, fire safety guidelines, and road safety.
- Policy and regulations need to be considered when proposing development and should be referenced in preparation of masterplans and design work for future developments.
- All use, development and works on marine and coastal Crown land require an application for Marine and Coastal Act 2018 (MACA) consent.
- DEECA advise that the Best Practice Management Guidelines for Committees of Management Managing Caravan and Camping Parks on Crown Land (2012) and the Policy Statement, Improving Equity of Access to Crown Land Caravan and Camping Parks (2011) are key policies relating to the Parks. Both should guide Park management practice, this Strategic Plan, and any future masterplanning and development proposals.
- Committees of management under the Crown Land (Reserves) Act 1978 may grant leases and licences on reserved Crown land. Leases (particularly those over 21 years) require strong justification and ministerial approval to ensure public benefit, transparency, compliance and sustainability.

4. Visitor Market

4.1. Introduction

This section provides a summary of the regional and local visitor market, including a focus on the caravan and camping market.

4.2. Regional and Local Visitor Nights

Great Ocean Road

The Great Ocean Road region attracted approximately 7.1 million visitor nights in FY24, which was a slight decline on FY23.

Between FY06 and FY24, visitor nights have been trending up at an average rate of 1.9% per annum.

Holiday visitors drive the majority of visitor nights (68% in FY24), followed by those visiting friends and relatives (19%).

Holiday visitors grew at 2.2% per annum between FY06 and FY24.

Warrnambool

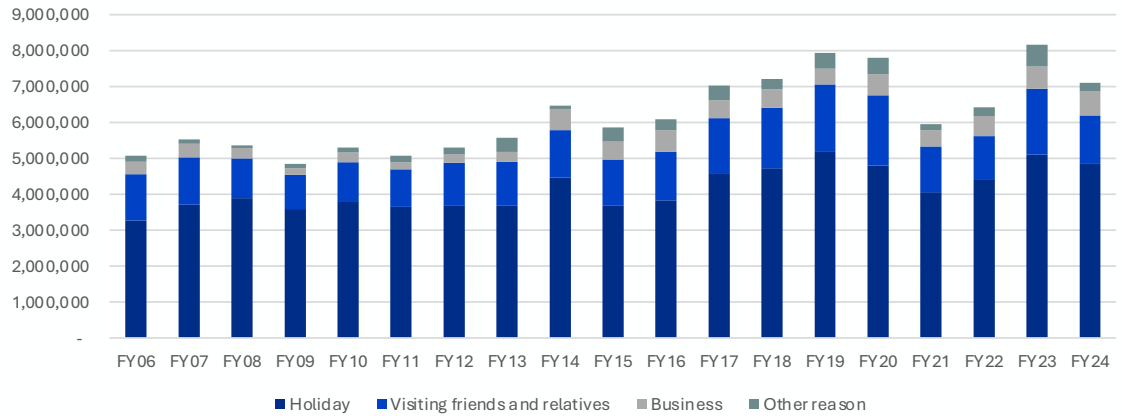
In FY24, Warrnambool accommodated an estimated 995,000 visitor nights (domestic and international), a decline from approximately 1.2 million visitor nights in FY23.

Between FY06 and FY24, visitor nights have been trending up at an average rate of 2.3% per annum.

Holiday visitors drive the majority of visitor nights (49% in FY24), followed by those visiting friends and relatives (23%) and business (23%).

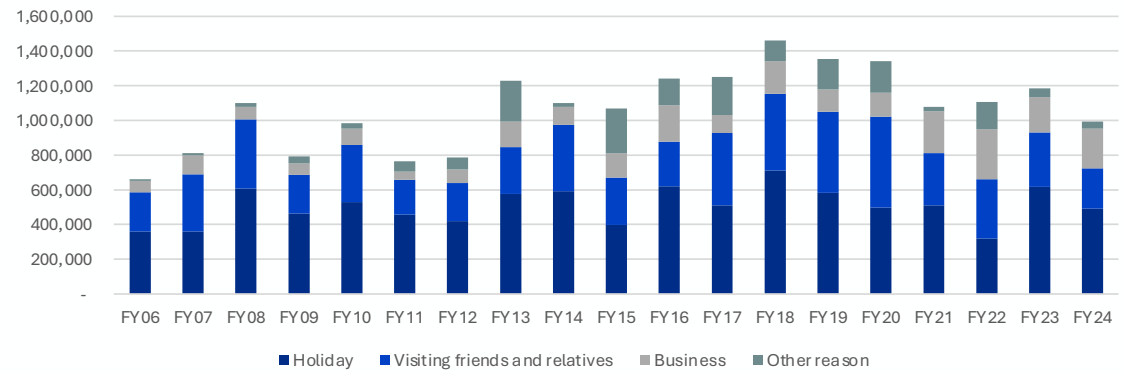
Holiday visitors grew at 1.7% per annum between FY06 and FY24, whilst VFR grew at 0.2% per annum and Business 7.2% per annum.

Figure 8. Great Ocean Road Region Visitor Nights, Domestic and International, FY06-FY24



Source: TRA, National and International Visitor Survey, FY06-FY24

Figure 9. Warrnambool Visitor Nights, Domestic and International, FY06-FY24



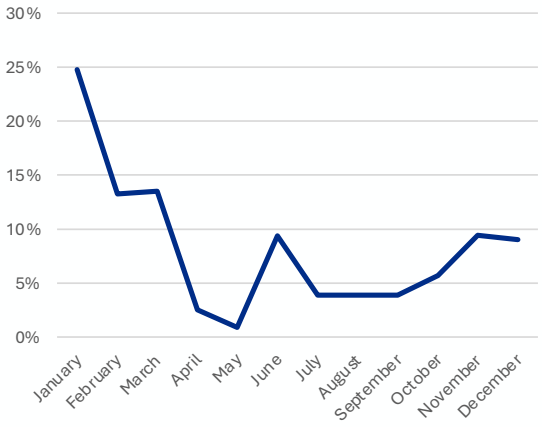
Source: TRA, National Visitor Survey, FY06-FY24

Seasonality

Visitation to Warrnambool is highly seasonal, with peaks occurring during the warmer months, particularly in January.

This reflects peak occupancy of the Parks, with January being the most popular month for campers.

Figure 10. Month Visitors returned from Trip, Warrnambool, FY24



Source: TRA, National Visitor Survey, FY06-FY24

4.3. Victoria Caravan & Camping Visitation Trends

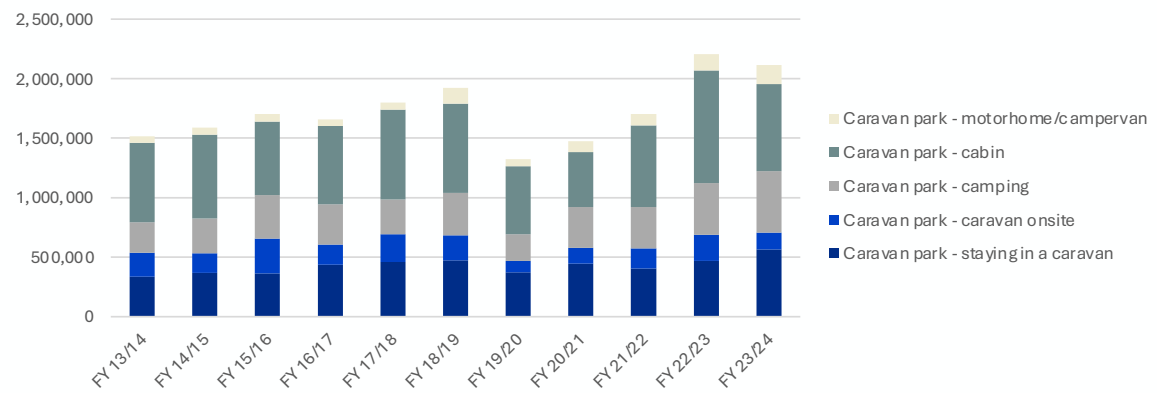
Visitor Trips

The Victorian Commercial Caravan and Camping visitation has experienced a strong upward growth trend over the past decade, recording more than 2.1 million domestic overnight visitors in FY24. The visitor market has grown by an average of 3.4% per annum between FY15 and FY24.

In FY24, 35% of the market stayed in cabin accommodation, followed by 27% in caravans, 24% camping, 8% in a motorhome/campervan, and 7% in an onsite caravan.

The motorhome/campervan sub-market has experienced the strongest growth (+11% p.a.), followed by camping (+7.3% p.a.) and caravans (+5.2% p.a.). In contrast, cabin accommodation has seen minimal growth at just +0.9% p.a, while onsite caravan accommodation has declined by -3.2% over the same period.

Figure 11: Victorian Domestic Caravan & Camping Accommodation Visitor Trips, FY15 - FY24



Source: TRA, National Visitor Survey, FY14-FY24

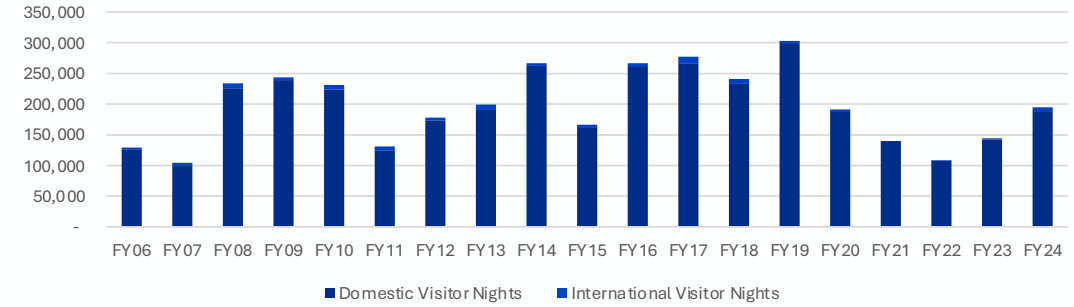
4.4. Warrnambool Caravan & Camping Visitors

Visitor Nights

Warrnambool attracted an estimated 195,000 visitor nights from those staying in commercial caravan parks in FY24.

There was consistent growth in commercial caravan and camping visitor nights leading up to the pandemic, attracting around 300,000 nights in FY19.

Figure 12. Warrnambool Caravan & Camping Accommodation Visitor Nights, FY06 - FY24



Visitor Profile Benchmarking

Figures 13, 14 and 15 benchmark Warrnambool's domestic commercial caravan and camping visitor market with regional Victorian and tourism regions, including the Great Ocean Road, High Country, Lakes Region, and Gippsland.

Key observations are as follows:

- Holidays are the most prominent purpose of travel for caravan and camping visitors across all regions.
- Warrnambool boasts the highest average length of stay at 4.3 nights, with caravan and camping visitors staying nearly one night longer compared to most benchmarked regions, including Regional Victoria.
- Warrnambool attracts a larger share of families with children, who make up 40% of all caravan and camping visitors. However, the region sees a comparatively lower proportion of adult couple travellers.

Figure 13: Commercial Caravan & Camping Domestic Overnight Visitors, Purpose of Visit

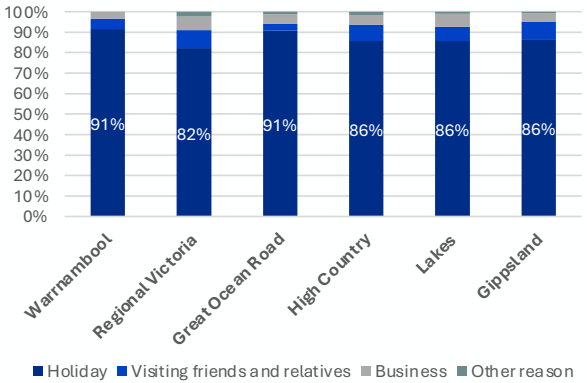


Figure 14: Commercial Caravan & Camping Domestic Overnight Visitors, Average Length of Stay (Nights)

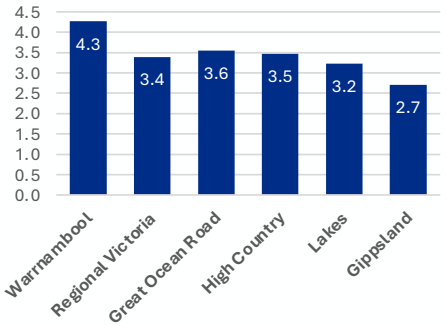
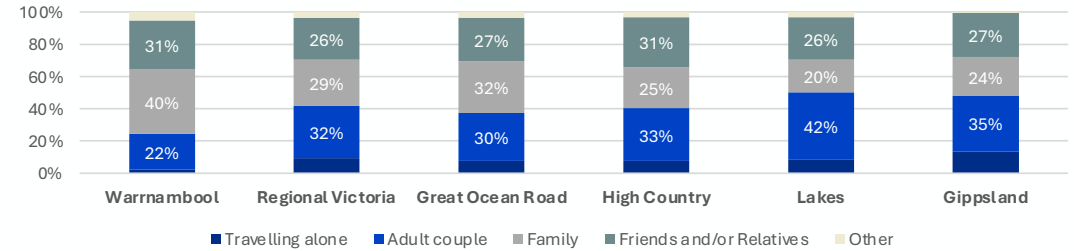


Figure 15: Commercial Caravan & Camping Domestic Overnight Visitors, Travel Party



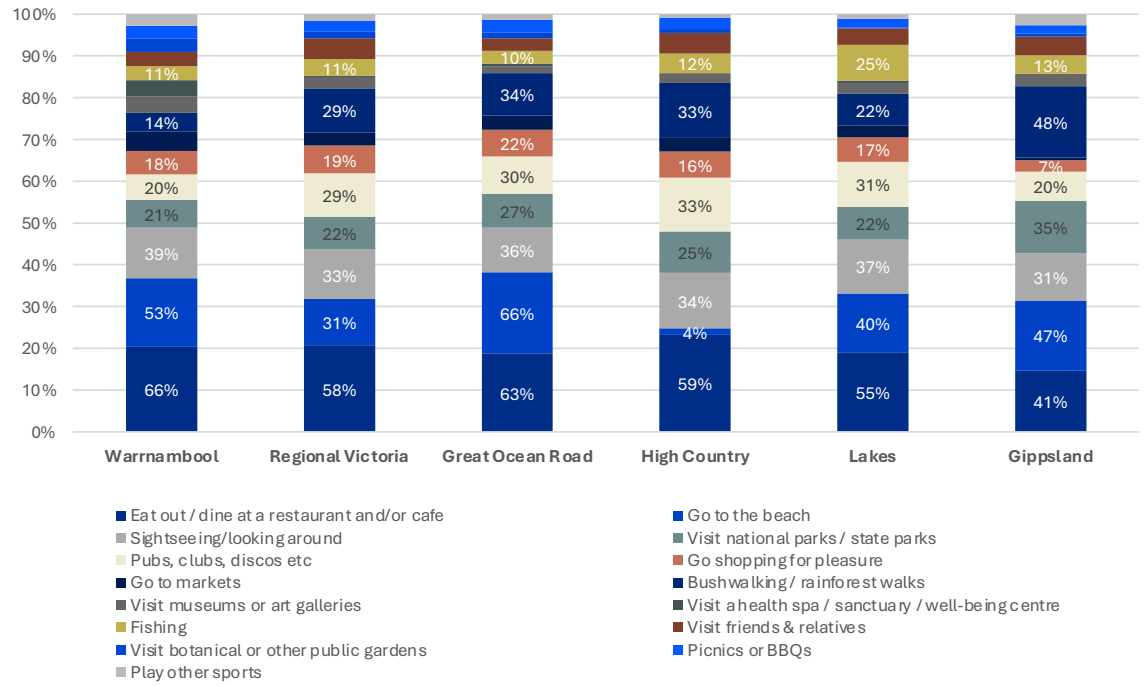
Source: TRA, National Visitor Survey. Compiled and analysed by Urban Enterprise, 2025. Data presented is an average of FY20 – FY24

Activities Benchmarking

Figure 16 shows the top 15 activities undertaken by domestic overnight visitors who stayed in commercial caravan and camping parks between FY20-24.

The activity profile of visitors to Warrnambool is closely aligned to that of the Great Ocean Road, with the most popular activities including eating out/dining out, going to the beach, sightseeing, visiting national / state parks, pubs, and going shopping.

Figure 16: Commercial Caravan & Camping Domestic Overnight Visitors, Top 15 Activities



Source: TRA, National Visitor Survey. Compiled and analysed by Urban Enterprise, 2025. Data presented is an average of FY20 – FY24

Key Points

- The Great Ocean Road attracted an estimated 7.1 million visitor nights in FY24. Visitor nights grew at 1.9% per annum between FY06-FY24.
- Holidays drive 68% of visitor nights to the Great Ocean Road region, with visitor nights growing at of 2.2% per annum between FY06-FY24.
- Warrnambool attracted an estimated 0.95 million visitor nights in FY24. Visitor nights grew at 2.3% per annum between FY06-24.
- Holidays drive 49% of visitor nights to Warrnambool, followed by visiting friends and relatives, and business (23% each, respectively). Holiday visitor nights grew at a rate of 1.7% per annum between FY06-FY24. Business trips grew at 7.2% per annum over the same period.
- Visitation to Warrnambool highly seasonal in FY24, peaking in January.
- There has been strong upward growth trends across Victoria over the past decade, recording 2.1 million domestic overnight visitors in FY24, with average annual growth of 3.4% between FY15 and FY24.
- The Warrnambool market experienced consistent growth leading up to the pandemic, attracting around 300,000 visitor nights in FY19, however has generally declined in size since this time (estimated 195,000 visitor nights in FY24).
- Commercial caravan and camping visitors to Warrnambool stay an average of 4.3 nights.
- Holiday and leisure is primary reason for trips caravan and camping trips.
- Warrnambool attracts a larger share of families with children, who make up 40% of all caravan and camping visitors.
- Warrnambool sees a comparatively lower proportion of adult couple travellers.
- The most popular activities undertaken by the regional market include eating out/dining out, going to the beach, sightseeing, visiting national / state parks, pubs, and going shopping.

5. Accommodation Supply

5.1. Introduction

This section provides a summary of accommodation supply, including a focus on caravan, camping and holiday parks in Warrnambool.

5.2. Accommodation Supply Summary

Table 4 provides an accommodation audit for the Warrnambool and Surrounds region. The Warrnambool region, including Port Fairy and Tower Hill, hosts approximately 81 commercial accommodation establishments, offering around 1,240 rooms and 2,335 sites in total. Warrnambool itself accounts for 43 establishments, providing 83% of the region's rooms (1,040) and 53% of its sites (1,220).

Motels and motor inns (27%) and self-contained houses, apartments, and units (27%) represent the largest share of accommodation establishments across the region, followed by caravan, camping, and holiday parks (18%).

The accommodation audit identified seven caravan parks in Warrnambool, which collectively offer 246 cabins and 1,226 sites.

Surfside and Shipwreck Bay Holiday Parks provide over 80% of the caravan park sites in Warrnambool, accounting for 1,100 of the total 1,226 sites.

5.3. Caravan & Holiday Park Supply

Figure 17 shows the caravan and holiday parks in Warrnambool. The parks are distributed across the Lake Pertobe area, foreshore, river and central Warrnambool.

Shipwreck and Surfside offer an enviable position on the foreshore.

Table 4: Accommodation Audit, Warrnambool & Surrounds, 2024

	Warrnambool & Surrounds			Warrnambool		
Type	Count	Rooms	Sites	Count	Rooms	Sites
Motel / Motor Inn	23	449	0	17	392	0
Self-contained house/apartment/unit	23	173	0	7	122	0
Caravan, Camping and Holiday Park	15	291	2,335	7	246	1,226
Hotel	10	200	0	5	167	0
Serviced Apartment	7	23	0	5	19	0
Bed and Breakfast / Guesthouse	4	10	0	2	6	0
Resort	1	85	0	1	85	0
Backpacker / Hostel	1	9	0	0	0	0
Total	84	1,240	2,335	43	1,037	1,226

Source: Accommodation Audit, Urban Enterprise, 2024

Figure 17: Holiday / Caravan Parks



Source: Map prepared with Batch Geo, Urban Enterprise, 2024

Benchmarking

Table 5 summarises commercial holiday and caravan and camping parks in Warrnambool (benchmarked with Surfside and Shipwreck Bay) to compared product offering and prices.

It should be noted that the price range estimate is generally reflective of historic peak season pricing, however, we note that pricing at commercial establishments can be based on a dynamic pricing model and therefore would fluctuate with demand. This differs from Surfside and Shipwreck Bay where pricing is fixed in advance for each season.

All parks offer more cabin accommodation when compared to Surfside Holiday Park. Discovery Parks Warrnambool offers 69 cabins, including a mix of 1-2 bedroom stock. Warrnambool Holiday Park and Motel offers 42 rooms, including cabin and motel accommodation, and both BIG4 Warrnambool and BIG4 NRMA Warrnambool Riverside offer 36 cabins (including a mix of 1-, 2- and 3-bedroom product).

Surfside generally has a more homogenous cabin mix when compared with BIG4 parks.

Table 5: Caravan & Holiday Park Supply

Competitor		Offering	Price Range (Peak Season)			
			1-Bed Cabin	2-Bed Cabin	3-Bed Cabin	Powered Site
Surfside Holiday Park		• 23 mid-scale quality, fully self-contained 1- and 2-bedroom cabins; • 577 powered and unpowered sites, with a mix of concrete slab and grass options; • Direct access to the main beach.	~$230	~$220 - $305	n/a	$80 (Family) $68 (Single)
Shipwreck Bay Holiday Park		• 442 powered and unpowered sites; • Direct access to the main beach.	n/a	n/a	n/a	$80 (Family) $68 (Single)
BIG4 Tasman Holiday Parks - Warrnambool		• Offers 36 1-, 2-, and 3-bedroom cabins in deluxe, superior, and standard quality; • Provides 55 powered sites, some featuring private ensuites.	~$160	~$250 - $350	~$400	Powered grass site from $59
Discovery Parks - Warrnambool		• Offers 69 high- to mid-standard 1- and 2-bedroom cabins; • Includes 42 powered sites, with some featuring private ensuites.	~$200	~$240 - $350	n/a	~$115
Warrnambool Holiday Park and Motel		• Offers 42 rooms across cabin and motel facilities with varying quality; • Provides 20 powered sites.	~$170	~$285 - $400	n/a	~$92
Warrnambool Holiday Village		• Features 24 1- and 2-bedroom cabins; • Includes just 11 powered sites.	~$200	~$230 - $310	n/a	~$66
BIG4 NRMA Warrnambool Riverside Holiday Park		• Provides 36 cabins (1-, 2-, 3-bedroom) of varying quality, as well as 79 powered sites, including some with ensuite facilities.	~$140	~$180 - $320	~$550	~$53

Source: Various online sources, Urban Enterprise, 2024

5.4. Regional Accommodation Performance

In FY24, the Great Ocean Road region achieved an average occupancy rate of 61%, an Average Daily Rate (ADR) of $215, and a Revenue Per Available Room (RevPAR) of $131 across all commercial accommodation types. Compared to FY20, this marked significant growth, with a 13% rise in occupancy, a 28% increase in ADR, and a 44% boost in RevPAR, underscoring the region's strong performance and expansion over recent years.

Table 6. Great Ocean Road Accommodation Performance, All Commercial Accommodation Types

					Change	
Year	**FY20**	**FY21**	**FY22**	**FY23**	**Total #**	**% Increase**
Occ (%)	54.1%	46.2%	49.0%	61.0%	+7%	+13%
ADR ($)	$168	$205	$213	$215	+$47	+28%
RevPAR ($)	$91	$95	$104	$131	+$40	+44%

Source: STR Accommodation Monitor, FY20 – FY24

Key Points

- Seven caravan parks are located in Warrnambool, which combined offer a total of 246 cabins and 1,226 sites.
- Surfside and Shipwreck Bay Holiday Parks provide over 80% of sites in Warrnambool,.
- Other Parks in the region have a greater emphasis on cabin accommodation, compared to Surfside and Shipwreck.
- Room rates vary by product type, location and quality, however, 1-bedroom cabins are generally priced from around $140-$230 per night and 2 bed cabins from $180-$400 per night in peak periods. 3-bed cabin stock attracts prices of upward of $400 in peak periods. Powered sites are priced from around $53-$115 per night.
- Surfside and Shipwreck offer an unmatched location adjacent to the foreshore and Lake Pertobe precinct.
- In FY24, commercial accommodation establishments in the Great Ocean Road region achieved an average occupancy rate of 61%, an ADR of $215, and a RevPAR of $131.

6. Visitor Survey

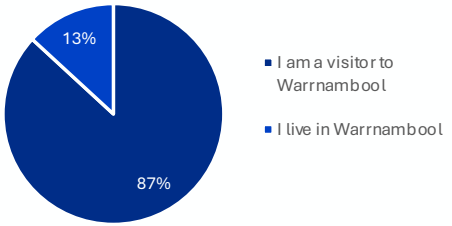
6.1. Introduction

The following section summarises the results of an online visitor survey, which was conducted between December 2024 and February 2025. The survey was available via QR code link at the Holiday Parks, as well as emailed to the bookings database.

A total of 859 responses were collected, providing useful insights into the types of visitors to the Park, their travel behaviours and preferences.

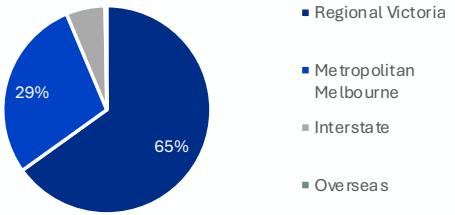
6.2. All Visitors

87% of Survey Respondents were visitors to Warrnambool.



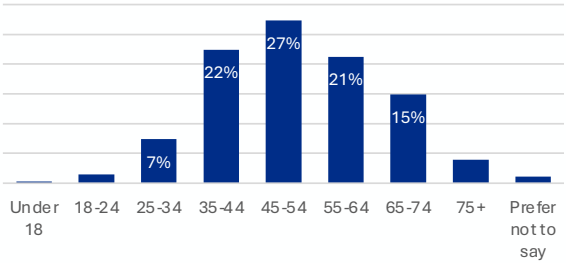
N = 859

Majority of respondents were from Regional Victoria (65%) or Metropolitan Melbourne (29%).



N = 742

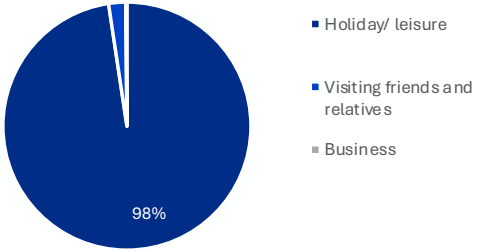
Visitors were typically aged between 35 and 64 years of age.



N = 732

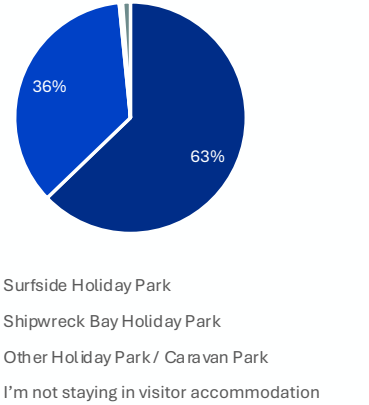
6.3. Overnight Visitors

98% of overnight visitors were visiting Warrnambool for a holiday.



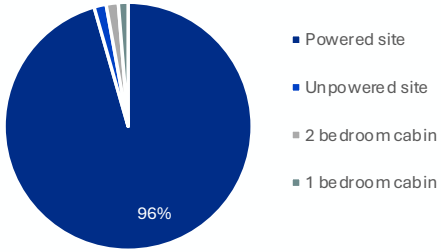
N = 828

Majority of overnight visitors were staying at Surfside (63%).



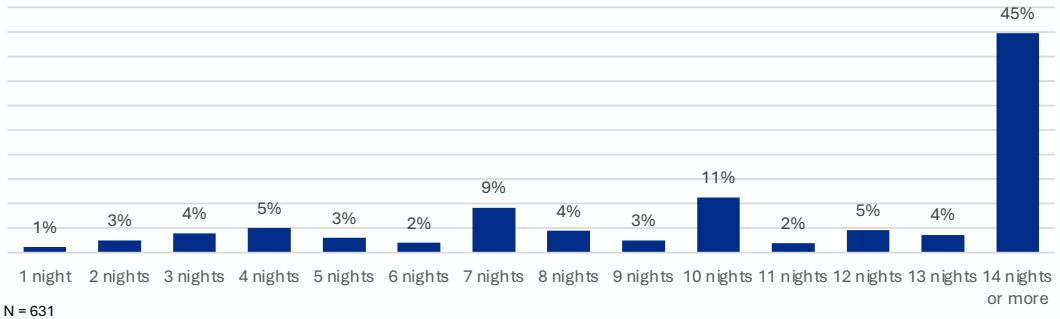
N = 828

96% of overnight visitors had booked a powered site.



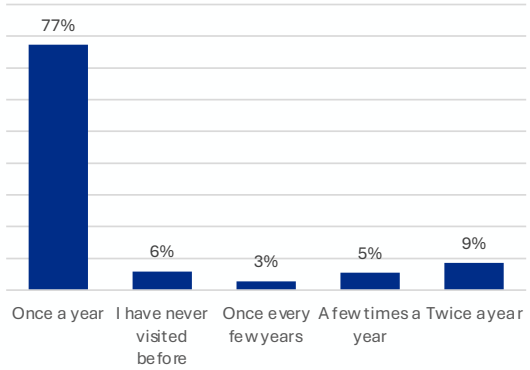
N = 742

The average length of stay for overnight visitors was 12.6 nights.



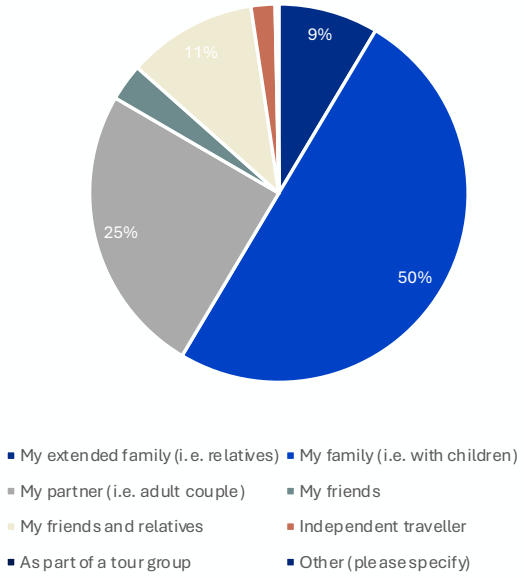
N = 631

Most overnight visitors were repeat visitors to the Parks.



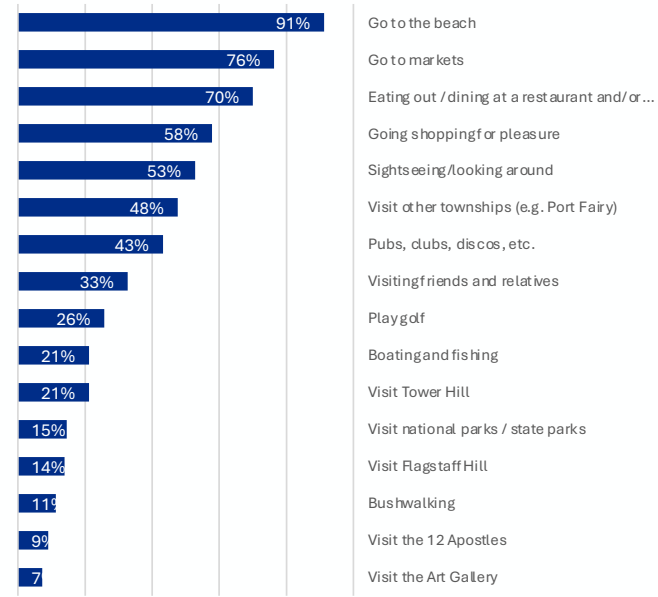
N = 628

Majority of overnight visitors were families (50%), followed by adult couples (25%), friends and relatives' groups (11%) and extended family group (9%).



N = 632

Going to the beach, visiting markets, eating/dining out, shopping, sightseeing, and touring were popular activities.



N = 632

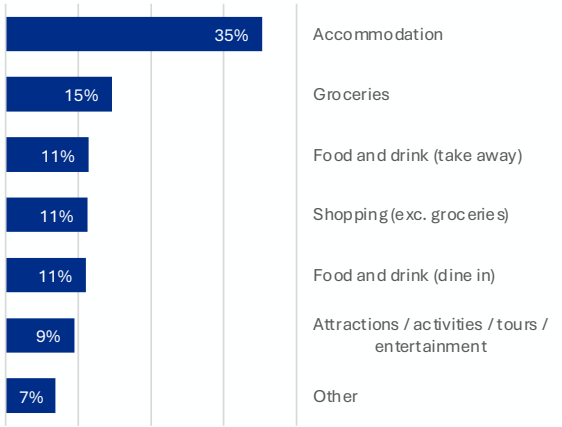
Overnight visitors spend an average of $236 per booking per night, and $83 per person per night.

$236
per booking per night.

$83
per visitor per night (Adults and Children)

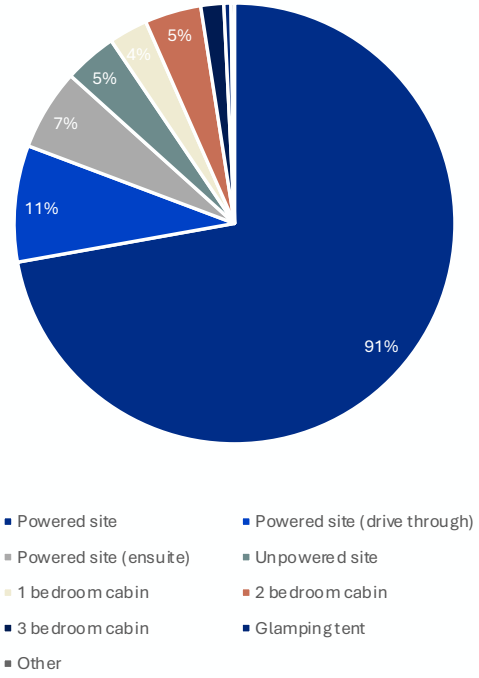
N = 570

The majority of spend was attributed to accommodation costs, followed by groceries, and food and drink.



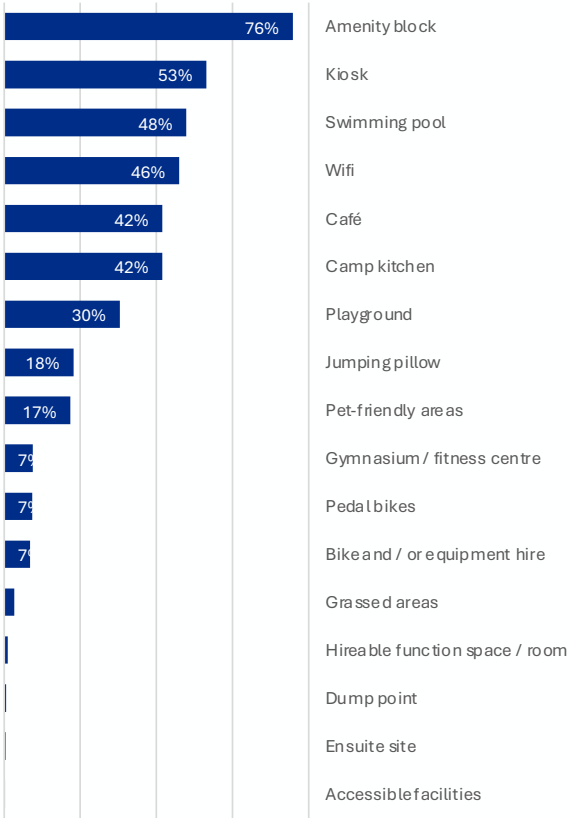
N = 502

The majority of overnight visitors generally prefer powered sites (91%), followed by a drive through powered site (11%), and powered site with ensuite (7%). 12% generally preferred to stay in a cabin or glamping tent.



N = 616

The most commonly cited facility preferences at Holiday Parks include amenity block, kiosk, swimming pool, Wi-Fi, café, camp kitchen and playground.



N = 616

The following table provides a summary of issues and improvements visitors would like to see at the Parks.

1. Grass & Site Conditions	• Lack of grass, leading to dusty, dirty, and unpleasant conditions for campers. • Many campers described the sites as "dust bowls" or "just dirt and sand." • Some mentioned mud when it rained, making it difficult to keep things clean. • Many requested watering and maintenance to restore grassy areas. • Comparisons to other parks where the grass was maintained better. • Some suggested artificial turf or grass seeding in the off-season to fix the issue.
2. Rabbits & Pests	• Rabbits were blamed for destroying grass and digging dangerous holes in the sites. • Concerns about people tripping and injuries due to uneven ground caused by rabbit burrows. • Some described sites as being covered in rabbit droppings and urine, which was seen as unsanitary. • Requests for better rabbit control or eradication efforts. • Other pest concerns: rats were mentioned in a few complaints.
3. Amenities & Maintenance	• Complaints about outdated toilets and shower blocks in need of renovation. • Issues with shower water pressure, hot water inconsistencies, and cleanliness. • Calls for more dump points for grey water. • Campers wanted better washing machines, working dryers, and upgraded laundries. • Some suggested more shaded areas, better pathways, and additional handrails for accessibility.
4. Security & Rules Enforcement	• Complaints about bikes and scooters speeding around the park, creating safety risks. • Lack of enforcement of rules by security staff. • Reports of loud parties with teenagers drinking, sometimes with security guards ignoring the issue. • Requests for stricter noise control, especially after 10 PM. • Some campers wanted stricter enforcement of dog policies, as they noticed dogs in areas where they were supposedly not allowed.
5. Park Layout & Space Issues	• Complaints that sites are too small, especially for larger caravans and vehicles. • Some mentioned overcrowding during peak times, making manoeuvring difficult. • Requests for better separation between sites, including more bushes, trees, or hedges for privacy. • Suggestions for better site numbering and clearer boundaries to prevent people from encroaching on others' space.
6. Additional Features	• Playgrounds and pools: Many requested an on-site playground or jumping pillow, arguing that Lake Pertobe is too far for quick visits. • Kiosk availability: Many campers were disappointed that the kiosk was closed or had limited hours, requesting it to remain open for essentials. • Better Wi-Fi and phone signal, as some campers struggled with poor connectivity. • Camp kitchens and BBQ areas: Some areas lacked facilities, and existing ones needed updates.
7. Value for Money	• Many campers felt that prices had increased while the quality of the park had generally declined. • Some stated that other caravan parks provided better facilities for the same or lower price. • Frustration over paying premium rates but getting subpar conditions, like dirt sites instead of grass.

Key Points

The visitor survey reveals the following key points:

- Majority of visitors were from Regional Victoria or Metropolitan Melbourne.
- Adult visitors were typically aged between 35 and 64 years of age.
- Most visitors were on a holiday, were staying at Surfside and had booked a powered site.
- The average length of stay of respondents was 12.6 nights and most were repeat Park visitors.
- Families were the predominant travel party (50%), followed by adult couples (25%).
- Going to the beach, visiting markets, eating/dining out, shopping, sightseeing, and touring were popular activities.
- Respondents spent an average of $236 a night, equating to approximately $83 per guest (including adults and children). The majority of spend was on accommodation (35%).
- The most commonly cited facility preferences include amenity block, kiosk, swimming pool, Wi-Fi, café, camp kitchen and playground.
- Respondents cited a number of issues and possible improvements for the Parks including improvement to site quality, improved pest control, upgraded amenities (toilets, showers, laundry) , security and rules enforcement, improved park /site layout, and additional facilities.

7. Case Studies

7.1. Case Studies

This section provides case studies of caravan parks for benchmarking purposes.

Torquay Foreshore Caravan Park

The Torquay Foreshore Caravan Park is located beach side in Torquay. Accommodation Types include:

- Two-Bedroom Seaside Cabin: Queen bed + two bunk beds (sleeps 6).
- Three-Bedroom Seaside Cabin: Queen bed + two single beds + four bunk beds (sleeps 8).
- Tourist Two-Bedroom Cabin: Two double beds + one bunk bed (sleeps 6).
- Comfort Tent: Queen bed, shared bathroom facilities (glamping style).
- Glamping Pods: Small, cozy pods for a unique camping experience.
- Powered Caravan Sites: Suitable for caravans, campervans, and motorhomes with power access.
- Unpowered Camping Sites: Grassy sites for traditional tent camping, close to amenities.

Facilities and Amenities, include:

- Camp Kitchen: Fully equipped for cooking meals.
- Electric BBQ Areas: Spread throughout the park.
- Recreation Room: Table tennis, board games, and entertainment.
- Children's Playground: A fun space for kids.
- Laundry Facilities: Coin-operated washing machines and dryers.
- Modern Amenities Blocks: Clean and well-maintained toilets and showers.
- Beachfront Access: Just a short walk to Torquay Surf Beach.

The Park is supported by a contemporary website and accommodation booking platform.









Source: Torquay Foreshore Caravan Park

Barwon Heads Caravan Park

The Barwon Heads Caravan Park is located adjacent to the mouth of the Barwon River, and is managed by the Barwon Coastal Committee.

The Park offers a variety of accommodation options to suit different preferences and budgets, including:

- Boat Houses: Bright and airy one-bedroom units ideal for couples, located on the waterfront.
- Cuttlefish Cottage: A three-bedroom cottage accommodating up to six guests, featuring accessible facilities and a private yard.
- Family Cottage: A fully self-contained three-bedroom cottage suitable for families or couples, offering a private garden and alfresco BBQ space.
- Cabins: Comfortable one, two, and three-bedroom cabins catering to various budgets, many with ocean views.
- Caravan & Camping Sites: Grassed sites suitable for tents, caravans, camper trailers, and mobile homes, including waterfront premium powered sites and unpowered bush settings

Facilities and Amenities include:

- Well equipped indoor camp kitchens;
- Sheltered BBQs areas;
- Seven amenity blocks & six laundries;
- Two children's playgrounds;
- Half-court basketball area;
- Tennis/netball courts & football ground (adjacent to Park);
- Food vans during the summer season;
- Hot showers (metered for 5 minutes);
- Accessible features.








Source: Barwon Heads Caravan Park

Port Macquarie Breakwall Holiday Park

NRMA Port Macquarie Breakwall Holiday Park is a popular coastal holiday destination located in Port Macquarie, New South Wales. This holiday park offers waterfront views, and is within walking distance to the city center,

The Park offers a range of accommodation options to suit different budgets and preferences.

Cabins & Villas:

- Standard & Deluxe Cabins: Fully self-contained with kitchen facilities, private bathrooms, air conditioning, and large verandas. Some cabins offer river or ocean views.
- Family & Group Cabins: Spacious layouts catering to larger groups, sleeping up to 6 guests.
- Studio Cabins: suitable for couples or solo travelers.

Caravan & Camping Sites:

- Powered Sites: Suitable for caravans, campervans, and motorhomes, with access to electricity, water, and park amenities.
- Unpowered Sites
- Waterfront Sites: Limited availability, offering river views and easy access to the foreshore walk.

Facilities & Amenities:

- Swimming pool;
- Camp kitchen & BBQ areas;
- Children's playground;
- Laundry facilities, coin-operated washing machines and dryers available for guest use;
- Selected pet-friendly sites;
- Dump point;
- Free Wi-Fi;
- E-Bike Hire.













Source: NRMA Port Macquarie Breakwall Holiday Park

Key Points

Case studies reveal the following points relevant to creating appealing and successful Parks:

- Well planned park layout and zoning, including:
  - Different zones for accommodation types;
  - Good separation between sites;
  - Maximisation of ocean frontage for premium accommodation offerings/sites.
- Provision of high-quality facilities & amenities, including:
  - Modern, clean amenities (showers, toilets, and laundries).
  - Fully equipped camp kitchens and BBQ areas.
  - Family-friendly spaces, such as playgrounds, pools, and kids' activity zones.
  - Pet-friendly areas and designated dog-friendly sites.
  - Wi-Fi access and entertainment areas for relaxation.
- A variety and diversity of accommodation types, including:
  - A mix of powered and unpowered sites catering to caravans, campervans, and tents.
  - Options for cabins, glamping tents, and eco-friendly lodgings.
  - Accessibility-friendly accommodation for visitors with disabilities.
- A strong brand and digital presence, including a contemporary brand look and feel, easy to navigate website and online booking system.
- Seasonal appeal, including accommodation options that appeal to low season/winter visits; and activities and programs to encourage off-peak visits.
- Sustainable features, including use of solar power, and rainwater collection and eco-friendly waste disposal.
- Well maintained and presented parks.

8. Vision, Strategic Directions and Initiatives

8.1. Introduction

This section outlines the strategic directions and initiatives proposed for the Parks, which are responsive to the research, analysis and stakeholder inputs.

A vision statement and objectives are outlined, as well as a summary of the role of each park and target markets.

8.2. Vision and Objectives

A vision statement and objectives are outlined below which will assist in guiding strategic initiatives and further planning and development for the Parks.

Vision

Warrnambool Holiday Parks provide a welcoming and accessible coastal Holiday Park experience, catering to the needs of current and future guests. The Parks connect visitors directly to the natural beauty of Warrnambool while supporting Warrnambool's economy, cultural vibrancy and year-round tourism.

Objectives

1. **Maximise return from the assets.**
2. **Provide a positive visitor experience.**
3. **Maximise the economic benefit to Warrnambool's visitor economy.**
4. **Support environmental sustainability.**
5. **Invest in ongoing maintenance and management of the asset.**

8.3. The Role of Each Park

The role of each park is summarised as follows:

Surfside - The primary year-round holiday park offering a diversity of accommodation types and higher provision of amenities and guest services.

Shipwreck - Primarily a seasonal park offering sites during peak times, whilst also accommodating year-round cabin accommodation. The Park provides opportunity for exclusive use by groups, capacity for events, and strategic licensing and leasing activations. Shipwreck also provides opportunity to open at strategic times to allow for maintenance works and regeneration of sites at Surfside.

8.4. Target Markets

Target markets for the Parks are summarised as follows:

- **Grey-nomads and touring travellers.**
- **Short stay getaways.**
- **Accessible travellers.**
- **Family holidayers.**
- **Budget conscious travellers.**
- **Group travellers.**
- **Others (regional workers and contractors, medical travellers).**

8.5. Strategic Directions and Initiatives

The following table outlines the strategic directions and initiatives proposed for the Park. These have been organised by key theme, including: Accommodation and Infrastructure; Park Operations; Environment; and Branding and Marketing. All directions, actions and initiatives are a guide and subject to future consideration within the master plan and future planning and budget cycles.

Table 7: Strategic Directions and Initiatives

	Theme	Strategic Directions	Initiatives
1	**Accommodation & Infrastructure**	• Increase year-round and off-peak visitation. • Provide a range of accommodation options to appeal to target markets. • Increase the number of accessible accommodation options. • Enhance Park presentation, arrival experience and amenities. • Focus on restoration of coastal vegetation.	a. Prepare a site masterplan for the Parks building on the vision, objectives, themes, directions and initiatives outlined in this strategic plan. b. Progress with implementation of new cabins at Shipwreck Holiday Park, which will serve as key worker housing in the short-medium term, followed by holiday park accommodation in the medium-long term. c. Redesign and refurbish the Shipwreck Bay entry and reception, in anticipation of introduction of cabin accommodation, including laundry, linen storage, and office/reception area. The existing house would be suited to this purpose. There is a preference for the concept plan to consider a double lane road entry (east of kiosk), with single lane exit (west of kiosk). A suitable area at the existing kiosk site should be maintained to future-proof development opportunity (see initiative D below).* d. Explore development opportunities associated with the former Shipwreck kiosk site (including exploring potential partnerships with the private sector). Development opportunities should be considered that are compatible and complementary to Park operations, including adjacency to proposed worker accommodation cabins, as well as the sites potential to accommodate events. Potential developments for consideration include night-time dining (e.g. woodfired pizza, café, local produce/gift shop, equipment hire. e. Redesign and reconfigure the Surfside Park entry (including potential for improved access arrangement, administration/office building, guest kiosk-which could also be accessed by non-park visitors, car parking, linen storage and other guest services as required).* f. Progressively upgrade and repair current cabin accommodation at Surfside (e.g. new external paint with preference for lighter colour scheme, wall, roof and deck repairs). g. Plan for and install new larger, family sized cabins at Surfside, including a target of 10-20% accessible cabins. Location of new cabins should have regard to the site masterplan and planning requirements. Initially, areas within precincts A and B within Surfside could be suitable for new family cabins. This area has high levels of pedestrian accessibility to family offerings at Lake Pertobe, the open space at railway reserve, is close to the park entry and existing cabin product.*

*Initiative should have regard to a site masterplan.

	Theme	Strategic Directions	Initiatives
1	**Accommodation & Infrastructure**		h. Undertake select reconfigurations and consolidation/rationalisation of sites (where practical) to better manage site capacity, vehicle / caravan accessibility, traffic issues, and site drainage issues.* i. Diversify the powered sites offering at Surfside including provision of drive through sites, larger sites, pet friendly sites and ensuite sites. j. Implement seasonal and off-peak accommodation promotions for Surfside. k. Improve Park wayfinding signage, site signage, road markings and facility signage, focusing on Surfside as a priority. Include consistent "park rules" signage around the Parks.* l. Improve the landscape quality of the Parks, including removing Shiny leaf and replacing with native plant species relevant to the coastal landscape. Investigate planting and/or infrastructure opportunities to improve quality of grass sites which can be affected by low rainfall and high usage in Summer. Landscape improvements should be guided by a landscape plan.* m. Install a larger playground or nature play area and electric BBQ shelters at Surfside.* n. Progressively update amenities blocks and laundries with consistent design, facilities and infrastructure, focusing on Surfside as a priority. Consider pet friendly amenities, such as a dedicated, paid self-serve dog wash.* o. Consider an upgrade to the camp kitchen at Surfside, with adjoining indoor games/activities room for kids.* p. Consider provisioning an additional dump point (external to Surfside Caravan Park) to limit traffic movements into Surfside during peak periods q. Investigate options to improve internet service and mobile reception across both Parks. Options may include upgraded Park Wi-Fi infrastructure, network extension, and improved coverage in amenities, camp kitchen and communal areas. Given the safety implications, this should be treated as a priority initiative.

*Initiative should have regard to a site masterplan.

	Theme	Strategic Directions	Initiatives
2	**Park Operations**	• Maintain management and operational structures that ensure the successful operation of the Parks. • Ensure a welcoming and inclusive environment. • Comply with applicable regulatory and statutory standards. • Continue to provide a safe and healthy environment for visitors, staff and management. • Consider suitable strategic licensing and leasing opportunities for Shipwreck Bay.	q. Review and update the Business Plan for the Park, including pricing, occupancy targets, and other revenue opportunities (e.g. kiosk). Consider opportunities to better differentiate site offerings and pricing (e.g. by precinct). r. Develop an asset maintenance and renewal plan (with short, medium and long-term priorities), prioritising upgrades/enhancements at Surfside Holiday Park, followed by Shipwreck. Consider opportunities to remove redundant infrastructure/buildings where appropriate.* s. Review Kiosk operations at Surfside and seek to extend the operating hours (providing a year-round service) and provide goods aligning to target market needs. t. Undertake regular compliance checks, considering Crown land regulations, fire safety, OH&S and emergency management planning and adopt practices to align to statutory and regulatory requirements. Emergency management planning should specifically address communications resilience, given current limitations in mobile reception and internet service during peak periods. u. Implement limits and additional charges for extra vehicles and power boats/motorboats to reduce congestion and improve site accessibility, focusing on peak periods. v. Review preferential booking system to ensure fairness and equity to current and future guests, having regard to relevant policy. w. Create dedicated staff car parking areas and visitor parking areas at Surfside (this could be completed in conjunction with a redesign and reconfiguration of the Shipwreck park entry/administration building redevelopment).* x. Implement electric scooter and electric bike rules and guidelines, including display on Park signage and in digital collateral (e.g. digital welcome pack). y. Consider implementing CCTV for safety / security improvements. z. Maintain existing assets to a high standard. aa. Consider suitable strategic leasing and licensing opportunities for Shipwreck Bay that align with statutory considerations and provide opportunity to maximise return from assets and provide economic and social benefit to Warrnambool (examples may include events, food and beverage, and other seasonal activations).* bb. Any proposals for use, lease, license, or activation of land at Surfside and Shipwreck Bay should have regard to this strategic plan, regulatory and statutory considerations, Park operations, and a site masterplan (to be prepared, as recommended in this Plan).

*Initiative should have regard to a site masterplan.

	Theme	Strategic Directions	Initiatives
3	**Environment**	• Implement sustainable initiatives where practical and feasible. • Better integrate and respond to the coastal landscape.	cc. Audit solar and energy efficiency opportunities at Surfside as a priority, followed by Shipwreck. dd. Improve waste management practices to increase recycling and resource recovery (include signage, printed and digital educational materials to support visitor behavioural change). ee. Consider opportunities for rain-water capture/harvesting at surfside to assist with site irrigation, as well as potential to implement mobile irrigation system.* ff. Improve integration with the foreshore and coastal landscape, including through native plantings, infrastructure design and look and feel.* gg. Implement Environmentally Sustainable Design (ESD) initiatives for new infrastructure and facilities projects. hh. Consider environmental conditions and constraints when planning new infrastructure investment (e.g. flooding, coastal landscape).
4	**Branding and Marketing**	• Refresh brand and visual identity. • Update and strengthen digital and printed collateral. • Undertake targeted marketing campaigns.	ii. Consider undertaking a brand review, building on the vision, objectives of this plan and alignment to target markets. jj. Refresh digital and printed collateral (e.g. website, park maps). kk. Create a new digital welcome pack highlighting park rules and regulations, waste disposal practices, local attractions and providing offers and discounts to partner products and experiences. ll. Undertake targeted social media marketing campaigns to attract target markets and off-peak and shoulder

8.6. Preliminary Directions for Cabin Accommodation

The following provides preliminary information and directions related to cabin accommodation.

Alternative accommodation options will be explored as a part of the master plan.

Existing cabin accommodation at the Park is largely homogenous. The Park lacks a diversity of larger contemporary cabin accommodation, targeting the family market and group travellers. There is also a lack of accessible accommodation.

It is proposed to add new larger cabin accommodation to mix consisting of new 2 and 3-bedroom cabin product, with larger kitchen/dining/lounge areas compared to current Beach Chalets.

These cabins would cater to a mix of markets, but primarily families and/or friends and relatives travelling together and/or multiple adult couples travelling together. New cabins will include provision of accessible cabins (~20%).

In addition, the introduction of studio safari tents and mega pod cabins will cater to adult couple travellers and solo travellers.

Older existing cabins, including the Mariners and Cedar Cottages should be painted and maintained until they have reached the end of their useful life, and progressively replaced with new, contemporary cabins.

A masterplan for the site should consider the ideal siting/locations of cabin accommodation. New cabin accommodation should also be delivered in stages, subject to the site masterplan. The cabin accommodation mix may need to be refined subject to masterplan considerations.

Table 8: Current Cabin Accommodation Mix

Type	Beds	Baths	Sleeps (up to)	Existing	Mix (%)
Shipwreck					
2 Bed, 1 Bath (Beach Chalet)	1XQueen, 1XQueen Twin	1	4	5	22%
1 Bed, 1 Bath (Cedars)	1XQueen, 1XSingle Bunk	1	4	12	52%
Studio (Mariners)	1XQueen, 1XSingle Bunk	1	4	6	26%
Total				23	100%

Table 9: Proposed Cabin Accommodation Mix*

Type	Beds	Baths	Sleeps (up to)	Existing	Proposed	Total	Mix (%)
Shipwreck							
3-Bed, 2 Bath (Family Cabin Deluxe)	1X Queen, X1 Queen-Twin, X2 Single Bunks	2	8	0	4	4	9%
3 Bed, 1 Bath (Family Cabin Large)	1X Queen, 2X Single Bunks	1	6	0	4	4	9%
2 Bed, 1 Bath (Family Cabin Standard)	1X Queen, 1X Single, 1X Single Bunks	1	5	0	4	4	9%
2 Bed, 1 Bath (Beach Chalet)	1X Queen, 1X Queen-Twin	1	4	5	0	5	12%
1 Bed, 1 Bath (Cedars)	1X Queen, 1X Single Bunk	1	4	12	0	12	28%
Studio (Mariners)	1X Queen, 1X Single Bunk	1	4	6	0	6	14%
Studio Safari (Safari Tent)	1X Queen	1	2	0	5	5	12%
Mega Pod (proposed)	1X Queen	1	2	0	3	3	7%
Total				23	**20**	43	100%

*Excludes proposed cabin accommodation at Shipwreck Bay Holiday Park, which will provide worker housing over the next 5 years. There are circa 15 cabins proposed to be delivered at Shipwreck Bay Holiday Park. These cabins, alongside existing and proposed accommodation would bring total cabin accommodation to to 55 units in the future.

Figure 18: Example of 3-bed, 2 bath cabin



Source: Todd Devine Homes, www.todddevine.com.au

Figure 19: Example of Safari Tent



Source: Discovery Parks, Barossa

Figure 20: Example of 3-bed, 1 bath cabin



Source: Todd Devine Homes, www.todddevine.com.au

Figure 21: Example of Mega Pod



Source: Northcliff and Sea View Holiday Parks

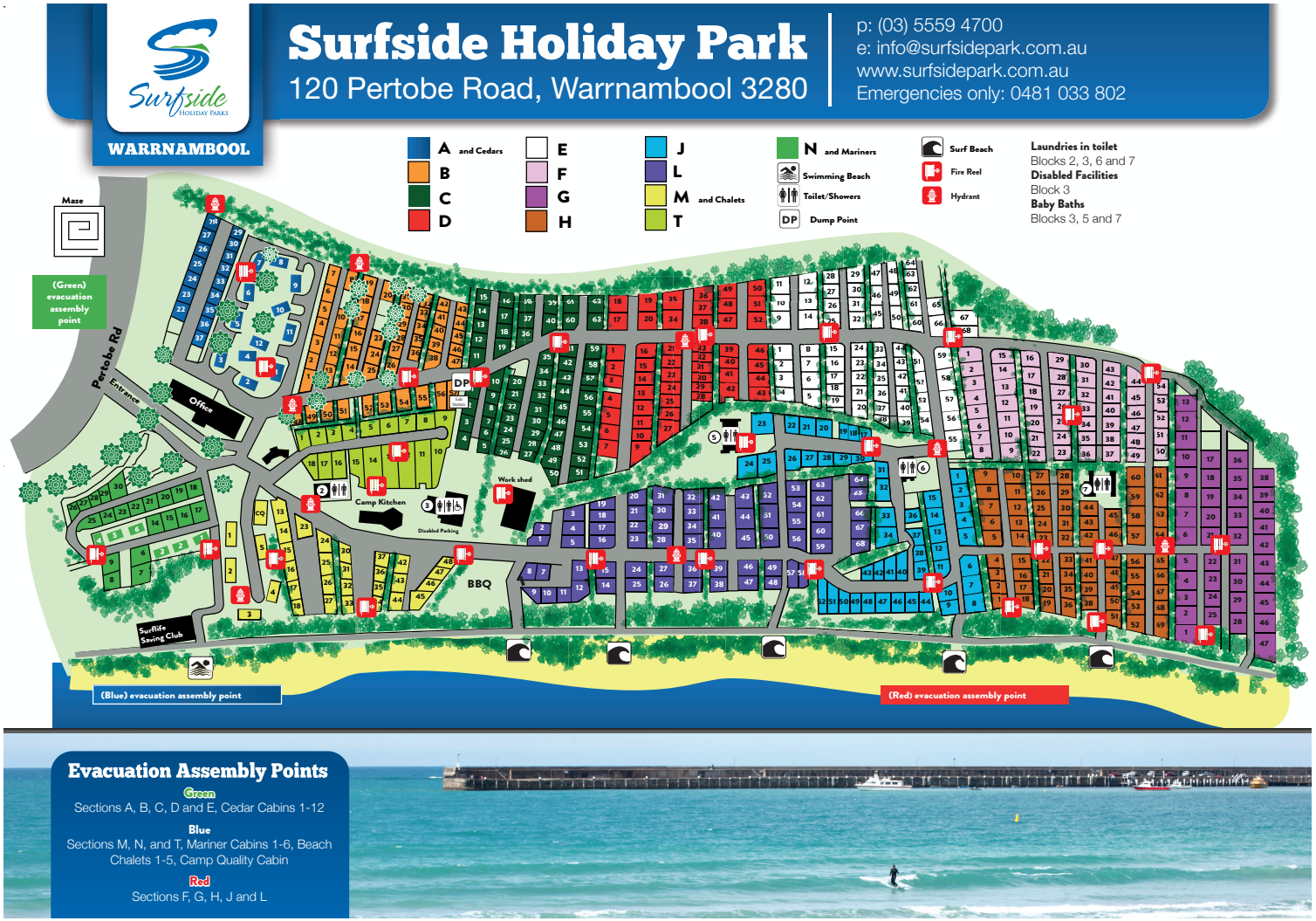
8.7. Recommended Further Planning

The following planning projects would assist with realising the objectives of the strategic plan.

1. Prepare a masterplan to guide infrastructure upgrades and accommodation investments. This should include:
   - Refinement of park layout, and site configurations.
   - Entry and administrative building reconfiguration and concept design.
   - Siting of cabin accommodation.
   - Siting of amenities and infrastructure.
   - Landscape/planting plan.
2. Business plan update.
2. Asset maintenance and renewal plan.
3. Brand and marketing collateral review.

Appendices

Appendix A: Park Maps



Source: Warrnambool City Council



Source: Warrnambool City Council

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Q4 Please provide your feedback on the draft Strategic Plan in the box below. If you are making specific comments about a section of the Plan, let us know the section or page number you are referring to. **(Raw answers below)**
Excellent plan. Not sure why the new “worker accommodation” is going to be located in Shipwreck Park: - Park is not open all year - Management and admin are at Surfside Park. - Surfside is going to loose some cabins for the Surf Life Saving development - Kiosk only available at Surfside (after Shipwreck demolished)
I support Council investigating a partnership with a capable private operator for Shipwreck Bay Caravan Park to help create stronger year-round visitation and broader economic benefits for Warrnambool. The draft strategy identifies key challenges including highly seasonal visitation, underutilisation outside summer, limited accommodation diversity, and ageing infrastructure. Shipwreck Bay presents a major opportunity to address these issues through a more contemporary tourism offering that attracts visitors beyond peak holiday periods. A well-selected experienced operator could help develop experiences that appeal to a broader range of travellers, including adult couples, wellness travellers, touring visitors and small groups.
It is an amazing caravan park, I think any improvements would be welcomed.
The toilets on section H they never have been cleaned properly, sometimes is not soap on the container, the showers always look unclean. We are been spending nearly 30 years ours holidays there, but now they don't do the cleaning properly.]
Looks comprehensive, fair and reasonable. Congrats for being proactive with a treasured community asset. Recommend number plate recognition for entry boom gates to ease congestion. More powered sites and shade cover down the back for peak periods.
The draft master plan appears to have addressed any comments that I have regarding the future of both Council operated holiday parks.
Yes is agree with all the suggestions for a big improvement to both surfside and Shipwreck Bay but especially for Shipwreck Bay. thanks for the opportunity to have a say.
While the draft Strategic Plan provides a strong and evidence-based assessment of the current challenges facing the Warrnambool Holiday Parks, I do not support the proposed expansion of cabin accommodation as a primary strategic response. The plan itself provides sufficient evidence to support an alternative approach focused on improving the core caravan and camping experience rather than expanding built accommodation. The visitor data presented clearly demonstrates that the parks are fundamentally a caravan and camping offering, not a cabin-based destination. The survey indicates that 96% of overnight visitors stay on powered sites, with only a small minority expressing preference for cabins or glamping options. This is reinforced by the accommodation mix, where sites account for approximately 96% of total supply (1,059 sites compared to 23 cabins). These figures confirm that the overwhelming demand and value of the parks lies in their capacity to provide accessible, large-scale camping and caravan experiences. Importantly, the plan’s own visitor feedback does not identify additional cabins as a priority. Instead, the most consistent and significant concerns raised by users relate to poor site conditions (dust, lack of grass, drainage issues), outdated amenities, overcrowding, and layout inefficiencies. Visitors specifically describe sites as “dust bowls” and call for improved grass coverage, better maintenance, upgraded amenities, and improved space and circulation. These findings strongly indicate that investment should be prioritised towards improving the quality of existing sites and facilities, rather than

introducing new forms of accommodation. The proposed increase in cabin accommodation—including expansion to larger family cabins and additional units—risks undermining the very characteristics that make these parks unique. The parks currently offer one of the largest concentrations of caravan and camping sites in Warrnambool, accounting for over 80% of total supply in the local market. This scale, combined with their foreshore location, provides a distinctive and highly valued experience that differentiates them from more commercially oriented parks that already have a greater emphasis on cabins. Increasing the number of fixed structures risks reducing site capacity, increasing density, and eroding the open, natural environment that is central to the caravan camping experience. Furthermore, the proposed development approach appears inconsistent with the planning and environmental context identified in the report. The parks are located within areas subject to Significant Landscape and Environmental Significance Overlays, which emphasise the need to protect coastal views, avoid visually intrusive development, and enhance the natural landscape setting. Expanding built cabin infrastructure has the potential to conflict with these objectives if not very carefully limited. It is also noted that broader market analysis within the plan shows strong growth in caravan, camping, and motorhome travel segments, while cabin accommodation has experienced relatively low growth. This further reinforces that future investment should align with strengthening the core offering rather than shifting toward built accommodation. In light of the above, I strongly support the plan's focus on: • Upgrading and modernising amenities and infrastructure • Addressing site quality, drainage, and grass coverage • Improving traffic flow, parking, and layout • Enhancing landscaping and environmental outcomes • Expanding site diversity (e.g. larger, drive-through, and ensuite sites) However, I recommend that cabin development be significantly limited or reconsidered, with any new cabins restricted to essential needs such as accessibility or replacement of ageing stock, rather than a net increase in supply. In summary, the evidence within the draft plan clearly supports a strategy centred on protecting and enhancing the traditional caravan and camping experience, which remains the primary reason visitors choose these parks. Improvements to quality, usability, and amenity will deliver greater value to both visitors and the local economy than a shift toward increased cabin-based accommodation.
Happy to see improvements to park. Do not see the need for pools and playgrounds with the beach and lake pertobe so close. Drive through sites would be good. Like to see a special area for dogs only camp sites.
I'm concerned about page 14 of plan where Shipwreck Caravan park is proposed to get 15 worker accommodation units fronting Pertobe road . I think this will be detrimental to the park and will encourage non family friendly residents . Also why does it have to stay that way for 5 years before it can be visitor accommodation ?
Not much mentions of air b&b's in the mix re tourism and unless I missed it , the spend of campers in the local economy
Definitely needs repairs to the grass soil and leveling especially around the trees on B 49 / 50 have been coming here for 60plus years and have seen the park going backwards(sadly as we love Warrnambool)
Is it possible to change the 'golf karts' used by your maintenance team from petrol driven to gas or electric powered? My only criticism I have ever had is that these vehicles make a lot of noise as they go flying along the roads in the morning, waking me up. I'm on holiday and I want to sleep in!
What is missing from the plan is an upgrade to the booking system - being able to book sites online via a map would be great - so you can try different dates and sites to see what's available without having to call and ask for many variations.

Extending the Kiosk and the operating hours is an excellent idea, as this has often been a downfall, especially in later January. We have stayed in the cedar cabins since they were first built. They have been left to slowly fall into ruin, and the recent paint job didn't actually do much to make them feel more homely. We have also often found issues with the cleanliness when we move in and almost every year we have passed on that feedback, only to find the same issues, or the same broken drawers in the bathroom, which I think took ten years to fix. So new cabins would be excellent, but one positive of the Cedars is not feeling too hemmed in. Making better use of the space to fit some more people may be a requirement though. Trying to keep prices reasonible would be the other concern, as we have paid a lot for a Cedar cabin over the years and the prices have continued to go up while in general they have deteriorated.
Improvement of shower/ toilet facilities is important and good to see included. Also need more showers and toilets, not just improved quality.
There is a definite need for accessible facilities & cabins. Please be sure these include accessibility for persons in wheelchairs that accommodate them & their families. There is a definite issue of rabbits. The condition of the caravan sites at Surfside 2 years ago was awful where the sites were decimated with minimum grass cover resulting in dirt & a dust bowl. The toilet block facilities at the back of Surfside are terrible and need updating. Toilets are often broken as are their doors. Showers have cracked tiles, leaking & pressure awful.
Yes there does need some improvement or upgrade of toilet facilities and general up keep of Shipwreck, but because it is a tight caravan park for sites, if a full upgrade is done to accommodate over size vans and heaps of space in between sites then i think the park will only be able to accommodate half the vans at any given time. Yes some facilities need upgrading but there is some uniqueness to the smaller sites.
It all sounds good. Better wifi would be great at Shipwreck. We come every year for the Classic (sprintcars).
There is no wifi available as stated on the boom gate pass its only available for surfside. television reception is poor
Review preferential booking system to ensure fairness and equity to current and future guests.
Heading in the right direction
Accommodation 2.3 I note a relatively low occupancy % of the cabins and I I assume this is dragged down by the less than good value they represent in the non peak seasons. The tariffs do not offer value for money for the state they are in. They a less than average. I agree that with the plan to have more cabins of a much higher standard with larger sleeping capacity. In my opinion the older cabins should be progressively replaced and more cabins located near the Mariners cabins and the area behind the current reception building. I don't think there are any "prime" sites at Surfside as the only difference is an extra 2 minute walk to the beach. So I see no need to site new cabins immediately behind the dunes. Areas close to the entry point are better than have a long drive through the park. Amenities I agree that there has been a lack of funds spent on W/C and shower areas over many years. Several amenity blocks need demolition and new modern design blocks provided. New facilities will attract more visitors. My wife and I travel extensively each year and old run-down Amenities comments on Wikicamps put us off staying at a camp. Grass Areas We stay each year at Surfside with large group in February. The grass on some sits is excellent while on others in the same bay is poor. I assume that not enough water and maintenance is the key reason for this occurring and over use also a contributing factor. We have recently stayed at one park where high demand sites have had artificial grass

installed to mitigate the dustbowl problem. This could be a solution in some areas where lack of grass is a problem year in year out. Concrete slabs are also a great value add for a park. These sites with slabs seem to attract a higher rate and higher occupancy. The rabbit problem has reduced a little over the past 2 years. The rabbits no doubt do a considerable amount of damage to the grass areas as do the large number of Corellas that seem to enjoy the Kikuyu roots. Playground Amenities It appears during our travels that caravan parks with large playground amenities attract more families. So a good playground area similar to those found in "Big 4" parks would benefit Surfside. Not so sure about Shipwreck. Given the climate in Warrnambool a water play area would only be of value for a very limited period of the year and I don't think it would represent value to operating income. Value for Money We all want good value for our holiday experience. The cost of a stay especially during the peak season needs to reflect good value. We used to come during the peak season but now don't because it is too expensive for what is on offer. i.e old amenities and a crowded park. Again offer good value and patrons don't mind paying a little bit more. The current entry/reception area does need a relocation to afford a better arrival experience.
Seems positive and recognises issues and concerns.
Pet friendly park all year round even in peak season, a section of the park could become a pet friendly designated area so those wishing to travel/camp with dogs can do so as they can camp in an area assigned to those with dogs. It can be signed advising other campers and visitors that it is a dog friendly area so anyone not wishing to be around dogs can easily avoid the area. This is done in many caravan parks around Australia such as G'day parks, Discovery parks and Big 4 parks. Maybe the camping area from section H to the end of Surfside could become dog friendly during the peak season, we have camped in other parts of the park with our dog in the off season. Obviously with rules and regulations such as dogs supervised and on leash at all times, no dogs inside buildings, clean up after the dog, no noisy/barking dogs etc. There is no point providing facilities such as a dog wash if you can't have your dog at the caravan park. We have travelled extensively around Australia and have been camping at Surfside for over 20 years yet it is the one place we are unable to camp with our dog during peak season, so much for it being a family park!
Site sizes and ease of backing in van as well as location and cost are the main things we look at when planning a stay.
Retain the kiosk at all cost
The plan sounds great. The main reservation I have is that the impact of improved facilities will not drive up the cost of accommodation by more than a modest amount. My reason for saying so is the the existing rates and charges are very high for the quality of the facilities as currently presented, so improvements to them, while extremely welcome, would then bring the park more inline with the accommodation charges already levied and not justify significant rises.
Arrival definitely needs improvement, gates are an issue, road clogged in peak times, Some sites are too small, some lanes are narrow. Need to address with size of vans Reception could double as kiosk, like many other parks. Camp kitchen and BBQ are great. Maybe a kitchen garden? On site activities and pop up vendors would also be an asset. (Many parks around Australia do this)
The dirt instead of grass on the sites has been our main issue. We have been coming here forever and it seems to continue to get worse, it used to be quite good. That is really the main thing I like in this plan.So long as the showers work and have hot water, I don't

really care how modern they are. I'm just happy to have hot water. I don't want prices to go up just to have nicer looking showers.
I agree with the forward plans as the park needs further enhancement regarding cabins etc and as regular coming for over 15 years the future plan will support the park for the future.
This land has been part of the foreshore trust and needs to be preserved for all people and their access to the beach and bay. The amenities and general condition of the Shipwreck Bay Park has gradually declined while Surfside has been developed far more. The new cabins/units will no doubt boost Shipwreck but the removal of the Kiosk would be a backward step. Any further enchroachment by private investors would be wrong. There needs to be provision for natural shade for sites which once had plenty of tea tree and shiny leaf protection which has been removed and not replaced in many instances.
WE are seasonal visitors. Please do not put cabins in the Shipwreck Bay Caravan Park- leave them at the Surfside Park which is open all year round.
The plan seems thorough and logical. I have stayed in numerous other places in cabins/campsites and the W'bool sites are definately lacking in many regards. However, I would not want it to become just like all the others. The beauty of the place is being next to the beach, close to Lake Pertobe playgrounds etc and letting that be the focus. If you supply lots of activities within the grounds, people do not leave and use the other places. Also I love the natural feel of the Shipwreck site. Having everything neat, tidy and perfect (as in may caravan parks) is also not everyones ideal. This is why we go there. To feel close to nature and allow us to connect with that nature; not to devices or other things. Please keep some areas a bit more natural in the development.]
Generally agree that the park needs an update of facilities. Site size is critical to attract visitors, if you have larger sites they will come & stay longer.
Reiterating the quality of sites ie. grass Amenties upgraded, toilets and BBQ areas. Also pest control was a massive issue the last two summers
Agree with all the issues that have been brought up in the original survey 24/25. Site infrastructure upgrades also need to include the steps to the beach, and hand rails. Broken boards & hand rails, nails sticking up - the beach access near H51 is terrible. Don't do what other caravans parks have done and bring in bulk cabins, getting rid of valuable caravan sites. Agree the sites need to be bigger. We have a 19'6 van and a land cruiser and we struggle. Our friends have chopped 200s and longer vans and need two sites. Play space for the kids would be fabulous on site. We haven't renewed our booking for Jan 2027 for the first time in 5-6 years due to the state of the park and lack of value for money. I look forward to seeing where the strategic plan goes however without significant investment over the next 20 years it seems difficult to see how a complete refresh can occur.
I thoroughly agree with the strategic plans. I stay in site 19 Row 9 and it is far narrower than other sites near me. Rabbit holes and lack of grass create so much dust and dirt. The proposed plans are very welcome.
Add to infrastructure; electric car charging to accommodate the shifting tow vehicles market
Sites need to be made a lot bigger as they're packing them in like sardines. They're definitely not enforcing the rules, too many cars are being allowed in even though it states that extra cars can only be bought in if they fit on their site. The presence of security is non existent at Shipwreck Bay. Amenities need a major upgrade. They cut down the scraggly trees that were there to provide some shade and now it looks terrible. Fencing is falling down too.
My family has been coming to Warrnambool for generations camping at Surfside Holiday Park. Whilst I agree improved facilities would be great, however, not if it means the parks are relinquished to private ownership/development as has ocurred to many coastal caravan parks robbing the opportunity for future generations to enjoy affordable coastal

camping. I would also hate to see major changes that result in a significant reduction in the number of visitors that can holiday in Warrnambool during peak periods.
Definitely need to look at size of sites and ability to get in/out of both sites and the park itself. WiFi is terrible so agree this needs a lot of improvement
There appears to be a focus on providing more cabin accommodation. This would reduce camping space while competing with local motel/hotel accomodation. This is not a strategic direction that the council should be considering. In fact cabins should be reduced rather than increased in number. This appears to be a cash grab. More expensive holidays at the cost to thrifty holiday makers. There are limited camping areas available in Warrnambool and the feel and vibe of a camp is unique and hard to put in words. Sun, sea and camping go together as a unique experience valued by many. Agree that the kiosk and amenities at Surfside require updating. However in recent years the amenities unit nearest reception has not been open although it is marked on the plan as if it is in use.
I would like to see the issue of speeding cars addressed, not many people stick to the 10kms. Someone is going to be seriously injured. I believe better speed humps are needed.
It looks good
We have been staying at Surfside on a regular basis for 35+ years. We acknowledge community standards have dropped over this period, we have witnessed a slow degradation of the park facilities and enforcement of rules/standards.
Enforcing rules - I think staff have shown good judgement when enforcing rules not sure they need to be stricter. Some realigning of sites yes but reducing sites to cater for more larger vans will lock others out I think there is a good mix.
Rabbits desperately need control or eradication. Grass areas need improvement. We water our sites where practicable. The rules for noise control and conformity to road rules especially for helmets and riding of illegal electric bikes and scooters need full enforcement. Note that noise control has been quite good. Additionally speeding cars must be controlled quickly and effectively.
It would be great if Shipwreak had a play area, as a parent of a toddler who fed away with extended family where we have 10 children, taking them to lake petobe park is fun, but it's challenging. The road, it's huge, the kids go off making supervision had as the play araa was a are spread. We stay for 10+ days, if shipwrrak had a small playground or even a jumping pillow, it would make it easier to go "have a play before lunch in 45 minutes and only 2-3 adults go etc
Grass is non existent and for the price to stay for a week it's pretty dismal, bathrooms are old and dilapidated
a redisgn of site size and layout of roads would be beneficial at Shipwreck
Looks great main inclusion I like is the idea of a pool
We have been staying at shipwreck bay caravan park section 1 site 27 for at least 28 years at christmas time camping and we are devastated that you have kicked us out we were a group of 6 sites and we are disgusted that such a beautiful part of your tourist area and chopping down those beautiful norfolk pines trees to make way for ugly portable homes for these people when you could of put them at your sale yards or somewhere else instead of ruining your beautiful tourist area where they dont fit in not very happy
I agree that at Shipwreck: 1. Grass would be nice, or a groundcover alternative. Please do not install artificial grass it is not at all the same. 2. Pets during peak would keep me coming back every year for Christmas in perpetuity, currently it is heartwrenching to exclude a valued family member from the family holiday and we often transfer our site every other year to spend Christmas with our dog. 3. Growing back the hedges between sections would be nice, when they got cut all the way down there was/is zero privacy between sites that back onto each other and because

the sites are relatively small it's hard to avoid living on top of your back neighbour. 4. Upgraded amenities would be nice. The shower block that services our area 5. Larger sites would be nice, is there a plan to accommodate the groups that book same sites year on year if the park layout changes as a result? I disagree that Shipwreck: 1. Needs a pool, there's a beach a very short walk away. Pools are costly to build and maintain and seem unnecessary when on a beach holiday (91% of respondents on page 32?). 2. Needs a big playground because Lake Pertobe is too far away. This is a ridiculous assertion, Lake Pertobe with multiple playground options is literally across the road.
I think the toilets near the e section definitely needs a uograde. And the railway on the stairs to the toilets need lighting. Looking forward to seeing it when its done
Pet friendly change noted, pet friendly (on lead) year round would be great - currently not allowed during peak. Many locals walk through with their dogs or have them stay onsite anyway. Site levelling works (and rabbit control) and grass improvement reduce injury risk. Recent pruning of barriers between sites has reduced site amenity by opening the space reducing privacy and increasing impact of wind. Planning of revegetation should consider reestablishing this.
I think there should be more focus on the back half amenities (toilets & laundry)as it is completely outdated compared to the front half amenities, the lack of grass is also completely unpleasant unsanitary and unsafe due to all the holes in the dirt.
Shipwreck Bay needs an upgrade in EVERY aspect. From the site sizes, to the quality of grass, to the amenities and the Kiosk
Its about sites and usage
Shipwreck needs more laundry faculties, updated showers and toilets and better cleaning. A hose does nothing
Draft plan says it is to be released on the 11th, we receive on the 21st with closing 29th - great start to wanting feedback. If you can't get the basics right then god help us with the draft plan! The survey of 800 people doesn't point to new cabins yet the draft plan seems to be solely focused on the establishment of new cabins. The case studies sink your own boat, far superior sites at a cheaper price, say less. Drop your price to reflect the fact Council has done nothing to this park in the last 2 decades, as this 10 year strategy isn't happening overnight. The perfectly good bitumen road down alongside my campsite was dug up and turned into a dirt bowl when anyone drove down it, talk about incompetence! An expensive consultant report to produce a glossy report that has a hidden agenda, you asked the people maybe focus on what the campers want and not the Council bottom line.
We compliment you on the preparation of the Strategic Plan and your invitation to comment on it. We concur with the recommendations in section 8.7, hope these can be expedited and look forward to receiving details of your draft Masterplan.
It's promising to see the inclusion of accessible accommodation. Accessible wheelchair travellers can fit many of the target markets and this should be considered in the proposed cabin type, capacity and accommodation product mix, not an afterthought. This should filter through to paths and amenities inc. camp kitchens and laundry facilities . Warrnambool-Holiday-Parks-Strategic-Plan-Doc-Nov-25-LQ-AC Comments Is there a detailed design proposed for the cabin?
Agree with provision of drive thru sites for larger car and caravan combos (with power and water an available). Perhaps consider dog friendly sites where van is parked within a separate fenced area to enable pets to be secured on site but have a bit of freedom to roam the individual caravan site.
As we have holidays in Surfside for more than 40 years, not much has been done. We pay high fees for what?? You as a council should have sludge points on every site… We should have sealable roads down our kanes and also great water run off when it rains.

As hugely popular park, it should have a pool and play equipment for children. We pay an extroadany amount of money to stay here for what? We get nothing from year to year! Aldo the amenities are not kept clean enough. They need to be completely renovated!
Do not make major changes as the cost will obviously be passed onto people like myself who stay there. Update amenities and improve sites layout as a lot are too close and hard to get into when busy. Keep prices as they are. You do major works and I have no doubt council will increase fees. If this happens, I will no longer stay there. I feel this is a ticking the box exercise for council to say they have consulted and they will do what they want anyway and stuff another park.
Keep the park natural. Improve amenity blocks. Don't overdo upgrades
The Plan appears to address all my thoughts of necessary upgrades and modernisation also capitalising on potential. I'm also pleased to see the comparison with other parks
I have read some of the plan. While some improvements are required to suit larger families and vans, I don't want unnecessary changes that will increase already expensive stays. We don't need bigger playgrounds or pools. What I would like to see it the park restored to the way it was before current management.
Note- we've stayed at many, many different caravan parks across Australia. Both Surfside and Shipwreck Bay provide unique and authentic beach camping experiences without all the bells and whistles provided by other parks. Basic camping is power, water and drainage provisions on a level, grassed site well spaced from neighbours. Consideration of site width and depth with bigger caravans and awnings/annexes together with a shade gazebo either in front or beside the caravan is consistent with campers' basic requirements together with space for one car per site. If space allows, a separate parking area could be set for extra vehicles eg. Cars, boats etc. The location of both parks is the most critical attraction with the Surf Club supervised beach over the dunes with multiple access points. The FREE playgrounds and space of Lake Pertobe is highly regarded by families who stay at the parks. Supervision is a parental responsibility and the best reason for families to explore, enjoy and experience the playgrounds and space together. (Too far away from the caravan parks is not an excuse nor a reason to duplicate the facilities inside the caravan parks! Lake Pertobe is across the road from both parks and the tunnel at Surfside provides safe access without the need to cross the busy road). The markets on Lake Pertobe during summer provide an excellent place for families and friends to gather together and wander along the various stalls. The annual carnival site is such valuable parking space which could be better utilised by allowing car parking both for beach days and special events at Lake Pertobe, by relocating the Carnival to the Worm Bay, Breakwater, or Army barracks areas. Extra dump points in the caravan parks would appear necessary as many modern day caravans have their own toilets. One dump point at Surfside is unusual these days, especially with the size of the park. Also dump points need to be sited away from camping sites and closer to amenities blocks as is most common in other parks. High use sites in Surfside need special consideration regarding turf or grass as a base to camp on. Nambucca Heads in NSW has all turfed sites, well designed as either drive through or not with markers clearly showing the designated site area. It would be an excellent case study to consider/visit. Keeping site fees reasonable is key for everyone as economics are a huge factor in holiday plans. Some caravan parks are pricing themselves out of reach for many campers. If people want more facilities and comforts there are other options in Warrnambool to cater for their needs. Please don't overlook or disregard these observations- Surfside and Shipwreck Bay offer a unique and authentic camping experience- let's not lose this. Admittedly some families/camping groups would prefer bigger cabins which could be introduced as older cabins need replacing so as not to 'take up' too many original camping sites which are highly booked in the peak times.

From a checking in perspective the office reception area at Surfside is suitable as is and well managed regarding check in, access, boom gates etc. Signage at the entrance, logos and websites etc are also adequate and an unnecessary budget upgrade. Perhaps budget dollars could be better spent on maintenance of sites and amenities as this is what people are paying for. To attract campers in the shoulder and/or off peak seasons, people look for money for value options together with weather suitable sites within walking distance to shops, restaurants, cafes, bakeries. Tourism attractions complement these camping basics. A recent booking at a Bendigo caravan park provided a pre- arrival itinerary of family suitable dining, attractions and events which was a fantastic opportunity to plan the holiday before arriving. Please continue to offer the alternative, budget camping option that Surfside and Shipwreck Bay have done for years.
The camp sites are large enough but there need to be one car per site policy and be very strict on this, this will give more room for kids to play and make it so much easier to reverse caravans onto the sites. In my travels it hard to make large caravan parks secure it comes down to the guest and making sure they lock stuff up, riding of bikes and scooter many with no helmets on and drinking while riding, didnt see to many times in my visit with friends park staff walking or driving around looking for these problems. few more playground for the kids spread through the park would be nice to see and other bbq area with seating that dont have to be undercover. The security fencing and gates at Torquay forshore park are great should have a look at the set up it may help reduce the people from entering the beach area after hrs.
Very comprehensive and badly needed
At least one decent camp kitchen. E bike speed limits

AI summary

(AI Prompt - Please summarise the results to this survey question into themes: Please provide your feedback on the draft Strategic Plan in the box below. If you are making specific comments about a section of the Plan, let us know the section or page number you are referring to.)

Overall sentiment

Overall, respondents appear to support the need for improvement and modernisation, but many want this done carefully, without losing the parks' affordability, camping character, or natural setting.

Key themes

1. Broad support for the draft plan and overdue upgrades

Many respondents described the plan as comprehensive, logical, fair, and badly needed. There is a strong sense that both parks—especially Shipwreck Bay—have declined over time and require significant renewal.

2. Amenities and cleaning are a top concern

The most consistent feedback relates to toilets, showers, laundries, and general upkeep. Many respondents said amenities are outdated, poorly maintained, unclean, or insufficient in number. Common issues included broken doors, cracked tiles, leaks, poor water pressure, lack of soap, and calls for more frequent cleaning.

3. Site condition, grass, drainage and dust are major issues

A very strong theme is dissatisfaction with the condition of sites. Many respondents referred to bare dirt, dust, uneven ground, poor drainage, rabbit holes, and lack of grass, especially at Surfside and Shipwreck Bay. Improving grass coverage, levelling, soil condition, and water runoff was repeatedly raised as a priority.

4. Site size, road layout and access need improvement

Many respondents said sites are too small, too narrow, or difficult to access, especially for larger caravans and tow vehicles. Common suggestions included:

- larger or wider sites
- drive-through sites
- better road layout and circulation
- easier reversing and entry/exit
- improved traffic flow at arrival and gates during peak periods

There was, however, some caution that increasing site size should not come at the expense of too many total sites.

5. Strong concern about increasing cabins and reducing camping space

A major theme is opposition to the draft plan's apparent focus on more cabins, especially at Shipwreck Bay. Many respondents felt this would:

- reduce caravan and camping capacity
- undermine the parks' traditional camping identity
- compete with local motel/hotel accommodation
- make holidays less affordable
- overdevelop a valued foreshore setting

Some respondents supported replacing ageing cabins or adding a limited number of better quality or accessible cabins, but many opposed any significant net increase.

6. Worker accommodation proposal attracted notable concern

Several respondents specifically objected to the proposed worker accommodation at Shipwreck Bay, questioning its location, suitability, timing, and impact on the family-friendly and tourist character of the park. This was one of the clearest plan-specific objections.

7. Preserve affordability and avoid major fee increases

Affordability was a repeated concern. Many respondents said the parks are already expensive relative to current quality, and they fear upgrades will lead to higher fees. A common message was: improve the basics, but do not add unnecessary features that increase costs.

8. Protect the natural character and uniqueness of the parks

Many respondents strongly value the parks as simple, authentic, beachside camping experiences. They want improvements, but not overdevelopment. Common sentiments included:

- keep the parks natural
- preserve open space, vegetation, and privacy
- avoid turning the parks into a heavily commercial or “Big 4”-style experience
- retain the unique foreshore camping atmosphere

9. Kiosk and reception are important to visitors

The kiosk was mentioned frequently and is clearly valued. Several respondents wanted it retained or extended, especially with longer operating hours. Some supported reception improvements or relocation, but others thought the current setup was adequate and not a spending priority.

10. Booking system and fair access need review

Some respondents called for improvements to the booking system, including:

- online booking via an interactive site map
- easier self-service booking
- more transparent site availability
- review of preferential booking arrangements to ensure fairness and equity

11. Demand for better digital and service infrastructure

A smaller but consistent theme was the need for better visitor services, including:

- improved Wi-Fi at Shipwreck Bay
- better TV reception
- EV charging infrastructure
- number plate recognition for boom gates
- more dump points and practical caravan servicing infrastructure

12. Accessibility should be built in from the outset

Several respondents welcomed accessible accommodation, but stressed that accessibility must be integrated across the whole park, not treated as an afterthought. This included:

- accessible cabins
- wheelchair-friendly paths and amenities
- accessible camp kitchens and laundries

13. Pet-friendly access is strongly requested

Many respondents want the parks to become more dog-friendly, particularly during peak season. Suggestions included:

- year-round pet-friendly areas
- designated dog-friendly sections
- fenced dog-friendly sites
- stronger alignment between pet facilities and actual pet access rules

14. Safety, rule enforcement and security need more attention

A number of respondents raised safety concerns, including:

- speeding cars
- unsafe use of e-bikes and scooters
- poor enforcement of one-car-per-site rules
- lack of visible security presence
- poor fencing, lighting, and beach access safety
- need for handrails, repaired stairs, and better control of risky behaviour

15. Landscaping, shade, privacy and revegetation matter

Respondents frequently raised concerns about loss of vegetation and shade. They want more:

- natural shade
- hedging/privacy between sites
- revegetation and tree replacement
- landscaping that enhances the environment rather than making it feel overbuilt

16. Mixed views on extra features like pools and playgrounds

There were mixed opinions on added recreational features:

- Some respondents supported pools, playgrounds, or a jumping pillow
- Others said these are unnecessary given the proximity of Lake Pertobe, the beach, and existing local attractions

So while some see these features as attractive for families, many believe the parks do not need to duplicate nearby public amenities.

17. Broader maintenance and operational issues

Some responses highlighted ongoing maintenance and management frustrations, including:

- deteriorating fencing
- poor pest control

- noisy maintenance vehicles
- inconsistent standards over time
- concern that consultation may not influence final decisions

Short summary statement (AI)

In summary, respondents generally support the draft Strategic Plan's intent to upgrade and modernise the holiday parks, but want investment to focus first on the core camping experience—better amenities, site quality, layout, maintenance, accessibility, and affordability. There is strong caution against overdevelopment, rising fees, increased cabins, and changes that would erode the natural, affordable, family camping character of the parks

Q5 Do you have any other comments about Surfside or Shipwreck Bay Holiday Park? (Raw responses)
Great parks and facilities for Warrnambool. Rabbits need to be controlled - shooting was a success. Need container collection points for refundable bottles and cans etc.
I think the parks are fabulous. Keeping the parks as is with maintenance and basic amenity upgrades to toilet blocks etc allowing food trucks in on a particular night and the odd coffee can. Easy open access to the beach for safety and not adding any new infrastructure like workers accommodation for the purpose of ensuring that the cost of a stay is achievable and not cost prohibitive. Both parks left as they ensures we look after the environment. Not sure how to reduce rabbit vermin as that's a huge issue for many in our region. The parks are designed as a tourist destination let's keep it that way where families meet and enjoy warrnambool. Workers accommodation takes away from the purpose from what our parks were originally designed for. It would be so wrong to put workers accommodation at either park. There are plenty of other options to explore. Keep the parks as a tourist destination. The parks were not designed for permanency they were designed for holidays. Don't ruin them.
I always look forward to spending the summer time on Warrnambool, I love it
Over many years, the Warrnambool Holiday Parks have provided an outstanding and authentic caravan and camping experience that is highly valued by generations of visitors. My family and I have come back many years in a row; with many milestone occasions celebrated. Both of our young kids have learnt to camp and swim at Shipwreck Bay. The parks' unique foreshore location, open space, and direct connection to the natural coastal environment have created a traditional camping experience that is increasingly rare and highly sought after. A key strength of the parks lies in their ability to accommodate a large number of caravans and campers, reflected in the fact that sites make up the overwhelming majority of accommodation and are the preferred choice for visitors. This has enabled families, grey nomads, and repeat visitors to return year after year, reinforcing a strong sense of familiarity, community, and tradition. The visitor survey highlights that: • Many visitors are repeat guests, often returning annually or multiple times a year • Family groups form a significant proportion of users, indicating the parks' importance as a multi-generational holiday destination • The average stay is over 12 nights, demonstrating a deep level of engagement and connection to the camping experience Beyond accommodation, the parks offer a lifestyle experience centred around: • Outdoor living and connection to nature • Proximity to beach, markets, and local attractions • Informal, social, and community-oriented holidaying This combination has created a distinct identity that is not easily replicated by more commercial or cabin-focused holiday parks, and is a key reason why Warrnambool continues to attract loyal campers and caravan travellers.
Would like to see the parks remain rustic and not 5 star. Cost kept reasonable but happy to pay for improved sites. Don't use abulations as have ensuite van.
We have stayed at surfside 1 for approximately last 8years and site conditions are getting worse every year . Our sites are E58&E59 . Two year ago they built our sites up because we kept getting flooded out when it rained . The fill that was used was full of rocks and rubble. Sites have hole up and down everywhere my wife fell in a hole and nearly broke her ankle. I did leave a couple of messages on Paul's phone and he never got back to me . It would be good to get it top dressed levelled out and grass reseeded . For what you pay you expect a lot better. Hope to here back soon

Sites are not clearly marked. Amenities need improvements. Security, especially on New Years Eve is terrible. I don't know why we need wrist bands as anyone can come and go. Last year we had a drunken underage male fall through our tent, ripping it and causing us to have to leave the park early as our children had nowhere to sleep. Police could do nothing and security told him to leave and he turned up back at our site 30 mins later. No wristband, not staying at the caravan park and intoxicated made us feel very unsafe in a place that we have always stayed at. Security is terrible.
I walk through both parks at least 4 times a week and stay every year over summer . The manager is doing a great job in doing his best with the resources he has but there is a lot of work to be done at Shipwreck Bay to get it summer ready . People will stop coming to our beautiful town and stay else where which is a concern to our beautiful town . I would also like to see improved lighting around the parks and on the promenade for safety reasons .
shipwreck bay charges the same as surfside but way less facilities . You have all winter to do changes but seem wait to the last minute. Over the years you have built a new bbq with no cover , no wind protection , taken away the clothesline o/s the laundry ? What forcing us to use dryers ? so the old manager is in charge of this plan ?
Agree the amenities are getting tired, the first block has had a water leak out of the no 1 shower for several years. Lack of patrol of young children riding bikes on the road (also parent control) garbage bins need regular cleaning, the cabins need to be refurbished maybe cladded in colorbond
Surfside is a wonderful holiday park. I've been staying there for over 30 years. The staff have always been fantastic. The overall experience has always been extremely positive for me. Just get rid of the noisy maintenance vehicles!
They're wonderful in that they are low key and not as regimented as other campgrounds. The freedom to put your tent in any configuration was wonderful when we camped with 12 children over summer. So maintaining a balance between upgrades and strict rules and site boundaries would be good.
The removal of the old playground next to the road was a shame, as even though there is clearly a better one next door it did keep kids safer in the park. Expanding the playground in the railway reserve could be helpful here.
Great access to beach, particularly for Life Saving Carnivals.
We have a great facility at Surfside and proposed upgrades will be welcomed.
You need to put a cafe back at Shipwreck. Taking it away is "Crazy". There are many adults and kids that use it for newspapers, bread, milk, coffee, icecream and hot food. Do we all have to get into a car now (not happy). Kids can walk or bike without parents worrying. I see young kids getting cappuccinos for their parents in the morning. It puts a smile on yr face. We hear that acouple of units for workers are getting built where the shop was. Why would you put them in the thick of it over the summer. No other free land in Warnambool 🤔 You need a shop there for Summer ✔
Last christmas the bins were removed from section 2, have always been there, reason too hard to empty. Whole section very upset with this decision, quite a distance to walk now.
We believe it is unfair when cultural communities are given preference for sites over others and a large number of sites are allocated to them in a process that appears different to what everyone else must follow. We feel disadvantaged in trying to find additional sites for family members when so much is ‘blocked out’ by an agreement that is past its use-by-date. It should be equal treatment and the same procedures followed by everyone.

Car parking is a real concern. Alternative options for additional car parking are very limited outside the park Sullage to all sites should also be an included item
Better grass coverage where we camp in shipwreck park over Xmas holiday time
some powered sites have great access others are a bit tight. We loved then access to the beach and though we are not interested in cabins I can understand that the availability of family cabins would be a great benefit as would the luxury of glamping for couples for an alternative experience. It is really important to stay competitive and not price yourselves out of the regular markeplace.
More grass is all we ask for. We dont demand much at surfside 2. As long as the facilties are clean and our little ones can ride there bike to the kiosk for a slushie and a potatoe cake we arr happy as larry.
Surfside is a great Park with a long history of providing good accommodation options for visitors to Warrnambool. Improvements, as long as they do not negatively impact it's present facility, are most welcome if they do not incur significant cost increases
Agreed, WiFi is terrible atm.
A lot of caravan parks have amazing upgrades but their peak prices are not affordable . We find Warrnambool affordable even though prices are rising (and love that it's price per site, not per person) and so many great facilities near by (lake pertobe, skate park, the beach, a short walk to town), that we aren't concerned about the ones on site. I worry that too many upgrades would price us out of our holidays. Maybe Surfside could be 'fancier' for people who want it - ensuite with a higher price and shipwreck could keep prices down for people like us - a family who are just happy to be able to afford a holiday over the summer peak times.
We have enjoyed holidays at Shipwreck for more than 50 years but now rue its gradual decline. Is there any plan to provide Wi Fi for all?
Perhaps put in trees between sites that are neighbours begone trees that are fast growing.
Shipwreck bay is in desperate need of update for laundry, and older toilet blocks that have not been updated.
Due to being unwell I did not stay in 2022 , 23 & 24, on staying in 25 was very disappointed in the deterioration of my site L12, the area was almost undulated with rabbit diggings, making it unsafe to walk around, virtually no grass, it looked desolate in the L section! I know the lack of rain did not help but a hose helps!
The site cost of Shipwreck bay in peak times has been too high in my view for many years. I wonder where all that income has gone and whether it has been set aside for site development or just used up by the council for other projects? I would not want to see the prices increase as a result of the developments as some people will be turned away esp. locals.
I am writing to object to the closure of the kiosk. This is used by many many visitors to the park of the December/January period. There should be something similar in place for buying of milk, bread, coffee and newspapers. Over the years, we also saw many people buying their lunches and snacks from the kiosk. The fees increase each year and Shipwreck Bay does not have much money put into the park- rather things are taken away. Also, in relation to security at the Park. It is very rare that we see them walking the park. They seem oblivious to the noise outside of hours. We have on several occasions had to speak to security due to excessive noise. On one occasion, it was 1 am and the site was very close to where the security guards are. So much so, that we were texting fellow campers to see if they could hear the noise (which they could). One of the campers rang the Manager Paul to make a complaint It was only then that security must have spoken to the noisy campers. Security should be more vigilant - if we can hear the noise, I am sure they can (if they were patrolling the park)

definitely as a visitor you are concerned how easy the park is to access via Merri St and Simons car park
No
Lack of facilities within park boundaries for younger families, eg playgrounds, these facilities are core reasons families pick parks because they can keep their young children entertained whilst still having access to camp.
Improvements made in recent years to amenity blocks, camp kitchen etc in Surfside have been well received. Improved powered site grass cover and waste water disposal would be welcome improvements given that modern caravans come with showers and washing machines.
Love the location, but it is old/tired and congested.
Holiday programs for under 10 year olds would be beneficial and add to the family and community engagement in the parks and the Lake Pertobe precinct. This would broaden the appeal of this area and encourage more interaction between visitors.
My family and I have been camping down at Surfside for over 30 years and we now take our grandchildren down so i would like a bigger playground thst they could go to and meet friends that is not to far away.
The existing maintenance levels of the cedar cabins is terrible. I have stayed in them annually for 30 years, things like broken sliding doors, missing towel hooks, broken draws in bathroom cabinets are not fixed year after year despite issues being reported. One thing I love about the cedar cabin area is the grass and space surrounding them. Lots of room for kids to play in safety and creates a good space to get to know your neighbours. The lack of any decent playground in the park is also disappointing, though proximity to Lake Perth be is a great asset.
Don’t over complicate things, simply maintain the park, improve access to sites (which may mean there are less sites overall) and enforce rules and standards.
Longer cafe hours at shipwreck would be appreciated. A good barista will provide better use of cafe by campers
They are a tremendous facility in an ideal location with great amenity to parks beach and services.
The vibe is awesome in summer holidays, we see the same families near our site. Don’t change the community feeling
Hoon behaviour along pertobe road at night needs to be addressed. Popping cars all night and burnouts around the breakwater area is not ideal
I love that the Parks will be upgraded but worried about the cost for families wanting to stay - hoping that it will not be too expensive.
an amazing town to visit, I have been holidaying at Warrnambool for 40 years, love it!
Great park having more open for larger Ute/van parking would be great gets tight back in some spots
I have voiced concerns for many years about security at night at Shipwreck bay. Security needs to be more visual up and approachable. Most times people are wearing black coloured clothes and in dark cars. When walking to the toilets at night I presume its security who are gathered in a group, that I'm not sure whether to approach or not.
Nope.
The park always provide a good holiday but some refreshment is overdue.
n/a
Expanded provision for additional overflow car & boat parking in Surfside and reducing car space limit to ONE space per site in order to reduce 'overcrowding' of site bays, and improve safety of all guests. Provision for a camp kitchen/undercover bbq area catering for guests located in unpowered section & further end of Surfside.
We have dite D14 ,our site has room for van and annex and we park car in front of our van.our issue is that those opposit our site the whole section have space for van annex and

car.only one site or two uses site like this.but most of others use car space for extra tents swags etc and also some use it to park extra vehicles usually there sometimes is 2 or 3 cars per site.they then park their car in front of site like our side make it difficult for car parking and we end up parking on the slope near the train tracks.we have complained about extra cars.we believe no extra car on site should be allowed on site they should park in visitor park.also limit to only one extra car.many parks have this in force.
The addition of play grounds, jumping pillows, pump track, splash park would be very appealing in each park. It would attract more families to the area and attract for families to stay for a local staycation. Prices per night could be increased to cover the cost.
Shipwreck needs more laundry faculties, updated showers and toilets and better cleaning. A hose does nothing They used to pressure wash and sanitise there is none of that anymore
In terms of other caravan parks for a cheaper price, the surfside park does not rate a mention unfortunately.
We are concerned about the impact of the SLSC carpark expansion on the Mariners Cabins and hope an alternate solution can be found.
Both times have stayed at Surfside have found amenities to ve good compared to other parks but need to consider placing people close to others especially when not peak times.
Just do something.. it's not worth the money we pay to stay !
Having camped at surfside for over 20, I think some of the older blocks out the back could do with a make over.the WiFi of the park is ok at the front, but as soon as you very to D Section drops rapidly, so maybe investing in some stronger capabilities would be good. Remarking of the bay numbers would help new visitors
Improve amenities but keep the parks as they are
As a frequent visitor to Warnambool - seasonally staying at Surfside park, this renovation has been a long time coming.
Surfside. While I note an effort was made to improve grass, not all areas were maintained. I noted about November 2025 photos were taken of how good the grass looked and was boasted about on line. I also saw great improvement in November when walking through. BUT, after the boasting of grass improvements, we turn up to almost dead grass with plenty of weeds (cape weeds), and again sand! We are in L section. have been for 30 years. We pay for a grass site and do not get one! Have not had one for over 10 years. Also, the hedges were a great asset to the park to stop erosion, provide shade, and provide privacy. Current management is letting them die and replacing them with ineffective shrubs. Access to the street and playground are excellent. Open more space for parking along the rail line. I choose not to park my car on my site to allow for children to play games in the bay close to the parents. But I often feel that people have too many cars in the bay. I do not pay $2,500 to holiday on hot sand and only look out at cars!!!! Please get the park at more affordable prices. We have the beach, easy access to the playground. I have camped in the park for over 50 years and do not want a pool or to pay for unnecessary equipment. Keep the fees affordable; it is getting expensive for what little extra we get. I like the park because it has less playgrounds, pools, etc. Please improve the shrubs and grass.

I believe we need more sites to accommodate more visitors and to reduce the very lengthy wait lists - it's extremely frustrating not to be able to utilise these parks over the christmas/new year period
I've been camping at Surfside for many, many years, across several sites which have changed little in the last 60+ years. Don't overcapitalise on facilities that are not required instead maintain the basic camping infrastructure of site maintenance and amenity improvements will continue to attract budget conscious campers-families, grey nomads, couples, international campers, motor homes, caravaners and tenters of all sorts.
The price are to cheap, for a caravan park on the beach the site prices per family should be well at least $120 per night, when you see some campsite have upto 6 or 10 staying many sneak in I guess. I know lots of locals stay there but it should be more for touirst first and locals second, its the local that whinge about the cost but its no cheaper at any other coastal caravan park in summer. High fees allows more maintaince and improves to be done.
Shipwreck Bay doesn't have water connected to all powered sites. More shade and windbreaks needed.
Too many rabbits , grass in both parks used to be very thick and even , now patchy , even weeks and weeks after peak times .
Some of the amenities are getting a bit passed their use by date

AI Summary of Q5

(AI prompt - Please summarize the results of Q5: Do you have any other comments about Surfside or Shipwreck Bay Holiday Park? into themes)

Overall sentiment

Responses show strong affection and loyalty toward both parks, especially their beachside location, family traditions, and relaxed camping atmosphere. At the same time, many respondents feel the parks—particularly Shipwreck Bay—have declined in condition and maintenance, and want investment focused on basic improvements rather than overdevelopment.

Key themes

1. Strong attachment to the parks and their unique identity

A dominant theme is that both parks are highly valued community assets with a long history of repeat visitation. Many comments emphasised:

- family traditions spanning decades
- a strong sense of nostalgia and belonging
- the parks' role in creating memorable, multi-generational holidays
- appreciation for their authentic, low-key, coastal camping feel

Many respondents want this community atmosphere and "vibe" preserved**.**

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2. Keep the parks natural, simple and affordable

Many respondents want the parks to remain rustic, low-key and accessible, rather than becoming highly commercial or "5-star" style destinations.

Common messages included:

- don’t overcapitalise or overcomplicate the parks
- focus on basic camping infrastructure
- avoid unnecessary extra features if they drive up costs
- preserve affordable holiday options for families, locals and regular visitors

Affordability was a major recurring concern, with many worried that improvements could make holidays unaffordable.

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3. Site condition, grass, levelling and rabbit damage are major concerns

A very common theme was dissatisfaction with site condition, especially:

- poor grass coverage
- dusty or sandy sites
- uneven surfaces
- holes caused by rabbits
- flooding and drainage issues
- unsafe walking conditions

Many respondents described long-term deterioration and called for:

- reseeding and top dressing
- improved levelling
- better drainage
- stronger rabbit control

This was one of the strongest operational themes.

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4. Amenities, laundries and cleaning need upgrading

Many comments raised concern about ageing or inadequate amenities, especially at Shipwreck Bay and the older blocks at Surfside.

Issues raised included:

- outdated toilets, showers and laundries
- leaking fixtures and worn infrastructure
- poor or inconsistent cleaning
- lack of pressure washing/sanitation
- need for more frequent maintenance and refurbishment

Some respondents said amenity improvements are overdue and should be prioritised ahead of other changes.

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5. Security, safety and rule enforcement need much more attention

A strong theme was concern about security and enforcement, particularly during busy periods.

Examples included:

- inadequate night patrols and poor visibility of security staff
- concerns about non-guests entering the parks
- anti-social behaviour, intoxicated visitors, and noise
- speeding vehicles and unsafe bike/e-bike/scooter use
- poor enforcement of one-car-per-site rules
- requests for better lighting and safer access paths

Some respondents described feeling unsafe, especially at night or during New Year's Eve**.**

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6. Maintain the core camping experience rather than overdevelop

Many comments strongly support improving the parks, but not at the expense of their camping identity.

Respondents repeatedly called for:

- maintaining open space and flexibility
- protecting the traditional caravan and camping experience
- avoiding excessive new development
- prioritising what campers actually need: grass, level sites, water, drainage, shade, amenities, access and cleanliness

Many specifically said they value the parks because they are different from more commercial caravan parks.

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7. Strong opposition to worker accommodation

A clear theme was opposition to worker accommodation in the parks, particularly because respondents feel:

- it conflicts with the parks' purpose as holiday destinations
- it would reduce tourist/camping space
- it changes the family and visitor-focused atmosphere
- there are better alternative locations elsewhere

This was one of the clearest “do not do this” messages in the feedback.

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8. Kiosk/café/shop is highly valued

Many respondents stressed the importance of a kiosk, café or small shop, especially at Shipwreck Bay.

Reasons included:

- convenience for milk, bread, newspapers, coffee, snacks and hot food
- independence for children to walk or ride there safely
- contribution to holiday atmosphere and social connection
- concern that removal is a loss of amenity rather than an improvement

There was strong support for restoring, retaining or extending kiosk/café services.

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9. Access, parking, layout and congestion need improvement

Many responses focused on practical access issues, including:

- tight sites and difficult reversing
- congestion on internal roads
- unclear site markings and numbering
- limited parking for cars and boats
- requests for overflow parking
- support for stricter one-car-per-site enforcement
- concern about access via Merri Street and Simons car park

These comments suggest layout and parking are an important part of the visitor experience.

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10. Mixed views on additional family features

There were mixed views on playgrounds, pools, jumping pillows and similar facilities.

Some respondents supported:

- bigger or more accessible playgrounds
- small play areas within the parks
- holiday programs for children
- family-focused features to make parks more attractive

Others said:

- nearby facilities like Lake Pertobe and the beach already meet this need
- extra infrastructure is unnecessary and may increase costs
- the parks should not try to compete with highly commercial caravan parks

So this theme is mixed rather than settled.

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11. Demand for better digital and practical infrastructure

Some responses highlighted the need for improved practical services, including:

- stronger Wi-Fi coverage across both parks
- better site markings and numbering
- water access to all powered sites
- sullage/wastewater points
- container collection points for refundable cans and bottles
- better rubbish bin locations and cleaning
- improved lighting and promenade access

These comments point to a desire for small but meaningful functional improvements.

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12. Landscaping, trees, shade and privacy matter

Several respondents raised the importance of:

- more grass and greenery
- restoring hedges and vegetation between sites
- more trees, shade and windbreaks
- protecting privacy between neighbouring sites

Some specifically criticised removal of vegetation and said replacement planting has not restored amenity.

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13. Differences between Surfside and Shipwreck Bay should be respected

Some comments suggested the two parks could play different roles, for example:

- Surfside could accommodate more upgraded or premium facilities
- Shipwreck Bay could remain the simpler, lower-cost option
- improvements should reflect each park's distinct character and visitor expectations

This suggests some respondents see value in not treating both parks identically.

14. Concerns about value for money

A recurring theme was that prices are already high relative to current quality, especially at Shipwreck Bay.

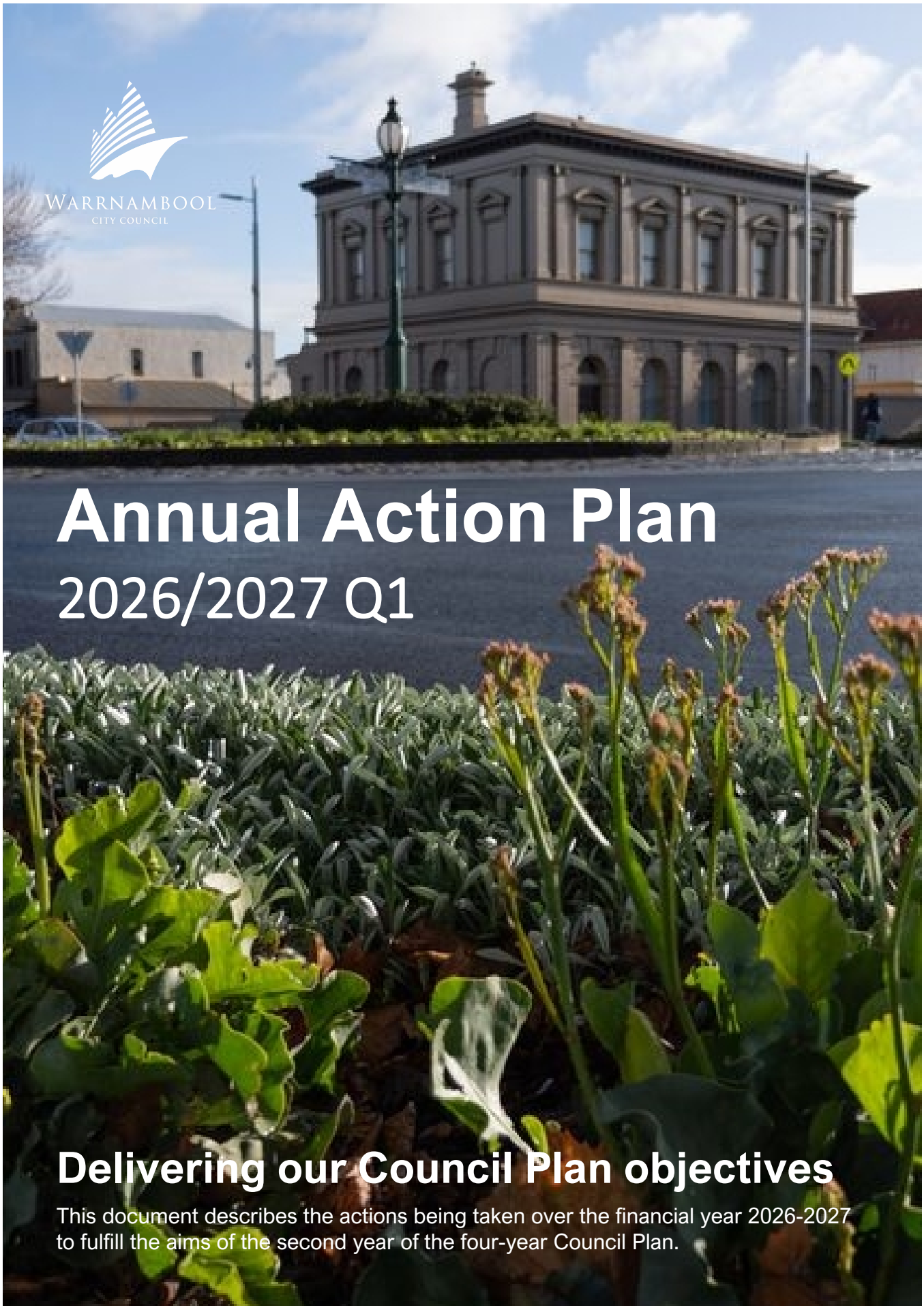
Comments included:

- fees feel too high for the current condition of sites and facilities
- Shipwreck Bay charges similar prices to Surfside despite fewer facilities
- respondents want improvements before any further fee increases
- a few respondents took the opposite view and said higher prices could fund better maintenance, but this was a minority view

Overall, the dominant concern was maintaining affordability and value.

Short summary statement (AI)

In summary, Q5 responses show that visitors deeply value Surfside and Shipwreck Bay for their natural setting, affordability, family traditions, and authentic camping atmosphere. Respondents want overdue upgrades—especially to sites, grass, amenities, security, cleaning, parking, and basic infrastructure—but strongly caution against overdevelopment, rising fees, and worker accommodation that could erode the parks' identity as accessible holiday destinations



Annual Action Plan
2026/2027 Q1

Delivering our Council Plan objectives

This document describes the actions being taken over the financial year 2026-2027 to fulfill the aims of the second year of the four-year Council Plan.

Warrnambool City Council Annual Action Plan Q1 2026/2027

Strategic Pillar 1: CITY FUTURES: Activating a vibrant, liveable and safe city through enhancing outcomes for all.

CF Strategy 1.1: Our City activates and promotes local culture and art.

No.	Action	Officer	Progress	Indicator	Report
1.1.1	Deliver actions from the Art Gallery Strategic Plan in line with the Warrnambool Destination Action Plan.	Service Manager Flagstaff Hill	10%		Art Gallery developing new exhibitions in line with its own strategic objectives, which are inline with the Warrnambool Destination Action Plan Priority 2.4 and 3.2.
1.1.2	Deliver actions from the Lighthouse Theatre Strategic Plan in line with the Warrnambool Destination Action Plan	Service Manager Flagstaff Hill	10%		The Lighthouse Theatre Strategic Plan is still under development. Community consultation has been undertaken. The plan is progressing well.

CF Strategy 1.2: Our City puts public health and safety as a priority.

No.	Action	Officer	Progress	Indicator	Report
1.2.1	Contribute to and support actions of the Local Community Safety Committee to reduce the impact of antisocial behaviour.	Manager City Safety	50%		Council representatives from City Safety and Economic Development actively participated in the Local Community Safety Committee, contributing to collaborative initiatives that have delivered meaningful community safety outcomes and reduced incidences of antisocial behaviour.

CF Strategy 1.3: Our City plans for sustainable growth while accommodating a changing climate.

No.	Action	Officer	Progress	Indicator	Report
1.3.1	Monitor and manage the East of Aberline Precinct Structure Plan for effectiveness and progress post re-zoning.	Coordinator City Strategy	25%		East of Aberline PSP was gazetted on 6 October 2026, which made the rezoning now operational. One application has already been submitted for development within the PSP and can now be assessed against the new suite of controls including the PSP and DCP. Ongoing monitoring will occur.
1.3.2	Progress the planning scheme amendment to incorporate the Retail Strategy into the Warrnambool Planning Scheme.	Coordinator City Strategy	25%		Amendment documentation drafted and being reviewed by DTP prior to request for authorisation being submitted.
1.3.3	Complete the Warrnambool Futures: Long-Term Land Use Plan and progress incorporation into the Warrnambool Planning Scheme.	Coordinator City Strategy	25%		Consultation on the draft strategy has been undertaken, and submissions currently being assessed. It is anticipated that the draft strategy will be reported to Council in December 2026 or early 2027.

Completed	On Schedule	On Hold	Behind Schedule	Not Completed	Withdrawn

Warrnambool City Council Annual Action Plan Q1 2026/2027

No.	Action	Officer	Progress	Indicator	Report
1.3.4	Pending the approval of Council, progress the planning scheme amendment to incorporate the Allansford Flood Study into the Warrnambool planning scheme amendment in line with the Allansford Strategic Framework plan.	Coordinator City Strategy	25%		Final flood mapping and reports to undergo community consultation. Reporting to Council of the final mapping pre consultation to occur late 2026 or early 2027.
1.3.5	Progress the planning scheme amendment to incorporate the Bushfield Woodford Strategic Framework Plan into the Warrnambool Planning Scheme.	Coordinator City Strategy	25%		Bushfield-Woodford strategic framework plan has undergone its fifth and final round of community consultation. Submissions currently being assessed and it is anticipated the SFP will be presented to Council for adoption in late 2026 or early 2027. Once the SFP is adopted, implementation of the SFP can progress.
1.3.6	Progress the planning scheme amendment to incorporate the Foreshore Precinct Plan into the scheme.	Coordinator City Strategy	0%		Unable to progress. Advice from DTP is that they don't support implementing the Foreshore framework plan into the planning scheme and that it should be implemented through a Coastal Marine Management Plan (CMMP). Project planning for a CMMP is underway, and whilst it is intended to develop the plan in-house as much as possible, further budget allocation may also be required.
1.3.7	Deliver the review and update of the Open Space Strategy.	Coordinator City Strategy	100%		The Warrnambool Open Space Strategy 2026-2041 was adopted by Council on 1 June 2026.
1.3.8	Implement master plan for former Saleyards precinct.	Coordinator City Strategy	25%		Council was successful in being accepted into the Unlocking Strategic Sites program run by DTP. As part of the program, a range of technical reports are required to be prepared to inform the rezoning and implementation of the master plan. All technical reports have been procured and are underway. Landowner consultation has been undertaken, both face to face and via email as the project progresses. Rezoning request to be submitted to DTP by end of October 2026.

CF Strategy 1.4: Our City will continue to advocate for improvements to planning frameworks for growth area developments including Development Contribution Plans.

No.	Action	Officer	Progress	Indicator	Report
This strategy has been resolved or will be addressed in future years of the Council Plan, as resources permit.					

Completed	On Schedule	On Hold	Behind Schedule	Not Completed	Withdrawn

Warrnambool City Council Annual Action Plan Q1 2026/2027

CF Strategy 1.5: Our City is activated to be attractive to residents and visitors.

No.	Action	Officer	Progress	Indicator	Report
1.5.1	Deliver the Solstice Search Party to the community in June 2027.	Manager Economic Development	25%		Planning is well underway for Solstice Search Party, scheduled to take place on Saturday 19 July 2027. To ensure the event remains fresh and engaging, the team is focused on securing a new headline act, introducing a range of new activations and interactive experiences, and reinstating popular fire elements and projection displays.
1.5.2	Deliver actions from the Holiday Parks Strategic Plan.	Service Manager Flagstaff Hill	10%		The Holiday Park Strategic Plan is due for adoption in November. Key actions for the year include strategic Leasing of Shipwreck Pilot Food and Beverage for this summer; Masterplan Development and developing an operation plan for Key Worker Housing.

CF Strategy 1.6: Our City will be a sought-after destination for visitors.

No.	Action	Officer	Progress	Indicator	Report
1.6.1	Progress actions from the Flagstaff Hill reimagining vision and opportunities plan in line with the Warrnambool Destination Action Plan.	Service Manager Flagstaff Hill	10%		This quarter work on securing a consultant to deliver planning for the Accessibility component is underway. The aim being to have this project "shovel ready" to seek funding and or create WCC Budget Bid. Flagstaff Hill is also implementing more diverse festival and event activities and packages as per Destination Action Plan.

CF Strategy 1.7: Our City encourages workforce attraction and development.

No.	Action	Officer	Progress	Indicator	Report
1.7.1	Support business growth or new business activity through the Better Business Approvals process in line with the Economic Development Strategy and report quarterly on metrics (new business inquiries and activity).	Coordinator Economic Development	25%		Figures are correct at the time of writing. Based off formal "Better Business Approvals" applicants.
1.7.2	Facilitate the Great South Coast Designated Area Migration Agreement and Talent Beyond Boundaries programs and engage and promote Victorian Government skilled migration programs.	Designated Area Migration Agreement Coordinator	25%		Worker endorsement activity remained strong during Q1, with 44 positions endorsed across a range of industries. Consistent with previous trends, Truck drivers continued to be one of the most sought-after occupations, representing 13 endorsed positions, while the hospitality industry remained a key user of the program with 9 positions endorsed. The quarter also saw endorsements for new occupations including a Bar Attendant and a Podiatrist. Note: The current GSC DAMA one year agreement is from the end of March 2026 and 76 positions have been endorsed so far. Transition to a state led DAMA - The State continues to carry out its due diligence and is conducting a business case focussing on

Warrnambool City Council Annual Action Plan Q1 2026/2027

No.	Action	Officer	Progress	Indicator	Report
					occupational needs in the region as well as preferred delivery models. The business case should be completed in October 2026. A request for a two-year extension has been submitted to the Department of Home Affairs to extend the program to March 2029.

CF Strategy 1.8: Our City encourages business growth and development.

No.	Action	Officer	Progress	Indicator	Report
1.8.1	Deliver quarterly business networking functions.	Coordinator Economic Development	25%		There was one networking function delivered in the 2026/27 period which was held on 8 September, the Engaging Gen Z session with Scott Millar at the Lighthouse Theatre, attracted 49 registrations. The next scheduled event is to be held on 19 November at the Warrnambool Golf Club and will be the Mayor's Business Breakfast event expected to attract between 70 - 100 guests.
1.8.2	Support business growth through targeted programs and business support activities in line with the Economic Development Strategy and report on metrics.	Coordinator Economic Development	25%		All figures below are correct at time of reporting. Target: 100. Actual: 26. The workshops held were Unlocking AI for your Business and Reels and a Social Media Workshop. Minimum Business Mentoring days. Target: 6. Actual: 2. Produce It's All Happening Xmas Activities from Black Friday to weekend prior to Xmas. Target: Produce It's All Happening Xmas Activities Actual: Currently in planning phase. Program will kick-off officially on 27 November for Black Friday and continue throughout December.
1.8.3.	Promote Warrnambool and initiate opportunities for investment and attraction.	Coordinator Economic Development	50%		During July and August new editions of Warrnambool Live, Work and Investment documents were distributed to all bricks and mortar Real Estate Firms in addition to being distributed virtually also. Several organisations in Warrnambool continue to include the site link in their online advertisements for job vacancies.
1.8.4	Support the development of a visitor economy business reference group to enact Warrnambool destination action plan priorities.	Service Manager Flagstaff Hill	10%		Work is being completed to identify and target key Industry businesses and people to be part of the group. A GORRT/WCC marketing workshop is planned for October.

Completed	On Schedule	On Hold	Behind Schedule	Not Completed	Withdrawn

Warrnambool City Council Annual Action Plan Q1 2026/2027

CF Strategy 1.9: Our City will create an environment that accelerates delivery of housing across all forms.

No.	Action	Officer	Progress	Indicator	Report
1.9.1	Develop and deliver a housing forum out of Warrnambool in conjunction with industry and neighbouring municipalities.	Manager Economic Development	25%		Warrnambool City Council, Corangamite Shire, Moyne Shire, Glenelg Shire, Southern Grampians Shire, Regional Development Australia Barwon Southwest and Regional Development Australia Melbourne are hosting the Southwest Housing Expo with a focus on Modern Methods of Construction (MMC) at the Lighthouse Theatre in Warrnambool on Monday 9 November 2026. The expo will bring together key decision makers across local and state government, investors, developers, financial institutions, community housing and industry, to explore modern building systems and how they might help address the regions housing shortages.

CF Strategy 1.10: Our City supports learning and recognises the importance of tertiary and vocational learning institutions including Deakin University and the South West TAFE.

No.	Action	Officer	Progress	Indicator	Report
1.10.1	Seek opportunities for the city in the tertiary and vocational sectors including Deakin and South West TAFE.	Manager Economic Development	25%		Manager Economic Development and Events continues to sit on the Southwest Tech School committee. Representatives of South West TAFE have been invited will be present at the Modern Methods of Construction Housing Expo being held in November. In August two delegates from our Sister City in China, Changchun, visited Warrnambool and met with Deakin University staff from the Hycel Hydrogen program. A further meeting with Deakin staff has been held with any initiatives they wish to pursue to be facilitated by Council staff.

CF Strategy 1.11: Our City will support and grow industries that will bring employment and prosperity to the region.

No.	Action	Officer	Progress	Indicator	Report
This strategy has been resolved or will be addressed in future years of the Council Plan, as resources permit.					

Completed	On Schedule	On Hold	Behind Schedule	Not Completed	Withdrawn

Warrnambool City Council Annual Action Plan

Q1 2026/2027

CF Strategy 1.12: Our City celebrates iconic events and attractions that are part of our identity and visitor economy including speedway racing, the May Racing Carnival and our foreshore and beach.

No.	Action	Officer	Progress	Indicator	Report
1.12.1	Build capacity of event organisers through targeted initiatives.	Manager Economic Development	30%		Council has implemented the Pathway to Growth program. The Multicultural Festival was the first group to complete the eight month program which is designed to upskill event organisers. The Warrnambool Multicultural Committee completed a successful 8-month program which included producing a strategic plan. This will be celebrated in the week leading up to this years festival. A review is currently underway with an expression of interest for a second event to participate in the program to be promoted in November. Workshops: The first workshop will be held in November - Event Ready: Marketing, Social and Ticketing for Your Event.
1.12.2	Distribute the annual Festival and Events Fund.	Manager Economic Development	100%		The Festival and Events fund was allocated at the August Council meeting. 28 events were awarded funding from the 2026-27 funding rounds. The events team has met with all groups who received funding to review the acquittal requirements and further develop relationships. This has been well received.
1.12.3	Implement marketing campaigns which draw locals and visitors back to the What's On platform.	Manager Economic Development	25%		Warrnambool was selected to be a regional venue for the Melbourne International Film Festival (MIFF) during September. It proved to be popular with it gaining 2,238 views on the What's On Platform, 1600 more than second highest, smAugustbord (638 views) which was a new promotional campaign that encourages Warrnambool's hospitality operators to put on special food or beverage events in what is a low peak period. There was a record number of events in Warrnambool during the winter period. These included MIFF, Storytelling Festival, smAugustbord, and Embrace the Winter (630 views). Events across other Council venues such as the Library, West Warrnambool Neighbourhood House and Archie Graham ensured our community could readily view what is happening in Warrnambool.

Completed	On Schedule	On Hold	Behind Schedule	Not Completed	Withdrawn

Warrnambool City Council Annual Action Plan Q1 2026/2027

Strategic Pillar 2: CITY INFRASTRUCTURE: Renewal and maintenance of Council's infrastructure while balancing the needs of our growing city through sound asset management.

CI Strategy 2.1: Our City will prioritise maintaining and renewing existing infrastructure.

No.	Action	Officer	Progress	Indicator	Report
This strategy has been resolved or will be addressed in future years of the Council Plan, as resources permit.					

CI Strategy 2.2: Our City will have appropriate open space infrastructure to meet the needs of our growing community.

No.	Action	Officer	Progress	Indicator	Report
2.2.1	Advocate for upgrades to the whale viewing platform beach access.	Manager Assets & Project Planning	25%		Officers continue to monitor grant and funding opportunities.
2.2.2	Work with the Department of Transport and Planning (DTP) to take responsibility for maintenance of bus shelters.	Manager Infrastructure Services	100%		The responsibility to renew, upgrade or install new shelters remains the responsibility of DTP.

CI Strategy 2.3: Our City will plan for and improve the municipal drainage network to cope with the changing environment.

No.	Action	Officer	Progress	Indicator	Report
This strategy has been resolved or will be addressed in future years of the Council Plan, as resources permit.					

CI Strategy 2.4: Our City neighbourhoods will have a well-connected network of footpaths.

No.	Action	Officer	Progress	Indicator	Report
This strategy has been resolved or will be addressed in future years of the Council Plan, as resources permit.					

CI Strategy 2.5: Our City's road network will be maintained to a safe and high-quality standard.

No.	Action	Officer	Progress	Indicator	Report
2.5.1	Advocate to the Department of Transport and Planning for improve road safety along Princes Highway at Allansford intersections, including advocating for a speed limit reduction along the Princes Hwy between Grauers Road and the speedway.	Manager Assets & Project Planning	30%		A speed limit reduction has been implemented on the Princes Highway between Great Ocean Road and the Speedway improving safety at Grauers Road and Garaboldi Lane interstections with the Hwy. The Draft Allansford Transport and Access Strategy has undergone community consultation with feedback to inform some improvements to the Strategy before it is brought back to Council in Q2. And, communication with the Department of Transport and Planning continues in relation to potential future improvement along the highway at Allansford for the safety of road users.

Completed	On Schedule	On Hold	Behind Schedule	Not Completed	Withdrawn	P8

Warrnambool City Council Annual Action Plan Q1 2026/2027

CI Strategy 2.6: Our City will pursue efficiencies in maintaining and renewing Council buildings by improving heating and cooling systems and through energy-efficient lighting.

No.	Action	Officer	Progress	Indicator	Report
2.6.1	Progress with the accessibility upgrades to the Civic Centre including accessible amenities and incorporate energy-efficient improvements to the facility into the project.	Manager Assets & Project Planning	10%		A detailed design has been completed for accessible toilets and amenities on the ground floor of the Civic Centre. Project scoping and documentation will commence in Q2 to progress with the construction phase of the project.

CI Strategy 2.7: Our City values and implements sound Strategy Asset Management with consideration to assets and the retirement and consolidation of assets.

No.	Action	Officer	Progress	Indicator	Report
2.7.1	Establish a service or functional hierarchy for buildings and use to inform service levels and prioritisation of lifecycle decision making.	Manager Assets & Project Planning	0%		Not yet commenced. Scheduled to commence in 2027.
2.7.2	Redevelop the Botanic Gardens workers cottage into a short stay rental that adds vibrancy to the city's tourism market.	Manager Governance	0%		Unbudgeted. To be further explored along with other options and reconsidered as part of the next budget process.

CI Strategy 2.8: Our City will continue to improve pedestrian, cycling and vehicle movement.

No.	Action	Officer	Progress	Indicator	Report
2.8.1	Implement East Warrnambool Local Area Traffic Management Plan through pursuing external funding to deliver key projects detailed in the Plan.	Manager Assets & Project Planning	25%		Applications through the Safe Local Roads and Streets Program for pedestrian crossings and traffic calming treatments have been submitted, as has an application for Blackspot Funding to support delivery of safety improvements to the Nicholson/Bostock/Flaxman Street intersections.
2.8.2	Review and update the Principal Pedestrian Network plan to inform prioritisation of future improvements to the network.	Manager Assets & Project Planning	0%		Not yet commenced. Scheduled to commence early 2027.
2.8.3	Advocate to the Department of Transport and Planning for improved traffic conditions and road and pedestrian safety on arterial roads across the municipality including Mortlake Road, Hopkins and Princes Highways.	Manager Infrastructure Services	25%		Council passed resolution in support of Connecting Warrnambool with focus on Hopkins Highway and Princes Highway to Allansford. Safe pedestrian access at Bushfield and Allansford has been highlighted in Monthly meetings with DTP Officers

Completed	On Schedule	On Hold	Behind Schedule	Not Completed	Withdrawn

Warrnambool City Council Annual Action Plan Q1 2026/2027

CI Strategy 2.9: Our City will focus on playspaces as a key feature of local neighbourhoods.

No.	Action	Officer	Progress	Indicator	Report
2.9.1	Seek out and pursue funding opportunities for the replacement of second Lake Pertobe playspace.	Manager Assets & Project Planning	5%		A review of the Lake Pertobe Masterplan is proposed. Any review and revision of the plan may support funding applications for the playspace at Lake Pertobe. Meanwhile, staff continue to look for potential funding opportunities.

CI Strategy 2.10: Our City's public spaces will be maintained to a high standard.

No.	Action	Officer	Progress	Indicator	Report

This strategy has been resolved or will be addressed in future years of the Council Plan, as resources permit.

CI Strategy 2.11: Our City will advocate for renewal and upgrade of arterial roads and for improved rail services.

No.	Action	Officer	Progress	Indicator	Report
2.11.1	Advocate for the lengthening of platforms at railway stations between Warrnambool and Waurn Ponds to allow for increased passenger capacity on train services on the Warrnambool line.	Manager Assets & Project Planning	10%		Work continues on the SWVA Regional Transport Strategy with the draft documents to be submitted to the SWVA Board in late October. The Strategy will provide a strong backing for both Warrnambool specific as well as regional advocacy in relation to upgrades to service on the Warrnambool train line.
2.11.2	Utilise the South West Victoria Alliance Regional Transport Strategy for advocacy with different levels of government in seeking improvements to regional roads and transport infrastructure.	Manager Infrastructure Services	25%		Regional Transport Strategy has been presented to the alliance CEOs. Will be presented to the Alliance Mayors for endorsement on 30 October.

CI Strategy 2.12: Our City will ensure the regional airport continues to operate as a base for emergency air transport and as a destination for business and recreational aircraft.

No.	Action	Officer	Progress	Indicator	Report
5.6.2	Develop summary documentation for policymakers to be used in advocacy efforts seeking to deliver the Southwest Victoria Air Services Strategy.	Manager Infrastructure Services	25%		Business and demand case works underway with neighbouring Councils.

Completed	On Schedule	On Hold	Behind Schedule	Not Completed	Withdrawn

Warrnambool City Council Annual Action Plan Q1 2026/2027

Strategic Pillar 3: CITY SUSTAINABILITY: Caring for our natural environment by promoting energy efficiency, best practice circular economy and embracing new technology.

CS Strategy 3.1: Our City will pursue efficiencies in our waste management system.

No.	Action	Officer	Progress	Indicator	Report
3.1.1	Review and update the Warrnambool Waste Strategy 2021-2025.	Service Manager Warrnambool Stadium	15%		Data collection underway. Revised strategy to be informed by outcomes with new kerbside collection and processing contract tendering.

CS Strategy 3.2: Our City will use water wisely

No.	Action	Officer	Progress	Indicator	Report
3.2.1	Expand the use of water monitoring to at least 10 additional Council sites.	Service Manager Warrnambool Stadium	30%		Through the Wannon Water 'Water Smart' program planning has started to instal 10 monitoring devices on water meters and aligning them to Council's current water monitoring system.

CS Strategy 3.3: Our City is committed to reducing its carbon footprint.

No.	Action	Officer	Progress	Indicator	Report
3.3.1	Implement energy saving initiatives across Council buildings and facilities including the installation of solar at Archie Graham Community Centre and the ARC Stadium.	Service Manager Warrnambool Stadium	10%		Investigation into solar and battery installation at Archie Graham Community Centre, the ARC Stadium and the Municipal Depot has occurred and design of each system has started.
3.3.2	Prioritise electric and low emission vehicles as replacement pool vehicles.	Manager Infrastructure Services	50%		PHEV and Electric vehicles have been added to the fleet. They will continue to be evaluated for price and performance and additional vehicles will be added this financial year.
3.3.3	Explore innovative technology alternatives to existing plant and machinery; and add a robotic mower to the current fleet.	Manager Infrastructure Services	100%		Two robotic mowers and one robotic linemarker have been added to the fleet and are performing well.

CS Strategy 3.4: Our City will monitor and manage pest animals and plants on land owned and/or managed by Council.

No.	Action	Officer	Progress	Indicator	Report
3.4.1	Implement the fox and rabbit control programs with the aim of reducing pest animal numbers which will be monitored through data collection to determine control program effectiveness.	Service Manager Warrnambool Stadium	25%		Fox and rabbit control programs are both underway for 2026/27. Annual review of WCC Rabbit Action Plan to be completed October 2026.

Completed	On Schedule	On Hold	Behind Schedule	Not Completed	Withdrawn

Warrnambool City Council Annual Action Plan Q1 2026/2027

CS Strategy 3.5: Our City will advocate for accessible and sustainable public transport.

No.	Action	Officer	Progress	Indicator	Report
3.5.1	Advocate to the State Government for a review of public transport services in Warrnambool to improve access and frequency.	Chief Executive	30%		6 carriage trains introduced. Bus services review request made to the Minister Public Transport.

CS Strategy 3.6: Our City will collaborate with other agencies to achieve positive environmental outcomes.

No.	Action	Officer	Progress	Indicator	Report
3.6.1	Implement the Green Warrnambool Speaker Series in partnership with the Warrnambool Library & Learning Centre.	Service Manager Warrnambool Stadium	20%		A session on Home Energy Efficiency was conducted in September. Discussions with library staff are ongoing with several future events in planning.

CS Strategy 3.7: Our City will take measures to limit the impact of climate change.

No.	Action	Officer	Progress	Indicator	Report
3.7.1	Undertake a review of the Green Warrnambool plan and develop new targets under the plan to be achieved on or before 2035.	Service Manager Warrnambool Stadium	20%		Engagement with internal staff around review of Green Warrnambool plan has been completed. Staff provided feedback on possible future initiatives, partnerships and funding opportunities.

CS Strategy 3.8: Our City will implement biodiversity improvement and revegetation outcomes.

No.	Action	Officer	Progress	Indicator	Report
3.8.1	Collaborate with partner agency and community groups to implement revegetation projects.	Service Manager Warrnambool Stadium	65%		The 2026 Revegetation Program has been successfully delivered with the assistance of Warrnambool Coastcare Landcare Network, Warrnambool Community Garden volunteers, primary and secondary school groups, South West TAFE, the Green Futures Now team and volunteers, Nature Glenelg Trust , broader community and Council staff. Approximately 8,750 plants (incl. 605 canopy trees) have been established this year, with approximately 670 participants undertaking a variety of engagement and education activities (design, biodiversity and planting projects). Planting locations include Bradely Street Reserve, Crawley Street, Albert Park, The Flume and Victoria Park.

Warrnambool City Council Annual Action Plan Q1 2026/2027

CS Strategy 3.9: Our City's animal shelter will be a place of refuge for lost, surrendered and abandoned animals.

No.	Action	Officer	Progress	Indicator	Report
3.9.1	Increase awareness of the Animal Shelter adoption services and improve animal welfare through the creation and delivery of a Community Education and Communications Program.	Service Manager Warrnambool Stadium	25%		Media and social media material to be developed in Sep/Oct 2026. Public campaign to commence towards mid to late October to coincide with busy Spring season.

CS Strategy 3.10: Our City will advocate for support to manage our coastal areas effectively.

No.	Action	Officer	Progress	Indicator	Report
3.10.1	Develop the Warrnambool Coastal Resilience Plan and implement the Wild Coast Landscape Master Plan.	Service Manager Warrnambool Stadium	35%		The Warrnambool Coastal Resilience Plan progressed with the drafting of stage five and addition of 1.2m SLR data. Consultation with internal reference group has occurred with external consultation planned for early December. The CHMP for the Wild Coast Landscape Master Plan works has been approved. Confirming MACA Consent, designing of signs, fencing contractor and partnering with TO groups for onsite projects is underway.

Completed | On Schedule | On Hold | Behind Schedule | Not Completed | Withdrawn

Warrnambool City Council Annual Action Plan Q1 2026/2027

Strategic Pillar 4: CITY WELLBEING: Working to enable everyone at every stage of life to participate in welcoming and inclusive environments which foster learning connection health and wellbeing.

CW Strategy 4.1: Our liveable City promotes access to housing, places and activity for all.

No.	Action	Officer	Progress	Indicator	Report
4.1.1	Establish partnership and formal agreement for the delivery of the Harrington Road Key Worker Project.	Director Wellbeing & Economy	0%		At end of Q1, Government funding programs for enabling infrastructure are yet to be announced.
4.1.2	Review lease and licencing agreements with sporting clubs to increase opportunities to share meeting rooms in pavilions.	Manager Recreation & Culture	20%		Internal working group has formed and a project brief has been drafted.

CW Strategy 4.2: Our City encourages opportunities for innovation and creativity, increasing community connectedness.

No.	Action	Officer	Progress	Indicator	Report
4.2.1	Undertake a review of existing meeting spaces to improve utilisation.	Manager Recreation & Culture	25%		Review has commenced with Lane Pavilion, Jetty Flat and former East Warrnambool Football Club space and utilisation reviewed.
4.2.2	Document and assess Public Art in Warrnambool to inform maintenance and renewal.	Cultural Development Coordinator	50%		The WCC Public Art Registry is in draft form. A corresponding filing system to record annual condition reports is complete, and a matching Masterlist enables quick reference for status on each artwork.
4.2.3	Develop methodologies to capture data to better quantify and understand the Creative community in Warrnambool.	Cultural Development Coordinator	20%		Work has been undertaken to establish baseline data gathering that matches other LGAs and State data. We are working with RAV, Culture Counts and neighbouring LGAs.

CW Strategy 4.3: Our active City provides recreational opportunities for people of all ages and abilities.

No.	Action	Officer	Progress	Indicator	Report
4.3.1	Implement 90% of identified opportunities for programming and marketing at AquaZone.	Aquazone Service Manager	25%		AquaZone provides programming for community members of all ages from 6 moths to 80+. With 211 weekly classes offering services to individuals ages 6 months to 50 years. 54 weekly Group Fitness classes utilized by individuals 16-80 years+, and Gym programs available to 13 years +.
4.3.2	Deliver Davidson Oval lighting upgrade if successful with State Government funding.	Service Manager Recreation	20%		Awaiting announcement of State Government funding submission, due early-mid October 2026.

Completed	On Schedule	On Hold	Behind Schedule	Not Completed	Withdrawn

Warrnambool City Council Annual Action Plan Q1 2026/2027

No.	Action	Officer	Progress	Indicator	Report
4.3.3	Implement annual reporting to capture KPIs as outlined in the AquaZone Redevelopment Business Case including measuring avoidance of significant disruption to programming, attendance at events with a social focus, average spend at Aquazone outside structured activities, participation in events including total visitors from outside the region and the annual number of viable programs.	Aquazone Service Manager	25%		AquaZone has had 0 events that have caused disruption to services in the 1st quarter. AquaZone has hosted 3 member breakfasts with a total of 76 attendees, offers 211 LTS classes and 54 group fitness sessions weekly. In addition, AquaZone has delivered 90 hours of school lessons. There is a total of 507 combined memberships/LTS enrolments with postcodes outside of Warrnambool.
4.3.4	Implement the "Get Moving Any Way You Can" campaign to activate sporting and open spaces for informal and social recreation.	Service Manager Recreation	15%		Implementation commenced with pilot Light the Night project at Brierly Recreation Reserve over June-July. Currently working on establishing a working group (both internal and external stakeholders) and South West Sport to plan 2027 Light the Night.

CW Strategy 4.4: Our inclusive and diverse City is welcoming to all.

No.	Action	Officer	Progress	Indicator	Report
4.4.1	Identify and remove access barriers for parents, carers and children within the LGBTIQA+ community to help improve their health and wellbeing outcomes within Council services.	Manager Children's & Family Services	5%		Initial Training has been booked in for staff in preparation for how to implement the tool kit to support implementation of the Rainbow Ready Roadmap, which will assist in identifying settings for inclusion and areas for improvement to support LGBTIQA+ families.
4.4.2	Develop and implement a monitoring and evaluation framework for the Healthy Warrnambool Plan 2025-2029.	Community Planning & Health Promotion Officer	50%		A draft monitoring evaluation framework for the Healthy Warrnambool Plan (HWP) 2025-2029 has been developed via an external consultancy. The next phase of this project involves implementing the framework which includes developing an Indicator/Measure table and a Project Register that accompanies the pulse reporting for the HWP Annual Action Plan. This phase of the project is underway and will be completed by 30 June 2027.
4.4.3	Develop cultural awareness and safety training in partnership with Eastern Maar Aboriginal Corporation and Gunditjmara for delivery to Council staff and Councillors.	Service Manager Community Care	25%		Training was developed for and implemented with Council's Senior Leadership Team.

Completed	On Schedule	On Hold	Behind Schedule	Not Completed	Withdrawn

Warrnambool City Council Annual Action Plan Q1 2026/2027

CW Strategy 4.5: Our City provides learning pathways and opportunities for education and development.

No.	Action	Officer	Progress	Indicator	Report
4.5.1	Implement the Moyne-Warrnambool Youth Strategy year 2 specifically to Engage stakeholders to understand future workforce needs and advocate for local job opportunities.	Service Manager Healthy Engaged Communities	25%		Neil Porter Legacy were engaged to deliver a program connecting young entrepreneurs in schools with community partners, this was originally planned to be delivered in September but has been postponed until Term 1 of next year (2027). Social Innovators continues to connect young people with great idea with community partners. Planning is underway with Crazy Ideas College to deliver a pilot program with Brauer - Your Dreams Matter, building connections between businesses and community partners and students, thinking about career pathways. Band Camp and Artolescence are both creative programs that promote career pathways for artists and musicians.
4.5.2	Implement new kindergarten enrolment software.	Service Manager Early Years Learning & Development	50%		Enrol Now software is being rolled out to all families attending kindergarten in 2027 with parents now required to complete the child enrolment details for 2027.
4.5.3	Complete Matron Swinton playground upgrade.	Manager Assets & Project Planning	75%		Playspace construction well underway. Anticipated completion in late October.
4.5.4	Strengthening and embedding gender equality through delivery of the new Baby Makes 3 framework and achieving increases in number of participants.	Service Manager Early Years Intervention & Support	10%		Planning for the delivery of the program is in progress.
4.5.5	Initiate first stages of Library and Learning Cultural Interpretative project in collaboration with and once approved by Eastern Maar Aboriginal Corporation.	Service Manager Community Care	0%		The project has engaged stakeholder representatives to form a project steering group. The project remains a priority for implementation.
4.5.6	Adopt the Warrnambool Library and Learning Centre Strategy.	Service Manager Community Care	0%		The Strategy will commence for development in 2027.

Completed	On Schedule	On Hold	Behind Schedule	Not Completed	Withdrawn

Warrnambool City Council Annual Action Plan

Q1 2026/2027

CW Strategy 4.6: Our nurturing city supports growth and development through high quality service delivery.

No.	Action	Officer	Progress	Indicator	Report
4.6.1	Continue to review and implement changes within the Early Years Quality and Compliance in response to early years and family and children services reforms.	Manager Children's & Family Services	10%		Completion of the Australin Governments Foundation Child Safe Training has occurred for all early years staff. Advanced Training has commenced and being rolled out across the early years team for completion via the Australian Governments Geccko training portal.
4.6.2	Deliver the INFANT program to families with infants aged 4 - 12 months within the City of Warrnambool.	Service Manager Early Years Intervention & Support	10%		Planning for the delivery of the program is in progress.
4.6.3	Develop a QR code initiative that provides access to an up-to-date digital register of Breastfeeding Friendly Places across the municipality.	Service Manager Early Years Intervention & Support	95%		Task completed. Ready for printing and distribution.
4.6.4	Design innovative pre-prep model for children attending four year old kindergarten in 2028 that retains the unique needs of the Warrnambool community.	Service Manager Early Years Learning & Development	25%		The kindergarten working group has been meeting regularly to plan and design a model that is suitable for children, families and staff at the services which meets all regulation requirements.
4.6.5	Implement Client Management System for Aged Care service management.	Service Manager Community Care	40%		The tender process has commenced for this, currently open on eProcure (closed 27 September 2026). We have engaged consultants to assist with the selection.
4.6.6	Implement and embed the Support at Home Program within Community Care service.	Service Manager Community Care	20%		Procurement of a suitable IT system to support Council's community care service is underway with tenders received and under evaluation. The Federal Government has announced an extension to the Commonwealth Home Support Program (CHSP) this means that Council is reassessing its services and the transition to support at home.

Completed	On Schedule	On Hold	Behind Schedule	Not Completed	Withdrawn

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Warrnambool City Council Annual Action Plan

Q1 2026/2027

Strategic Pillar 5: CITY LEADERSHIP: We will advocate for our community, operate efficiently, maintain sound governance, care for our team, and embrace a rapidly changing technological landscape.

CL Strategy 5.1: Our City pursues technology and innovation for community benefit.

No.	Action	Officer	Progress	Indicator	Report
5.1.1	Activate the Shared Services arrangement for an improved digital future.	Director Corporate Strategies	40%		Foundation work continues to work through possible models of a shared service arrangement with critical issues of Industrial relations and financial sustainability being worked through with member Councils of the joint venture.
5.1.2	Maximise Coastal Connect outcomes by removal of legacy systems.	Manager Information Services	25%		Coastal Connect is still in the process of go live. GIS has moved to TechOne and Pozi has been retired.
5.1.3	Implement Phase 1 of the Coastal Connect Enterprise Resource Platform by 1 July 2026 and ensure month of hyper-care implemented to August 2026.	Executive Manager IT Strategy & Transformation Shared Services	100%		Coastal Connect at WCC was successful with its July 1 Go Live of the seven modules scheduled. The KPMG and T1 Hypercare periods were carried out with no critical errors reported, and so none were carried forward post hypercare.
5.1.4	Commence Phase 2 of the Coastal Connect Enterprise Resource Platform data migration and implemtation by June 2027.	Executive Manager IT Strategy & Transformation Shared Services	20%		Phase 2 of Coastal Connect ERP is currently on schedule and within its Data Migration period. All three Councils including WCC are reviewing test data (September 2026) with User Acceptance Testing on track for November 2026.
5.1.5	Trial Sharepoint with the Family and Children's Services branch for more efficient and user-friendly records management.	Manager Information Services	25%		SharePoint Pilot underway with Family and Childrens Services using it. TechOne integration still to be turned on, but has been tested.
5.1.6	Progress the actions from the Great South Coast Regional Digital Strategy.	Manager Information Services	10%		Need to review actions.
5.1.7	Catalogue, assess, and digitise or destroy, as appropriate, all historic records stored at Council depot.	Records Coordinator	20%		Records have identified approximately 678 of 4,000 depot storage boxes for destruction by January 2027, in addition to 400 building records boxes scheduled for disposal. This ongoing project involves reviewing records against archival registers and updated Retention and Disposal Authorities, which have reduced retention requirements for many record types, including historical hard copy contracts previously considered permanent. Based on the progress made to date, it is now realistic that sufficient records could be disposed of over the coming years to eliminate the need for depot storage, provided the project remains on track.

Completed	On Schedule	On Hold	Behind Schedule	Not Completed	Withdrawn

Warrnambool City Council Annual Action Plan Q1 2026/2027

No.	Action	Officer	Progress	Indicator	Report
5.1.8	Improve ease of records keeping for our staff by implementing Microsoft SharePoint integrated with our corporate records system.	Records Coordinator	30%		IT and Records have implemented a SharePoint/Teams solution within the CFS department that automatically registers documents into the ECM. This platform will be progressively rolled out across the organisation, beginning with areas that do not have a TechnologyOne module.

CL Strategy 5.2: Our City will use Artificial Intelligence (AI) software to gain operational efficiencies.

No.	Action	Officer	Progress	Indicator	Report
5.2.1	Introduce preliminary utilisation of artificial intelligence technologies into corporate systems.	Manager Information Services	25%		Infringement Review app is now operational.

CL Strategy 5.3: Our City is a leader in the South West region.

No.	Action	Officer	Progress	Indicator	Report
5.3.1	Provide a South West leadership role by being Lead Member of the South West Council ICT Alliance (SWCICTA).	Director Corporate Strategies	30%		Warrnambool continues to act as lead agency for the key information technology transformation Project with stage two underway and Stage 1 having gone live in July with key elements being continuing to be bedded down.

CL Strategy 5.4: Our City manages financial resources sustainably.

No.	Action	Officer	Progress	Indicator	Report
5.4.1	Maintain a comprehensive 10-year Long-Term Financial Plan.	Manager Financial Services	20%		As part of the 2028 budget planning process, LTFP assumptions have been reviewed to assess long-term trends and their potential financial implications. The Long Term Financial Plan 2026-2035 (LTFP) has been formally adopted by Council. Work will continue to enhance the LTFP model and implement recommendations from the recent internal audit. Ongoing engagement with programs continues to ensure financial information is embedded within key strategic documents, alongside the development of a consistent framework to support this approach.
5.4.2	Undertake an annual four-year budget process in consultation with our community.	Manager Financial Services	15%		Planning for the 2028 Budget has commenced, including EMT consultation on priorities, budget principles and objectives. A budget timeline has been developed to support effective planning and ensure compliance with legislative requirements. The 2028 Budget timeline incorporates community consultation, providing opportunities for community input on budget priorities.

Completed	On Schedule	On Hold	Behind Schedule	Not Completed	Withdrawn	P19

Warrnambool City Council Annual Action Plan Q1 2026/2027

No.	Action	Officer	Progress	Indicator	Report
5.4.3	Commence structured planning and engagement for the negotiation of a new Enterprise Agreement, including exploration of a multi-council single Enterprise Agreement model.	Manager Organisation Development	25%		Initial meetings held with 2 other Southwest Councils in order to discuss a position on multi-council bargaining.
5.4.4	Undertake a review of a minimum of two service units to ensure appropriate quality and cost standards are being applied.	Director Corporate Strategies	20%		A draft expression of interest has been prepared and is to be reviewed by the Executive Management Team which will call for a bench marking service provision exercise that will identify the most suitable business units to have further work done around service reviews. To date service reviews have been undertaken in the Aged Care Services, Library services and Works depot. IT and Records teams are working through shared service proposals with our neighboring Joint Venture Councils on both a shared service and fee for service models.

CL Strategy 5.5: Our City promotes organisational culture and performance.

No.	Action	Officer	Progress	Indicator	Report
5.5.1	Enhance workforce engagement and alignment through structured development, performance, and leadership programs.	Manager Organisation Development	50%		Structured training processes are now imbedded through the Learning & Development team. Middle Management Leadership Program continues with next session scheduled for October 2026. Support for individual leadership programs in place.
5.5.2	Translate organisational survey results into actionable improvement plans at directorate and manager level.	Manager Organisation Development	95%		Action Plan for the Organisation will be launched at the October Deakin Middle Managers Leadership Day. EMT have determined that lower-level plans will not be required.
5.5.3	Deliver the 2026/2027 actions identified in the Warrnambool City Council Gender Equality and Access Plan 2026-2030.	Executive Manager IT Strategy & Transformation Shared Services	10%		The 2026-2030 Plan has been provided to the Commission. Once it has been accepted due now (October 2026) WCC will commence with implementation.
5.5.4	Maintain a contemporary Safety Measurement System and reporting process by ensuring high-quality OHS data, timely reporting, and regular system review and improvement.	Manager Organisation Development	100%		Councils Safety Management System is in place with regular reporting through to various committees.

Completed | On Schedule | On Hold | Behind Schedule | Not Completed | Withdrawn

Warrnambool City Council Annual Action Plan Q1 2026/2027

CL Strategy 5.6: Our City will advocate strongly for our community and our region.

No.	Action	Officer	Progress	Indicator	Report
5.6.1	Advocate for funding to deliver the Brierly Recreation and Wellbeing Hub.	Director Wellbeing & Economy	25%		Advocacy continues with meetings with local members, ministers and shadow ministers at Victorian Parliament occurring through August and September. In the lead up to the Victorian election Council has also been meeting with candidates to advocate for funding.
5.6.2	Develop summary documentation for policymakers to be used in advocacy efforts seeking to deliver the Southwest Victoria Air Services Strategy.	Manager Infrastructure Services	25%		Business and demand case works underway with neighbouring Councils.
5.6.3	Advocate on behalf of the Warrnambool Surf Life Saving Club for a new club building.	Chief Executive	70%		Election commitment made by Coalition for funding.
5.6.4	Advocate for majority funding for the redevelopment of AquaZone.	Director Wellbeing & Economy	25%		Advocacy continues with meetings with local members, ministers and shadow ministers at Victorian Parliament occurring through August and September. In the lead up to the Victorian election Council has also been meeting with candidates to advocate for funding.

CL Strategy 5.7: Our City is committed to sound governance, transparent decision-making and operating with integrity.

No.	Action	Officer	Progress	Indicator	Report
5.7.1	Establish a Council-wide data governance function and committee by April 2027 to address actions contained with the Victorian Protective Data Security Framework.	Executive Manager IT Strategy & Transformation Shared Services	0%		Not yet commenced.
5.7.2	Maintain the key performance indicators relating to Governance in Council's annual performance statements.	Manager Financial Services	25%		The key financial indicators are reviewed and included in the quarterly financial report.
5.7.3	Ensure Councillors undertake training in line with the mandatory requirements of the Local Government Act 2020 and associated regulations.	Manager Governance	75%		Majority of training required under the regulations has been delivered. The balance is scheduled to occur prior to the completion of the calendar year.
5.7.4	Reduce the number of tenants occupying Council facilities without formal agreements by a total of six, in accordance with Council's Leases and Licences Policy.	Property Officer	15%		Tenants without formal or contemporary agreements catalogued and initial discussions held with four groups to date.

Completed	On Schedule	On Hold	Behind Schedule	Not Completed	Withdrawn

Warrnambool City Council Annual Action Plan

Q1 2026/2027

CL Strategy 5.8: Our City will foster an informed community, enhance the customer experience and engage with the community to help inform key decisions, plans and policies.

No.	Action	Officer	Progress	Indicator	Report
5.8.1	Consult with the community on major projects and programs that will have significant impacts on the community.	Manager Engagement & Communications	25%		The monthly Have Your Say sessions at the Warrnambool Library were held on 8 July, 12 August and 9 September. Projects covered at the sessions included Merri Street improvements, Davidson Oval lighting, the Warrnambool business survey, the Bushfield-Woodford Strategic Framework Plan and the Draft Allansford Transport and Access Plan. Council has made use of a new tool, Social Point, in three consultations. The mapping tool has added a new means through which the community can provide feedback. It is particularly effective for "spatial engagement" on planning and infrastructure projects and when used at an early project stage takes closer to the "involve" point along the community engagement spectrum. Your Say Warrnambool engagements: • Warrnambool Futures Land Use Strategy (SP) - 44 surveys/33 Social Point map comments/27 submissions/41 made comment at the drop-in sessions and another 120 lodged their preferences at the voting pod. • Open Space Contributions Policy - 2 submissions. • Merri Street Improvements (SP) - 48 surveys/123 Social Point map comments/2 written submissions. • Davidson Oval Lighting Upgrade - 171 surveys/15 people expressed interest in joining a working group. • Warrnambool Business Survey - 200 surveys. • Draft Bushfield - Woodford Strategic Framework Plan - 9 surveys/4 provided comment at the library drop-in session/11 written submissions. • Draft Allansford Transport and Access Plan - 75 surveys/2 written submissions/22 people provide comment at the Allansford pop up session.

Completed | On Schedule | On Hold | Behind Schedule | Not Completed | Withdrawn

Warrnambool City Council Annual Action Plan Q1 2026/2027

CL Strategy 5.9: Our City considers strategic risk in its decision making and is committed to providing safe environments where people can thrive.

No.	Action	Officer	Progress	Indicator	Report
5.9.1	Deliver 2026-27 Internal Audit program.	Manager Financial Services	25%		Internal audits have been completed in accordance with the Annual Audit Plan. During Quarter 1, the Animal Shelter Audit was finalised, and the Payroll Audit commenced. The prior-period review has been finalised with the Auditors, following consultation with the relevant program areas.
5.9.2	Implement and embed Child Safety Standards across all Council operations, ensuring documented processes, trained staff, and evidence-based compliance.	Manager Organisation Development	70%		Child Safety Standards are in place with applicable training delivered. The Working with Children Check Policy has been formalised and approved by EMT on 6 October 2026.
5.9.3	Promote a Psychologically Safe and Inclusive Workplace by implementing priority actions arising from staff wellbeing and culture survey findings.	Manager Organisation Development	30%		The Engagement and Alignment Survey Action Plan will be launched by the CEO at the Deakin Leadership Day for middle managers in October 2026.

CL Strategy 5.10: Our City will review the community vision, Warrnambool 2040.

No.	Action	Officer	Progress	Indicator	Report
This strategy has been resolved or will be addressed in future years of the Council Plan, as resources permit.					

CL Strategy 5.11: Our City will advocate for important needs including an upgrade of the aquatic centre, a community hub at Brierly Recreation Reserve, a new art gallery and affordable housing.

No.	Action	Officer	Progress	Indicator	Report
5.11.1	Prepare advocacy materials on the issues and project priorities endorsed by Council.	Manager Engagement & Communications	25%		Council has continued to update advocacy materials detailing priority projects. A number of videos have also been produced and posted to social media which promote advocacy priorities. Council has also supported advocacy initiatives of the South-West Alliance and Regional Cities Victoria. Recently, political pledges have been made for the funding of a new surf life saving building, for the repair of roads and for a guaranteed share of state government infrastructure expenditure to be invested in regional Victoria.

Completed | On Schedule | On Hold | Behind Schedule | Not Completed | Withdrawn

Informal Meeting of Council Record

Name of committee or group (if applicable):	Informal Meeting of Council (Councillor Briefing)
Date of meeting:	12 October 2026
Time meeting commenced:	4.15pm
Councillors in attendance:	Cr. B. Blain, Mayor Cr D. Arnott Cr B. Edis Cr. V. Jellie AM Cr. M. Walsh Cr. R. Ziegeler
Council officers in attendance:	Andrew Mason, Chief Executive Officer Luke Coughlan, Director Sustainability & Development Peter Utri, Director Corporate Strategies Tina McLeod, Manager Children's & Family Services James Plozza, Manager Governance Wendy Clark, Executive Assistant Julie McLean, Manager City Growth – 4.27pm – 4.29pm Julie Anderson, Manager Assets & Project Planning - 4.31pm – 4.52pm
Other persons present:	Nil.
Apologies	Cr W. Benter
Matters considered:	• Revocation of the Occupancy of Sport and Recreation Facilities Policy. • Amended Hopkins Heights Development Plan. • Breakwater Domes Maintenance. • Eastern Maar Aboriginal Corporation Meeting Minutes Q3. • Warrnambool Lawn Tennis Club Lease.
Council and officer items raised	• History House. • Friendly Societies Reserve election commitment funding. • Davidson oval lighting State Government funding. • Manager Economic Development & Events participating in China Australia Program. • Warrnambool College pool closure. • Flagstaff Hill live history 2 day event. • Local Area Traffic Management Plan for east of Mortlake Road between Whites Road and Moore Street. • Foreshore Framework Plan. • Commencement of Aquazone works and centre shutdown. • Acknowledgement of the mowing works at Dennington bridge. • School crossings funding. • Carmichael Road wetlands rubbish. • Bayne Street/Harrington Road traffic calming. • Hopkins Road and Marfell Road sight lines to be investigated.
Councillor Conflicts of Interest Disclosures Nil.	
Meeting close time:	5.11pm
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:	19 October 2026
Time meeting commenced:	4.15pm
Councillors in attendance:	Cr. B. Blain, Mayor Cr. W. Benter Cr B. Edis Cr. V. Jellie AM Cr. M. Walsh - Virtual Cr. R. Ziegeler
Council officers in attendance:	Andrew Mason, Chief Executive Officer Luke Coughlan, Director Sustainability & Development Peter Utri, Director Corporate Strategies Brooke Love, Director Wellbeing & Economy James Plozza, Manager Governance Wendy Clark, Executive Assistant Rod Sanderson, Acting Manager Environment - 2.30pm – 3.08pm Will Sloan, Circular Economy Officer - 2.30pm – 3.08pm Mark Waters, Coordinator Strategic Assets Management - 3.04pm – 3.14pm Julie McLean, Manager City Growth – 3.30pm – 3.46pm Peter Reid, Strategic Planner - 3.30pm – 3.46pm Ann Van Zyl, Manager Financial Service – 3.44pm – 4.43pm Nick Higgins, Manager Communications – 4.45pm – 4.49pm Paul Thompson, Manager City Activation - 4.49pm – 4.57pm
Other persons present:	Alister McCosh, Deakin University, Director Warrnambool Campus and Regional Partnerships – 2.00pm – 2.30pm
Apologies	Cr D. Arnott
Matters considered:	• Kerbside Collection and Processing Tender Evaluation. • Open Space Asset Management Plan. • Pavilion access. • East of Aberline Approval and Gazettal. • Budget 2027/28 planning. • Social Media Action Plan.
Council and officer items raised	• Regional Cities Victoria meeting held in Warrnambool. • Deep cleaning of public amenities. • Parking at breakwater being monitored. • Treatment of boat ramps for slipperiness. • Layout of key worker cabins at Shipwreck Bay caravan park. • Art Gallery closure for installation of Summer exhibition. • Library closure on 27 October for SWTAFE building works. • Melbourne to Warrnambool Cycling Festival new event organisers. • Wannon Water Board meeting. • Warrnambool Senior Citizens of the Year winners. • School crossings and removal of supervisor funding. • Warrnambool Umpires Association rooms.
Councillor Conflicts of Interest Disclosures Nil.	

Meeting close time:	5.02pm
Record completed by:	Wendy Clark, Executive Assistant

Informal Meeting of Council Record

Name of committee or group (if applicable):	Informal Meeting of Council (Councillor Briefing)
Date of meeting:	26 October 2026
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 - Virtual Cr. R. Ziegeler
Council officers in attendance:	Andrew Mason, Chief Executive Officer Luke Coughlan, Director Sustainability & Development Brooke Love, Director Wellbeing & Economy James Plozza, Manager Governance Nick Higgins, Manager Engagement & Communication Wendy Clark, Executive Assistant Maree Wyse, Service Manager, Health Engaged Communities – 2.00pm-2.25pm Peter Russell, Manager Community Strengthening - 2.00pm – 2.25pm Julie McLean, Manager City Growth – 2.27pm – 2.41pm Thomas Hall, Coordinator Project Management - 2.41pm – 2.50pm Rod Sanderson, Acting Manager Environment - 2.51pm – 3.06pm Will Sloan, Circular economy Officer - 2.51pm – 2.56pm Justin Harzmeyer, Coordinator Natural Environment & Sustainability - 2.57pm – 3.06pm Paul Thompson, Manager City Activation - 3.10pm – 3.19pm Lauren Edney, Manager Recreation & Culture – 3.29pm – 3.55pm Stephen Hoy, Manager 4.00pm – 4.24pm Eddie Ivermee, Coordinator Eco Development & Business Support - 4.00pm – 4.24pm
Other persons present:	Danal Fadgyas, CoFutures Consultant – 2.00pm – 2.30pm
Apologies	
Matters considered:	• Disability Access & Inclusion Plan 2026-2030. • Warrnambool Planning Scheme Review 2026. • Tender 2026048 Evelyn Crescent Pavement Rehabilitation. • Kerbside Collection and Processing Tender Evaluation. • Annual Action Plan 2026-2027 Report Q1. • Federal Government Growing Regions Fund. • Warrnambool City Council Holiday Parks Strategic Plan 2026. • Warrnambool Business Trends Survey 2026. • It's All Happening Christmas 2026 Overview. • Corporate Greenhouse Gas Emissions & Resource Performance Report. • CCTV Steering Committee Meeting Minutes. • Mayoral Diary Update,
Council and officer items raised	• Warrnambool Target Sports Association meeting. • Our Town Funding availability.

	• Chief Executive Officer annual leave. • Botanic Road and Bromfield Street school crossings. • CCTV funding application. • Cannon Hill vegetation trimming • Proposed planned student protest 28/10/2026. • DEECA works at Thunder Point harness race track. • Port of Warrnambool boat ramp. • Gateway Road substrate problems. • Drummond Street traffic issue.
Councillor Conflicts of Interest Disclosures Nil.	
Meeting close time:	4.35pm
Record completed by:	Wendy Clark, Executive Assistant