

# MINUTES

SCHEDULED COUNCIL MEETING  
WARRNAMBOOL CITY COUNCIL  
5:45 PM - MONDAY 1 JULY 2024



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## VENUE:

Lighthouse Theatre Studio  
Lighthouse Theatre  
Timor Street  
Warrnambool

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### COUNCILLORS

Cr. Ben Blain (Mayor)  
Cr. Otha Akoch  
Cr. Debbie Arnott  
Cr. Vicki Jellie AM  
Cr. Angie Paspaliaris  
Cr. Max Taylor  
Cr. Richard Ziegeler

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can be obtained online at [www.warrnambool.vic.gov.au](http://www.warrnambool.vic.gov.au)

Andrew Mason  
CHIEF EXECUTIVE OFFICER

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

### Behaviour At Council Meetings

Thank you all for coming – we really appreciate you being here. These meetings are the place where, we as Councillors, make decisions on a broad range of matters. These can vary greatly in subject, significance and the level of interest or involvement the community has. As part of making these decisions, we are presented with comprehensive information that helps us to form our position – you will find this in the agenda. It should also be remembered that the Council meeting is a “meeting of the Council that is open to the public”, not a “public meeting with the Council.”

Each Council is required to have Governance Rules that pertains to meeting procedures. Warrnambool City Council has followed best practice in this regard and its Governance Rules provides regulations and procedures for the governing and conduct of Council meetings. Copies of the Conduct and Behaviour excerpt from Warrnambool City Council's Governance Rules can be obtained online at

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



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**MINUTES OF THE SCHEDULED MEETING OF THE WARRNAMBOOL CITY COUNCIL HELD IN THE  
LIGHTHOUSE THEATRE STUDIO, LIGHTHOUSE THEATRE, TIMOR STREET, WARRNAMBOOL ON  
MONDAY 1 JULY 2024 COMMENCING AT 5:45 PM**

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

**IN ATTENDANCE:** Mr Andrew Mason, Chief Executive Officer  
Mr Peter Utri, Director Corporate Strategies  
Mr David Leahy, Director City Infrastructure  
Mr Luke Coughlan, Director City Growth  
Ms Brooke Love, Director Community Development  
Mr James Plozza, Manager Governance  
Ms. Wendy Clark, Executive Assistant

**1. OPENING PRAYER & ORIGINAL CUSTODIANS STATEMENT**

**Opening Prayer & Original Custodians Statement**

Almighty God

Grant to this Council

Wisdom, understanding and Sincerity of purpose

For the Good Governance of this City

Amen.

**Original Custodians Statement**

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

**2. Apologies**

**3. Confirmation of Minutes**

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**MOVED:** CR ANGIE PASPALIARIS

**SECONDED:** CR DEBBIE ARNOTT

That the Minutes of the Scheduled Meeting of Council held on 3 June 2024, be confirmed.

CARRIED - 7:0

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#### 4. Declaration By Councillors And Officers of Any Conflict Of Interest In Any Item on The Agenda

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

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

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

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

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

- **Cr. Debbie Arnott** – Item 7.7 – Planning Scheme Amendment C213warr – Riverview Terrace Rezoning and Surrounds – Submission Received Post Exhibition – General Conflict – friends and business acquaintance have lodged an objection.

#### 5. Mayoral Presentation

It's been a big month for the City Council since our last meeting. It was great to hear from Leila McDougall at the Speakers Breakfast and her movie *Just a Farmer*; it was a really fascinating insight into life on the land. It was great to see it so well attended by so many of our community and Cr Taylor made it as well.

We also had a new business opening with Pillow Talk which was great to be involved in their grand opening a couple of Saturdays ago and this weekend the big news was the Solstice Search Party which was really great to see so many out and about. The neons looked great, all of the fire effigy it was a really well supported event and was really great to see so many out especially on a cold winters night.

This week we are heading up to the Australian Local Government Association and we've got our motion in for more airport funding coming up this week so that will be something good for the next few days, hopefully that'll be supported and last week we saw the Stand for Council with elections around the corner and it was great to see so many coming here to the Studio and have a look and learn a bit about running for Council. Thanks to the MAV for putting it on and all the CEO's including ours Mr Mason for taking the time to give a bit of an insight to how Council works.

## 6. Public Question Time

### 6.1 Question from Brandon Cocking, Warrnambool

If this Council is serious about affordable housing, why do we penalise property owners who wish to develop, with development overlay contributions costs, that apply to properties west and north of Harrington Road, and that the question is then why is the proposed Council private company partnership project not having to pay these developer contributions.

If Council is serious then the \$140,000 per hectare that other developers west and north of Harrington Road have to find, should be applied if there is going to be even competition.

Mr Cocking then goes on to note if you multiply the numbers out that properties to the west and north of Harrington Road, are contributing as much as \$600,000 per 4 hectares while the Council/Private Company partnership will have zero contributions.

The point is Mr Cocking is saying is that in terms of fairness, the developer contribution should be applied equally.

#### Response:

The North of the Merri growth area and North of Dennington growth areas are both covered by separate structure plans that include incorporated development contribution plans, these documents are part of the Warrnambool Planning Scheme and were developed in conjunction with the land owners when the land was rezoned from farmland to residential land. The developer contribution plans identify enabling infrastructure required for neighbourhoods into the future and set a per hectare contribution rate for developers to fund this infrastructure including main roads, paths, catchment wide stormwater drainage and treatment solutions and community infrastructure. Without these contributions, the funding of the significant infrastructure costs would be unfairly distributed as certain landowners or the first developer would be burdened with the bulk of the cost, which would then likely have knock on impacts on further development.

In relation to the land identified for the Harrington Road project, it's a relatively small area and the key worker and affordable housing project will be required to fund all of its own internal infrastructure. So effectively it will be self-funding its own infrastructure. It's expected that when the Saleyards precinct area is further considered for rezoning, that a developer contributions plan will apply over that area so that we ensure that infrastructure is adequately provided and funded.

### 6.2 Question From Tammy Good, Warrnambool

In November 2023, a public form was held at the Council Chambers to get ideas and give feedback regarding the Foreshore Precinct planning.

Consultants appointed by Warrnambool City Council conducted the forum, took names and email addresses with a view to collecting opinions and ideas, and provide feedback. There was a follow-up meeting with participants in February 2024.

At this point in time, there has been no feedback or follow up either with the consultants or Warrnambool City Council.

My question is - is anything is happening with the foreshore plan, not just Lake Pertobne, but the whole precinct and is the public still included in planning?

#### RESPONSE

Since the first Community workshops occurred late last year there has been a lot of work behind the scenes by the consultants who have been conducting both technical investigations and stakeholder consultations and we are getting very close to having a draft plan ready.

We are expecting that the wider community will have another opportunity to engage with the plan and view the draft plan on 17 July, and the draft document will be available on Council's website online from 15 – 29 July for feedback and collection.

We are getting very close to getting a draft plan available for the community.

## 7. REPORTS

### 7.1. Key Worker Accommodation and Affordable Housing Project

**DIRECTORATE :** Community Development

#### Purpose:

*This report provides an update on the Key Worker Accommodation and Affordable Housing project being explored by Council, presents the results of community consultation and seeks endorsement from Council to proceed with the finalisation of the project, incorporating the feedback received from community.*

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#### Executive Summary

Based on the resolutions of Council on 6 November 2023 endorsing the commencement of due diligence to explore the development of a Key Worker Accommodation and Affordable Housing project on Council owned land in the buffer zone of the former saleyards site abutting Harrington Road, the selection of a Community Housing Agency to partner with on the project through an EOI process, and the endorsement to commence with community consultation on the project, Council Officers have concluded the due diligence process and the community consultation.

Through an expression of interest and due diligence process, Loddon Mallee Housing Limited (trading as Haven Home Safe) and its consortium partners Formflow Living and Urbis have been selected by Council as the preferred Community Housing Agency partner for the project.

Concept designs have been prepared and presented to the community. A range of community consultation has occurred including Have Your Say, community forum and focus groups. Over 120 community members attended two community forums, one organised by the Dennington Community Association in December 2023 and one organised by Council on 20 May 2024. 32 community members attended the focus group/listening posts. A total of 173 responses were received from the online survey, however, of them, only 86 were partially or fully completed responses and the rest 88 were blank with no responses to any of the questions on the project.

This project has been initiated because of the severe housing crisis that Warrnambool is currently experiencing, and, indications from the Commonwealth Housing Australia Future Fund and the Victorian Government Big Housing Build who have indicated that projects facilitated by Councils using their own land have a higher chance of being funded. Based on the evaluation of the housing crisis that Warrnambool is currently experiencing and the results from the community consultation, Council has the following three options to consider:

1. Proceed with the project and pursue planning and funding pathways while incorporating key feedback from the community around housing density, traffic management and infrastructure considerations.

2. Integrate the project with the development of the detailed Masterplan for the former saleyards and the buffer zone and proceed with the project post rezoning of the land.
3. Not proceeding with the project to deliver key worker accommodation and affordable housing at all.

Officers' recommendation is to pursue the planning and funding pathways while incorporating feedback from the community in the final designs of the project using Option 2 as the preferred design option, as detailed in this report. Infrastructure and traffic management considerations will be determined through the technical assessments and detailed design phases of the project and will define any required investment to be included in the project. This project aligns with the Highest and Best Use Masterplan for the former saleyards site adopted by Council on 6 May 2024.

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MOVED: CR DEBBIE ARNOTT  
SECONDED: CR VICKI JELLIE

That Council:

1. Endorses to proceed with the project and pursue planning and funding pathways for the delivery of up to a maximum of 50 homes to be used for Key Worker Accommodation and Affordable Housing in the buffer zone of the former saleyards site abutting Harrington Road – using Option 2 as the preferred Option, in collaboration with Haven Home Safe and its consortium partners – Formflow Living and Urbis.
2. Endorses the Chief Executive Officer to pursue fast-tracked planning pathway from the Minister of Planning for the Project.
3. Pursuant to obtaining a planning permit exemption from the Victorian Minister of Planning for the project, delegates the authority to the Chief Executive Officer to sign a lease agreement with Haven Home Safe for the housing project to be developed and operated at Council owned land in the Former Saleyards buffer zone abutting Harrington Road for a period of up to 25 years.
4. Receives a report from officers on the results from the pursuit of planning and funding pathways, including a finalised design of the project.

CARRIED - 5:2

Crs Arnott, Jellie, Taylor, Paspaliaris and Blain voting for the motion.

Crs. Ziegeler and Akoch voting against the motion.

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## Background

A range of socio-economic issues has created a severe housing crisis in Warrnambool, particularly in the private rental space. All industries, particularly health and human services, education, and construction, are experiencing significant challenges in recruiting key workers, which is having a detrimental impact on the community. With over 300 private rentals operating as short-stay holiday accommodation, closure of a number of motels, and the impacts of the COVID-19 pandemic, the crisis is palpable.

The following are key statistics that speak to the depth of this crisis:

- Rental Vacancy Rate – 0.5% - 0.8% (healthy market rate - 4%)
- Median rental price - \$500 (average increase of \$100 pw from 2021)
- Total rental properties as a ratio of total dwellings (18% - significantly lower than state average - 30%)
- 1/3rd of renters facing severe rental stress due to increasing rents
- Lack of key worker accommodation is having a negative effect on industries being able to fill positions impacting social and economic development

Council's Social Housing Planning document developed in 2019 had identified that the current shortfall in housing in Warrnambool was 1,430 dwellings, which would increase to an estimated 2,812 dwellings by 2036, at current rates of housing growth. In spite of a record number of permits being issued by Council in 2022 (over 400), significant short to medium term solutions are required to mitigate the range of socio-economic impacts created by the current crisis.

In November 2020, the Victorian Government announced a \$5.3 billion Big Housing Build and Warrnambool was allocated \$25 million at the outset as a priority local government area. This has resulted in around 90 properties being built for social housing, purchased and/or renovated/ upgraded. While these investments have resulted in some increase in social housing stock, there have been very little investments in increasing the stock of affordable community housing rental stock or key worker accommodation.

Discussions with the Federal Government (National Housing Finance and Investment Corporation - NHFIC) and State Government (Homes Victoria) agencies has indicated that there is no further funding pipeline that has been allocated or is currently being considered for Warrnambool unless a shovel-ready project is submitted either by Council or a Community Housing Agency.

In the absence of a pipeline of dwellings being constructed and delivered within a short timeframe, the existing crisis is expected to exacerbate further. There are anecdotal reports from within Council and external agencies that recruitment of employees has been an extreme challenge due to the lack of housing, particularly lack of private rentals. This has a further detrimental impact on the capacity of the municipality to attract key workers who require affordable rental accommodation and also tertiary students. While advocacy is ongoing, there is no guarantee that any housing yields will be realised through existing channels of funding, unless a shovel-ready project is brought into the mix.

Within this context, Council has evaluated how it can facilitate some short to medium term options to improve the housing situation through the activation of land that is either owned by Council or State Government. While activating State Government land will take considerable time, an opportunity has been identified where Council can activate a portion of the buffer land of the former saleyards, abutting Harrington Road, while the Masterplan for the whole of the land is being developed.

On 6 May 2024, Council adopted the Highest and Best Use Masterplan for the former saleyards site including the buffer zone. The buffer zone currently being considered for the key worker accommodation and affordable housing project is intended to be rezoned as General Residential Zone and has identified the buffer zone as having capacity to enable a Council-led key worker/affordable housing project if required. The Highest and Best Use Masterplan can be accessed through the link.

[https://www.warrnambool.vic.gov.au/sites/warrnambool.vic.gov.au/files/documents/council/about/strategy%20plans/Highest and Best Use Master Plan%20-%20former%20saleyards%20site.pdf](https://www.warrnambool.vic.gov.au/sites/warrnambool.vic.gov.au/files/documents/council/about/strategy%20plans/Highest%20and%20Best%20Use%20Master%20Plan%20-%20former%20saleyards%20site.pdf)

#### **Expression of interest and due diligence:**

On 6 November 2023, Council resolved to proceed with due diligence to explore the possibility of activating the Council owned land currently located in the buffer zone of the former saleyards, abutting Harrington Road as an accelerated housing estate, for key worker accommodation and affordable housing. A request for Expressions of Interest (EOI) from Community Housing Agencies was issued on 15 November 2023.

This request was published in Council media, local media and circulated to the Community Housing Industry Association Victoria (CHIA VIC) and the Municipal Association of Victoria. Council also individually sent the EOI document to the following Community Housing Agencies, who have a footprint in Warrnambool or were involved in discussions prior:

- Beyond Housing
- Common Equity Housing Limited



- Haven Home Safe
- Housing Choices Australia
- Salvation Army Housing Victoria
- Women's Housing Ltd.

Two formal EOIs were received from Community Housing Agencies (names of submitters withheld as confidential) by the closing time of 2pm on Friday 15 December 2023. One additional EOI was received from HEM Communities Ltd. as an interest in providing pro bono work and support to the project. This offer has been passed on to the preferred Community Housing Agency.

There were several Community Housing Agencies that expressed concern that the 10-15-year period would not be a feasible lease period and should be raised to 25 years. During this time, the Housing Australia Future Fund (HAFF) was announced by the Federal Government which mandated that all projects needed to operate for 25 years to be eligible for funding.

In line with the feedback from the Community Housing Agencies, and the announcement from the Federal Government HAFF announcement, Council published a revised request for Expression of Interest on its eProcure system on 11 February 2024 with a closure date of 8 March 2024. The EOI was also circulated via Community Housing Industry Association Victoria (CHIA Vic).

Four Expressions of Interest were received (names of submitters withheld as confidential).

Following an assessment of the submissions, an Officer's Panel evaluated the submissions from each agency against the following selection criteria:

- Background of Community Housing Agency and capacity to develop and manage projects in Warrnambool and South West Victoria, including reference to prior or existing housing stock in Warrnambool
- Demonstrated ability to develop affordable housing
- Prerequisites required and intention of Community Housing Agency to establish a local presence in Warrnambool within 24 months
- Technical response to Council's proposal for the concept at Harrington Road
- Management model proposed for the concept at Harrington Road
- Estimated project delivery time frame
- Social and local procurement

Upon completion of the panel review and the due diligence process, Council selected Loddon Mallee Housing Limited (operating under the trade name of Haven Home Safe) and its consortium partners as the preferred Community Housing Agency to partner with Council for the project. Two preliminary detailed concepts for the project design were prepared to proceed with community consultation, which was initiated from 20 May 2024 to 12 June 2024. The details of the community consultation methodology and findings are included in the section under Community Consultation.

## Issues

The current identified site for this development off Harrington Road is part of the Masterplan for the Former Saleyards adopted by Council on 6 May 2024. Council will now investigate options to financially fund the next stage of the planning process which will enable rezoning of the land for residential purposes.

For the Key Worker Accommodation and Affordable Housing Project, an alternative avenue to pursue was identified as the new facilitated assessment pathway for significant residential development with affordable housing. This fast-track planning assessment pathway is available for significant residential development proposals under clause 53.23 Significant residential development with affordable housing of the Victoria



Planning Provisions. The Minister for Planning is the responsible authority for determining applications by fast tracking a range of residential development proposals that provide affordable housing outcomes. This pathway provides the Minister with the ability to consider construction of affordable and key worker housing within a farming zone without undertaking rezoning of the land. Council, in partnership with Haven Home Safe intends to pursue this planning exemption pathway for the project.

If Council cannot access this fast-track pathway, it must rezone the land first. This could delay the delivery of the project for a minimum 2-3 years, but likely to be around 5 years. If Council finds itself in this position, Council can reconsider its involvement in the project, and revisit once the land is rezoned.

A formal community consultation process driven by Council in collaboration with Haven Home Safe and its consortium partners was undertaken between 20 May and 12 June 2024. The results from the community consultation is included in the Community Consultation section of this report.

The project intends to construct a medium-density development of up to 50 homes, 25 to be used for Key Worker Accommodation and 25 for Affordable Housing. This proposal aligns with the current state planning policy for residential growth, Highest and Best Use Masterplan for the Former Saleyards site and will be compliant with the provisions and stipulations of the municipal Infrastructure Development Manual. Two concept options have been developed and officer's recommendation is to proceed with Option 2, which is in line with feedback from the community. The two options are attached. (Attachment 1 and Attachment 2)

Subject to funding availability, the project may be staged. Initial discussions with Haven Home Safe and its consortium partners indicate that some private and philanthropic funding may be available to initiate the project immediately after receipt of the planning exemption. However, this may not be adequate to fully deliver the whole project. Based on this, funding pathways will be pursued with Federal and Victorian State Governments to secure funding for the project, and the project may be delivered in multiple stages. However, it will be a priority to ensure that all related infrastructure and traffic management investments are implemented in the first stage of the project.

#### **Housing definitions for the project:**

For the purposes of this project, the following will be the operational definitions used:

- Key worker accommodation: The definition for key workers will be finalised as part of project design. This will be achieved through consultation with employers and organisations in the municipality. A scope will be developed to only include those industries and their workers that are most affected by the current housing crisis. This definition will be periodically reviewed based on emerging needs. At the initial stage, key workers from health and human services, education and training, and other essential services such as public administration and safety, will be the priority industries.
- Affordable housing: In context of the project, the definition of affordable housing has been modified from how it is understood as defined by Section 3AA of the Planning and Environment Act 1987. For the project, the term affordable housing excludes social housing and public housing. Affordable housing tenants will be selected based on established mechanisms between the Community Housing Agency and Victorian State Government. A model established by the Victorian Government is available through the following link:

<https://www.homes.vic.gov.au/homes-victoria-affordable>

#### **Social and Economic Impact:**

This proposal is expected to have a significant social and economic impact on the Warrnambool community and economy. The ability of Warrnambool to attract and retain key workers will further stimulate the economy and sustain jobs growth.

In the absence of Council actively pursuing a project to be realised for key worker accommodation and affordable housing, there is no expectation that any project will eventuate from other sources in the near future. Neighbouring Councils, Moyne and Corangamite Shire have enabled similar projects with successful outcomes. Council has currently submitted a proposal to the Victorian State Government to develop up to 15 key worker housing on Crown Land, but this has not been approved yet. Even if approved, this will only cater for key worker accommodation, while the gap in affordable housing will remain and continue to grow.

### Financial Impact

The major impact to Council will be the dedication of staff time to design and deliver the project which will need to be absorbed under current EFT allocations, thereby creating some opportunity costs.

The pursuit of planning exemption is expected to be around \$20,000, and this has been absorbed under the Highest and Best Use Masterplan for the Former Saleyards contract.

A cost of \$14,080 (including GST) was incurred to prepare the preliminary concepts and animation video of the project for community consultation. A further \$1,000 was incurred in venue hire and catering costs for the community consultation sessions. No further costs were incurred during community consultation, except for the time dedicated by staff to facilitate the community consultation. Haven Home Safe and its consortium partners are also already absorbing costs in preparing the project concept and design.

The finalisation of detailed designs of the project will require costs. However, this will be determined in negotiation with Haven Home Safe and can be reimbursed from project costs.

The allocation of land for the project can create opportunity costs for Council during the lease period. However, the overall positive social and economic impact is expected to far outweigh those opportunity costs.

### Legislation / Policy / Council Plan Context

#### 1 A healthy community

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

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

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

#### 3 A strong economy

3.1 Build on competitive strengths: Council will support initiatives that foster ongoing development and investment in the industries which underpin Warrnambool's economic strengths and comparative advantages

3.4 Workforce capability: Council will foster the development of a workforce capable of supporting the needs of the local and regional economy

#### 4 A connected, inclusive place

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

4.4 Sustainable practices: Council will promote and encourage the implementation of sustainable design across the municipality including the attractiveness, safety, accessibility and functionality of our built environment.

## 5 An effective Council

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

5.8 Regional role and relationships: Council will acknowledge Warrnambool's capability as the regional centre of southwest Victoria through appropriate leadership, advocacy and partnerships that enable greater opportunity for the region

### Timing

Post endorsement from Council, the following are the next steps that will ensue:

1. Preparation of detailed designs and planning documents for the project.
2. Submission of the project to Invest Victoria for a recommendation.
3. Submission of the project to the Victorian Minister of Planning to obtain a planning exemption.
4. Pursuant to obtaining the planning exemption, preparation of funding arrangements to deliver the project, either whole or staged.
5. Signing of a land lease agreement between Council and Haven Home Safe.
6. Construction and project delivery.

Timelines will be dependent on when the planning exemption is received and how soon the funding arrangements can be secured.

### Community Impact / Consultation

Post endorsement by Council on 6 November 2023, to conduct due diligence to explore the development of a key worker and affordable housing project, Council informed the Warrnambool community through a media release and sent letters to residents on Harrington Road of Council's intention to proceed with this exploration.

A detailed community consultation methodology was adopted for the project, pursuant to Section 115 of the Victorian Local Government Act 2020.

The consultation methodology included:

- Discussions with federal and state government agencies
- Discussions with community housing agencies
- Discussions with key industries and organisations in Warrnambool
- Discussions with construction industry
- Forum for Dennington Community Association and the Warrnambool Community (2 sessions)
- Focus group discussions with the Warrnambool Community
- Online survey through Council website
- Individual submissions received from the community.

The details of the feedback received from the community forum, focus groups discussions, online survey results and individual submissions are included in this report.

The timelines of the community consultation and methodology followed are below:

1. Community Forum – 20 May 2024 (Lighthouse Theatre)
2. Announcement of Community Consultation sessions and registrations open– 24 May
3. Survey for feedback on Yoursay – 28 May – 12 June
4. Focus group/listening posts
  - o 29 May (Dennington Recreation Reserve) - 2 sessions
  - o 4 June (Mack Oval) - 2 sessions

- o 5 June (Lane Pavilion) - 2 sessions
- o 6 June (Reid Oval) - 2 sessions

**Response engagement:**

Community Forum: Over 60 community members attended the Community Forum at the Lighthouse Theatre.

Focus group/Listening posts: In total, 32 community members attended the focus group/listening posts.

Online survey: A total of 173 responses were received through the yoursay survey. However, only 86 respondents provided responses on the project components, and this is the total number of responses that have been analysed in this report. The rest of the respondents did not proceed beyond the questions on where they were answering from and their postcode. All other responses were empty, and they have not been included in the analysis. Raw data of all 173 respondents is attached as Attachment 3.

**Community forum:**

Councillors and Council Officers attended a townhall forum organised by the Dennington Community Association on 4 December 2023. During the townhall Council shared the preliminary concepts of the proposal and the pathway through which Council was intending to develop the project for consideration. The series of steps that Council needed to undertake for the project details to be finalised and the expected timeline, including plans for community consultation, was outlined during the meeting.

Upon finalisation of the due diligence process, the selection of a Community Housing Agency and finalisation of preliminary design options for the project, a Community Forum was organised by Council at the Lighthouse Theatre on 20 May 2024. During the forum, a panel of presenters from Council and officers from Haven Home Safe and Form Flow Living, presented to the community during the forum.

During the forum, Council heard a range of queries and concerns in relation to the project which were responded to during the forum, and it was communicated the details of the project and the opportunities for community to provide feedback would be made available through a survey and through focus group sessions.

A list of questions was received formally by Council from the Dennington Community Association through its President – John Harris during the forum. The list of questions from the Dennington Community Association is attached as Attachment 4. Council has responded to the questions from the Dennington Community Association through a frequently asked question (FAQ) which is published on Council website and available through the following link:

<https://www.yoursaywarrnambool.com.au/sites/yoursaywarrnambool.com.au/files/documents/Affordable%20housing/KWH%20-%20FAQ.pdf>.

The FAQ document is attached to this report. (Attachment 5).

**Focus Group/Listening Posts:**

A total of 32 community members attended the focus group/listening post sessions. During the focus groups, Council Officers shared the details of the project and outlined some of the details that still needed to be worked through in finalising the project design. The community members also shared their concerns related to the project including their appreciation for the project. Some of the major concerns shared by the community members attending the forum have been outlined below:

- Housing density, the compact nature of the designs of houses and the size of housing blocks and size of homes
- Issues of increased traffic in the area and the need for traffic infrastructure upgrades
- Questions of whether the location was the most appropriate for this project
- Queries on the urgency for the project
- Queries around planning pathways

Council Officers requested community members to formally submit their opinions on the project through the yoursay survey or through a formal written submission. The focus group/listening posts were not intended to gauge support or opposition to the project and was intended to be a forum to respond to queries from the community members and clarify different aspects of the project. While Council Officers iterated and clarified that the project was intended solely for Key Worker Accommodation and Affordable Housing and did not include social housing or public housing, some community members kept insisting that this was not their understanding and that their perception that this was social housing would not change.

#### **Individual submissions:**

Council has received individual submissions from community members via letters. A total of 30 community members have made a total of 50 submissions, with some community members submitting multiple submissions. These submissions have been separated across three categories:

1. Submissions received prior to commencement of community consultation (predominantly received in December 2023) – 26 submissions. (Attachment 6)
2. Submissions received during community consultation phase – 19 submissions (Attachment 7)
3. Submissions received prior to and during community consultation where submitters have requested their identities to be redacted – 5 submissions (Attachment 8).

The analysis of the submissions revealed the following themes by order of magnitude:

- Perceptions around social housing and perceived negative impact to community and inference between low income, crime and community safety
- Density of the proposed dwellings
- Impact on house values
- The proposed development should not be in Dennington
- Understanding that Warrnambool is experiencing a housing crisis, and something needs to be done
- Capacity of traffic infrastructure to manage additional vehicles
- Lack of public services, public transport, schools and capacity of childcare to service additional residents
- Poor consultation process
- Perceptions around the lack of capacity of future residents to live independently and that they would be over dependent on services.

#### **Online Survey Results:**

A total of 173 responses were received through the yoursay survey. However, only 86 respondents provided responses on the project components, and this is the total number of responses that have been analysed in this report. The rest of the respondents did not proceed beyond the questions on where they were answering from and their postcode. All other responses were empty, and they have not been included in the analysis.

Of the 86 respondents, 80 are residents of Warrnambool and 6 live outside Warrnambool. The following are the residence areas of the 80 respondents within Warrnambool:

- Dennington – 41
- Warrnambool Central – 11
- Warrnambool North – 7
- Warrnambool West – 6
- Warrnambool East (Racecourse) – 5
- Warrnambool South – 4
- Warrnambool South-East Hopkins – 4
- Warrnambool North-East – 1
- Bushfield-Woodford – 1

Of the 86 respondents, 69 respondents (80%) believe that Warrnambool is experiencing a housing crisis due to shortage of housing and housing being unaffordable. A range of solutions have been proposed by the residents in relation to addressing the housing crisis. Council will consider and include these responses and proposed solutions in its advocacy efforts with the government and private sector to invest further to develop housing in Warrnambool. 17 respondents do not think that Warrnambool is facing a housing crisis.

On the query of preference between Option 1 and Option 2 of the proposed concepts, 31 respondents preferred option 1, while 30 respondents preferred option 2. On the reason for preferring option 1, themes that emerged were:

- Option 1 has a less clustered and more open look which could extend if the project was successful
- This option manages traffic congestion better as there can be an option for residents to have both front and rear access via Harrington Road and the service road if deemed suitable.
- Visually, this option is in keeping with the existing layout of the street and better integration with the neighbourhood character, rather than creating a separate area.

Those who preferred option 2 opined the following:

- Fewer homes along Harrington Road would have less visual impact
- The three-bedroom facades on Harrington Road is more appealing than the long stretch of wall and rears of homes facing Harrington Road.
- There was potential for traffic to be directed through the internal road to be extended and direct traffic toward Coghlan's and Rooney's Road to minimise the traffic impact on Harrington Road.
- Creates a nice little community.

While analysing the detailed responses across all the questions – besides the direct response to the question on options, Option 2 emerged as the preferred option for the community. Officer's recommendations are also to proceed with Option 2 because this option aligns better with future planning and growth considerations with the Masterplan, and fits in better with existing neighbourhood character.

### **Support and Opposition to the project:**

Of the total 86 respondents, 81 responded to queries on whether they support or oppose the project. Of the 81, 41 support the project, and 37 oppose the project and three did not indicate either support or opposition.

Of the 37 who opposed the project, a majority of the respondents believe the project can be improved upon by addressing the following issues:

- Reducing the density and/or the compact nature of the proposed development
- Addressing traffic and infrastructure constraints that is already affecting the Dennington community
- Ensuring local procurement

Regarding opinions in opposition to the project, the respondents highlighted the following:

- Perceptions around negative impact of affordable housing and inferences to low-income housing giving rise to crime and issues of community safety
- Project will create further traffic issues and stretch the inadequate infrastructure further Proposed development not fitting in with current neighbourhood character
- Inappropriate location – Dennington as being targeted for low-income housing – not-in-my-backyard
- Concerns about the quality of modular construction against the existing brick and mortar character of the neighbourhood
- Lack of public services, infrastructure, public transport, schools, childcare places – 8 mentions
- Negative impact on house values
- Lack of adequate community consultation

Regarding opinions in support to the project, the respondents highlighted the following:

- The project can increase affordable housing stock and improve rental options for key workers and people struggling to pay high rents.
- Supports employers to attract skilled key workers and fill difficult-to-fill positions which impact our social and economic development.
- Helps to reduce rental insecurity for key workers and affordable housing tenants.
- A basic human right to have a roof over your head.
- Young people and future generations face significant challenges in trying to enter the housing market.
- Council is in a unique position with suitable land to deliver housing in a timely manner.
- Council should develop a project to increase key worker and affordable housing stock, similar to the initiatives undertaken by neighbouring councils Moyne and Corangamite Shire

#### **Community priority industry for Key Worker Accommodation:**

The survey respondents ranked the following industry as the top five priority to access key worker accommodation:

1. Education and Training – 75.5%
2. Healthcare and Social Assistance – 68.9%
3. Public Administration and Safety – 66%
4. Construction – 62%
5. Agriculture and farming – 61.7%

#### **Additional Information:**

There was additional information received through the survey in relation to the size of the internal roads, the kinds of traffic mitigation measures and preferences on inclusion in the green open space. This feedback will be incorporated during the final design of the project.

#### **Preference on Concept design:**

Respondents were split across their preference on the two concept options that were presented with exactly 50% selecting each of the option. Detailed analysis of the overall comments indicate that the community would prefer option 2 over option 1 because of the lesser impact to Harrington Road.

Officer recommend the selection of Option 2 as the preferred design option.

#### **Officer's analysis and response:**



**Density:**

The current project seeks to build a maximum of 50 homes. There are similar developments already occurring in the neighbourhood with similar densities. A permit has already been issued for 42 homes to be built within almost a similar land footprint just 150 meters north of the proposed project.

In line with the current state planning policy for residential growth, the current proposal is a medium-density proposal. Increasing urban density is required to meet housing demand and provide diversity.

**Addressing traffic and infrastructure constraints:**

The current traffic infrastructure in the precinct is adequate to cater to the growth in the area. With Option 2 being the project's preferred concept design, the further technical assessments and detailed design phases of the project will determine any required infrastructure and traffic management requirements and consequent investment to be included in the project. Infrastructure and traffic management analysis for the larger saleyards precinct will be conducted based on the implementation of the Masterplan.

**Concerns of reduction in property value:**

House prices and property value are determined by the market based on demand and supply. Council does not believe that this project, which is intended to activate rental housing, will have a detrimental impact on the purchase and sales of private homes. A University of New South Wales (UNSW) study looked at 17 affordable housing projects developed between 2000 and 2009 across Sydney and Brisbane to test the impacts of the affordable housing projects on local property sale prices using two different hedonic pricing models. Collectively across the 17 projects, the study did not find any significant negative impacts on local property prices. The study also found that the characteristics of the individual properties sold (such as number of bedrooms, number of bathrooms) consistently had much greater influence on sale prices than proximity to affordable housing developments.

**Perceptions and fears around community safety and increase in crime:**

There is no evidence to suggest that issues of community safety are linked to development of key worker accommodation or affordable housing. The UNSW study mentioned above evaluated the perceptions of fears raised by neighbouring residents on affordable housing developments. The study concluded that the feared impacts of planned affordable housing developments tend to be much greater than the impacts neighbouring residents actually experience once those developments are complete and occupied. The study concludes, "The perception of affordable housing is the key problem, not the affordable housing developments themselves. These are by and large unproblematic once completed."

**Legal Risk / Impact**

The major risk identified to date is the potential for a delay from the Minister of Planning to provide exemption for the project to proceed, thereby disrupting expected or projected timelines. The ability for the project to be delivered is also dependent on securing the required funding. It is expected that the proposed project will have significant positive social and economic impact.

There is an inadequate supply of affordable housing and key worker accommodation, and no immediate projects are in the pipeline. Lack of delivery of additional affordable housing and key worker accommodation in Warrnambool is going to exacerbate the housing crisis further.

**Officers' Declaration of Interest**

There are no conflicts of interest.





## Option 1

### LOCATION PLAN



### LOT LEGEND

10  
3 bed

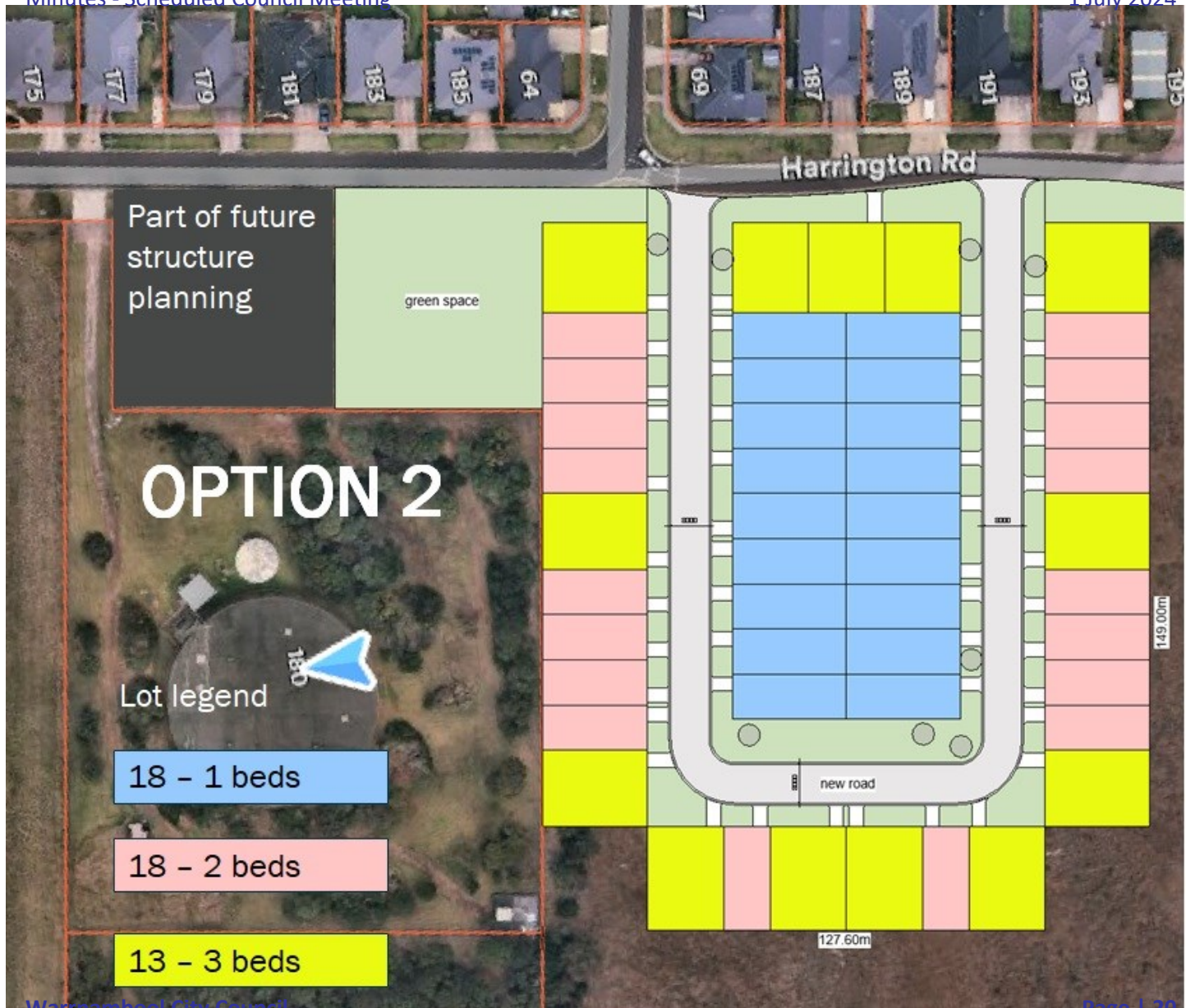
20 2 bed

20 1 bed



Site Plan Op.1

As Indicated



Where are your responding from?	Please select the suburb/area you are responding from.	Which post code do you live in?	Do you believe Warrnambool is experiencing a housing crisis due to a shortage of housing and housing being unaffordable?
Response	Response	Open-End	Response

Within Warrnambool

Dennington

No

Within Warrnambool

Dennington

No

Within Warrnambool

3289

Within Warrnambool	Dennington	No
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Within Warrnambool	Dennington
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Within Warrnambool	Dennington	No
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Within Warrnambool	Dennington	No
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Within Warrnambool	Dennington	
Within Warrnambool	Dennington	
Outside Warrnambool		3268
Within Warrnambool	Warrnambool Central	Yes

Within Warrnambool	Dennington	Yes
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Within Warrnambool	Dennington	
	Dennington	
Within Warrnambool	Dennington	Yes

Within Warrnambool	Dennington	No
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Within Warrnambool	Warrnambool West	No
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Within Warrnambool	Warrnambool West	Yes
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Within Warrnambool	Warrnambool North	Yes
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Within Warrnambool	Warrnambool North	Yes
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Within Warrnambool	Warrnambool North	
Within Warrnambool	Warrnambool Central	Yes

Within Warrnambool	Dennington	No
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Within Warrnambool	Dennington	
Within Warrnambool	Dennington	No

Within Warrnambool	Dennington	No
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Within Warrnambool	Warrnambool Central	Yes
Within Warrnambool	Dennington	Yes
Within Warrnambool	Warrnambool North	Yes
Within Warrnambool	Warrnambool East (racecourse)	Yes
Within Warrnambool	Warrnambool Central	Yes
Outside Warrnambool		3585
Within Warrnambool	Warrnambool West	Yes
Within Warrnambool	Warrnambool Central	Yes
Within Warrnambool	Warrnambool Central	Yes
Within Warrnambool	Dennington	
Within Warrnambool	Warrnambool Central	

Within Warrnambool	Dennington	Yes
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Within Warrnambool	Warrnambool Central	Yes
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Within Warrnambool	Warrnambool North	Yes
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Within Warrnambool	Warrnambool Central	Yes
Within Warrnambool	Dennington	
Within Warrnambool	Dennington	
Within Warrnambool	Dennington	

Within Warrnambool	Warrnambool North	Yes
Within Warrnambool	Warrnambool North	
Within Warrnambool	Dennington	
Within Warrnambool	Warrnambool Central	
Within Warrnambool	Dennington	
Within Warrnambool	Warrnambool East (racecourse)	
Within Warrnambool	Dennington	

Within Warrnambool	Warrnambool - Botanic	
Within Warrnambool	Dennington	
Within Warrnambool	Dennington	Yes

Within Warrnambool	Warrnambool South	Yes
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Within Warrnambool	Dennington	
Within Warrnambool	Warrnambool East (racecourse)	
Within Warrnambool		
Within Warrnambool		
Within Warrnambool	Dennington	Yes

Within Warrnambool	Warrnambool East (racecourse)	
Within Warrnambool	Warrnambool West	Yes

Within Warrnambool	Warrnambool East (racecourse)	
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Within Warrnambool	Dennington	Yes
Within Warrnambool	Warrnambool North	Yes
Within Warrnambool	Warrnambool North-East	
Within Warrnambool	Dennington	No
Within Warrnambool	Warrnambool East (racecourse)	Yes
Within Warrnambool	Warrnambool Central	Yes
Within Warrnambool	Warrnambool Central	Yes
Within Warrnambool	Dennington	
Within Warrnambool	Warrnambool South-East Hopkins	Yes

Within Warrnambool	Dennington	Yes
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Outside Warrnambool		
Within Warrnambool	Warrnambool North-East	
Outside Warrnambool		3280 Yes

Within Warrnambool	Dennington	
Within Warrnambool	Warrnambool North	
Outside Warrnambool		3282 Yes

Within Warrnambool	Warrnambool South	Yes
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Within Warrnambool	Dennington	No
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Within Warrnambool	Dennington	
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Within Warrnambool	Warrnambool South	Yes
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Within Warrnambool	Warrnambool Central	Yes
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Outside Warrnambool		
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Within Warrnambool	Dennington	Yes
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Within Warrnambool	Warrnambool North	
Outside Warrnambool		3250 Yes

Within Warrnambool	Dennington	
Within Warrnambool	Dennington	Yes

Within Warrnambool	Dennington	
Within Warrnambool	Warrnambool South	

Within Warrnambool	Dennington	Yes
Within Warrnambool	Dennington	
Within Warrnambool	Warrnambool North	Yes
Within Warrnambool	Dennington	
Within Warrnambool	Dennington	Yes
Within Warrnambool	Dennington	
Within Warrnambool	Warrnambool West	
Within Warrnambool	Warrnambool East (racecourse)	
Within Warrnambool	Bushfield-Woodford	Yes
Within Warrnambool	Warrnambool East (racecourse)	Yes
Within Warrnambool	Warrnambool North	
Within Warrnambool	Warrnambool South-East Hopkins	Yes
Within Warrnambool	Warrnambool South-East Hopkins	Yes
Within Warrnambool	Warrnambool South-East Hopkins	



Within Warrnambool	Warrnambool South	Yes
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Within Warrnambool	Dennington	No
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Outside Warrnambool		3265 Yes
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Within Warrnambool	Warrnambool North	Yes
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Within Warrnambool	Dennington	
Within Warrnambool	Dennington	
Within Warrnambool	Dennington	Yes

Within Warrnambool	Warrnambool East (racecourse)	Yes
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Within Warrnambool	Dennington	
Within Warrnambool	Dennington	

Within Warrnambool	Dennington	Yes
Within Warrnambool	Warrnambool South-East Hopkins	Yes
Within Warrnambool	Dennington Dennington	Yes
Within Warrnambool Within Warrnambool	Warrnambool West Warrnambool Central	Yes
Within Warrnambool	Warrnambool East (racecourse)	Yes
Within Warrnambool	Dennington	Yes

Within Warrnambool	Dennington	Yes
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Outside Warrnambool		3219 Yes
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Outside Warrnambool		
Within Warrnambool		
Within Warrnambool	Dennington	
Within Warrnambool	Dennington	
Within Warrnambool		
Outside Warrnambool		
Within Warrnambool	Dennington	
Within Warrnambool	Dennington	
Within Warrnambool	Dennington	Yes

Within Warrnambool	Warrnambool West
Within Warrnambool	Warrnambool West
Within Warrnambool	Dennington

Within Warrnambool	Dennington	
Within Warrnambool	Dennington	
Within Warrnambool	Dennington	
Within Warrnambool		
Within Warrnambool	Dennington	No

Within Warrnambool	Dennington	No
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Within Warrnambool	Dennington	
Within Warrnambool	Dennington	No

Within Warrnambool	Dennington	Yes
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Within Warrnambool	Dennington	No
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Within Warrnambool	Dennington	Yes
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Within Warrnambool	Dennington	
Within Warrnambool	Dennington	Yes

Within Warrnambool	Dennington	
Within Warrnambool	Dennington	
Outside Warrnambool		3280
Within Warrnambool	Dennington	
Within Warrnambool	Dennington	
Within Warrnambool	Dennington	Yes

Within Warrnambool	Warrnambool South-East Hopkins
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Within Warrnambool	Dennington	Yes
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Within Warrnambool	Dennington	Yes
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Within Warrnambool	Warrnambool West	Yes
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Within Warrnambool	Dennington	Yes
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Within Warrnambool	Dennington	
Within Warrnambool	Warrnambool Central	
Within Warrnambool		
Within Warrnambool		
Outside Warrnambool		
Within Warrnambool	Warrnambool South	
Within Warrnambool	Warrnambool North	
Outside Warrnambool		3265
Outside Warrnambool		3282 Yes
Outside Warrnambool		3265
Within Warrnambool	Warrnambool West	

In your opinion, how should the current crisis be addressed?	Looking at the two proposed concepts for the Key Worker and Affordable Housing Project, which concept do prefer?

Open-Ended Response	Response
Encourage people to work and earn their keep.	Option 2 (more compact design with reduced Harrington Road frontage)

Make more land available for development by extending the Warrnambool boundaries of residential zoning	Option 2 (more compact design with reduced Harrington Road frontage)
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As at 12/06/2024 at 10:12am, Option 2 (more compact design with reduced Harrington Road frontage)  
Warrnambool has 61 properties for rent under \$650 per week.  
Have the council been in contact with all landlords in regard to renting their properties?



There is no crisis there is currently plenty of rental properties available. provide Government grants to get people into the property market to call it their own.

Option 2 (more compact design with reduced Harrington Road frontage)

There is no shortage there are plenty of rentals listed. Government grants to help people get into the property market.

Option 2 (more compact design with reduced Harrington Road frontage)

Cultural - creating an environment where we adopt smaller builds and live with more people. Infrastructure - make it easy to create communities of tiny housing for singles and small families to share resources. Legislative - repeal incentives for property portfolios for wealth building and incentivise diversity in investment. Discourage AirB&B investments and empty properties.

Option 1 (linear with longer Harrington Road frontage)

The housing should be spread out over smaller pockets in Warrnambool not just one high-density location

Option 2 (more compact design with reduced Harrington Road frontage)

I think there should be consultation with the community about how to address this issue. I do not think 50 houses should be crammed together in one area. They should be spread out through out warrnambool area. There should be community support. Thshould be appropriate infrastructure.

there is currently 66 rentals available in Warrnambool at the moment (realestate.com) rental demand in warrnambool is down 19% in the last 12 months. the land should be developed with a minimum block size of 450 metre for a unit and 700 metre for a good quality house supply more blocks so people can buy their own house and give investors some incentive maybe cheaper rates. more land supply brings prices down, as for the key worker southwest healthcare already supplies houses and units for they workers rent free

Private development that is feasible.

by providing more affordable housing

Option 2 (more compact design with reduced Harrington Road frontage)

Build more houses, fix up vacant houses in Crawley st, wanted st area. These houses have been empty for over a year.

Option 1 (linear with longer Harrington Road frontage)

1. Develop planning policies for developed areas, which are close to services, to facilitate and encourage high density development. For example, "the grid" should have different planning requirements to the suburban areas of Warrnambool. The current planning requirements do not encourage higher density. We need this, so more people can use passive transport to get to services, and we can utilise the infrastructure which is already in place. Endless fringe development is an inefficient use of land and the infrastructure we already have. It will add to costs, road widening, more traffic lights, services (schools, pre-school), when we already have quality services close to town. 2. Deal with planning applications in a timely and efficient manner.

Option 2 (more compact design with reduced Harrington Road frontage)

build more affordable housing  
As part of planning require developers to build a % of affordable housing

Option 1 (linear with longer Harrington Road frontage)

Option 2 (more compact design with reduced Harrington Road frontage)

Release more farmland for regular residential housing.

Option 1 (linear with longer Harrington Road frontage)

It should be addressed using this model.	Option 2 (more compact design with reduced Harrington Road frontage)
All levels of government work together to tackle issue. Developers should contribute more.	Option 2 (more compact design with reduced Harrington Road frontage)
Every option should be on the table making housing more affordable and available to most people. also building new houses would be a good initiative	Option 2 (more compact design with reduced Harrington Road frontage) Option 1 (linear with longer Harrington Road frontage)
More public housing available for low income families	Option 1 (linear with longer Harrington Road frontage)
Negative gearing should be only applied to new build housing, and not for secondary investment properties. Housing is a basic human right, investment properties are not.	Option 1 (linear with longer Harrington Road frontage)
More construction of cheaper housing.	Option 1 (linear with longer Harrington Road frontage)
Affordability addressed	Option 2 (more compact design with reduced Harrington Road frontage)

A few houses to address this problem in all new housing estates.

Option 2 (more compact design with reduced Harrington Road frontage)

Building more houses very quickly

Option 2 (more compact design with reduced Harrington Road frontage)

Federal and state government providing funding for affordable housing to be built. Preferably medium density infill type development.

Option 2 (more compact design with reduced Harrington Road frontage)

Agree to build more affordable housing but not in the one area. It will be classified as another wasteland area. Labelling the lower income people but also devaluing existing Dennington homes. And most likely the housing area will not be maintained to a high level like the remainder of Dennington.

House the sale yards site

Option 1 (linear with longer Harrington Road frontage)

Build the commission homes  
that scheme worked and people  
can buy

I fully support the WWC  
planned approach and given  
them credit for their proactive  
steps to address a housing  
shortage that practically no one  
else is investing in.

Option 2 (more compact design with reduced Harrington Road  
frontage)

Put a percentage of affordable  
housing into EVERY housing  
development that is more than  
10 houses/apartment's. If a  
particular industry is short on  
housing for their staff, make  
them part of the solutions such  
as Midfields are doing. They're  
not hiding behind an 'affordable  
housing' policy for their staff.  
They're being proactive and  
putting up solutions.

A scrutiny on the the number of  
short stay rentals within the  
city.



Bigger industries like midfields build accom for their employees Option 1 (linear with longer Harrington Road frontage)

Do what you have proposed and build the homes for those who cannot afford to do so. Option 1 (linear with longer Harrington Road frontage)

Cost of providing social housing should not fall on the rate payers. The land in question should be subdivided and sold for owner / occupiers.

Provide affordable housing for key workers Option 1 (linear with longer Harrington Road frontage)

Option 1 (linear with longer Harrington Road frontage)

More land should be made available bringing down land cost due to supply and demand. More medium density houseing should be fast tracked through planning in warrnambool central areas so as to not place extra traffic pressures on commuting from fringe areas. COUNCIL SHOULD OVERHAUL ITS BUILDING AND PLANNING TEAM AS IT HAS BEEN A MAJOR BLOCKAGE POINT DUE TO CURRENT SPECIFIC STAFF OPINION. Option 1 (linear with longer Harrington Road frontage)

Lobby for state and federal support and their implementation of affordable and social housing. Streamline planning and approval processes for affordable housing from private investors. Provide more free camping options that are safe. Addressed this back in 2019 when it was identified as a huge issue.

Option 1 (linear with longer Harrington Road frontage)

Yes but not with hand outs give these people an incentive to improve their lives and give them a hand up not a hand out

Option 1 (linear with longer Harrington Road frontage)

All levels of government, developers, business organisations should work together to increase housing. If we build more affordable housing of any kind whether it be bricks and mortar or pre fab what does it matter, just get it done! Get developers to contribute their social or affordable housing at the start of their projects not at the end.

Option 2 (more compact design with reduced Harrington Road frontage)

The rise of 'air bnb' type accommodation has decimated the rental market, we desperately need this housing stock back.

Option 2 (more compact design with reduced Harrington Road frontage)

Build more affordable housing

Option 2 (more compact design with reduced Harrington Road frontage)

No specific recommendation other than "affordable" needs to be just that. Access to finance for low income people is severely restrictive. Low incomes require realistic weekly repayments, over a realistic time frame that reflect realistic house prices. Wages for most of us have not kept up with what things cost.

Option 1 (linear with longer Harrington Road frontage)

The idea of lower cost housing is good, however I believe location in the key. Putting this in a newly built area, the houses won't match those in Harrington road/dennington rise. I feel a better location would be at the northern end of Rooney road

Option 2 (more compact design with reduced Harrington Road frontage)

Mandatory Inclusionary Zoning ensuring the volume of public housing required is the same as all other housing types. Abolish capital gains and negative gearing

Option 1 (linear with longer Harrington Road frontage)

Fast track new build permits, provide affordable housing throughout the Warrnambool area

Speed up home approvals

More affordable housing      Option 1 (linear with longer Harrington Road frontage)

Build more affordable houses.      Option 1 (linear with longer Harrington Road frontage)

Reduce Planning regulation and build a supportive community which is empathetic to the need for different housing forms and tenancy arrangements.      Option 1 (linear with longer Harrington Road frontage)

All new housing projects should include public housing. Restrict short term rentals. Allow long term stays in caravan parks. Allow long stays in caravans in backyards.

Rent freezes, make it more affordable for young families to buy their first home      Option 1 (linear with longer Harrington Road frontage)

Rent freezes, taking away ways that make it easier for people to buy multiple houses, making it harder for first home owners to buy (taxes) and creating stricter rental house standards. It costs us so much to pay for our heating during the winter because our house is so cold and it is too hot in the summer as it has no air con.      Option 1 (linear with longer Harrington Road frontage)

Reduce AirBNB, stop negative gearing. Council build housing for local workers

Option 1 (linear with longer Harrington Road frontage)

If there is to be housing in adjacent land

Build more affordable housing

Option 2 (more compact design with reduced Harrington Road frontage)

lower migration to a manageable level. federal and state governments restrain spending so inflation can come down lowering interest rates so people can build for lower prices.

Option 1 (linear with longer Harrington Road frontage)

Through the State Government Planning minister to secure 5% of land in any new development for affordable housing this way its spread across the community

Option 2 (more compact design with reduced Harrington Road frontage)

The state government needs to support housing investment rather than making it increasingly difficult for private investors

Ideally by housing prices dropping or banks offering lower interest rate loans to lower incomers or government incentives.

Social housing projects like this, policy adjustments such as short term rental disincentive, negative gearing tax reform etc.

Option 2 (more compact design with reduced Harrington Road frontage)

Option 1 (linear with longer Harrington Road frontage)

Area like Brierly . More central to Deakin tafe and hospital and public transport.

More affordable housing

Option 2 (more compact design with reduced Harrington Road frontage)

More housing needs to become available at an affordable capped price

This project shows pivotal recognition of the current crisis and the burgeoning housing situation. Addressing it at Local Government level is a vital first response needed for the Community. It sets the foundation for further action in our LGA.

Option 2 (more compact design with reduced Harrington Road frontage)

Option 2 (more compact design with reduced Harrington Road frontage)

Planning permits shouldn't take so long. There are vacant housing all around Warrnambool, it should be looked into why this is happening.

With 50 relocatable units

Option 2 (more compact design with reduced Harrington Road frontage)

Limitations for landlords on rental hikes, additional services to maintain rentals, dispersed additional housing (especially as localised blocks of public housing has been tried and tested already with research showing it doesn't work). Support workplaces with grants to fund their own worker accommodation. Donate the additional money to the services that already do emergency and low cost housing such as salvos, brophy, Orange door, etc to allow them to run this disposes throughout the town; support by working with these groups around releasing smaller blocks of council land throughout throughout area and supporting to progress building permits. Support agencies that address concerns that are present for those in low cost housing to do more of this work and maybe improve lives/socio-economic

Option 1 (linear with longer Harrington Road frontage)

Housing prices are up everywhere, if they were not so expensive how would people make there money to be able to afford to buy or build new houses with the cost of living and building materials along with the price of land etc. house prices in Warrnambool are just like everywhere else. I don't think we have an issue. Maybe focus on having more motels they seems to be far less these days around Warrnambool. If I had of known back when we purchased our land and built our house that these houses were going to be put here in dennington I would have gone elsewhere. Over to precious north Warrnambool as they never get anything like what Dennington cops.

Option 1 (linear with longer Harrington Road frontage)



By distributing key worker and affordable housing throughout ALL of Warrnambool and not clustered in one specific location.

Spread out affordable housing all over Warrnambool

Repurpose existing empty housing, eg CBC buildings  
Canterbury road

Option 1 (linear with longer Harrington Road frontage)

Not by the current proposal.

Option 1 (linear with longer Harrington Road frontage)

Perhaps by reducing the amount of air bnbs would help a bit as seems to be a lot of them.

Cheaper rents, cheaper bills

Option 2 (more compact design with reduced Harrington Road frontage)

Option 1 (linear with longer Harrington Road frontage)

Build housing in whatever form. Option 2 (more compact design with reduced Harrington Road frontage)

Please tell the reasons behind your choice.

When the project was introduced Council heard some opposition to the project. If you oppose the project, please tell us why.

#### Open-Ended Response

I don't think harrington road is the answer. Do it in a lower area of town, do it in merrivale or Swinton Street area. With the current plan you're ruining an lower cost area of town where young families are trying to break into the tough housing market.

Less confronting

#### Open-Ended Response

You're wrecking the dennington area. It's only going to decrease the value and bring more lower class living. Midfield workers won't care for the house they live in, I had windfarm workers next door and it was exactly the same issue, careless fly by the night workers degrade the street

It will bring more crime and lower the value and status of Dennington and area

I object to both options as I feel having a cluster of properties as both concepts present is not the answer. Subdividing the whole land and selling blocks for residential living and scattering these homes throughout

I am not opposing to the project but I am opposing to the concept of the project. As stated above, scatter them throughout all new estates within Warrnambool. If so, sell the land to a developer and reinvest in properties within your municipality. I also feel that this isn't the answer to what you feel is a problem - giving key worker and affordable housing residents the opportunity to get into the real estate market eg: reduced rates, help obtaining mortgages etc.

I actually prefer neither of the above as I feel this should not be a cluster development that will get a label like other know undesirable areas of Warrnambool.

Location: I have concerns as some residents that fit the criteria for this project are not able to drive vehicles, therefore leaving them very isolated as this site is at the top of a hill with steep inclines from all directions. Alternate locations: Have alternate sites been considered some examples of other sites to be considered are, huge parcel of land beside Friendly Societies between Koroit St through to Atkins Rd, Trotting track, Deakin (old golf course), the old Special Development School, Surfside 2 caravan park, the old waste site (tip), North Warrnambool housing development sites (Wangoom Rd), Toohey estate was meant to get this style housing roughly 13 years ago but that didn't end up happening, I'd say by objection of the residents. So why is Dennington any different? Above sites better suited as closer to transport, shopping, medical etc. Traffic: I have great concern to the increased traffic for this area. This end of Harrington Rd is narrower then further down. This is going to turn very dangerous our area has a lot of young growing families along with older residents, a lot of primary/secondary aged children walk/ride to school. I can say I have already had some close calls at the Harrington Rd / Coghlan's intersection nearly been ran into as I wait to turn. Putting another 40-50 homes along with the already new subdivision on the corner is going to create an

I would rather none of the above in our area, hence my choice of the less frontage so we don't have to look at this ridiculous village devaluing our properties and making us feel unsafe!

I hope this letter finds you well. I am writing to express my strong objection to the proposed "Affordable Housing & Key Worker" project on Harrington Rd Dennington. Please take into consideration my concerns as follows. With this proposed project along with the new sub-division on the corner of Harrington Road & Coghlan's Rd there will be increased traffic flow of an additional 86 cars based on 1 car per household and 172 for 2 cars per household, who's to say there isn't more than 2 cars per household. This increase in traffic flow for this area is going to create chaos and is going to be very dangerous, an accident waiting to happen. Council do want that injury or even death on your conscience? Both Coghlan's Rd & Harrington Rd are not able to handle this extra traffic due to the current layouts/widths, council are saying Harrington Rd is 8 metres wide however upon measuring its only 5.5metres wide! Harrington Rd, Coghlan's Rd, Darwinia Street, Dennington Rise, Rooney's Road, Drummond Street, all these are not equipped to handle this added traffic flow. I personally have already nearly been rear ended multiple times waiting to turn from Coghlan's Rd to Harrington Rd! This road is not equipped for further increase in traffic as its not wide enough, there is no room to go off to the side of the road if you do, you'll end up

I feel that we should capitalise on this initiative and utilise more space for the development.

I think this would be a better idea with some modifications as having the road going out onto Choglans Rd so the traffic I think this would be a better option, but have the riding go out onto Choglans Rd about 80 m down from Harrington Road on the braille of the hill which would give good site vision from both ways and make it safe to exit and enter the new subdivision. It would also alleviate traffic off Harrington Road which is too narrow to carry extra traffic. The traffic could be encouraged to go down Caramut Road and join Raglan pride at a controlled intersection. Not try and all get out onto Raglan Parade via Drummond Street which is already very congested of a morning now.

Harrington Road is not designed to have a high-density subdivision entering and exiting via it

Neither. I do not agree with the proposal. There should have been an option 3 for other suggestions or to state you do not agree with either proposal. This is not a choice, it's a forced selection.

1. The project was not introduced to the community. A few letters were sent out. We live close by and we did not receive correspondence. Why not? 2. Council should have consulted the community earlier in this process. 3. Warrnambool has seen the impact of cluster lower socioeconomic housing. We do not wish to see that again. 4. They are not houses. They look like cabin style accommodation. They look small. They are clustered together. 5. Concern about the impact on the local community - safety, roads, resources, valuation, etc. 6. What will happen to the land and houses at the end of the proposed period. Will it become social housing? Is there a guarantee about how the area will look at the end? 7. If there is a negative impact to the community, it will be too late to address it. This process is being rushed with limited meaningful consultation.

none

there should be no key affordable house on harrington road the blocks are way to small the minimum block size for a unit should be 450 metres and 700 metres for a quality house. The design of the project looks terrible all other houses in Dennington are brick construction with larger blocks. Why is dennington the only place in warrnambool that the city council want to put this so called affordable housing project there is currently 66 rentals available in Warrnambool at the moment (realestate.com) rental demand in warrnambool is down 19% in the last 12 months. if the land is to be developed it should be to supply more larger blocks so people can build their own house and give investors some incentive to rent out their investments maybe cheaper rates. more land supply brings prices down, as for the key worker southwest healthcare already supplies houses and units for they workers rent free. leasing this land will devalue the land from future development. your design isn't even support local job during construction, which helps out the whole community

Neither

Housing development projects should be viable for private developers to implement, council should be setting a framework that viable and accepting by the community that they work for.

More options of 3 bedroom houses for attracting families

Looks better



I do not like either and see great risk at such a development.

It is not council's role to become a developer. This is dangerous territory. Council have planning tools and officers to facilitate business to develop land. It is not council's business to build and develop housing. I am involved in other activities such as the Melbourne to Warrnambool. The Director of City Growth has told me that running cycling events is not the council's core business, as justification for not taking on the Melbourne to Warrnambool. Equally, it is not council's business to be a land developer and provider of housing.

Either option - I have no preference

I do not appose

To minimize the affect it will have on current houses in the are.

Due to the fact that putting people from low socio-economic status/affordable housing in the one area causes problems. Which we have seen in other areas of warrnambool. Decrease in our house price, we have worked extremely hard to afford to buy a house and for this to be affect by something outside our control and the council don't seem to be taking into consideration is very disappointing. The amount of traffic on a small road of Harrington road. Will cause problems with in the area.

No driveways onto Harrington Road

I don't want there to be violent people living there for support housing. Only worker housing please.

I don't mind either concept

I don't appose

Believe it will look better along Harrington similar to what's there already. From what's been said at meetings roads would work better.

Just like it

feels more spacious

I did. at the start but now understand not commission homes.

more units with more variety of beds in keeping with the layout of the rest of the street

not opposed to it

Less clustered, more of an open outlook for residents.

I am not opposed, I like it.

Better integration into the existing area rather than creating a separated area.

I don't oppose the project. My concern is mostly that clustering cheaper housing together can cause social issues and concerns. I do think it is better to spread out this type of housing to integrate better with the rest of the community but the current needs and efficiency of builder together outweigh any concerns.

Need as many houses built as possible

I didn't get the option to say no to the whole project.

Lack of schools and daycares in the area. Increased traffic. The drop of up to 100k in the value of our homes. A belief that this will become a "ghetto" like environment and end up like Wanstead Street/Jellie Court area. Increased crime due to low income.

In my opinion the mix of houses is more suitable in option 2 with a greater number of 3 bedroom residences, The reduced street frontage to Harrington Road is an advantage considering the local resistance.

No objection, it appears to be a sensible approach to address a pressing issue for the whole community. The land use should be more acceptable to the close neighbors than the previous use.

Neither. Should not be building in the one area. Put some out in north, east Warrnambool even allansford- Koroit. There is plenty of land out that way.

Absolutely I oppose. Devalue the Dennington housing . Will not be a neat and tidy area. People will be labelled living in the area.

Makes sense

These plans do not fit in with the other houses in Harrington road and are too small also compacted in on time blocks  
I am actually comfortable with either design. The priority is to see the community get behind this project and support the WCC initiative.

Too compacted

Neither. There is significant evidence that lumping affordable housing together will create social and economical issues.

I don't believe the Impact Domains have been properly considered such as; Community and culture; Education; Employment; Environment; Economy; Health and Wellbeing; Social engagement and Urban Amenity. It seems to be a half thought through, knee jerk reaction to a housing shortage that is not unique to Warrnambool. To suggest this affordable housing will address housing shortages for the hospital, TAFE, Deakin is too simplistic and not well thought out. Where is the evidence that building a temporary shanty town in Dennington will be used by any of these industries? In fact, where's the evidence that it's even required? It would appear the council has not followed its own 'community consultation' process. It would also appear that Warrnambool hasn't considered any other areas that this 'temporary' housing should be. Either build permanent housing that is appropriate to the area or don't do it at all!

I think affordable housing should be distributed thought all new developments sites as not to create a cluster or ghetto, these have been proven to lower the resale value of surrounding properties I also believe there are other projects that might be better suited to this site that have not been considered.

Less bottlenecks

I oppose this amount of affordable housing in one location. It will create another societal problem area like wanstead street.

I do not have a detailed opinion. Both look very good.

Neither

Will create a 'getto' in an area where working class people are struggling to build and pay off their homes. The present council have zero credibility.

More spacious

Not enough housing anywhere so why give to oversea people

Both but its not an option the more that can be created the better

No opposition

Look at newer suburbs in Melbourne such as Cobblebank and parts of Melton - Compact and high density housing is claustrophobic and detrimental to mental health - especially to the legacy estate holders. The council failing to create a solution that fits in the area is not the fault of its constituents or their responsibility to solve BUT they are the ones that will be directly impacted.

Some? I wrote a very detailed response as to why I opposed it. I sent it to all the councillors and want it to be kept with all notices of opposition filed. This project demonstrates how the council and perhaps the wider community of Warrnambool feel about Dennington - but we feel left out and an extension of west Warrnambool's heritage of social housing. I know this isn't social housing as the mayor rudely injected at the last meeting whenever someone uttered the word. It's an easy way for the council to tick off an issue and say they've solved it by tucking it away out of sight particularly from tourists and future investors. It keeps the most expensive areas of Warrnambool protected. One thing I would like answered which has never been directly addressed - if the shortfall of accommodation is expected to reach over 2k in the next 10 years - what other projects are the council considering? And what areas will they be in? This isn't even a bandaid.

Neither of these are suitable

The site is unsuitable for this proposal due to lack of services people on a low income require. Public transport, childcare facilities, government primary school

Keeps homes together rather than all along Harrington, if roads done right it will not impact existing traffic too much

To be honest the video is more appealing.

The only issue I see with the project is not using local businesses.

none of the a

In years to come, this will be a much better aesthetic. The other plan would turn into a ghetto within a generation.

If this must be placed on Harrington road, less frontage is better for current residents

I oppose the project, only on location. I understand more housing is needed and this is a sound idea but the location will affect house prices on Harrington road and dennington rise. Plenty of other locations these could be placed which wouldn't affect current residents

Options for residents to have rear and front access with less immediate neighbour interaction

Not opposed

Neither. Too dense an area. "Homes" don't suit the current properties in the area.

There is no thought on how these people will get to and from their properties, Harrington road too narrow, no public transport

Neither.

Housing values will drop. Housing not in keeping with existing properties.

More appealing and better for the consumer as they need space like everyone else

More houses

WE are concerned about the amount of additional traffic on Rooneys Road. The road access from Harrington Road to the Princes Highway must be improved as a priority.

It should be the same form as the development across The road - not inward looking

Allow space for growth

Poor public transport infrastructure. Do not want repeat of public housing ghettos. There is evidence based research against this concept

It's of the main road and more a

Na

Not as compact



More space is good

I think it's great

If there is to be housing block with the next 8 years. I think there will be over crowding in this space of land. The traffic out of dennington is going to be a nightmare when the population of this project and surrounding housing blocks the area of land is going to be multiplied by double its capacity. Road, and buses for the area need to be addressed as business to get on the highway is going to be a nightmare. I am concerned that my backyard is going to be overcrowded and not the quiet place dennington is.

Compact frontage will be better for council and other services - garbage, water as well as share more of the road access.

seems easier to add on if successful

Because it stops the people from the other side of Harrington Road looking at the back of the house which resembles a farm shed

Because it's potential to cause excessive traffic through smaller streets like Dennington Rise and potential for accidents with parked cars on the street and also risk of hitting young children playing out the front of their houses

I don't think either option are a good idea. History shows when you condense low socioeconomic demographics it leads to increased social issues

This negative impact of high density low socioeconomic demographics will ripple through the community, impacting property values and the general wellbeing of surrounding residents. We are choosing to sell our property in this area for this reason.

Better as houses now facing Harrington Road.

Linear option gives scope for more blending I don't into the suburb as development happens into the future

It minimises the street frontage, which will Do not oppose.  
blend in better (with street landscaping) with  
surrounding housing in the area.

Both are well thought out and will look modern and immaculately presented in this area. The choice comes down to the finished design. In design one, the internal street meets an unfinished end whilst this is removed with design two having a complete internal road structure.

Haven't selected a choice as we don't believe such dense housing is right for the area.

Proposed housing to dense & residents don't want it to become another Wanstead Street / commission area or looking like a caravan park. And the talk of devaluing existing housing in Harrington Road area.

It creates a nice little community within an existing community

Actually neither. This is an outdated, already utilised idea that has failed. It is not new, not original, and is guaranteed to cause issues. Last grouped housing was in Wanstead Street and Crawley Street areas which are now crime, violence and substance use hot spots which have a reputation that is known far beyond Warrnambool. To be clear, it is not purely the location, it is your whole idea/proposal that is significantly flawed. Not only has this council shown complete inability to have an original thought, it has continuously shown it is not representing the people at all. We should seek to have the entire council thrown out.

It's an outdated plan that has been shown not to work (doing a whole block area of affordable housing). Research has shown it increases crime, substance use, violence as well as continuing to decrease the socio-economic status, and life outcomes (health, education etc) of the people who reside there generally. It is also not taking a holistic view of the issue at hand, it is basically taking the throwing of money at a problem solution. This will in turn also place additional pressures on your emergency services such as police when they are already overwhelmed. The research is there and the people have told you the opposition. So let's be honest this feedback is to tick a box in your planning process, you haven't listened to anyone or anything and this won't be any different.

Long Harrington road frontage. No matter what they will be ugly and out of place so more frontage.

Why dennington? We are rate payers and it's going to hurt our chances of selling or decrease our value in home. You can't say it won't when so many local real estates have already told us it will. We have 2 commission houses in our street now and our house price decreased when they were built. Having these ugly looking things crammed in isn't fair. You really don't care about your community. How something like this can go ahead I don't understand. If we have a shortage of houses there has to be land elsewhere that they could be put. Closer to town also. Why dennington? Not only that you have gone outside of Warrnambool for the plans and work your not even supporting LOCAL!!! If these people have kids may I ask what school they will attend? Childcare centre? You have so many families currently without childcare due to the wait lists yet you plan to bring more people to Warrnambool. Our local dennington primary school is full. Our kids don't even have an oval due to portables being placed on oval to accommodate all the new kids to the area. How will families get into a school?

None

Because it will de value other people's home. People just need to work and start with low mortgages instead wanting fancy houses

There are other areas it can be built, with less units, more amenities nearby.

Neither concept, they are both unsuitable and not fit for purpose in an existing residential neighborhood when there are not the amenities to cater for them. The schools are full, the kinders are full, the daycare centres are full and the roads are already congested.

1. Clustered housing like what is proposed has no place in today's society. 2. They are not houses, they are cabins that belong in a caravan park. 3. Dennington has worked hard to break the stigma that historically has been associated with it (as a lower socio-economic town). It is now a growing, thriving place where young families are building homes. This project will un-do the hard work that has gone into building Dennington as a desirable place to live over the past 15 years.

None

Because nothing blends in it looks like a caravan park

Both need investigation

I like the option 1 design, due to the road being longer and the homes being spread out over a longer distance. This will negate a lot of traffic congestion on Harrington road. It's an even route from the highway end or the Coughlans road end. Option 2 squeezes all the traffic in to 2 entrances not that far apart, with a corner that is already dangerous getting even more traffic out into it.

The planning and wording originally was transcribed very well. At the meeting at the lighthouse theatre we had 2 designs that were both spread out better. Now we have option 2 which goes back to the original design which which was not a popular idea.

Do not support this development

1. Lack of consultation. 2. Ignoring the community's concerns. 3. Clustered accommodation such as proposed can have negative impact on community. 4. Safety issues. 5. Resource issues. 6. Risk of drop in surrounding property valuation.

Make use of as much of the existing infrastructure where possible

Neither - both are not good - it looks like a holiday park!

Because we purchased our land to build our house away from areas such as this. We didn't want to be close to crammed in housing. Had we known this was the case, we would've purchased in north warrnambool where they don't have anything like this happening and not likely to. It is busy enough taking our children to school and the promised roundabout still isn't built on Coghlan's road near the school so our quiet neighbourhood is about to get far too busy.

It looks better

I am all for worker housing if it actually becomes worker housing and not more government housing that end up costing the community more and gets trashed!

Option 2 entry ways are both in bottle necks with the roads. The interception on the bend is already dangerous, then coming out on to the skinny part of Harrington road will cause to much traffic and congestion. Option 1 spreads the traffic flow out over a longer area.

The initial outlay, ie option 2 is not a logical choice due to traffic. Option 1 addresses my concerns

Seems better for not imposing on Harrington Road, kept compact and prefer the design overall

<p>Council has also received supportive feedback about the project. If you support the project, please tell us why.</p>		<p>Please watch the drive-through animation of Option 2 to recap. Having read through the project outline and concepts for the proposed development, please answer the following questions. What is your opinion on the proposed lease term of 25 years?</p>	
<b>Open-Ended Response</b>		<b>Response</b>	
No positives unless you live in Canterbury Street, away from the trouble		Too long	

I always support growth in Warrnambool

Too long



Too long

Too long

We need to explore innovative options for housing and this appears to be an excellent proposal for adding to the supply of housing. Just right

Too long

most of dennington resisents dont wont this project Too long

We need to assist our community and not constantly Just right  
pop barriers up which doesn't allow new people to  
call our beautiful town home

Staff can't be employed as they can't find housing Just right

Not Applicable

Too long

affordable housing has to be build I think this is a  
good first step to addressing the issue - more needs  
to be done

Too short

Too long

I appreciate the Council being proactive in general,  
and this is a proactive action, so I thank you for that.

Just right

I trust that this concept will proactively help to address the housing crisis in Warrnambool - enabling key workers to have suitable accommodation.

Too long

Believe we should do something to help workers come here. People should be able to put a roof over their head and afford to rent here but it's a joke

Just right

Worth a try , looks goid

Just right

i believe in Human rights and everyone has the right to know they can get housing and have a roof over their head.

Just right

the more affordable units we have available in our community the better to reduce housing stress.

Too long

It provides much needed housing and I think it will be a great benefit for the Dennington community.

Just right

I support the project. There is a severe lack of affordable housing. This would seem to be a good way to begin to address that quickly and efficiently.

Just right

Just right

Too long

It is a proactive response to an issue that impacts on the rest of Australia too. We are lucky that Warrnambool has suitable land to build on and the turn around time frame is necessary to get a quick and effective fix.

I support it because of the urgent need for more housing in Warrnambool

Just right

Too short

Too long

Too long

The project is an innovative response to a current housing shortage impacting employers ability to attract employees from outside of Warrnambool risking infilled positions, an inability to attract new talent and expertise to town

Just right

Only people who support this project are people who it DOESN'T impact.

Too long

Just right



Too long

It will benefit Warrnambool as a whole. Not just one area. Warrnambool needs to grow and this will help. Too long

Too long

Key workers can provide services to the community while they have homes. Shelter is a basic necessity especially if you are not from this areas is the case with most key workers Just right

Just right

Its a good step towards more social, emergency and worker housing to grow the town

Too short

Too long

We need housing, who can be against anything that helps people put a roof over their heads - it's a basic human right. If anyone has ever struggled or even if they haven't they should have some compassion. Read the news!

Just right

This type of housing is needed and is a much better option than the Eccles Street essential workers village. Just right

Just right

Full time workers in Warrnambool can not afford to buy in Warrnambool! Too short

I support the proposal but not the location Too long

There needs to be radical uplift in all affordable housing types Just right

No Too long

Too long

No one should be homeless in Australia. As a community, we have a moral obligation to provide housing for people.

Just right

Just right

Just right

I support the project as we need housing for people who are essential to the health, education and wellbeing of Warrnambool's resident. We should support Council's efforts to address the lack of new homes.

Just right

If done well with pt infrastructure in place and supports available could work

Too long

It's very hard for key workers and young families buying their first home to work and stay in the city without the pressures of the costs and lack of housing

Too long

As a renter, rental insecurity has been a major stressor in our family. We spend half the year worrying if the cost of rent will go up. There needs to be more options and opportunities for key workers to come here. I am a teacher myself and there is not enough in Warrnambool because of lack of housing.

Just right

Great to see council taking the initiative to create spaces for people to live. We don't all need massive homes, and these designs look great.

Just right

Do not support

Too long

More affordable housing will enable more employees settling in and supporting Warrnambool and its great surrounds

Just right

more affordable housing is needed and all levels of government could be doing more. But this project cannot be turned into a cash cow for companies to take advantage of council with a blank cheque.

Just right

N/A

Just right

Too long

Too long

More housing is required, if it can be done, it should. Just right  
My only concern is there appeared to be no bike  
lanes and environmental design features of the  
houses

Too long

Great idea, not permanent and a solution to a dire community immediate need. Can be incorporated with good public open space which will enhance the area. Just right

Warrnambool is a great place for families, we need to be able to retain top professionals to support our needs Just right

As a member of the Warrnambool and Dennington Community with housing assets in these areas; as a parent to teenage children who are Key Workers at a State Government level and students in their final years of higher education; I, know how difficult it will be for my children, my future grandchildren, to enter the housing market in any capacity. This is a burgeoning crisis across Victoria that effects Regional communities immensely. From our Community in need of housing to bringing much needed Key Workers in Health and Education (but not limited to) to the region; this can only be addressed and accommodated if we have the infrastructure, providers and funding in place to do so. We have such an important and unique opportunity to develop and build a space that will benefit the Community for many years to come. I understand other Local Governments in the South West - Moyne and Corangamite - have opted in to provide Key Worker and Affordable housing. As the larger populated LGA of the two, I would be asking the question of Warrnambool City Council "WHY?" we didn't take crucial action when our counterparts have. Just right

Too long

Because it supplies 50 new homes

Just right

Nothing. Completely wrong way to go about this.

Too long

You wouldn't have much supportive feedback      Too long

Too long

Too long



I support other methods to tackle the housing crisis - Too long not this project which will cluster 'housing' in one location. I do support the following: 1. Fast tracking residential developments that include 10% affordable housing in plans 2. Change policy around AirBnB to only allow property to be rented out for 30 days of the year. 3. Bring in incentives like the \$20k affordable housing grant that was part of the Dennington Rise development to encourage people to build. 4. WCC instead sell off the land within the salesyard buffer zone for residential builds, use the funds to purchase existing property in Warrnambool so they are scattered across the city. 5. Put cabins in Surfside 2 immediately to solve the current problem, until a more long term solution can be put in place.

Too long

Worker housing needed

Too long

Build proposed accommodation fairly around Warrnambool, absolutely just don't cluster them together.

Too long

Needed for the town in crisis and on balance trumps Just right  
the potential concerns of others.

Deakin is the perfect site for this Too long

Too short

Too long

We must do as much as we can to help people who c: Just right

36  
38  
5

Looking at the proposed width of the internal road, which is 8m, please provide your feedback.

All houses in the proposed project have adequate off-street parking (at least two car spaces in each property). Please provide your opinion on the car parking provisions.

Response	It is adequate	It is not adequate
It should be wider		Not adequate. 2 car parks is not sufficient
It should be wider	Yes at least 2 on each property	

It should be wider	No	Yes
--------------------	----	-----

It should be wider

As there is no lock up garage where are they supposed to put belongings, going to be very untidy with stuff laying around .

It should be wider

They have no lock up garages, where are they meant to put everything? That won't be very nice to look at everything dumped around.

It's just right

That's ideal. Many households have 2 cars now, though with future transport developments that may decrease.



no double garages that should be a minimum

It should be wider

It's just right

caters for families

It's just right

Yes



It should be wider

That is adequate, however the fact that you are asking this question proves it is not council's role to be a developer. Developers should comply with planning laws.

It's just right

yes

It should be narrower

Yes

It's just right

Yes

It's just right	agree	
It's just right	Ok	Maybe some for visitors
It should be wider	Good	
It should be wider	it is probable	
It's just right	more than adequate	
It's just right	It is adequate.	
It's just right	For a one bed two is maybe even too much	
It's just right		

It's just right	Many Warrnambool streets are narrower and have less offstreet parking.
-----------------	--

It should be narrower	Yes
-----------------------	-----

It should be wider	Yes
--------------------	-----

It should be wider

It's just right

Two parking spaces per dwelling closely reflects the average or standard visible in many housing estates

It should be wider

Enough room for the Ferrari or was that a Lamborghini?

It should be wider

It's just right

Yes

It should be wider

Two should be adequate for  
the that type of development

It should be wider

This project shouldn't go ahead.

It should be wider

It's just right

Adequate

It's just right

Yes

It should be narrower

Yes

Could have street parking for visitors

It should be wider

Houses that have older children or have visitors will require further parking.

It should be wider

If these homes are for key workers they will most likely live singly and the people living in the affordable housing would more than likely only have one car

It's just right

ok

It's just right

An oversized single car garage would be suitable for one bedroom dwellings.

It's just right

It's just right

Need undercover parking. An enclosed, secure shed would make it more future proof. The place will be the new W'bool ghetto within twenty years.

It's just right

Yes to

It's just right

More than

It should be wider

It should be wider

It's just right

2 car spaces are enough

It's just right

Adequate

It should be wider

Will they really all have car ports have  
garages or is that just included for the  
video

It should be narrower

Yes

It should be wider

Likely to have shared homes with each  
household member having their own  
car

It's just right

Yes

It's just right

Yes



It's just right

Yes

It should be wider

It's just right

2 cars is about the average  
and visitors can park further  
away and walk

It should be wider

good

n/a

It should be wider

Wait and see the final bit as lots of cars  
park in all streets which make it difficult  
to have two cars pass

It's just right	As long as the nature strip is adequate to cope with 2 cars
-----------------	---

It's just right	adequate
-----------------	----------

It should be wider

It's just right	yes
-----------------	-----

It's just right	yes
-----------------	-----

It's just right	This is sufficient
-----------------	--------------------

If each 3BR home has 6 people that's potentially 108 cars, 2BR with 4 people potentially 72 cars, 1 BR potentially 36 cars that is potentially 216 cars parked / driving in /out of area. We realise not everyone will have a car but given area has no public transport how else are they to travel to work etc

It's just right

yes

It should be wider

Yes.

It should be wider                      Yep

It should be wider

It's just right

It is enough with the space  
you have

It's just right

It is adequate.

It should be wider

This is not ideal for families with multiple cars, eg 3 bedrooms might have parents plus teenagers that drive

It's just right

Yep

It's just right

At least 2 at a minimum

It's just right

Fine

The proposed development includes a new green open space. Please tell us what you think of the green space and what you want to see there.

The final concept will include traffic management infrastructure included.

**Open-Ended Response****Zebra crossings****Speed humps****Wombat crossings**

The council doesn't mow their current green open spaces, so forget creating a new one. Care for what you've got first.

Family friendly areas

Speed humps

Absolutely ridiculous, Dennington residents from Rooneys Road to Russell St only have 1 playground to utilise currently. WCC are proposing to build another 50 homes and only provide a green space? Surely, WCC could have proposed a playground and not waited for the residents to suggest.

Zebra crossings

Speed humps

Wombat crossings



The green open space is a waste as council can't maintain the public walkway between Cole close and Dennington Rise always being overgrown.	Zebra crossings	Speed humps	Wombat crossings
---	-----------------	-------------	------------------

I think the green open space is a waste of time, council can't even maintain the walkway between Cole close & Dennington Rise it's always overgrown!

Zebra crossings

Speed humps

Wombat crossings

Green space is vital for community. Play spaces, shady nooks, open areas and welcoming seating are all beneficial.

Speed humps

Speed humps

In the whole area, I would like to see residential accommodation, not the current proposal.

blocks are way to small design is terrible and it will devalue future development and existing houses

maybe a playground with BBQ/picnic facilities and exercise equipment to cover all areas

Zebra crossings

Wombat crossings

Looks good, small Play ground

Comply with Planning Requirements. Will council be contributing to a DCP?

additional green space would be off  
befit to community and the  
environment

Looks good

Speed humps

its good and maybe could have a small playground and native trees and plants

Speed humps

Playground to take grandkids be good, not enough places to take them and would please locals

Speed humps

Need greenspace for this

i think a green space is always necessary for that nature feel

Zebra crossings

Speed humps

play ground for children, picnic tables, BBQ

Speed humps

I would like it to be left open.

Speed humps

Pump track, picnic/eating area, water tap.

Speed humps

I don't want this project to go ahead. It should be spread out over all new housing estates instead of putting it all in one area. This is going to create problems and I do not believe that any of you councillors or Ben would want it near your homes! I also found the "community consultation" poor. This will be railroaded through council and when it becomes a problem like Wanstead Street you will all look like dickheads for allowing it to happen!

Speed humps

Just that! Green space with paths, suitable planting and seating. Suitable for all age groups and mobility levels - so concrete pathways wending through native planting.

Would be better to have the green space in the middle of the development, not next door. Green space needs lots of big trees

Wombat crossings

Only nice part of the entire project

Great

Zebra crossings

The green open space is the jewel in the crown of this development. .  
Congratulations.

Zebra crossings

Speed humps

A picnic area with bbq and  
playground and areas for sports



Security cameras

Zebra crossings

Speed humps

Wombat crossings

Recreational equipment for kids  
and adults

Zebra crossings

Zebra crossings

Speed humps

Family friendly and pet friendly  
spaces

Speed humps

I don't think about it because it will be a glorified patch of grass. Dennington doesn't have any walk paths for its residents except the 100m at the river.

I would prefer the project not go ahead To answer question 13 Traffic lights at the very least onto Collins road as it is a blind corner

Park for kids would be fantastic, anything that encourages kids to be outside would be a benefit to the entire area. The community would get the use of a great space plus give a better aspect for existing homes across the street.

Wombat crossings

A playground of some sort, make it usable space and family friendly.

Speed humps

Regular shopping trolley collections. Zebra crossings  
Open air, oversize chess sets. Plenty  
of shade trees that do not drop  
their leaves every Autumn.

Wombat crossings

Green space would help break up  
the difference between current  
brick homes on Harrington  
road/dennington rise and the  
cheaper made homes

Zebra crossings

Speed humps

Lighting and review open space  
with a gender lens

Play ground

Speed humps

Playground would be good. Dog walking area maybe.

Wombat crossings

Zebra crossings

Speed humps

If it will be on a flat surface then it would be a great addition.

Zebra crossings

Speed humps

Wombat crossings

Disability accessible playground with seating, free bbq, bike paths, excellent lighting

Zebra crossings

Playground and BBQ area for families to get together and hang out

A playground and bbq area

Trees and garden beds for birdlife

Speed humps

Do not support

Playground for the kids, gym equipment, walking path, bike path with miniature street signs to mimick normal roads - help educate children in a safe environment and promote imaginary games in a safe manner

open spaces for recreational use and playground for children

Speed humps

Speed humps

Speed humps

Not just grass, definately a  
playground and/or gym equipment.

Speed humps

no opinion really

Wombat crossings

Zebra crossings

Access friendly play equipment,  
native tree/shrub plantings, good  
lighting and walkways

Speed humps

Green space should be a place of  
community coming together.  
Playground and BBQ area  
Dennington lacks modern and  
interactive play spaces for children.  
It would be great use of space to  
place this type of equipment in this  
area. For all of Dennington  
residents!

Zebra crossings

Speed humps

Speed humps

needs a basketball court

Speed humps

So this will be drug dealing space as it will have adequate space to see if anyone or police are coming as well as the straight clear road. The distance from police station is also what makes it prime location. So my question is what are the council who are creating this problem have done in planning to counteract this? Will there be CCTV throughout the area? But then how would you justify this in a residential area? Problems you won't have if this housing was dispersed throughout warrnambool.

Speed humps

Wombat crossings

Playground	Zebra crossings	Speed humps	Wombat crossings
------------	-----------------	-------------	------------------



No

This needs expert advice	Zebra crossings	Speed humps	Wombat crossings
Playground and some trees and space for kids to run around	Zebra crossings		

Passive recreation. Small embellishments like seats, lighting, vegetation. May act as a pause place for people travelling north-south between the highway and the future merri river corridor.

Not big enough given there's no room for kids to play in the yards. To be honest I won't feel comfortable letting our children play there and we live not far away. You need a playground and plenty of space for the kids living in the cramped in housing

Speed humps

What about developing the sale yards to a park and add more sporting /recreational area when at it! Green up west Warrnambool!

Speed humps

Playgrounds and area for kids to kick footballs etc

Zebra crossings

Park for kids as everyone could use it. Make use of ugly space

Speed humps

re. Please tell us what traffic management measures you would like to see			The curre accommo with 1 bei
More speed limit signage	A reduced speed limit	No additional traffic man	Accommo
		No additional traffic management infrastructure is required	

More speed limit signage	A reduced speed limit	9
--------------------------	-----------------------	---

More speed limit signage	A reduced speed limit	9
--------------------------	-----------------------	---

More speed limit signage	A reduced speed limit	9
--------------------------	-----------------------	---

6

A reduced speed limit

A reduced speed limit

2

No additional traffic  
management infrastructure  
is required



No additional traffic  
management infrastructure  
is required 3

7

	A reduced speed limit	
	A reduced speed limit	
More speed limit signage	A reduced speed limit	6
More speed limit signage		8
	A reduced speed limit	5
	A reduced speed limit	1
	No additional traffic management infrastructure is required	7
		10

More speed limit signage      A reduced speed limit

No additional traffic  
management infrastructure  
is required      4

3

6

More speed limit signage

6

More speed limit signage      A reduced speed limit

No additional traffic  
management infrastructure  
is required

A reduced speed limit

No additional traffic management infrastructure is required

No additional traffic management infrastructure is required

A reduced speed limit

3

A reduced speed limit

8

9

A reduced speed limit

7

	A reduced speed limit	7
		8
		2
More speed limit signage	A reduced speed limit	10
	A reduced speed limit	

	A reduced speed limit	
	A reduced speed limit	9
More speed limit signage	A reduced speed limit	
	A reduced speed limit	8
	A reduced speed limit	3
	A reduced speed limit	5
	A reduced speed limit	10
More speed limit signage		6



10

A reduced speed limit

10

5

More speed limit signage      A reduced speed limit

More speed limit signage      A reduced speed limit

8

8

A reduced speed limit

2

5

More speed limit signage

3

5

A reduced speed limit

10

More speed limit signage

A reduced speed limit

No additional traffic  
management infrastructure  
is required

More speed limit signage      A reduced speed limit

	No additional traffic management infrastructure is required	2
More speed limit signage	A reduced speed limit	6
	A reduced speed limit	3

ent project is for key workers and affordable housing. In relation to key worker  
 odation, which industries do you think should be included. Please rate your preference  
 ing most preferred and 10 least preferred.

Agriculture	Arts and	Construct	Education	Healthcar	Manufact	Professio	Public ad	Retail
2	9	3	7	10	1	5	4	8

8                    5                    4                    2                    1                    6                    7                    3                    10



8            7            4            2            1            5            6            3            10

8            7            4            2            1            5            6            3            10

5            3            4            2            1            9            7            8            10



1

2

7

9

8

10

6

4

5

3

1

2	6			1	4	5	8	7
			10	9				
3	10	1	4	9	2	5	8	6

		3	2	1			4	
		4	2	1			3	
4	7	2	1					
	10	2	5	7	3	6	9	4
4	9	8	2	1	7	6	3	10
2	8	3	9	10	6	7	5	4
10	1	8	6	5	9	3	2	4

4		5							
5	10	3	2	1	6	8	7	9	
5	6	4	2	1	8	7	9	10	
3		5		1		4	2		
5			4	1		7	3	2	

8 7 2 1 3 5 4



				9				
		7		10	5	1	4	9
10								
		7		8				
	6	5		10				4
4	6	5	2	1	9	7	8	10
7	10	6	2	1	5	4	3	9

1

10          6          5          7          3          4          2          1          8

5          9          4          2          1          8          6          3          10

3            9            4            2            1            8            6            5            10

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1            3            8            7            4            9            5            10            6

                 5                            4            3            2            8            7            6

1

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10				1				
3	8	4	2	1	6	7	5	10
2				8				5
3	9	5	4	1	6	2		10
4		2		1		5	6	7
6	10	7	1	2	4	9	8	3
5	8	4	2	1	6	7	3	
4	3	8	9	10	2	5	7	1

4

4       3       6       5       8       2       1       7       9

4       10       3       2       1       6       9       7       8

3               4       1       10               6               2

7      10      3      2      1      6      5      4      9

7 9 10

7            1            8            9            10            6            4            5            3

3                      2                      1                      4

5            1            8            9            10            2            6            7            4

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9            7            4            1            10            6            2            3            8

5            8            4            2            1            6            3            7            9

1

10



5

9       7       5       3       1                   2       4       6

8            1            9            7            10            6            5            4            3

7            5            8            2            1            9            3            4            10

8            10            7            2            1                    4            5            6

1

1

2

The current concept proposes 50 homes comprising 25 for key worker accommodation and 25 for affordable housing, what are your thoughts on this split?

Do you have any other feedback?

Response

Open-Ended Response

Should have more for key workers

Keep advertising and growing Warrnambools population as we need a good place to market

Should have more for key workers

I am writing to you to express my concerns of the Key Housing & Affordable Homes that the council are wishing to locate at 177-195 Harrington Road, Dennington. After attending the meeting at the Dennington Recreation Reserve, lead by the current Mayor, Ben Blain, where a slide show was presented and multiple questions were asked by the community with hazy answers given by the Mayor, Ben Blain and the Project Co-Ordinator has led to me having many concerns about the project. Following this meeting, I also attended the meeting at the Lighthouse Theatre on Monday 20th May, 2024. I do wish to raise a issue not relating to this project but the way the Mayor of Warrnambool conducted himself was an absolute disgrace to the community and its residents. The eye rolling, speaking over the residents when voicing their concerns and the cackling between the Mayor and CEO was so disrespectful and I hope their behavior has been addressed by all councilors. I also attended the focus group which was held at Dennington Football Netball Club, of which I found a lot more informative and a credit to the employees of the council that attended as they showed respect and listened to the concerns. The Dennington community are wanting to be guaranteed that

This project should not go ahead as the proposed project, it should be developed throughout all of Warrnambool with housing dispersed around the entirety of Warrnambool rather than a cluster that will create a stigma and label just like other undesirable areas that we all know of. Having it dispersed would create a much safer option for all involved. Why is there no Dennington focus group listed below?

I attended the Dennington Focus Group which is not listed below! This project should not be developed as a cluster/village as proposed, it should be spread out across the Warrnambool area!

It's OK

This is an excellent step in the right direction for housing!

Not to proceed with this proposal. Look for a better initiative or planning, that spaces proposed housing solution equitably throughout our town, not dumped on one small area. Im disappointed with the proposal and lack of consultation with the community. This survey is not consultation when you ask questions about street width and parking, when the community, at the core, has concerns about this proposal in their neighborhood. This survey is very limited. And clunky to complete.

south west healthcare already supply's housing for its workers so what workers does the council think we need. You aren't even supporting local construction jobs where work is slowing down in Warrnambool

It's OK

Should have more for key workers



This survey will result in misleading feedback. The survey asks questions, assuming support. I do not favour this development in any format. This will be a noose around council's neck for years. Council should not enter the realm of private business. As stated, council has the mechanisms available to it, to provide the environment for private business to develop housing appropriate to Warrnambool's needs. Do that and avoid the huge risk that council will take on as a developer of this project.

Should have more for affordable housing

Should have more for key workers

Very disappointed with the meeting at the Light House theater. The Mayor Ben Blain was rude, dismissive and if he is our leader the town is in trouble. Pushing his own agenda without listening to the community!

Should have more for key workers

I think it should all be for key worker accommodation.

It's OK

It's OK

I Support the idea but didn't want to speak up at information night as others would take over. Many residents don't hate the idea but won't say due to others ranting.

It's OK

More 3 bedroom homes

Should have more for affordable housing

there needs to be a deeper analysis to this housing issue. its not only about availability of housing because Bool already has lots of houses.

It's OK

Affordable housing needs to be affordable. needs to be low enough percentage of market value that it is accessible to people/families who really need it

It's OK

It's OK

Would be good if we could get more of this type of development of the ground more quickly.

Should have more for affordable housing

Should have more for key workers

I'd like to attend a focus group but due to work commitments I cannot attend any of them.

It's OK

Do it!

Should have more for affordable housing

Should have more for key workers

It's OK

Should have more for affordable housing

Should have more for key workers

Should have more for key workers

I hope you're all around in 10 years time to be kept accountable for one of the most thoughtless projects the council has ever undertaken

Should have more for affordable housing

I would welcome clarification on the total proposed number of houses in this and future developments in the area as there has been to o up to 90 over multiple stages

Should have more for key workers

Too many of this type of housing in one location

Should have more for key workers

Council should not be pushing this.

Should have more for affordable housing

No roundabouts enough in Warrnambool now

Should have more for key workers

NA

It's OK

Should have more for affordable housing

Should include emergency housing for domestic violence or displacement

Should have more for affordable housing

The mayor has been very unprofessional and rude at the two meetings I have attended. He has belittled speakers by talking over them and dismissing concerns. He has been snarky and condescending. He clearly thinks he is very smart and Dennington residents are very dumb. I am so disappointed and shocked at his unprofessionalism. Emotions are high because this is our life and homes and he doesn't get that.

Should have more for key workers

It's OK

Thank you for trying to do something when so many councils and naysayers block everything. We should be looking after our own community where we can

It's OK

I think we need similar arrangements all over town, this will barely touch the surface to address the housing crisis.

Should have more for affordable housing

Should have more for key workers

Should have more for key workers

I believe it's a solid idea but the current location should be changed

It's OK

So not support this project. You are not listening to the locals.

Should have more for key workers

The term key workers is very loose. I'm hoping it's not for Midfield workere

It's OK

It's OK

Should have more for key workers

I feel traffic will become congested entering the highway from Harrington road. The intersection of Harrington road and coglans Rd would also need updating. And ensuring footpaths to the local school

It's OK

Should have more for affordable housing

If you don't include public transport you will create barriers to employment and education for everyone there.

It's OK

More development in the city to allow more affordable houses for first home buyers

It's OK



It's OK

Let's make it happen

Should have more for key workers

I would like you to take in the consideration that you do not overcrowd the land area. Since there is also land development that will be occurring in the future. The is land for expansion of supermarket or utilities in this area and overcrowding is going to be a impact on services.

It's OK

Great that this is being considered - let's hope it doesn't get stalled!

It's OK

Should have more for key workers

Should have more for key workers

This project should not go ahead.

Should have more for key workers

It's OK

No, as long as the built dwelling have a strong star rating for low economic impact

Should have more for key workers

It's OK

It's OK

If this project doesn't go ahead, will we get the opportunity for community consultation with Council to discuss how we can progress Affordable and Key Worker housing for our region?

Should have more for key workers

Option 2. Where are the driveways for 2 of the units facing Harrington Rd can see driveway for one but not the other

Should have more for key workers

no

Should have more for key workers

Be brave enough to listen to the people you are meant to represent and alter your plans. You wouldn't need to be doing so so late in the planning if you had listened originally. Also this community has already been burnt once when the council didn't listen about the drug rehab place and not that long ago. You are hitting us twice in one go. Pause and think about this.

Should have more for key workers

Should all be for key workers then ie teachers  
and hospital staff

Please do not proceed with this. It is an unfair bandaid fix on a long term problem. We are not against housing, but we are against it being clustered in one location.

It shouldn't go ahead

Should have more for key workers

It's OK

Listen to the Dennington community. Why are there no focus groups listed for Dennington in section 17?

It's OK

Should have more for key workers

Look into it more instead of this quick bandaid fix that only benefits council not the Dennington community Also the focus group times are not at all convenient for people working or those with children —all the key demographics you are focusing on

Should have more for key workers

It's OK

I am extremely concerned about the road lay out. Opening at the top of Harrington road, and the other opening at the other end is the best idea as it stretches the traffic out and away from the narrow road and an already dangerous corner

It's OK

If you are interested in being part of a focus group, please select your preferred session.

Response













June 5, 5pm to 7pm Lane Pavilion, Friendly Societies Reserve



June 4, noon to 2pm, Mack Oval social room





June 4, 10am to noon, Mack Oval social room

June 5, 5pm to 7pm Lane Pavilion, Friendly Societies Reserve

June 4, noon to 2pm, Mack Oval social room

June 5, 5pm to 7pm Lane Pavilion, Friendly Societies Reserve

June 5, 5pm to 7pm Lane Pavilion, Friendly Societies Reserve

June 4, noon to 2pm, Mack Oval social room

June 4, noon to 2pm, Mack Oval social room

June 5, 5pm to 7pm Lane Pavilion, Friendly Societies Reserve

June 5, 5pm to 7pm Lane Pavilion, Friendly Societies Reserve

June 5, 5pm to 7pm Lane Pavilion, Friendly Societies Reserve







June 4, 10am to noon, Mack Oval social room

Questions from Dennington Community Members to Council forum at the Lighthouse Theatre on the Key Worker / Affordable Housing project in Harrington Rd Dennington

- What Council selection criteria did the agency have to meet for this development?
- The WCC website states that the chosen agency needs to be active within 2 years - elaborate and define what this means?
- Affordable housing allocation as per the WCC website states this will be done by established models - which models?
- What are the plans to successfully integrate both "affordable housing" and "key worker" groups together? As well as integrating people into other forms of housing? e.g. If majority of skill shortages are in male dominated industries and people fleeing domestic violence is predominately women - how is this mix going to be achieved? E.g., in some cases, very different socio-economic backgrounds.
- What are the plans to successfully integrate people into other forms of housing? e.g. private rentals to ensure people get out of "affordable housing"?
- Once the "skill shortage" and "housing shortage" has eased and these properties are no longer needed what is the plan to remove and restore the area?
- How are the children that will move into these areas going to be accommodated with regards to education opportunities if the closest school is non-government and at capacity and the local childcare/kindergartens are at capacity?
- WCC have advised there will be 1.2 & 3-bedroom units within this development - what is the breakdown of each unit size and how did you establish these quantities?
- How do you propose to fit a MIN of 50 units into this parcel of land while ensuring adequate off-street parking and space for privacy etc.?
- What building materials will be used in the manufacture of these dwellings to ensure they fit in with the current brick homes within the area?
- If you can't use known housing for protective cases, how can you say this project will be used for single parents leaving abusive relationships? It will not take abusive partners long to figure out how to look in this area, and then what becomes of these dwellings?
- How can you reassure residents that their safety will not be compromised by unruly behavior that can be associated with abusive/violent partners, boredom, or substance abuse?
- How much more consultation will be done with residents and or the "consultation group" as communication to this point has been extremely disappointing.

Questions from Dennington Community Members to Council forum at the Lighthouse Theatre on the Key Worker / Affordable Housing project in Harrington Rd Dennington

- What are the plans to successfully integrate both "affordable housing" and "key worker" groups together? As well as integrating people into other forms of housing? e.g. If majority of skill shortages are in male dominated industries and people fleeing domestic violence is predominately women - how is this mix going to be achieved? E.g., in some cases, very different socio-economic backgrounds.
- The WCC website now states a minimum of 50 units - how many are being proposed?
- How will you manage access to the development for garbage trucks, emergency vehicles (fire trucks) etc. in such a small, tight & restrictive space?
- What strategies and accountability is in place for the maintenance and upkeep of these proposed dwellings? This includes repairs, gardens, lawns etc.
- What compensation will there be for residents whose property values will be impacted by this development?
- What evidence of other similar projects are there of this nature to show this type of project will work?
- What is the criteria for "affordable housing" and "key worker housing"?
- Key worker allocation as per WCC website states that allocation of homes will be by expressions of interest by employers - what is the criteria?
- During the process of discussing & tendering for the project has council considered the welfare & wellbeing of residents in close proximity to the development as it's implementation will and has already caused mental stress and has a high chance of causing financial hardship to a number of residences within the area.
- What strategies/changes will be implemented for traffic management in the area including Darwinia St, Rooney's Rd, Harrington Rd, Drummond St (including access to Hwy), Dennington Rise, Coghlan's Rd, Rongoa Drive?  
Including safe crossing areas for school children and speed limiting provisions?
- What is the proposed plan for Public Transport access/options for this development?
- What other sites have been considered for this development?
  - If not why not?
  - If yes then why were these discounted?

Like VicTrack Land Why are these dwellings not being dispersed throughout other housing developments in the Warrnambool area? or several blocks in each new Sub-division

**Or even considered moving it to the Rooneys Rd side of the Council owned Land as this would eliminate all issues with people in Harrington Rd Sewerage**

Questions from Dennington Community Members to Council forum at the Lighthouse Theatre on the Key Worker / Affordable Housing project in Harrington Rd Dennington

**could be run to the pump station on the Saleyards site and I know the Rooneys Rd section is not sealed but the amount of traffic using it this should be sealed.**

- Regarding children that will move into these areas going to be accommodated with regards to education opportunities if the closest school is non-government and at capacity and the local childcare/kindergartens are at capacity where will these children go to school?
- What considerations have been made for residents' accessibility? Particularly those with reduced mobility. The steep gradient of the street will pose challenges for residents in accessing essential local services (such as the pharmacy, supermarket, GP clinic, Childcare etc.), potentially leading to social isolation and increased reliance on local resources which will therefore place further stress on staffing for local essential services.
- Has consideration been made regarding access to medical care as the closest clinic isn't accepting new patients, so travel will be required to the CBD area.
- North Dennington Structure plan 2015 stated land density 12 blockes per Hectare and I know that has been increased to 15-18 by the State Government which has normally be say 18 houses per Hectare where this development is way over that scope where **we will have 50 houses in 1.5 Hectares** this seems to be way out side standards I can understand like of housing towers but this will be very tight as we see the number of cars paked on the street in Dennington Rise Northern end and it is quiet tight getting through.
- Aboriginal Heritage overlay on this site will and a Heritage survey be undertaken so that no disturbance of sites of interest to our Aboriginal Communities.
- Why no listening forum in Dennington **(this was picked up and will be included in two sessions in Dennington thank you)**



## Key Worker Accommodation and Affordable Housing Project

### Frequently Asked Questions

#### What is the project?

The project is to lease Council owned land at Harrington Road for a period of up to 25 years to a Community Housing Agency (Council has selected [Haven Home Safe](#) as the preferred agency and their consortium partners, Form Flow, Urbis and Sawmill Designs through an EOI process) to build 50 key worker accommodation and affordable homes using modern modular construction technology.

#### Why 25 years?

To access some of the funding from the Federal Government's Housing Australia's Future Fund (HAFF) and some State Government Funding for housing projects, 25 is the minimum period that the project has to be in operation. The period of 25 years is also linked to financial feasibility of developing housing projects.

#### Why did the project change from 15 to 25 years?

The project timeline was amended from 15 years to 25 years to align with the Housing Australia Future Fund regarding 25 years as the minimum period of agreement for Government funding and also to ensure financial feasibility for the project. There will be considerable infrastructure investments made as part of the project and securing such infrastructure funding is dependent on the lifecycle of the project.

#### Why is council considering being involved in Key Worker Accommodation and Affordable Housing?

Council is keenly aware that the current housing crisis is greatly impacting the Warrnambool community. In analysing the kinds of investments that are being allocated by the Federal and State Government for housing in Warrnambool, key worker accommodation and affordable housing were found to be distinct gap areas. The lack of key worker housing is impacting on both the social and economic fabric of our community.

Many councils are looking to facilitate housing developments, the Housing Australia Future Fund (HAFF) specifically mentions that projects that have council involvement have a higher chance of being funded. Councils have been encouraged to consider unlocking local government owned land for social and affordable housing. Local governments can enable access to well-located sites through the sale, transfer, or leasing of land to charitable entities eligible for funding, such as CHA's and organisations with the primary purpose of improving housing outcomes.



A number of Local governments have been involved in key worker accommodation and affordable housing. There is increasing evidence from Federal and State funding sources that projects where Local Governments are actively involved have a higher chances of getting funded.

Warrnambool community is a resilient community that has bonded together to take care of each other. The current project aims to add to those values in creating this unique innovative solution that will provide much needed rental housing to key workers and low and moderate income earners, who are also key workers for different industries in Warrnambool.

#### What is the importance of having a Community Housing Agency (CHA) involved?

Community Housing Agencies are:

- Not-for-profit registered charities that report annually to the Australian Tax Office and Australian Charities and Not-for-profits commission
- Mission driven to provide safe, secure, and affordable homes for renters who are priced out of the private market
- Highly regulated and required to report annually on their performance standards to ensure high-quality rental housing services and the best outcomes for renters and prospective renters.
- Community Housing Agencies are the only organisations that can manage affordable housing.
- Federal and State Government funding mechanisms most-often only provide funding for those projects that has a CHA involved.

Community Housing Agencies have a proven track record and are experienced in property management, tenancy management, and community development. They are deeply committed to the communities in which they work.

#### What was the selection criteria for the housing agency?

The Community Housing Agency was selected based on the following criteria and through a rigorous due diligence process:

- Background of Community Housing Agency and capacity to develop and manage projects in Warrnambool and South West Victoria, including reference to prior or existing housing stock in Warrnambool
- Demonstrated ability to develop affordable housing
- Prerequisites required and intention of Community Housing Agency to establish a local presence in Warrnambool within 24 months
- Technical response to Council's proposal for the concept at Harrington Road
- Management model proposed for the concept at Harrington Road
- Estimated project delivery time frame
- Social and local procurement



### Why is council leasing the land?

Council is considering leasing the land to a Community Housing Agency for a term of up to 25 years to enable a project of this size to be achieved. Warrnambool City Council does not own large tracts of lands in the municipality. Whatever land that Council owns is a community asset. The current project has been conceptualised because of the desperate need for immediate housing solutions. Council wants to retain this community asset in the future for other considerations and thus is pursuing the option of leasing the land for up to 25 years. The current land being considered for the project is part of the Masterplan for the former saleyards and has identified this land for future residential development. The project will allow for some infrastructure to be built to support the rollout of the Masterplan.

### What is the criteria for "affordable housing" and "key worker housing"?

Eligibility for affordable housing is based on regional Victoria gross income thresholds for singles, couples, and families as stipulated by [Homes Victoria](#). Rental prices are capped at 75% of the market rate for affordable housing residents. For this project, the term affordable housing wholly excludes social housing. While more social housing is needed for the municipality, the development of social housing requires a different model. The current model being applied for the project is best suited for key worker accommodation and affordable housing.

Key Worker Housing is designed to help alleviate the shortage of key workers in a number of core industries and sectors in Warrnambool. This will be achieved through consultation with employers and organisations in the municipality. A scope will be developed to only include those industries and their workers that are most affected by the current housing crisis. This definition will be periodically reviewed based on emerging needs. The period of occupancy for key workers will be developed in consultation with the industries included. Key Workers will be offered housing by employers who will lease housing on their behalf to enable them to accept positions and fill chronic staff shortages. They will pay full market rent for their home.

### What is the breakdown in home sizes i.e. how many one, two and three-bedroom homes?

Overall 50 homes will be built. The spread will be as follows and the exact numbers will be determined based on market demand and financial feasibility:

- One Bedroom around 15-20 homes
- Two Bedroom around 15-20 homes
- Three Bedroom 12-15 homes





#### How was the mix of home sizes determined?

The mix of the home sizes have been determined in consultation with organisations in Warrnambool, engagement with real estate agencies, discussion with housing agencies and the kinds of demands that we are witnessing. The development will include a mix of 1-, 2- and 3-bedroom homes, responding to the changing need of households in Warrnambool. The final mix of households will be determined by financial feasibility but will be basically close to the model proposed in the concept.

#### Is there a plan for more than 50 homes?

The current project intends to construct 50 homes within the outlined project site.

#### What will the development look like?

You can view the development concepts and the animation video [here](#). The development will be a sophisticated residential estate using modern modular construction. All homes will have 6-7 star natHERS energy rating and meet Gold and Silver Standards for Liveable Housing Australia guidelines.

#### How do you propose to fit a minimum of 50 homes into this parcel of land while ensuring adequate off-street parking and space for privacy etc.?

All proposed homes and the overall project meet the guidelines included in the Victorian Government Urban Residential Growth Planning Scheme in terms of density. All homes will have multiple parking spaces allocated. The project proposes 50 homes within a 15,000 square metres land area which is medium-density.

#### What building materials will be used in the manufacture of these dwellings to ensure they fit in with the current brick homes within the area?

All materials that will be used in the construction of this project are approved by the national building codes of Australia. All homes will have 6-7 star natHERS energy rating and achieve Gold and Silver Standards based on the Liveable Housing Australia performance guidelines.

#### Will some of the homes evolve into social housing over the life of the project?

There are no provisions for social housing in the project.

#### What other sites were considered for the project?

Several land parcels were considered when conceptualising this project – some owned by State, some owned by private developers and some Council owned. After the decision on the closure of the saleyards in October 2022, the buffer land for the



former saleyards also got in the mix. This land was considered the most suitable based on the scale and size of the project. Existing infrastructure, location of services, potential to activate further growth, were some of the criteria used in the site selection.

#### What evidence of other similar projects are there of this nature to show this type of project will work?

Affordable housing investment and involvement of council is nothing new. There are several such projects across Australia: affordable housing in Surf Coast Shire; key worker housing in Moyne; affordable housing in Whittlesea; Cardinia Shire Council won the Community & Integrated Planning Award at the LGPro Annual Conference for its Social and Affordable Housing Strategy 2018-25; City of Melbourne and City of Port Philip have multiple land lease agreements with Community Housing Agencies for social and affordable housing; Darebin City Council has contributed council land for social and affordable housing, to name a few.

The idea of Council facilitating affordable housing solutions to address demographic issues and lack of housing is not new to Warrnambool. Commencing in May 2013, the North Dennington Housing Affordability Program accessed a \$2.95 million Federal Government grant (Building Better Regional Cities Program) towards construction of Coghlan's Road and delivery of a housing affordability grants scheme (up to \$20,000 per applicant) in the North Dennington Growth Area to low and moderate income families. The program concluded in 2017 with 50 grants disbursed to low and moderate income families, all of whom met strict eligibility requirements. This has been a successful project that has provided growth opportunities for North Dennington.

#### Why are these homes not being dispersed across Warrnambool?

The proposed location along Harrington Road was selected for the following reasons:

- Council owned land currently located in a buffer zone without any immediate usage, this proposal will not negatively impact the future masterplan.
- Timeframes for delivery can be achieved
- Drainage and utility assets already exist
- Close proximity to built-up area, schools, markets, services, and transport
- Concepts of modular construction can blend with existing neighbourhood character

Key Worker Accommodation and Affordable Housing do not need to be dispersed in a salt-and-pepper approach like social or public housing. There is a lack of adequate parcels of land across the municipality that can be activated in a short period for a project of this scale and size, to achieve any positive impact on housing stock



availability, a medium-density development is required. The cost involved in activating a dispersed set of land would also impact on financial feasibility.

Once the "skill shortage" and "housing shortage" have eased and these properties are no longer needed what is the plan to remove and restore the area?

The current housing crisis that Australia is facing is expected to be intergenerational. The backlog of current housing is unlikely to be addressed in the medium term and the need for this project spans the next 25 years. If the project ceases earlier than expected, the land parcel will be developed as per the Masterplan for the former saleyards site. All existing construction will be removed and repatriated based on how it is intended in the lease agreement. Any infrastructure that is put in will be beneficial in the long term to the whole of the area.

Will there be a cultural heritage assessment made?

Council has already been in contact with Eastern Maar Aboriginal Corporation for guidance on cultural heritage management, which will be completed before the project is initiated.

Has Council researched the impact on existing property prices?

Property prices are determined by the market based on demand and supply. Council does not believe that the project which is intended to activate rental housing for key workers and affordable housing will have a detrimental impact on the purchase and sales of private homes. A UNSW publication highlights that neighbour's fears about affordable housing are worse than any impacts. The research report is [here](#).

Will people's homes be devalued because of the project?

Valuation of the homes is dependent on demand and supply and there is very little evidence that the establishment of affordable homes and key workers have detrimental impact on the value of homes in an area.

What kinds of positive or negative social impacts will be created by this housing development?

There is no evidence to suggest any residential development leads to an increase in negative social impact. The current proposed development is no different to any other medium-density development that occurs anywhere in any municipality. The UNSW research report referenced above indicates that affordable housing has very little negative impact in the community. Any negative impact is similar to any development that occurs anywhere, in any model, or any scale. The positive impacts of this project is expected to contribute significantly to the social and economic fabric of Warrnambool and South West Victoria.



#### Is Harrington Road wide enough?

The width of Harrington Road (8 metres) is consistent with other residential developments across the municipality, which have higher density than what is in the area in North Dennington currently. Harrington Road is wide enough for this development to occur. All homes in the proposed project will be accessible via an 8 metre wide internal road with two way access and off street parking.

The allocated infrastructure for the internal road is as big as Harrington Road and 2 metres larger than all internal streets in the area, including Cole Close, Rongoa Drive, Nina Street, Lucy Court, Mugavin Drive, Armytage Avenue, Pappas Drive, Dennington Rise and Joleda Court.

#### Will the homes have an impact on Harrington Road?

The homes are not expected to have any major impact on Harrington Road. Homes will be accessible via an 8-metre-wide internal road with two-way access and off-street parking. The infrastructure investments that this project will enable and the additional green open space will be allocated to benefit the entire community.

#### What strategies/changes will be implemented for traffic management in the area including Darwinia St, Rooney's Rd, Harrington Rd, Drummond St (including access to Hwy), Dennington Rise, Coghlan's Rd, Rongoa Drive? Including safe crossing areas for school children and speed limiting provisions?

While the overall traffic impact is expected to be minimal, issues of traffic management in the whole of the area will be studied as part of project finalisation and will be built into the project development scope. This will also be addressed as part of the implementation of the Masterplan for the former saleyards.

#### How will emergency vehicles and waste management trucks access the development?

Emergency and waste management vehicles will be able to access all homes within the development via an 8 metre internal road which is the same width as Harrington Road and 2 metres wider than neighbouring internal streets in the area, including Cole Close, Nina Street, Lucy Court, Mugavin Drive, Armytage Avenue, Pappas Drive, Dennington Rise, and Joleda Court.

#### What is the proposed plan for Public Transport access/options for this development?

Council will discuss with PTV. With additional residents coming to the area, there is a better chance of getting higher numbers of public transport options for the area.



### Who will maintain the properties?

Haven Home Safe will maintain the properties based on provisions of the Residential Tenancy Act and their established model of managing and maintaining affordable housing properties and tenancies.

### How much more consultation will there be?

A project information session was held with the Dennington Residents Association in November 2023. A second community information forum was held at the Lighthouse theatre on 20 May 2024 with additional focus group sessions listed below.

Registrations to attend a focus group session can be done via our [online survey](#).

- Wednesday 29th May, between 3.00pm - 5.00pm, Dennington Recreation Reserve Pavilion
- Wednesday 29th May, between 5.00pm - 7.00pm, Dennington Recreation Reserve Pavilion
- Tuesday 4th June, between 10.00am - 12.00pm, Mack Oval Social Room
- Tuesday 4th June, between 12.00pm - 2.00pm, Mack Oval Social Room
- Wednesday 5th June, between 5.00pm - 7.00pm, Lane Pavilion, Friendlies Reserve
- Thursday 6th June, between 12.00pm - 2.00pm, Reid Oval, Cramer Street
- Thursday 6th June, between 2.00pm - 4.00pm, Reid Oval, Cramer Street

An online survey is open for the community until 12 June 2024. The survey can be accessed [here](#).

### The Telstra 5G tower is nearby, is that a health hazard?

There are no established short term or long term health effects to people or the environment from radio waves at the power levels used for 5G. For more information visit [arpansa.gov.au](http://arpansa.gov.au)

### What are the next steps?

Post completion of the community consultation, Council will decide on 1 July 2024 on whether to proceed with the project or not.

If Council decides to proceed with the project, then Council in partnership with the Haven Home Safe consortium will proceed through the planning process and accessing funding to build the project. A lease agreement between Council and Haven Home Safe will be signed before the project begins.

**From:** "eileen mcgeechn" [REDACTED]  
**Sent:** Wed, 6 Dec 2023 06:33:51 +1100  
**To:** "Warrnambool City Council Shared Mail" <contact@warrnambool.vic.gov.au>  
**Subject:** Housing project

Warning: This email originated from outside of Warrnambool City Council. Do not follow guidance, click links, or open attachments unless you recognise the sender and know the content is safe.

As a resident of Dennington I do not agree with the key working housing project proposed for Dennington this will not be suitable for our community I did attend the meeting on Monday night thank you please listen to us regards eileen Mcgeechn phone [REDACTED]

Sent from my iPad

Begin forwarded message:

From: [REDACTED]

Date: 6 December 2023 at 2:47:11 pm AEDT

To: Richard Ziegeler <rzeigeler@warrnambool.vic.gov.au>

Cc: Otha Thon Akoch <oakoch@warrnambool.vic.gov.au>, Ben Blain <bblain@warrnambool.vic.gov.au>, Max Taylor <mtaylor@warrnambool.vic.gov.au>, Vicki Jellie AM <vjellie@warrnambool.vic.gov.au>, Debbie Arnott <darnott@warrnambool.vic.gov.au>, Angie Paspaliaris <apaspaliaris@warrnambool.vic.gov.au>, Luke Coughlan <LCoughlan@warrnambool.vic.gov.au>, Andrew Mason <AMason@warrnambool.vic.gov.au>

**Subject: Objection to "affordable housing" proposal**

Dear Councillor, and council staff.

I am writing to you to Object to the "affordable housing" proposal on Harrington Road in Dennington.

My concerns with this project are as follows.

**Location-** First and foremost the location is an issue, on a sloping hill outside of Warrnambool. At the meeting on the 4<sup>th</sup> of December, it was brought up about 2 elderly women who would be perfect candidates. Some elderly resident either can not afford vehicles, or have health issues preventing them from having a drivers licence. All roads and footpaths in this area have steady inclines which would be a concern for people with mobility issues.

**Public Transport-** Bus routes in Dennington do not go this far up Harrington road. Once again Mobility issues, children walking to their bus on a busy road is all of a concern. Taxis/ubers may be un affordable to some people. Doctors visits etc may become harder for some people to attend with this issue.

**Child Friendly-** On November the 4<sup>th</sup> it was reported in "The Standard", that the "Affordable Housing" section, (25 Homes) is for women and children. Being 1-2-3 bedroom homes is there a cap on how many can reside in these homes? How many children will there be? I ask this question due to the absolute lack of play equipment and parkland in this area of Dennington to keep children entertained. If all this is to be installed/ developed, who pays and who keeps it maintained? Schooling also being an important part of child development, where do they go? St Johns is already at capacity, All schools in the district take from their catchment area first, Could this lead to children having to go to a school well beyond the capacity that their parents can get them to?

**Densely Packed-** As above, is there a cap on how many people can live in this area? Data shows that densely populated areas of "affordable" housing can be prone to crime, vandalism and assaults. There is 16 homes currently built across from the proposed development site, and you intend to put 50 relocatable homes there. So in an area roughly the same size as the development site, the proposal is to put 300% more homes and possibly even more residents.

**Traffic-** This end of Harrington road is more narrow than the other end. This road will not cope with the traffic, it is already currently very busy and there has been many incidents with children nearly being hit due to the speed of drivers and the narrow road. It isn't even wide enough for 2 cars to pass side by side if there is cars parked on the road and the proposal is looking to double the amount of houses here. This should be a major concern and needs to be investigated thoroughly, it is already struggling to keep up with the amount of traffic it currently receives. If the road needs widening who pays? How much money does the council really need to put into this project, and what effect will it have on ratepayers who are already struggling with the current cost of living and multiple recent rate rises?

**Extension of proposal footprint-** I have major concerns that this is only just a test for this site and more will be installed in the future. As with all my concerns above this area simply can't cope without the right infrastructure , which it seems won't be installed by the provider.

**Timeline-** The idea that this is only a 10-15 year project seems ridiculous. If you were on the council in 10-15 years could you honestly imagine kicking 50 families out of homes if there wasn't anywhere to go? If this is just a temporary fix is the issue really going to be fixed or are we just delaying the real problems? Is there a guarantee on this or is it just a wait and see how it goes situation? Which if it is the latter, it doesn't really fill me with confidence.

**Key Worker/ Affordable housing split-** Is there a guarantee on the split of homes for key workers and affordable housing. I am not confident that this will be enforced and we will see at some point this proposal being fully "affordable housing" this will simply magnify all the issues I have raised above.

**Other options-** Have any other sites been looked at or considered for viability? Does it need to be council owned land? Why is this different to the Midfield Proposal in Merrivale that has not been approved for various reasons?

**Drop in house prices-** With this proposal it is estimated that house prices in the area could drop anywhere from \$80-\$100,000, this is devastating to the local families that have poured their life savings into their homes.

Thanks for your time in reading my Objection and concerns.

Tim Baulch



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**From:** Val Greaves [REDACTED]  
**Sent:** Thursday, 7 December 2023 7:38 PM  
**To:** Otha Thon Akoch <[okoch@warrnambool.vic.gov.au](mailto:okoch@warrnambool.vic.gov.au)>; Ben Blain <[bblain@warrnambool.vic.gov.au](mailto:bblain@warrnambool.vic.gov.au)>; Max Taylor <[mtaylor@warrnambool.vic.gov.au](mailto:mtaylor@warrnambool.vic.gov.au)>; Vicki Jellie AM <[vjellie@warrnambool.vic.gov.au](mailto:vjellie@warrnambool.vic.gov.au)>; Debbie Arnott <[darnott@warrnambool.vic.gov.au](mailto:darnott@warrnambool.vic.gov.au)>; Angie Paspaliaris <[apaspaliaris@warrnambool.vic.gov.au](mailto:apaspaliaris@warrnambool.vic.gov.au)>; Richard Ziegeler <[riegeler@warrnambool.vic.gov.au](mailto:riegeler@warrnambool.vic.gov.au)>  
**Subject:** Harrington Road, Dennington

The Mayor & Councillors at the Warrnambool City Council

We wish to voice our opinion of the proposal to put temporary housing at the northern end of Harrington Road, Dennington.

We have lived in Dennington some 16 years now and moved here because it was quieter and a rural aspect, no public transport was available then close by, we knew that and suited us & we had the transport to accommodate our needs.

We imagine when this subdivision was created it would have had to have certain stipulations to enable what, where & how things were to be built, including block sizes. And we anticipated there would be growth that continued to the same standards as it was then & there has been.

99% of the area is all brick veneer homes, some privately owned, and a lot rented out, but they are all well maintained and proudly kept, & the rental ones are well maintained as it is the property owners investment, and you, the council just want to put housing on Harrington Road which doesn't fit what is already established in the area and will stand out that it isn't what everything else is in the area. Pre – fab housing just doesn't fit in with the area.

Residents of Dennington have chosen to live here & proud to do so, and don't want it to become like another commission type area, which always looks different to the areas around it.

The original documentation of what was specified needs to be looked at closely to see if any of your proposal fits the criteria. Such a high density of housing in such a small area, I can't imagine that happening anywhere else.

It amazes us that suddenly an area can be rezoned from rural to residential "very quickly", yet when other developers want to make changes it can take many years and a very costly experience to do so. If things didn't take so long like that to get done, possibly the city wouldn't have reached the housing crisis it appears to have. If a developer was to purchase the land from the council, would it be such a simple rezoning as you seem to indicate, I don't think so.

The whole temporary – 15 year thing may not make the residents feel settled and won't be too caring about the whole thing except a roof over their head.

We don't believe a 15 year plan will solve long term housing problems, if local developers were able to have their plans fast tracked it would help the whole issue for the long term gain.

The other issues are the roads & infrastructure in the area.

The traffic to / from Harrington Road is going to be increased probably though Darwinia Street, as that is the easiest way to get to traffic lights, as turning right onto Coghlan's Road at peak times extremely busy and once the housing is built on the west side of Harrington Road which is only a one way exit onto Harrington Road so close to the Coghlan's Road intersection, it is going to become a bottle neck and create frustration.

Then to turn of Coghlan's Road onto Caramut Road, at peak times turning right is not a viable option as the traffic is far to busy to even entertain that thought. Traffic lights need to be seriously considered for that intersection to cope with the growth area of the new housing estates in and planned for off Coghlan's Road.

Another thing that should be done is the bitumen sealing of Rooney's Road behind the saleyard area to be able to filter traffic through there instead of having to weave around residential areas to access the traffic lights on Raglan Parade / Rooney's Road intersection. The number of times it has to be graded, sealing would be a long term cost saving I'm sure & help with traffic flow through the Dennington area with all the extra growth in the future.

The intersection of Harrington Road & Dennington Rise is not ideal as travelling north you are faced with cars coming around the corner from Dennington Rise into Harrington Road and when residents cars / tradeworkers utes with canopies on the back used to park on the nature strip it created a blind spot (I do have photos) & now a fence has been extended it makes it difficult to see, there needs to be a giveaway / stop sign there or redesign the intersection. There is a giveaway sign heading south.

The affordable housing side of it that is proposed, there would need to be infrastructure put in place to allow those residents to be able to access public transport without having to walk down a steep descent down and a very steep incline up Harrington Road, the road width would need to be looked at there if buses are going to be a part of that as we imagine the affordable housing side of it they wouldn't have a car and taxi fares would be cost prohibitive.

To put it bluntly we object to the whole thing and feel for the residents who live opposite said proposal area who have put their financial heart and soul into creating their homes & for it all to change into something they would have never in their wildest dreams thought.

We always thought that one day it may become a residential area, but would be in keeping with what is already established in the Dennington Rise area (as it was known when it was established).

Council needs to look at other areas in Warrnambool, why does it have to be Dennington ?

Dennington is just the unlucky one because you happened to close the saleyards.

And finally would anyone of those on council or their families like it if it was proposed in their area ?

Regards Val & Doug Greaves

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**From:** richard lau [REDACTED]  
**Sent:** Friday, 8 December 2023 2:04 PM  
**To:** [REDACTED] Otha Thon Akoch <oakoch@warrnambool.vic.gov.au>; Ben Blain <bblain@warrnambool.vic.gov.au>; Richard Ziegeler <rziegeler@warrnambool.vic.gov.au>; Max Taylor <mtaylor@warrnambool.vic.gov.au>; Debbie Arnott <darnott@warrnambool.vic.gov.au>; Angie Paspaliaris <apaspaliaris@warrnambool.vic.gov.au>; Andrew Mason <amason@warrnambool.vic.gov.au>  
**Subject:** Dennington Housing and affordable homes project Warrnambool City Council

To whom it may concern,

I am a resident of Dennington, located at [REDACTED], and have participated in the discussion meeting earlier this week RE housing project. After much consideration, I would like to express my views AGAINST the affordable housing project in the area.

Concerns:

1. Lack of infrastructure to support influx of residents in stated timeframe;
2. Unrealistic temporary solution to the housing shortage problems in Warrnambool;
3. Concerns of safety and congregation of low SES population, especially with vulnerable population in the Dennington area;
4. Devaluation of current property market in Dennington, disadvantaging residents who are currently paying high mortgages.

I do not have an elegant solution to the chronic housing issue in Warrnambool/regional VIC, but I hope that council will continue to work alongside key decision makers to alleviate this complex issue.

Kind Regards  
Dr. Richard Lau

09.12.2023

Warrnambool City Council  
25 Liebig St  
Warrnambool VIC 3280

**Att: CEO, WCC Mayor, Planning Department and all WCC Councillors**

**RE: KEY WORKER ACCOMODATION & AFFORDABLE HOUSING PROJECT (177-195) HARRINGTON RD, DENNINGTON 3280 – endorsed by Council on 6<sup>th</sup> November 2023**

Dear Sir/Madam,

We are writing to formally express our **STRONG OBJECTION** to the proposed project in the Harrington Rd and Dennington area, as residents and ratepayers in the Dennington community. It is our sincere belief that the current proposal does not align with the best interests of the residents who call Dennington home for the following reasons:-

***PROPERTY VALUES & FINANCIAL IMPACTS:-***

- Property values in the Dennington area will be significantly affected, especially those within the entire length of Harrington Rd (direct impact zone) as well as the streets in extreme proximity including Dennington Rise, Darwinia St, Rooney's Rd and associated side streets/courts off these roads.
- When property values are affected this will see financial distress for some local residents who are also grappling with the increasing mortgage repayments and high cost of living like the people you are claiming to represent in the Affordable Housing portion of this project.
- Who will be funding the additional infrastructure that will be required to complete this type of project? The council who are funded by our rates - which will decrease if the values of our properties are affected.
- The lack of respect and maintenance undertaken by renter's on properties as they don't have a financial interest in a home will be evident in most of these houses in a very short period of time and will add to the overall negative image of the area.
- Affordable Housing will be capped at figures based on household income – where is the incentive to look for other housing options and integrate into other housing if the rent is cheaper.
- Household wage ranges shown on Council presentation during the community run meeting (December 4th 2023) indicate a significant household income and could potentially be higher than some current mortgage owners in the area so how is that fair to existing residents who will also be feeling the economic strain with rising costs of living.

**ENVIRONMENTAL & AESTHETIC CONSIDERATIONS:-**

- The proposed pre-fabricated or modular relocatable unit options will not suit the current landscape of houses (brick veneer) in the Harrington Rd precinct and will downgrade the overall appearance of the area, leading to lower property values etc.
- People residing directly adjacent to the current Farming Zone land including the proposed location for the housing site have chosen these locations for a number of reasons and may include having the feeling of space and the “green” outlook while still living in a suburban area.
- There would be an impact to wildlife including prolific birdlife that call the area around the tower “home” due to noise pollution, destruction of habitats & diminishing natural food sources.
- Lack of adequate motor vehicle allowance within the property boundary would lead to parking on the streets and adding to congestion and safety concerns for road users, pedestrians and residents especially. There would not be valid room to add potentially 90 or more cars within that space (based on 1.8 vehicles per home in Victoria according to the Australian Bureau of Statistics Census 2021).

**TRANSPARENCY & ACCOUNTABILITY:-**

- This is a “Guinea Pig” project as there are no other projects like this that are or have been running in Victoria. The absence of precedent projects of a similar nature leaves the community in a state of uncertainty about the potential positive or negative consequences that may arise and the potential long-term effects on residents and the surrounding community
- What are the implications of housing two different socio-economic groups together in a small space and how do you see that actually working?
- There are no “regulations, covenants or outlines” for the types of dwellings that will be tendered for and provided - the images shown in the council presentation are no guarantee that is what will actually be provided.
- There is no information as to the breakdown of how many 1, 2 & 3 bedroom units will be accommodated for in the 2 sections of the project.
- There is no clear outline as to how this project will be finalised at the end of the 10-15 year lease period and the guarantee that this will actually be the case – who will be accountable.
- How are you going to displace the people living in these units if there has been an increase in population and an ongoing housing shortage?
- Where is the guarantee that this proposal will be maintained to a high standard including landscaping requirements to fit it in with the majority of owned properties within the area?
- A clear indication of the criteria for those being given priority in this Affordable Housing. There is not a clear definition of what you call Affordable Housing and Social Housing.
- Where is transparency in the Key Worker Housing criteria - the slide show presented at the community meeting (December 4th 2023) sold the idea of Teachers, Nurses, Firefighters, Lecturers etc....where is the guarantee that this will not be used for the acquisition of overseas workers on short term visa's for other industries?
- There is a feeling that the WCC have already chosen a provider for this project but are just “going through the motions” before disclosing this information as it will come up against objection from residents.

**AMENITY ACCESSIBILITY & ALTERNATIVE LOCATIONS:-**

- The location has been chosen based on it's "close proximity to amenities" – which amenities??
  - The Primary School that is at capacity currently and is also a non-government school (higher fee's making it out of reach for low income families)
  - Access to public transport for elderly or disabled that is actually at the bottom of a hill??
  - Access to various shopping facilities like Gateway Plaza which currently has no direct bus route from Dennington.
- Have Council effectively looked into other Council owned land options and which ones?
- Have Council considered more beneficial locations including proximity to Deakin University (utilising the obsolete Golf Course area on Mahoney's Rd which would allow for access to:-
  - Train services to Geelong & Melbourne
  - Public bus transport for the immediate Warrnambool area,
  - Close proximity of a large shopping precinct (Gateway Plaza) including supermarkets, clothing stores etc.

**SAFETY CONSIDERATIONS:-**

- This project will have a negative social impact on the image of Dennington and it's residents.
- Affordable Housing could be offered to displaced people due to domestic violence situations and surely these individuals would be safer if their anonymity was maintained to allow them time to heal in a safe space rather than an over crowded environment with little or no privacy.
- The inadequate space to accommodate 40-50 houses when other developments in the area have to have 15 houses per hectare allowing for buffer zones between people - and the first row of houses(25) are to be fitted into the similar space size as approx. 16 opposite.
- There would be negative effects on housing so many people in such a small area including lack of privacy & space for outside activities – which can and do cause neighbourhood disputes that can and will escalate.
- Lack of space for outdoor activities within a private space leads to boredom and unruly behaviour in people especially children, who then turn to other activities like graffiti and vandalism to control this boredom.
- The mental well being of all people in the Dennington area.
- The safety to school children who frequently cross the intersection at Darwinia/Dennington Rise & Harrington Rd as well as the Child Care Centre on the corner of Harrington Rd & Drummond St due to higher traffic volumes

**SKEPTICISM REGARDING THIS PROPOSAL:-**

During the mentioned meeting, it was noted that WCC either could not or chose not to disclose details pertaining to the mentioned “Larger Masterplan” until January. This lack of transparency has raised significant concerns among residents, including ourselves, about the nature and scope of potential future developments.

Given the gravity of the proposed project's impact on the Dennington community, it is imperative that residents have access to comprehensive information regarding the overarching vision and any forthcoming developments. The absence of such information contributes to an atmosphere of uncertainty and unease among residents in the following ways:-

- Will this project be extended to other adjacent Council owned land around the old Sale Yards?
- Distrust of WCC due to lack of community consultation and “their” decision that this project only affects houses directly opposite the proposed site.
- Where is the provision to maintain the regions Key Workers like the Nurses & Teachers who are currently studying in Warrnambool or incentives to get people to relocate to the region as a long term lifestyle choice as opposed to bringing in outsiders for short periods.
- Why is this project being fast tracked as opposed to other developments that could help ease the housing crisis?
- Why will this parcel of land need to be zoned residential if this project isn't viable?
- Why if there is approximately 30 Social Housing properties within Warrnambool that are currently sitting vacant (due to needing repairs) do we need to rush through another development instead of maintaining current assets and this cements our concern as to how the houses within the development will be maintained.

This project goes against the safe and family oriented community Dennington and it's residents are trying to create and will have wide spread diverse effects on the area of Dennington. As such the council needs to reconsider the location of this project or even if this type of project is within the best interests of the Warrnambool region and maybe need to focus more on implementing changes to other key factors that are contributing to the current rental short falls in the area including:-

- the high number of long term rentals that are now used as private holiday rental accommodation (AIR BNB type rentals)
- the rental laws that are having landlords move away for private rentals
- the regulations around spreading some Affordable Housing through new developments in the area

Regards

Brooke & Darryn Lamble

[REDACTED]

CC

WCC Mayor

WCC CEO

All WCC Councillors

Minister of Planning - The Hon. Sonya Kilkenney MP

Reception.kilkenny@transport.vic.gov.au

9/12/23

Att:- CEO, WCC Mayor, Planning Department and all WCC Councillors

**Subject: Formal Expression of Concerns Regarding Affordable Housing and Key Worker Accommodation Project on Harrington Rd, Dennington**

Dear Sir/Madam,

I am writing to express my concerns as a 17-year-old resident of Dennington regarding the proposed Affordable Housing and Key Worker Accommodation project on Harrington Rd. While I understand the importance of providing affordable housing, I believe this project poses significant challenges that need careful consideration.

**Safety Concerns:**

Firstly, there seems to be a misconception about the distinction between affordable housing and social housing. Both serve individuals with low incomes, and the potential concentration of residents with certain challenges may reintroduce the stigma Dennington has worked hard to overcome. This stigma can adversely affect the community's overall well-being and safety.

Furthermore, the majority of Dennington's current residents, including young families, are deeply concerned about the safety implications associated with the project. The perceived association of affordable housing with crime and drugs poses a threat to the physical and mental health of residents, particularly children. Outdoor activities and social interactions may be compromised, leading to a decline in the overall quality of life for Dennington residents.

**Financial Implications:**

The proposed timeline of 10-15 years for the project raises doubts about the feasibility of relocation. Given the potential profitability and increasing demand for affordable housing, there is scepticism that the units will not be relocated as promised. This uncertainty creates challenges for Dennington residents, particularly those with existing mortgages, as property values will be impacted.



Additionally, the claim that this project will be the only one of its kind is met with disbelief, considering the likelihood of population growth and increased demand for affordable and key worker accommodation. Dennington residents are concerned about the possibility of additional settlements in the future, contradicting the initial assurances.

**Infrastructure Challenges:**

Lastly, the existing infrastructure in Dennington is not adequately designed to accommodate the increased population that this project may bring. The intersections, such as the one at Darwinia and Dennington Rise, pose serious safety risks, especially for young children commuting to the Kindergarten on the corner of Harrington and Drummond street, and the local Primary and Secondary schools. The potential hazards associated with increased traffic demand urgent attention to ensure the well-being of the community.

In conclusion, I urge you to carefully reconsider the Affordable Housing and Key Worker Accommodation project, taking into account the concerns raised by Dennington residents. A comprehensive assessment of safety, financial implications, and infrastructure readiness is essential to ensure the prosperity and harmony of our community.

Thank you for your time and consideration.

Sincerely,  
Jake Lamble



CC  
WCC Mayor  
WCC CEO  
All WCC Councillors

Minister of Planning - The Hon.Sonya Kilkenney MP  
Reception.Kilkenney@transport.vic.gov.au

Mr. Andrew Mason  
Warrnambool City Council  
25 Liebig Street  
WARRNAMBOOL VIC 3280

9 December, 2024

To Andrew,

I write to you to submit my formal objection to the **Key Worker Accommodation and Affordable Housing Project** you are proposing for Harrington Road, Dennington.

Having attended the Dennington Community Association Meeting on 4 December 2023, which saw - I believe - 10 council staff attend (including 5 councillor's), I write to formalise the concerns raised at the meeting by residents as I do not believe they were adequately answered by WCC.

What you are proposing will create a pocket of low socioeconomic temporary dwellings – opposite an established residential area.

Clustering and containing these types of housing is not good practice which Warrnambool is all too familiar with, having had numerous social housing developments in the past. A prime example of this is Wanstead Street (East of the Racecourse) which is well known locally as being an unsafe place to live, with Police having to patrol the area regularly due to social issues and crime. Whether you call it social housing, community housing or affordable housing – the end result will be the same if it is clustered together as you are proposing, creating a significant safety risk to the Dennington Community.

Real Estate Agents have advised residents that the value of their property's will decrease immediately by \$100K if this goes ahead. Many young families are already struggling to pay their mortgages and what you are proposing will devalue their homes, leaving them in some instances with mortgages greater than the value of their home – how can you justify that?

As raised by several residents on 4 December, Dennington does not have the infrastructure to support this proposal. Concerns raised by residents included:

- The one primary school is already at capacity;
- The two daycare centres are both at capacity;
- The location is at the top of a hill and is not easily accessible for those with mobility issues (or without a car);
- Residents have made complaints about the section of Harrington Road (between Coghlan's Road and Dennington Rise) where the road is too narrow for the existing traffic and yet you are wanting to add to that.
- Parents spoke of the surrounding roads already being unsafe for their children due to increased traffic over recent years (particularly Harrington Road, Dennington Rise and Darwinia Street). Adding another 40 – 50 dwellings to an already congested area is simply irresponsible and unsafe.

Warrnambool City Council's 2019 Social Housing Planning document, pinpointed a housing deficit of 1,430 dwellings in Warrnambool. I would like to know what the council has been doing since 2019 to address this issue?

I believe this is nothing more than a band-aid fix, it is not a long-term solution which is what's required here. Permanent, quality housing is what is needed to fix the problem, not temporary pre-fab units.

Residents of Dennington provided several suggestions at the community meeting on 4 December 2023, that would ease the housing crisis in Warrnambool, without disadvantaging one particular area of Warrnambool like what is being proposed. Some of the ideas raised on 4 December included:

1. Warrnambool City Council mandate developers allocate a percentage of housing solely for social/community/affordable housing in new estates (I suggest a minimum of 10%). Mandating this will see a great increase in social/community/affordable housing that is then scattered among privately owned residences, which is best practice and avoids creating a pocket of low socioeconomic housing in one area.  
This should not be optional for developers given the current housing crisis.
2. Deakin University has ample accommodation and land, which has access to public transport and is close to schools and other necessary infrastructure, again this would not impact existing residents as it is not a residential area.
3. Look at alternative council owned land that will not impact existing residents. Surfside 2 Caravan Park is only used for a couple of months a year, it would be an excellent location for this initiative, it does not impact an existing residential community and the roads and site is already suitable to house such a project.
4. A pocket of land off Merri Street was suggested that is close to the train station, South West Healthcare and the CBD. There is adequate infrastructure already in place here, and it is closer to the key worker groups council suggested would benefit most from such a scheme, such as South West Healthcare, Victorian Police, Dentists, Surgeons, Mental Health Professionals, who all work close to the CBD.

The proposed site on Harrington Road is currently zoned as farm land and needs to be changed to residential. If WCC can fast-track the rezoning of council land when it suits, it may be seen as unethical and a direct conflict, especially considering there are other pockets of land currently awaiting approval for rezoning for new developments.

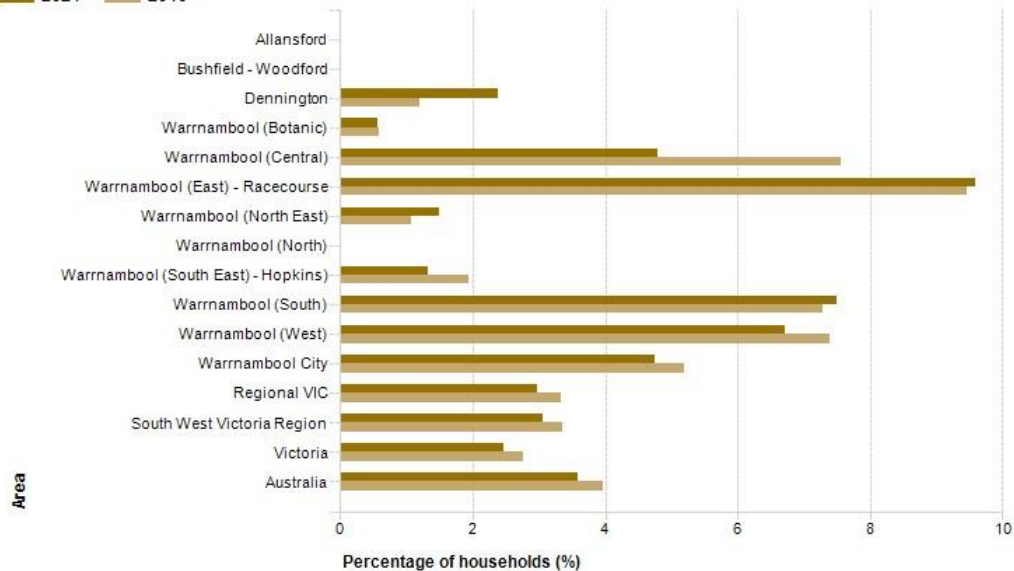
Information from the 2021 Census, shows there continues to be zero social housing in North Warrnambool, which is incredibly surprising when you consider the growth that has taken place in that area with the Woolaston Way Estate, Riverland Estate, Toohey Estate and Northern Edge Estate to name just a few.

The following data includes dwellings being rented by a resident of the household, where the landlord type is a State or Territory housing authority, or community housing provider.

### Households renting social housing

Warrnambool City

2021 2016



Source: Australian Bureau of Statistics, Census of Population and Housing, 2016 and 2021 (Enumerated data)  
Compiled and presented in atlas.id by .id (informed decisions)...



It is interesting to see that Dennington's percentage of households renting social housing doubled between 2016 - 2021, where North Warrnambool remained unchanged at 0%. How is this fair and equitable to all residents of Warrnambool that you represent? You represent 11 areas and yet 3 of these areas have zero social housing.

I implore you to look elsewhere and request you seek an alternate option that does not financially disadvantage one area of Warrnambool; or pose significant safety and security risks to its' residents.

Regards,

Patreena Kelly

Email: [REDACTED]

Resident of Dennington Rise.

**Re:- Proposed Key Worker Accommodation and Affordable Housing Project - opposite 177-193 Harrington Road, Dennington.**

Firstly below is a summary of the proposal taken from the letter dated 14<sup>th</sup> November forwarded to residents opposite the proposed site by Mayor, Ben Blain

Your proposal is to lease the designated Council owned land to a community housing agency who would place 45-50 pre-fabricated transportable modular units on the land for a period of 10-15 years and then remove them from the Council owned land.

Although not finalised the housing allocation is expected to be a 50/50 split between worker accommodation and affordable housing tenants. Key worker accommodation would be allocated by the housing agency through an expression of interest from local employers. Affordable housing would be allocated to families by the agency through an established model with the Department of Housing and would primarily cater for women and children.

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My comments on the Proposal are;

I was born in Dennington, have lived in Dennington for most of my life and worked at the Nestle Factory for 42 years. Additionally I have been for decades and are still involved in the Community Association, Football Netball Club and Cricket Club. So my thoughts and endeavours are to help Dennington progress and retain its identity and help protect it from any adverse developments which will negatively affect the residents and the perception of Dennington as a suburb of Warrnambool. Around 70 years ago Dennington was completely separated from Warrnambool and was known as workers village because of the presence of the Nestle Factory where most residents worked. With continued development Warrnambool and Dennington have joined over the last 70 years.

I attended the open meeting with residents, Councillors and Council staff at the Dennington Recreation Reserve on Monday 4<sup>th</sup> December, 2023.

It was fairly clear from the comments of the residents that they are not in favour of the proposed development.

I fully agreed with their fears that this proposed development is not suitable for a normal residential street with 45-50 pre-fabricated transportable modular units placed on land opposite their normal residential homes. As stated in the Mayor's letter the 50% Affordable Housing would primarily cater for women and children. From this comment the occupants would mainly be from domestic violence/broken marriages which would see ex partners and other unsavory persons visiting or trying to attend which would cause disturbances and ultimately police attending affecting the amenity of the entire Harrington Road area. This would be totally unacceptable here or anywhere else. Affordable Housing should not be built in large clumps in one area as

it will create an anti social environment resulting in disturbances which affects the entire area. Also mentioned at the meeting the value of current homes would reduce by \$80 to \$100,000 which is certainly not acceptable to current residents. All of this has been experienced in other parts of Warrnambool and we do not want to repeat it in Harrington Road Dennington. It is also proposed the pre-fabricated units would be removed in 10-15 years but with the housing crisis now expected to remain for a long period it is highly unlikely these units will be removed in that time frame.

As mentioned by residents at the meeting Affordable (or Social) Housing already exists in Dennington Rise estate with 8 or more homes mixed with normal family owned homes mainly in the south section and this has been generally acceptable. There could have been more of this type mixed in this sub-division although you mentioned it is up to the discretion of the developer. There needs to be some stipulation made by Council or the Government that all sub divisions must include say 10% affordably housing.

Moyne Shire have built units at Port Fairy, Koroit and Mortlake for key worker accommodation which seems to be well accepted and are now planning to build more. This may be a way forward for this type of accommodation.

The west side of Rooney's Road between Darwinia Street and Coghlan's Road is an option for this development as there are no houses (or only 1 older home) towards the northern end and the development could be set up to fit in whatever is proposed to happen there in years to come. Although this would avoid disturbing the amenity of the Harrington Road area it does not solve the problem of having multiple Affordable Houses in the one area next to each other.

NORTH DENNINGTON Development Plan, July 2015. At the community meeting on the 4<sup>th</sup> December I made reference to this plan and suggested Council check the requirements of this plan for development in the area. The maps in this plan show the Development Plan only goes to Harrington Road and no further east.

The only reason it did not go further east was due to the land being part of the Buffer Zone for the Saleyards.

North Dennington extends east to Caramut Road and therefore if the Saleyards were not there in 2015 the NORTH DENNINGTON Development Plan would have covered up to Caramut Road.

I think most people agreed that extra Worker and Affordable housing is required in Warrnambool and District and Council should be commended for seeking proposals to achieve this but the current cluster proposal for Harrington Road is not workable based on previous experiences.

David Kelson,

[REDACTED]

Dennington

10th December 2023

**From:** [REDACTED]  
**Sent:** Mon, 11 Dec 2023 20:50:45 +1100  
**To:** "Andrew Mason" <amason@warrnambool.vic.gov.au>; "Luke Coughlan" <LCoughlan@warrnambool.vic.gov.au>  
**Cc:** "Reception.kilkenny@transport.vic.gov.au" <Reception.kilkenny@transport.vic.gov.au>; "Angie Paspaliaris" <apaspaliaris@warrnambool.vic.gov.au>; "Ben Blain" <bblain@warrnambool.vic.gov.au>; "Max Taylor" <mtaylor@warrnambool.vic.gov.au>; "Otha Thon Akoch" <oakoch@warrnambool.vic.gov.au>; "Debbie Arnott" <darnott@warrnambool.vic.gov.au>; "Richard Ziegeler" <rziegeler@warrnambool.vic.gov.au>; "Vicki Jellie AM" <vjellie@warrnambool.vic.gov.au>  
**Subject:** Re- Warrnambool City Council Key Worker Accommodation and Affordable Housing proposed project in Harrington Rd Warrnambool  
**Attachments:** DCA - Objection to Council and Minister for Planning.docx

Andrew, Luke and Councillors addressed,

Please find attached letter of Objection to the Warrnambool City Council Key Worker Accommodation and Affordable Housing proposed project in Harrington Rd Warrnambool on behalf of the Dennington Community Association.

I have copied the **Minister of Planning – The Hon. Sonya Kilkenny MP** into this email and suggest Council should be Lobbying the Government to legislate through the developers to allow 5-10% of their development into building these Affordable homes these could be spread around their development and then we wouldn't have this issue of properties unavailable into the future and hence not all in the one place like your current proposal.

Regards,

John,

**John.Harris**  
**President Dennington Community Association**

[REDACTED]

[REDACTED]

Re: - Proposed Key Worker Accommodation and Affordable Housing Project  
opposite 177-193 Harrington Road, Dennington.

Your proposal is to lease the designated Council owned land to a community housing agency who would place 45-50 prefabricated transportable modular units on the land for a period of 10-15 years and then remove them from the Council owned land.

Although not finalised the housing allocation is expected to be a 50/50 split between worker accommodation and affordable housing tenants. Key worker accommodation would be allocated by the housing agency through an expression of interest from local employers. Affordable housing would be allocated to families by the agency through an established model with the Department of Housing and would primarily cater for women and children.

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Dennington Community Association supports our Local residents in Harrington Road situations where we consider their fight against an unfair proposal is warranted. Members of the Community Association also feel the proposed development is not workable in the long term and not in the best interest of occupants opposite the proposed development and in the general area.

As mentioned by the Mayor above 50% of the modular units would primarily cater for women and children. This indicates the occupants would be from domestic violence or broken marriages which would result in ex partners and other undesirables visiting or attempting to visit, causing a disturbance and end up with police attending. With many in the same situation in the one area is not desirable or acceptable in any neighbourhood.

To have up to 25 units of Affordable Housing together it would make it very difficult for any individual to pull themselves out the situation they are in with so many others in a similar situation. Also, with only a three year lease where do they go and what guarantees in place to keep these houses in A 1 condition with the leases sign contracts to guarantee the houses will be kept to the standards of the houses across the road.

As mentioned by residents at the meeting Affordable (or Social) Housing already exists in Dennington Rise estate and to our knowledge with about 8 homes mixed with normal family-owned homes and after some initial problems this has been generally acceptable. There could have been more of this type mixed in this sub-division. As you mentioned at the meeting this is out of Council control and up to the individual developer.

Council should be lobbying the Government and the Minister's for Housing and Planning to have legislated by Government that all subdivisions must include around 10% Affordable or Social Housing. This would help or reduce the need for such multiple Affordable Housing in one spot.

Worker Accommodation is a different situation and a similar approached to what Moyne Shire have done could be carried out where 5 or 10 modular units have been built in Caravan Parks or in the Gardens, etc. They are currently looking at building more as what they have done has been successful. Why can't this be done at Council owned and run foreshore caravan parks this is close



to town centre amenities this would give Council a good return on their money over the whole year.

Another alternative that was raised at the meeting was at Deakin University on the old 9 hole golf course where it is well treed away from housing and close to public transport across the road in Mahoney's Road and a V-Line station approx.. 800 meters at Sherwood Park Rail Station.

Additionally, saying the prefabricated modular units would be removed in 10 to 15 years seems unlikely to occur in the foreseeable future as there is little possibility the requirement for housing will reduce that much over this time to allow this to occur.

Finally, another issue highlighted at the meeting was the value of current houses in the immediate area with Real Estate Agents saying the value would drop by **\$80,000 to \$1000,000** if the Worker and Affordable Housing prefabricated units were positioned at the proposed site. This is not acceptable to the current residents and must be totally avoided.

Regards,  
John,



John Harris,  
**President Dennington Community Association**  
**On behalf of members of the Community Association**

**CC:**

WCC Mayor  
WCC CEO  
All WCC Counsellors

Minister of Planning – The Hon. Sonya Kilkenny MP  
Reception.kilkenny@transport.vic.gov.au

**From:** [REDACTED]  
**Sent:** Mon, 11 Dec 2023 20:25:32 +1100  
**To:** "Andrew Mason" <amason@warrnambool.vic.gov.au>; "Otha Thon Akoch" <oakoch@warrnambool.vic.gov.au>; "Ben Blain" <bblain@warrnambool.vic.gov.au>; "Richard Ziegeler" <rziegeler@warrnambool.vic.gov.au>; "Max Taylor" <mtaylor@warrnambool.vic.gov.au>; "Vicki Jellie AM" <vjellie@warrnambool.vic.gov.au>; "Debbie Arnott" <darnott@warrnambool.vic.gov.au>; "Angie Paspaliaris" <apaspaliaris@warrnambool.vic.gov.au>  
**Subject:** Objection to Key Worker and Affordable Housing Proposal

Dear Andrew and Warrnambool Council Members,

I would like to express my concern and absolute opposition to the planned housing development in Dennington - key worker and affordable housing proposal for Harrington road Dennington. Furthermore, I would like to express my disappointment at the lack of consultation and transparency with the Dennington community. You are meant to represent our community, and your failure in this does not inspire confidence in our elected council members.

Firstly I acknowledge the need for affordable and public housing and this is clearly a priority for our community. However the council has a responsibility to make decisions in the best interests of the whole community, not create more problems for our community's welfare. The fact that I have serious concerns regarding this proposal, does not mean I am against affordable housing for Warrnambool as a whole. I will not however ignorantly accept a proposal which has significant impact and risk of harm for our Dennington community.

I am aware the Dennington Community Association planned and invited the council to attend a community meeting on the 4/12/23. Unfortunately I had been discharged from hospital less than 2 hours prior to the meeting and was not in a fit state to be able to attend. Question: is there a plan for a council lead consultation in the near future and how are you planning to disseminate information to keep our community fully informed and engaged?

The history of commission housing clusters in Warrnambool has resulted in areas of Warrnambool that quite frankly have been unsafe for those who live there and the wider community. Several areas jump to mind, the most concerning of which is the Wanstead street area. I recall Wanstead street, in the not too distant past, having regular police patrols due to safety concerns for our community. As well as the societal judgement of community members growing up in those areas. I remind the council of the dangers to our community with this sort of decision. You need to look at the longer term ramifications of the community wellbeing and safety. Question: how do you propose to address the safety concerns for the community? And I mean research and evidence based information please, not reassurances and unfounded guarantees. I would also like to know whether police do still regularly patrol the Wanstead street area, as it is a relevant safety consideration to this proposal (future risk of harm to our community).

How much will house valuation be affected by this proposal? As the cost of living impacts us all, it would be absolutely appalling if the council makes a decision that causes financial harm the community members that it has been elected to look after. If there is an impact to property value, than the Dennington community will be financially disadvantaged and be paying for a disproportionate cost than the rest of the Warrnambool community. Question: how much is this housing proposal likely to affect the value of properties in Dennington, especially in the

neighbouring streets? I would also question whether Dennington, being a lower socio economic area of our city, would see Dennington residents pay an even higher cost if property values decrease - if so, is that fair to the Dennington community? Is that not further disadvantaging a lower socio economic area of Warrnambool? And I do not want reassurances and promises, I request appropriate research and investigation into this issue by an independent party as it has serious ramifications for homeowners, and potential for financial harm.

A much more ideal solution to avoid this outcome is for the proposed houses to be spread out through the Warrnambool area. I am aware Dennington does have public housing through out. There should be a fair distribution of public/social/affordable housing across all areas of Warrnambool. This would mean that your not creating a socially disadvantaged/unsafe cluster in Warrnambool, and the weight of increased resources is shared throughout our township.

Question: I would like to know the break down the public houses numbers throughout all of Warrnambool region. How many in Dennington as opposed to all other areas of Warrnambool (including wealthier neighborhoods), and the newer estates in North Warrnambool? And how would these numbers change if the proposal went ahead?

I anticipate I will have more questions as time goes on and information is shared. But these are my main concerns at this time. As a resident of Dennington, the above issues are extremely concerning, and I request they are addressed respectfully and thoroughly. I would also appreciate if you could acknowledge receipt of this email.

Regards,

Melissa Kelly

Dennington Resident

Warrnambool City Council  
25 Liebig Street  
Warrnambool VIC 3280

8/12/2023

To CEO and Councillors,

**RE: Key Worker Accommodation and Affordable Housing – Harrington Road Dennington**

Please accept this letter as my objection to the proposed Key Worker Accommodation and Affordable Housing Scheme.

Having attended the Dennington Community Association meeting on 4/12/2023, I am absolutely against your proposal of placing 40-50 pre-fabricated units in Harrington Road, Dennington.

I have lived in Dennington for over 50 years and this is a great community that has grown and prospered, particularly in past 20 years.

Unfortunately, this is not the first time Dennington has faced such unjust proposals which posed a risk to our safety and our way of life.

In the past Dennington has had to rally together to stop a jail from being built, as well as the more recent proposal of a Drug Rehabilitation Centre. Unfairly, Dennington always seems to be the place that gets earmarked for these type of projects.

I am not opposed to social housing; in fact I grew up in social housing, but I am opposed to you clustering this in Dennington when there is a better and much fairer solution.

Wanstead Street, Crawley Street, West Warrnambool, they have all been impacted negatively by clustered low socioeconomic housing like you are proposing. Research shows the impact this has on existing residents wellbeing and safety, plus the damage it does to the people living within the cluster of housing who are then stereotyped and isolated from the surrounding residents - establishing such a thing in today's day and age is not only unfair but it is unethical considering the mental toll this has on people.

I raised my family here and my daughter is raising her family here and will be directly impacted by this proposal. She is a single mother who has worked so hard to purchase her own home for her family and this will reduce the value of her property by \$100K immediately if this goes ahead – and even more as time goes by I expect.

Would you be happy having 50 temporary, pre-fab units being built over the road for your home? Or over the road from your child's home? If you are completely honest your answer would be no.

This is a temporary fix and it is not what council should be focusing on.

'Affordable' housing should be included in all new developments in Warrnambool, a minimum percentage should be allocated (and scattered) in new sub-divisions. This will break the stigma associated with community housing and not directly impact any one area of our great city, all areas of Warrnambool will be considered equal.

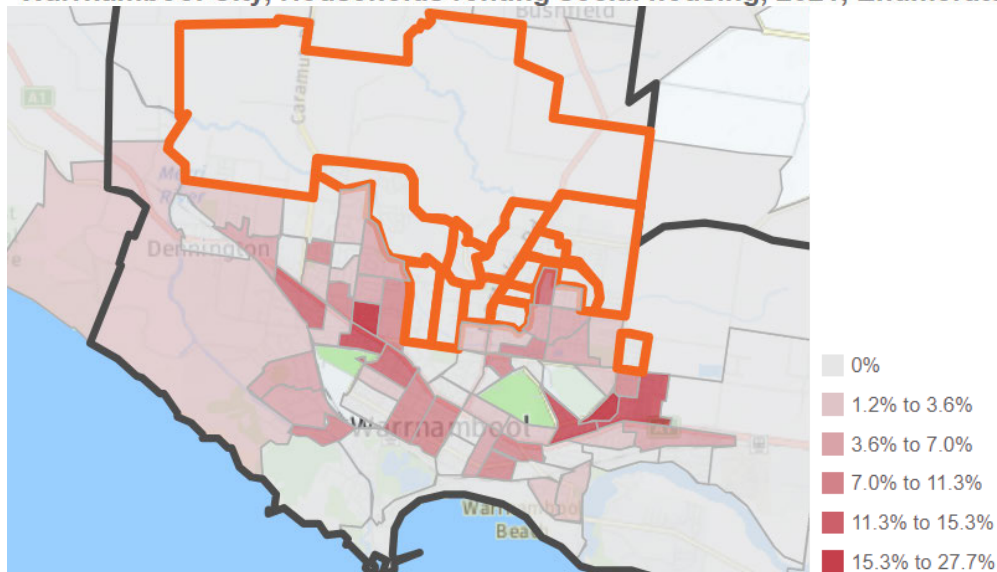
The below data demonstrates quite clearly the unfair spread of social housing in Warrnambool. The areas which are bordered orange equates to almost 2,500 homes, of which there is 0% social housing.

How can you suggest this is fair and equitable to all residents who live within your council?

It was suggested at the meeting on 4/12/23 that you make it mandatory for all new developments to have a percentage of allocated lots for community housing, this would provide a long term solution for the current housing crisis, rather than this unfair, temporary solution that negatively impacts one area.

If the above suggestion was implemented (which WCC does have the power to do) it would see hundreds of permanent community housing built.

### Warrnambool City, Households renting social housing, 2021, Enumerated



Source: Australian Bureau of Statistics, Census of Population and Housing, 2021 (Enumerated data). Compiled and presented in atlas.id by .id (informed decisions). Note: Due to changes in the ABS rules regarding perturbation of small numbers to protect the confidentiality of individuals in 2016, the totals of all SA1s in an area may not equal the total derived from the area as a whole.

#### Warrnambool City, Households renting social housing, 2021, Enumerated

SA1	Number	Percent (%)	Households
21704147959	0	0.00%	111
21704147960	0	0.00%	179
21704147929	0	0.00%	174
21704147912	0	0.00%	135
21704147945	0	0.00%	109
21704147922	0	0.00%	157
21704147956	0	0.00%	289
21704147957	0	0.00%	188
21704147944	0	0.00%	170
21704147924	0	0.00%	120
21704147914	0	0.00%	255
21704147918	0	0.00%	204
21704147935	0	0.00%	144
21704147958	0	0.00%	207
<b>Total</b>	<b>0</b>	<b>0.00%</b>	<b>2442</b>

Source: Australian Bureau of Statistics, Census of Population and Housing, 2021 (Enumerated data). Compiled and presented in atlas.id by .id (informed decisions). Note: Due to changes in the ABS rules regarding perturbation of small numbers to protect the confidentiality of individuals in 2016, the totals of all SA1s in an area may not equal the total derived from the area as a whole.

Clustered community housing has no place in today's society. This short-sighted proposal must not go ahead.

We are the residents that elected you, we are the people you are meant to represent – please listen to us and do not proceed with this.

Regards,

Margaret Kelly

[REDACTED]  
[REDACTED] Dennington

Warrnambool City Council  
25 Liebig Street  
Warrnambool VIC 3280

8/12/2023

To CEO and Councillors,

**RE: Key Worker Accommodation and Affordable Housing – Harrington Road Dennington**

Below outlines my formal letter of objection to the proposed Key Worker Accommodation and Affordable Housing Scheme.

As you would have gathered from the Dennington Community Association meeting on 4/12/2023, Dennington Residents do not support this proposal and hold many concerns about what this will do to our neighbourhood if it proceeds.

Key concerns include:

- 1) The proposal is a temporary fix, which disadvantages existing residents of Dennington who stand to lose out financially if this were to proceed.
- 2) You are seeking EOI to manage this scheme before consulting with residents that will be directly impacted, and before reviewing current infrastructure, roads etc to see if this is even financially viable. Consultation and project viability should be carried out prior to seeking any EOI.
- 3) There is an unfair distribution of social and community housing currently in Warrnambool that needs to be address and fixed. North Warrnambool currently has no social housing which suggests elitism and is not fair and equitable on all residents you are elected to represent.
- 4) Council should be looking for long term, permanent solutions to the housing crisis, particularly with new developments going to WCC for approval. It should not be up to a developer to decide if lots will be allocated to community housing, this should be mandatory as set out by WCC and this should be changed immediately.
- 5) Council should not be able to fast track the rezoning of land that it stands to profit from, this is completely unethical and unjust when other applications to rezone land from farming to residential are already awaiting approval.

I propose you pause all work on this proposal until you have properly consulted with residents of Dennington that will be directly impacted by this scheme, and until you have reviewed existing infrastructure and viability of this scheme.

Regards,

Peter Kelly

Dennington



**From:** s [REDACTED]  
**Sent:** Mon, 11 Dec 2023 17:21:55 +1100  
**To:** "Andrew Mason" <amason@warrnambool.vic.gov.au>  
**Cc:** "Luke Coughlan" <lcoughlan@warrnambool.vic.gov.au>; "Otha Thon Akoch" <oakoch@warrnambool.vic.gov.au>; "Ben Blain" <bblain@warrnambool.vic.gov.au>; "rziegler@warrnambool.vic.gov.au" <rziegler@warrnambool.vic.gov.au>; "Max Taylor" <mtaylor@warrnambool.vic.gov.au>; "Vicki Jellie AM" <vjellie@warrnambool.vic.gov.au>; "Debbie Arnott" <darnott@warrnambool.vic.gov.au>; "apaspaliarus@warrnambool.vic.gov.au" <apaspaliarus@warrnambool.vic.gov.au>; "Peter Utri" <putri@warrnambool.vic.gov.au>; "David Leahy" <dleahy@warrnambool.vic.gov.au>; "Ingrid Bishop" <ibishop@warrnambool.vic.gov.au>  
**Subject:** Proposed Key Worker Accommodation and Affordable Housing Project in Harrington Road, Dennington.

Dear Sirs/Mesdam,

**Reference:** *Key Worker Accommodation and Affordable Housing Project (Opposite 177-195 Harrington Road, Dennington 3280 – endorsed by WCC on 6<sup>th</sup> November, 2023.*

As a new resident and rate payer to Dennington, I wish to object in the strongest possible terms to the proposed project opposite 177 – 195 Harrington Road. I was present at the Community initiated and led Residents and Community meeting on 4<sup>th</sup> December at which the mood of the local community was made quite clear – it was not in the best interests of the immediate residents nor was it a project which would enhance the standing of Dennington as a livable suburb of Warrnambool. Whilst I understand the requirement for additional housing in Warrnambool, the current cluster proposal seems not to have been thought through with any degree of responsibility. I am also well aware that the overarching goal to bring a Community Housing Agency is a key factor in this and future developments, to the detriment of our community

My objections are as follows:

1. At the recent meeting, it was highlighted that a number of real estate agents have indicated that property values could reasonably diminish by up to \$100,000 over a period of years once it was known that accommodation of this nature was in our area.
2. This style of accommodation will most certainly bring an increase to 50 the number of families requiring services, particularly child schooling, access to public transport, access to shopping facilities, childcare, access to open space for outdoor activities. This is in addition to the 36 lots for sale at the corner of Coghlan's and Harrington Roads which will also bring a further 36 families. to the immediate area
3. Dennington has no state school in the area- only a Catholic-run primary school which I understand it at capacity at this time and with expectations of additional families coming to the area via other residential developments in the future, there may not be availability if this project



were to proceed. This would require families to look further afield to find schooling, with all of the problems of transport, either public or private.

4. Traffic volumes in the immediate vicinity will dramatically increase impacting the amenity of the area particularly the road widths to accommodate additional vehicle movements along Harrington Road in the area north of Dennington Rise. The constant flow of an expected 45-50 vehicles along with the potential for additional vehicles to be parked along the road verge( despite the planners offering onsite parking for each tenancy) will exacerbate accessibility for both existing and our new residents and create a untenable traffic hazards.
5. Public transport to/from and within Dennington area to primary and secondary schools only run hourly with services stopping some distance from the schools and going nowhere near St John's Primary or Brahuier College. This limited bus route and timetable further impacts on the proposed tenant population and their access to public transport.
6. There appears to be no consideration given to open spaces on or in the vicinity of the "estate" to service the needs of the tenant population for exercise, wellness and healthy outdoor activities.
7. The Council project guidelines presented at Council on 6<sup>th</sup> November advised that "the land will be returned to Council and the method of disposal/relocation of the built assets will determined by the due diligence". Can we, as residents in the immediate vicinity, reasonably expect that the land will be cleared and returned to "farming land" especially as there will have had \$8million spent to set it up, a further amount to relocate irrespective of the payer and then this cost of making good the original site as well as having tenants find new rental accommodation in a future more congested rental market? Many of the objectors' past experiences with councils Australia wide would find it hard to believe that this will ever be the case!!!

In conclusion, I have not identified all of the objections aired at the recent meeting – I am sure other objectors will have included them in their submissions.

The proposed project, goes against the core objectives of the suburb. It will adversely effect Dennington's character which has been built up over many years by the local residents, residential comfort for which we have paid, and will lead to increased noise pollution and traffic volumes. There is also the added lack of effective public transport, access to state primary schools and lack of physical open spaces.

It is crucial for the Warrnambool Council to carefully consider the substantial negative impacts this development would have on residents.

**We urge the council to reconsider the site location for this project to a more suitable site for the proposed Key Workers and Affordable Housing residents and to safeguard Dennington and its current and future residents and the current Farming Zone.**

**Ken Sharpe**



11/12/2023

Subject: Concerns and Suggestions Regarding Dennington/Warrnambool Affordable Housing Project

To the Warrnambool Councillors and Concerned Parties,

I commend the council's initiative to introduce social and key worker housing to Warrnambool, addressing the growing need attributed to rising population, increased renters, and escalating rental costs. As a local community health professional who has moved to Warrnambool, I've also encountered challenges in sourcing housing and understand the importance of integrating housing solutions for vulnerable populations.

However, I have reservations about the proposed location on Harrington Road. My main concern is its potential impact on residents' accessibility, particularly those with reduced mobility. The steep gradient poses challenges for residents in accessing essential local services (such as the pharmacy, supermarket, GP clinic, Childcare etc), potentially leading to social isolation and increased reliance on local resources which will therefore place further stress on staffing for local essential services.



Taking a holistic approach:

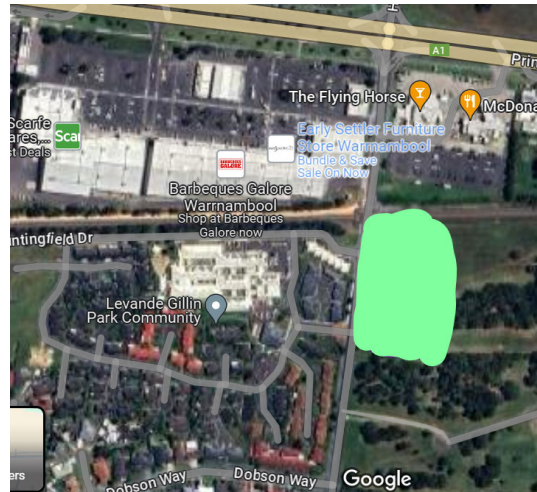
- We cannot assume that the people moving into these new homes for social or key worker housing will have the same level of fitness and health determinants (physical, medical, social, emotional and behavioral capabilities etc).
- We cannot assume that people in these properties will be working in the hours of local public transport or rely on the new residents to have vehicles or easy access to transport.

Designing this project with this in mind is essential to the success of this project.

I propose a more thorough consideration of alternative locations, including but not limited to:

- Deakin "Golf Course" off Mahony's Road (Green)

- Given the local population of older Warrnambool residents with mobility issues and various personal needs, we know that this location is potentially more appropriate for accessing local essential services for people with difficulty accessing the community. Plus, in 10-15 years time, perhaps Deakin could use the housing or some of the resources remaining as a residential area for new students to attract them to the area



- The buffer zone site on Rooney's Road with a less steep gradient (Purple)

- The same buffer zone site however is on Rooney's Road. The hill on this side of the same block is smaller with less of a steep gradient, making it more access friendly for new residents

- The bottom end of Harrington Road (Yellow)

- The same buffer zone site at the bottom of Harrington road, potentially stretching east to west instead of north-south to promote better access to the local community and surroundings for new residents whilst avoiding the large gradient of the hill going north/south



These alternatives offer better access to essential services, promoting inclusivity and community participation.

Additionally, please, consider a decentralized approach, distributing housing across different areas of Warrnambool, could enhance accessibility and community integration. This could

include locations in North, South, East, and West Warrnambool, fostering better access to jobs and resources for residents in the social and key worker housing.

In conclusion, a more thoughtful evaluation of alternative locations and a decentralized approach would contribute to the long-term success of the project, ensuring inclusivity and minimizing potential stressors on local services. I appreciate your consideration of these suggestions for the betterment of the Warrnambool community. Making this project as successful as it could be, will lead to the WCC being leaders of similar projects in future across Australia.

Kind regards,

Stephanie  
A Concerned Dennington Resident

**From:** "Maggie and Corey MacDonald" [REDACTED]  
**Sent:** Tue, 12 Dec 2023 20:56:07 +1100  
**To:** "Otha Thon Akoch" <oakoch@warrnambool.vic.gov.au>; "Ben Blain" <bblain@warrnambool.vic.gov.au>; "Richard Ziegeler" <rzeigeler@warrnambool.vic.gov.au>; "Max Taylor" <mtaylor@warrnambool.vic.gov.au>; "Vicki Jellie AM" <vjellie@warrnambool.vic.gov.au>; "Debbie Arnott" <darnott@warrnambool.vic.gov.au>; "Angie Paspaliaris" <apaspaliaris@warrnambool.vic.gov.au>; "Luke Coughlan" <lcoughlan@warrnambool.vic.gov.au>; "Andrew Mason" <amason@warrnambool.vic.gov.au>  
**Subject:** Opposal of Harrington road proposal.

To Counselors and Senior Staff.

We are writing this letter in opposal of the Key Worker and Affordable Housing Project proposed for Harrington Road.

Thank you for attending the meeting on Monday night. As proud home owners of 185 Harrington Road we appreciate the need for affordable and available housing for workers and those in need of a home, however we have multiple concerns about the proposed project as listed below.

- 1) The density of the project is far too great for the area and will put strain on already busy roads and footpaths. Of the 16 houses opposite the proposed area, 40-50 are planned which is the equivalent to a caravan park.
- 2) The area surrounding the water tower is home to many species of lovely bird and tree life which provides much enjoyment to the residents of Dennington. A project in such close vicinity will surely disrupt the area around the tower.
- 3) The area is not well suited for the demographic of residents that will be living there. It is a 15 minute drive to the main street 10 minute walk to the nearest supermarket up a steep hill. Not all of the people will have access to reliable transport and may be isolated.
- 4) There is no guarantee that the operator of this housing project will have Dennington and Warrnambool's best interest at heart. Nothing is to say that they fill the key worker housing with whoever the highest bidder is, which could mean that instead of offering key housing to multiple essential businesses like TAFE, South West Health and Wannon Water, only one company reaps the rewards.

A man at the meeting made the comment that "if you are going to build these houses, build them forever"

This sums up how we feel most of Dennington feels about this proposal. The housing shortage needs multiple solutions that are long term and ones that benefits the city and its people, not the property owner of relocatable housing on leased land where the residents are jammed in like sardines.

Thank you for taking this into consideration and we look forward to onwards discussions with you in the New Year as part of the Consultation Group.

Kind Regards,

Corey and Maggie MacDonald.

S & C Howley

Dennington 3280

13 December 2023

Dear Councillors

**We OBJECT to the proposal of the Key Worker and Affordable Housing Project opposite 177-195 Harrington Road Dennington.**

We chose to purchase land and build in Dennington Rise as it was a nice friendly, safe and quiet area to bring up our family. We feel that the Proposal you are putting forward will change our local community and not for the better. We already have multiple Department of Housing properties in our and we feel enough is enough. We want to keep our safe, friendly and quiet community. How can 50 transportable dwellings lumped together not change the community.

Dennington is not the right position for this Proposal. There is not the public transport those tenants would require, nor are the roads able to handle the extra traffic. It is very busy at school drop off and pick up times not to mention that road is a main road used for those requiring children to be dropped off at both the school and the childcare centre just down the road from the proposed site. Both the childcare centre and school are at capacity so not sure where you are wanting the children from the Proposal to be educated.

At the meeting it was suggested Council seek other areas and investigate other options. Deakin University was one that was suggested and now that they are no longer using the golf course etc, it has a much better appeal for this Proposal. There is a train station along with public transport and shops are within reach.

We strongly suggest you look at options closer to the hospital and the other places of employment mentioned at the Meeting as Dennington is NOT THE PLACE for the Key Worker and Affordable Housing Project. Dennington is not the place for another Wanstead Street. As a child in the early 1990's those houses looked so new and inviting, all shiny and clean. When I came to Deakin University in 2000, I felt extremely unsafe while dropping off a fellow student in the area. This is not the community we want for our daughters to be growing up in, we want them to feel safe.

Yours sincerely

  
Sarah & Chris Howley



12/12/2023

Shontay Harris

Dennington, 3280

Dear Mayor , Councillors, Minister of Planning

I hope this letter finds you well. I am writing to express my strong objection to the proposed "Affordable housing" project on Harrington Rd Dennington.

Please take into consideration my concerns as follows.

**Location:** I have concerns as some residents that fit the criteria for this project are not able to drive vehicles, therefore leaving them very isolated as this site is at the top of a hill with steep inclines from all directions.

**Alternate locations:** Have alternate sites been considered some examples of other sites to be considered are, huge parcel of land beside Friendly Societies between Koroit St through to Atkins Rd, Trotting track, Deakin (old golf course), the old Special Development School, Surfside 2 caravan park, the old waste site (tip), North Warrnambool housing development sites (Wangoom Rd), Toohey estate was meant to get this style housing roughly 13 years ago but that didn't end up happening, I'd say by objection of the residents. So why is Dennington any different? Above sites better suited as closer to transport, shopping, medical etc.

**Traffic:** I have great concern to the increased traffic for this area. This end of Harrington Rd is narrower then further down. This is going to turn very dangerous our area has a lot of young growing families along with older residents, a lot of primary/secondary aged children walk/ride to school. I can say I have already had some close calls at the Harrington Rd / Coghlan's intersection nearly been ran into as I wait to turn. Putting another 40-50 homes along with the already new subdivision on the corner is going to create an extremely dangerous area. Surely there is regulations/rules that apply to traffic flow vs road sizes.

**Public Transport:** There is no bus route in Dennington that goes this far up Harrington Rd. As stated above this will leave some residents isolated not being able to get to appointments and tend to the needs of daily life. Also, will create more foot traffic making it dangerous for both pedestrians and vehicles.

**Timeline:** You say this is a 10-15 year project, are you really going to kick families out without anywhere to go. I can't see the council spending all this money to then get rid of it, ridiculous this sounds really! How much land does the council own attached to the proposed allotment? What guarantee do we have that this is not going to turn into the Getto just like Wanstead St, Warrnambool? I believe that this is only the beginning of further extensions to come. I am not confident that this isn't going to turn into Wanstead St. Just remember it didn't look the way it does now when it was first established.

**Family Friendly:** You say 1-2-3 bedroom pre-fabricated homes, how many people are squeezed into these homes? What keeps these children entertained? How is this going to be a safe crime free environment? Data shows that these densely populated "affordable housing" areas are prone to crime, vandalism and assaults. Where are the children going to go to school? St Johns primary school is already at capacity. Lack of parkland and play equipment in Dennington, still waiting for a playground to be developed in the public open space at the end of Festuca Ct, Dennington.

**Real Estate:** An estimated \$80,000 - \$100,000 drop in value to our homes if the proposal goes ahead. Why should we cop this devastating devaluation to our beautiful homes that we have poured our hard-earned money/savings into to call OUR HOMES! Ask yourself if you would appreciate this?

**Other Options:** Has council considered other options such as, discount home loans / stamp duty to allow these people the option to purchase their own normal homes out of these “affordable housing” villages just like the rest of us have done pouring our hard-earned money into, to call our beautiful homes. Not to be devalued by this ridiculous village! How is this any different to the proposed development by Midfield in Merrivale that has not been approved for multiple reasons.

**Infrastructure:** How can 40-50 pre-fabricated homes be put in a space of 16 residential houses. We had covenants on our blocks that no less than 50% of dwelling could be brick, and that no dwelling shall be erected on the said lot which has a floor area of less than 110 square metres for lots less than 600 square metres and 125 square metres for lots greater or equal to 600 square metres. I would also like to know how you can fast track this land from rural to residential when normally this would be a timely process? The council has a lot of projects in the making at the moment, where is all the funds coming from?

Lastly, I'd like to ask you, how would you feel if this was going up in your neighbourhood? Would you like to live next door to this? Would you be happy with the drop in value of your home, but the increase in rates to more than likely pay for it? I strongly believe your answers would be NO! There has to be better suited options for this and I respectfully request that council carefully reevaluates the proposed development, considering the concerns raised by the Dennington community.

I appreciate your attention to this matter and trust that the council will make decisions that prioritize the best interest of the community. I look forward to hearing about the steps taken to address these concerns. Thank you for your time and consideration.

Sincerely,

Shontay Harris



Mr. Andrew Mason  
Warrnambool City Council  
25 Liebig Street  
WARRNAMBOOL VIC 3280

13 December 2023

To Mr Mason,

**RE: Key Worker Accommodation and Affordable Housing Project**

I write to you to submit my objection to the *Key Worker Accommodation and Affordable Housing Project* you are proposing for Harrington Road, Dennington.

What you are proposing will create a pocket of low socioeconomic temporary dwellings – opposite an established residential area, significantly impacting the value of existing households in that area.

Cr Blain was trying very hard to differentiate Affordable Housing from Social Housing at the Dennington Community Association meeting on 4 December 2023. But whether you call it social housing, community housing or affordable housing – the end result is the same, it will be a cluster of low socioeconomic dwellings, creating a 'Wanstead Street' type environment in Dennington, with an ongoing range of social issues and safety concerns.

As raised by several residents on 4 December, Dennington does not have the infrastructure in place to support this proposal.

- Roads are already a safety hazard for children trying to get to and from school.
- Traffic has increased in the past 8 years and is already at ridiculous levels, this proposal will only make things worse.
- The local school and childcare centres are at maximum capacity.
- The location is not suitable for people with mobility issues or those without a car.

Your proposal is a temporary fix, which disadvantages existing residents of Dennington who stand to lose out financially if this were to proceed.

I propose you cease all work on this proposal until you have **properly** consulted with residents of Dennington that will be directly impacted by this scheme. To date you have sent a handful of letters to some of the residents that live within 100m of the proposed site, this is not enough. This impacts all of Dennington, especially all of the surrounding streets such as Learmonth Close, Roper Court, Dennington Rise, Cole Close, Armytage Avenue, Cowie Close, Darwinia Street, Adriana Crescent and Coughlan's Road.

The Dennington Community Association was kind enough to invite you to its meeting to try and get some consultation with residents started. Unfortunately most of us there were not satisfied by the vague, non-committing statements that were flown around the room.

We are not prepared to be guinea pigs for this social experiment which is nothing more than a temporary fix. The housing crisis is not something that came about overnight, you have had ample time to introduce permanent fixes to this predicted scenario. You

have the power to make Affordable Housing mandatory in all developer proposals that come through to council (including North Warrnambool).

As stated by a council staff member at the meeting on 4 December 2023, the units proposed (20-25 for Affordable Housing and 20-25 for Key Worker Housing) are nothing in the scheme of the housing problem. Permanent long-term solutions is what's necessary, solutions that do not cause financial harm to residents who already live nearby.

The Dennington community is united and is against this, I urge you to reflect on this proposal honestly. Would you want 40-50 temporary units over the road from your home? If you answer no, then scrap this idea, if you answer yes, we are more than happy for you to build this over the road from your homes, but not in Dennington.

Regards,

Maureen Collins

( [REDACTED]

-----Original Message-----

From: Sarah Burchell

Sent: Friday, 15 December 2023 1:15 PM

Cc: Otha Thon Akoch <oakoch@warrnambool.vic.gov.au>; Ben Blain <bblain@warrnambool.vic.gov.au>; rzigeler@warrnambool.vic.gov.au; Max Taylor <mtaylor@warrnambool.vic.gov.au>; Vicki Jellie AM <vjellie@warrnambool.vic.gov.au>; Debbie Arnott <darnott@warrnambool.vic.gov.au>; Angie Paspaliaris <apaspaliaris@warrnambool.vic.gov.au>; lccoughlan@warrnambool.vic.gov.au; Andrew Mason <amason@warrnambool.vic.gov.au>

Subject: Harrington road key worker & affordable housing project - Objection

Dear Warrnambool City Council staff and Councillors,

I am contacting you on behalf of myself and my family in regards to the proposed Harrington Road key worker and affordable housing project.

We object to the current proposal.

We are home owners on Darwinia Street Dennington and believe having such a development so close will have a large negative impact upon us and our surrounding community.

A short list of these negative impact's include but not limited to:

- reducing the value of our family home.
- increased traffic on the local streets. Harrington road is not safe for the current volume of traffic. The intersections are dangerous and areas are not well marked. Access to Raglan parade is one lane. I fear with more traffic there will be more vehicle and pedestrian accidents which may involve our children.
- proposal is for very dense and bulk houses. This is not in line with the current structure of the surrounding houses.
- the local catholic school is already at full capacity. There are no public schools located within Dennington.
- the local kindergarten and daycare facilities are at capacity.
- there are no police stations, hospitals, GP clinics or community centres available in Dennington.

Surely the Council has learnt from past experience within the Warrnambool City Council area and Councils from all over Australia. That building bulk, dense accommodation for a large number of people be that for low income earners, overseas workers or migrants as an example results in increased crime and isolation.

On these grounds we object to the proposed Harrington road key worker and affordable housing project.

Kind regards  
Sarah Burchell

[REDACTED]

Sent from my iPhone

H Powell & M Howley  
[REDACTED]

14 December 2023

Dear Councillors,

**We OBJECT to the proposal of the Key Worker and Affordable Housing Project opposite 177-195 Harrington Road, Dennington.**

I am writing to formally express our objection to the proposed development of the Key Worker and Affordable Housing Project opposite 177-195 Harrington Road in Dennington. I am a neighbor living adjacent to the development site and I have significant concerns regarding the development itself and its potential impact on the wellbeing and amenity of the surrounding area, including my home and those of other residents. I have outlined these concerns in detail below:

- we chose to purchase our home in a quiet, safe area, to bring up our young family. We feel that the proposal you are putting forward will change our local community and not for the better. We already have multiple Department of Housing properties in in our local area and how will 50 more transportable dwellings not change the local community.
- The school system and local childcare centers are already at capacity. With many local families missing out of school positions and are on the extensive wait lists for childcare centers already. This will also affect the social economic status of families that are attending, which can have significant affect on the learning of other children, including our own.
- These local roads and public transport system will not handle this extra traffic, which can already be dangerous at certain times of the day, such as school times and not wide enough to handle the traffic of 50 added houses, in a condensed space.

We strongly suggested that the council explores and investigates all options, especially closer to the hospital or as was suggested at the community meeting, like Deakin University, which has a much better public transport system and closer to shops etc.  
Dennington is not the place for the Key worker and Affordable Housing project.

Kind regards



Holly Powell & Michael Howley

Felicity Kelly

  
DENNINGTON VIC 3280

14<sup>th</sup> December, 2023

To Mayor, Councillors and Council Staff,

I am writing to you to express my concerns of the **Key Housing & Affordable Homes** that the council are wishing to locate at 177-195 Harrington Road, Dennington.

After attending the meeting at the Dennington Recreation Reserve, lead by the current Mayor, Ben Blain, where a slide show was presented and multiple questions were asked by the community with hazy answers given by the Mayor, Ben Blain and the Project Co-Ordinator has led to me having many concerns about the project.

Firstly, the location, 177-195 Harrington Road is currently zoned "farm zoning" – should this be rezoned for this project, will the council be happy to rezone all farm land within its municipality, allowing all current land holders the same opportunity as council.

After researching the location, I can confirm that the closet public transport is a minimum 10-minute walk, where a steep hill is endured. I ask, will the affordable housing portion residents be capable of walking this hill as within the presentation given by Mayor, Ben Blain, he mentions the likes of Beverley Evans and Evelyn Millard, both women who are of a considerable age.

I also feel the location chosen for this project would be felt to be isolating for these residents, as their self-esteem would already be low due to having to rely on Affordable Housing. Feeling isolated comes with other health issues such as depression and anxiety.

Why can't the council look at other options – such as developing the land, giving these residents the opportunity to purchase – entitling them to lower rates, working with these residents to gain government funding/ affordable interests rates and assistance in maintenance and repairs. It is a known fact that people take more pride in things that they own oppose to that owned by others. Time to take a step towards fixing community issues not placing a band aide over them.

Another point I wish to draw to your attention, is the period that this project is set for and the rental criteria. Being a resident of Dennington for the past 13 years – I now feel a sense of belonging; having built relationships with neighbours, local business owners and being involved in local community events. The feeling I get, that should this all come to an end in 2 years' time, is heart breaking. How can the council put a timeline on something that they feel is so important to the community and needed by the community. Within the slide show presented by Mayor, Ben Blain – he refers to the affordable housing residents to be Elderly people, Women and Children, which is where I hold more concerns. How disruptive for a child to build friendships and gain a sense of belonging to then be uprooted after 6 years, if not 3 years.

As previous stated, I have been a resident of Dennington for the past 13 years, owning my home for the same period. Paying rates for the same period. In this time, I have worked to build equity within my home and to hear that Real Estate will lose up to \$80,000 - \$100,00 from the Council dumping such infrastructure within one area, is defeating. Why not salt and pepper these homes throughout established estates within the council area.

I now come to the concept of the project, currently listed on realestate.com.au within the Warrnambool area, there are 311 properties for sale. Instead of pushing for funding from the Government to have the Art Gallery upgraded/ refurbished, push for extra funding to go towards Affordable Housing and Key Worker Accommodation project and purchase already established homes. This would reduce so many costs that the council will face, should the current location be used; road infrastructure, landscaping, education - no current government school is located within Dennington, only a private primary school, of which the affordable housing residents on the eligible income required, could find difficult to fund.

I would appreciate clarification on the number of residents that will live within the modular home – 1 bedroom unit, would only house 2 people? Mother with 5 children would not fit within a 3-bedroom home or would the Community Housing Agencies, of which the council award the contract too, allow such cluster.

Thank you for taking the time to read my concerns and I trust that you will do what is in the best interest of the Dennington rate payers, as we are the people that vote for you to hold your current position within Warrnambool City Council.

Kind Regards,



Felicity Kelly



**From:** "Angela Solly" [REDACTED]  
**Sent:** Thu, 14 Dec 2023 18:13:10 +1100  
**To:** "lcoughlan@warrnambool.vic.gov.au" <lcoughlan@warrnambool.vic.gov.au>  
**Cc:** "Andrew Mason" <amason@warrnambool.vic.gov.au>; "Otha Thon Akoch" <oakoch@warrnambool.vic.gov.au>; "Ben Blain" <bblain@warrnambool.vic.gov.au>; "rziegler@warrnambool.vic.gov.au" <rziegler@warrnambool.vic.gov.au>; "Max Taylor" <mtaylor@warrnambool.vic.gov.au>; "Vicki Jellie AM" <vjellie@warrnambool.vic.gov.au>; "Debbie Arnott" <darnott@warrnambool.vic.gov.au>; "Angie Paspaliaris" <apaspaliaris@warrnambool.vic.gov.au>  
**Subject:** Harrington Road Housing Project

Dear Luke,

I am writing as a Dennington resident that would like greater understanding of the housing project proposed off Harrington Road, mainly how tenders for the community housing agency will be assessed and then contract managed.

Although I understand affordable housing is required in Warrnambool, there are concerns on how this development could be managed by the housing agency such as if there is a noise complaint or poorly maintained common areas, what enforcement measures will be in place to ensure the agency meets their responsibilities? And due to the proposed temporary nature of this project of 10-15 years, how can Dennington residents be assured that will not become a low socio economic area with its own set of issues such as unemployment and overcrowding of the area. And what is the plan for the site longer term?

Will the agency only accept Warrnambool residents or will it take families outside the municipality? Local support services are already stretched and the local St Johns School is at capacity so this should be a consideration.

There is also the possibility of devaluing local house prices with high density, smaller, low quality build properties if not managed correctly.

Some of these questions are possibly due to my lack of understanding and would appreciate guidance on the questions above, an overall plan for the development and proposed timeframes for this project. I unfortunately didn't see any communications about the community consultation evening (4<sup>th</sup> Dec?) to gain understanding and provide feedback.

Thanks for your time, a response on these items would be greatly appreciated.

Wade and Angela Northcott

Warrnambool City Council  
25 Liebig Street,  
Warrnambool, Vic, 3280

### Submission of Support for Key Worker and Affordable Housing Project in Harrington Road

To whom it may concern,

I am writing to express my strong support for the proposed Key Worker and Affordable Housing Project in Harrington Road, currently under consideration by the Warrnambool City Council. I firmly believe that this initiative presents an invaluable opportunity to address critical socio-economic challenges facing our community.

The scarcity of titled land and available housing, coupled with an alarmingly low vacancy rate in rental accommodations, has led to an acute housing crisis in Warrnambool. This crisis not only impedes the growth and development of our city but also restricts access for key workers in essential industries, such as healthcare, education, and construction, to find suitable housing within the vicinity of their workplaces.

The need for affordable housing solutions has never been more pressing. This project aligns with Council's vision and Warrnambool 2040 plan to be a **welcoming city**. I also note the recent Council efforts to make Warrnambool a Refugee Welcome Zone. This project aligns with our goal of creating a hospitable city that accommodates both our current inhabitants and those seeking job opportunities in Warrnambool.

The project addresses several crucial aspects that warrant support:

**Community Inclusivity:** Affordable housing initiatives promote social inclusion by providing opportunities for individuals from diverse socio-economic backgrounds to reside within the community. This fosters a more vibrant and cohesive society.

**Supporting Key Industries:** Accessible housing for essential workers ensures the continuity and efficiency of critical sectors, such as healthcare and education, by reducing the hurdles in recruiting and retaining personnel.

**Economic Development:** A stable housing environment attracts skilled professionals, fostering economic growth and stability within the region. It encourages investment and bolsters local businesses.

**Long-term Sustainability:** Addressing the housing deficit through well-planned projects not only meets immediate needs but also lays the foundation for a sustainable and resilient community for future generations.

Moreover, this project represents a conscientious and strategic use of available land, utilising a section of the former saleyards' buffer area in Harrington Road. The location provides an



opportunity to create a well-designed, integrated housing solution while concurrently contributing to the master plan for the entire area, until such time that any future rezoning would transition land use and development away from the Farming Zone.

I urge the council to consider the long-term benefits and positive impacts this initiative will bring to our community. It's a crucial step towards mitigating the housing crisis and ensuring a prosperous and inclusive future for Warrnambool.

Whilst the project is not specifically for social housing, many housing issues are interlinked, as the risk of homelessness in Warrnambool is on the rise.

Anecdotal evidence suggests that a single person who approaches a local agency such as the Salvation Army is given a swag. A family who approaches the Salvation Army is given a tent. This is unacceptable for a town as great as Warrnambool. These agencies can no longer keep up with the demand. It is up to the public and private sectors to work together to solve the issues.

The significance of this project's net community benefit should not be underestimated. Access to housing should be available to everyone, and it is disheartening to witness objections from others towards providing shelter for those in need, or for those who seek work in a key worker industry.

All the best for this project and I thank you for your attention to this matter.

I am a qualified town planner with years in both the public and private sector and I also live in the Dennington area.

Sincerely,

Cameron McNeill

**From:** Fiona Lumsden [REDACTED]

**Date:** 15 December 2023 at 9:57:03 am AEDT

**To:** Angie Paspaliaris <apaspaliaris@warrnambool.vic.gov.au>, Ben Blain <bblain@warrnambool.vic.gov.au>, Debbie Arnott <darnott@warrnambool.vic.gov.au>, lcouglan@warrnambool.vic.gov.au, Max Taylor <mtaylor@warrnambool.vic.gov.au>, Richard Ziegeler <rziegeler@warrnambool.vic.gov.au>, Vicki Jellie AM <vjellie@warrnambool.vic.gov.au>

**Good morning,**

I am writing as a long time resident of Dennington. We moved here as a young family 18 1/2 years ago. We are proud to be part of the community.

Our children attended both sites of the St John's Dennington school and we were involved with the Dennington Cricket club when our son played there.

The proposed key worker and affordable housing proposed for 177-195 Harrington Road Dennington is NOT something we support.

Building temporary housing (10-15 years isn't really temporary is it? ) will reduce the value of our home we have worked very hard for.

Several years ago a number of community housing properties were built dotted through Dennington Rise. Some of the occupants are house proud and look after the properties like they are their own.

Others have discarded furniture etc strewn in the front yard and gardens (if you can call them that) overgrown with weeds and rubbish.

Who would be living in these properties to be proposed for Harrington Road?

I understand there is a housing shortage but why in Dennington?

Would you be happy with this being built near your home?

Just because we aren't in the inner streets of town or North Warrnambool areas doesn't mean our properties should be reduced in value. I am sure our land rates wouldn't reduce and if we were to consider moving I am sure the price of our home would be greatly reduced.

We are all hard working people with pride in our properties and community. Please take into consideration our opposition to this proposed temporary housing. We strongly oppose it.

Surely there is somewhere else they could be housed.

Gary & Fiona Lumsden

Dennington

Get Outlook for iOS

15 December 2023

Warrnambool City Council  
25 Liebig Street, Warrnambool Victoria 3280

Attention: CEO, All WCC Counsellors, WCC Mayor and relevant Planning Department.

Dear Sir/Madam,

Ref: **Key Worker Accommodation & Affordable Housing Project** (177-195 Harrington Road Dennington 3280 - endorsed by Council on 6 November 2023.

I am a resident and landowner in Dennington, and hereby notify Council that I have not been properly notified of the proposed Key Worker Accommodation & Affordable Housing Project, (177-193) Harrington Road Dennington 3280 – that I believe was endorsed by Council on 6 November 2023.

Please note that my property is [REDACTED] and as an immediate neighbour, I would have expected that I should have been included in the information mail out. In this regard, I did not receive any information from Council. I have only just learnt of the project from my neighbours, and I have not had any chance to consider the project properly.

My immediate thoughts are that the proposed Dennington Key Worker Accommodation & Affordable Housing Project, is being fast tracked and given green lights all round, while other nearby landowners to the west are bogged down with long planning process including crippling high-cost development contributions to be paid to Council. Who is Warrnambool Council and our State and Federal Governments helping, locals or is it for giving big corporate agencies a big free and easy ride. Where is the big helping hand for other Dennington Developers. Other Dennington developments are being charged in the order of \$140,000 per hectare, to build community infrastructure. What community infrastructure, will the Key Worker Accommodation & Affordable Housing Project pay for?

Has Council considered all of the local Dennington residents, who have paid for good quality, and up to standards homes.

Where on earth is the environmental friendliness of building temporary houses with all of the service infrastructure that goes with it, just to supposedly pull it all down at the end of 10 to 12 years? Seems an abuse of resources to me.

The proposed Key Worker Accommodation & Affordable Housing Project, seems to have been poorly thought out at this stage. I also have grave concerns, that the proposed Dennington Key Worker Accommodation & Affordable Housing Project, in its current form, will likely cause significant social problems for Dennington. More comprehensive detail is required, in order to address the way this proposal will integrate with the current Dennington community.

I believe the current saleyards property has not yet been re-zoned as residential. Is this proposed project being fast tracked and bypassing the process other developers must take?

In the light of all of the questions that need to be asked and answered, I request that the process be slowed, and to more openly discuss the implications of the project, with the Dennington Community.

I hereby oppose the proposal, until proper consultation with the Dennington Community is undertaken.

Regards

Brandon Cocking

[REDACTED] Dennington.

CC:

WCC Mayor, WCC CEO, All WCC Councillors,

Minister of Planning – Hon. Sonya Kilkeny MP – [Reception.kilkenny@transport.vic.gov.au](mailto:Reception.kilkenny@transport.vic.gov.au)

**From:** Carolyn Rivett [REDACTED]  
**Date:** 19 December 2023 at 9:28:28 am AEDT  
**To:** Ben Blain <bblain@warrnambool.vic.gov.au>  
**Subject:** Dennington housing project

Hi Ben,

I don't normally comment on council decisions but the social and affordable housing project destined for Harrington Street is possibly a decision made in haste without proper community consultation.

Having an understanding of the systems and policies that both State and Federal Governments use to determine who gets this housing is critical to this project. While employing a community housing agency to run and manage this project seems fine, in actual fact the State and Federal government will determine who will be allocated these homes and who will not. That's how funding works. Single parent

families will most likely be from ethnic groups that have no support here and no resources available to them.

But that's not the only problem, the biggest issue will be the fact that these homes will be relocatable homes that will never be relocated. Once these houses are built and people are living in them, moving people on will be near impossible as there isn't a 'decommissioning of social housing model' that has worked. You don't need to have an in-depth study to say that putting social housing in a concentrated area has a negative impact on the area, you already have evidence of this in Crawley Street, Wanstead street and various other parts of Warrnambool.

The council using 'anecdotal' evidence to say we need worker housing is in fact no evidence (council minutes 6th of November). I would like to think the council makes decisions based on fact and evidence not hearsay.

I'm all for more social housing and affordable housing but not in a concentrated area in any part of Warrnambool. It appears to me that the council is very diligent when it comes to subdividing homes, future housing developments and ensuring the amenity of the area is maintained. This project doesn't meet these criteria and if the council are serious about increasing affordable housing and increasing social housing, these need to be built into current housing development plans. If this is already built in and it's not enough, increase the number but never to a 50/50 percent split.

I'm sure you don't want the legacy of this council, under your leadership, to be the council who blindly and hastily put a 'ghetto' in Dennington that set a precedent for other 'ghetto's' across Warrnambool.

Regards

Carolyn Rivett

[REDACTED]  
Dennington

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**From:** Ashish Sitoula <[ASitoula@warrnambool.vic.gov.au](mailto:ASitoula@warrnambool.vic.gov.au)>  
**Sent:** Thursday, June 6, 2024 3:40 PM  
**To:** [REDACTED]  
[REDACTED] Rachel Edwards <[REdwards@warrnambool.vic.gov.au](mailto:REdwards@warrnambool.vic.gov.au)>  
**Subject:** RE: Re-Key Worker/Affordable housing Harrington Rd





Hi John,

Many thanks for your email.

Some of the questions that you have raised will be answered in the Council Report. There is a bit of traffic management and infrastructure work that will ensue if the project does go ahead.

Kind regards,  
Ashish

---

Ashish Sitoula | Manager | Strategic Community Planning & Policy  
Warrnambool City Council | Warrnambool Victoria 3280 (P.O.Box 198)  
 +61 3555949 |  +61 4503816 |  [ASitoula@warrnambool.vic.gov.au](mailto:ASitoula@warrnambool.vic.gov.au) |  [www.warrnambool.vic.gov.au](http://www.warrnambool.vic.gov.au)  
59 50 v.au .au

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We value accountability, collaboration, respectfulness, progressiveness and wellbeing.  
Council acknowledges the Traditional Owners and Custodians of the lands on which we live and work and pays respects to Elders past, present and emerging.



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**From:** [REDACTED] >  
**Sent:** Wednesday, 5 June 2024 6:39 AM  
**To:** Community Planning Shared Mail <[communityplanning@warrnambool.vic.gov.au](mailto:communityplanning@warrnambool.vic.gov.au)>  
**Subject:** RE: **Re-Key Worker/Affordable housing Harrington Rd**

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Rachel,

I am doing a bit of pre- emptying that the project will pass and that then thinking out allowed of what other questions need answering, which Council cannot really act on until the approvals and planning completed.

- The other areas I am keen for Council to have some progress in doing some traffic flow monitoring through the streets of Harrington Rd, Darwinia St, Dennington Rise North of Pappas Drive, Pappas Drive and Coghlan Rd as this is extremely busy during school pick up and drop

off periods, prior to the development starting and then do another after, (subject to the project going ahead) not burning up cash if it fails Councillors approval or lack of funding to the project stops the project).

- And then perhaps discuss further these results and how the traffic management maybe resolved for the residents of Dennington in those affected areas above and would that likely be a good forum to communicate at a Dennington Community Association meeting by the Planning department and the Infrastructure Department, like installing raised road humps to slow traffic down as there appears to be a lot of speeding vehicles through these streets now, and I am sure with a cooperative approach between the Council and the Dennington Community Association who would invite affected members along to their meeting to discuss the findings of the traffic management plan findings and hear suggestion for better traffic management calming would help alienate those fears.
- Also, the other question is who is doing the infrastructure for the site and funding the works, e.g. roads, kerbing, footpaths, stormwater, Telstra, water, and sewer, is this Council or part of the requirement on FormFlow Living as the developer of the project.
- Who pays the rates, and Waste Management charges for this project is this apart of the consortium of FormFlow Living and Haven Safe Homes.
- I assume part of the lease contract with Haven Safe Homes the people in these properties would pick up Utility Charges for usage, but Haven Safe Homes would pick up the Service charges for the Water, Sewer, and Electricity. (this is probably not a Council issue in relation to the Lease of the Land, but sits with the Consortium)

Regards,  
John,

**John.Harris**

[REDACTED]  
[REDACTED]  
[REDACTED]

---

**From:** Community Planning Shared Mail <[communityplanning@warrnambool.vic.gov.au](mailto:communityplanning@warrnambool.vic.gov.au)>  
**Sent:** Tuesday, June 4, 2024 12:17 PM  
**To:** [REDACTED]  
**Subject:** RE: Re-Key Worker/Affordable housing Harrington Rd

Hi John,

Thank you for the email, we appreciate the feedback and will be sure to include that in the council report.



Regards  
Rachel

Community Planning Shared Mail | Community Development  
Warrnambool City Council | 25 Liebig Street Warrnambool Victoria 3280 (P.O.Box 198)  
📞 0355594800 | ✉ [communityplanning@warrnambool.vic.gov.au](mailto:communityplanning@warrnambool.vic.gov.au) | 🌐 [www.warrnambool.vic.gov.au](http://www.warrnambool.vic.gov.au)

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**From:** [REDACTED]  
**Sent:** Tuesday, 4 June 2024 11:59 AM  
**To:** Community Planning Shared Mail <[communityplanning@warrnambool.vic.gov.au](mailto:communityplanning@warrnambool.vic.gov.au)>  
**Subject:** Re-Key Worker/Affordable housing Harrington Rd

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Hi,  
I am writing to say that I certainly do not accept the original proposal, of the housing backing onto Harrington Rd as I am sure anyone of decency would not like to see back of a series of tin sheds opposite their homes and this is what it would look like as first proposed version was planning, because of the lack of trees in the street and back yards of these Houses it would be years before they were blocked out and

all the people across the road would see a tin shed, which doesn't fit with the Planning Scheme of the North Dennington Structure Plan 2015.

To Councils credit it appears that it did listened to the Residents' concerns and between Council and FormFlow Living and Designer Sam took onboard peoples concerns and comments and the new design which is 100% improvement on the first proposal.

The amended version of the three-bedroom homes facing onto Harrington Rd was a major improvement and the same could be said for the video of the one and two bedroom frontages if this was the preferred final decision I can agree with that as they looked quiet a reasonable finish of all the houses from the front, but if it moved away from this new version approach I am afraid I will not support the proposal on the basis that Council is not listening to the Dennington Community and the Ratepayers of this area.

[REDACTED]  
[REDACTED] Craig Kelson and Jason Warburton is acting in my role as Chair of the Dennington Community Association [REDACTED] the above remarks are mine personally and not that of the Association as I have not at the meeting this week, if there is any feedback from them it will be Craig speaking on behalf of the Dennington Community Association.

I still have email access and happy to answer and questions if required.  
Regards,  
John,

**John.Harris**

[REDACTED]

[REDACTED]

[REDACTED]



2 June, 2024

Mr Ashish Sitoula  
Manager Community Planning & Policy  
Warrnambool City Council  
25 Liebig Street  
Warrnambool VIC 3280

Email: [asitoula@warrnambool.vic.gov.au](mailto:asitoula@warrnambool.vic.gov.au)

Dear Mr Sitoula,

**RE: Affordable Housing and Key Worker Accommodation Project**

I am writing to express my concerns regarding the concept of clustered housing that is being proposed in the Dennington community. While I understand the need for affordable housing and key worker accommodation, and I support initiatives aimed at providing shelter for those in need, I believe that a clustered approach is not an effective solution.

In March 2024, the Minister of Planning, the Hon. Sonya Kilkenny MP, approved for Midfield Meat to create a village to house workers in cabin style accommodation in Merrivale. This will create 221 key worker accommodation units which will considerably alleviate the housing crisis, by freeing up a large portion of housing in Warrnambool.

As you indicated at the Dennington Meeting on Wednesday 29/05/2024, there is an immediate shortage of approximately 200 affordable housing and key worker accommodation properties. Considering that the Midfield Meat village has already been approved and is proceeding, this should fill the immediate shortage. This would allow the Warrnambool City Council to review its proposal and incorporate the saleyards buffer zone into the wider masterplan for this vacant area, to create a more permanent, long-term solution to the housing crisis. If it takes an additional 2 years, but has a better outcome for Warrnambool in the long-run, I think it is absolutely best to wait and take a slower, more considered approach.

Concentrating housing in one specific area like what has been proposed will put strain on local resources and infrastructure, putting additional pressure on schools, kindergartens, daycare centres, and other public services. This ultimately impacts the quality of life for both residents of the proposed clustered housing and the broader Dennington community.

Dennington schools, kindergartens and daycare centres are at full capacity with waitlists in place, and the roads are already congested and unsafe for children in the area.

Moreso, clustering housing in one area can lead to the creation of socioeconomically segregated neighbourhoods, which can exacerbate existing inequalities and stigmatise those living in these areas. Historically Dennington has experienced stigma of being a lower-socioeconomic neighbourhood, and the Dennington community has changed

this perception over the past 15 years. Dennington is now a place that people are proud to call home, where young people are raising their families. Building 50 units in the middle of an already established residential area is unfair on those who have invested everything they have into their home.

The Warrnambool City Council has a pocket of land available from the closure of the Warrnambool Saleyards that is more than 12 hectares/120,000 square meters and yet is proposing to place 50 temporary, pre-fabricated units on an area of 15,000 square meters, directly opposite (and directly impacting) an existing residential area. The whole buffer zone area should be incorporated into the Saleyards Masterplan, spacing affordable housing among privately purchased allotments, creating a mixed income development, similar to what is already in place throughout Dennington Rise, Armytage Avenue and Harrington Road. As already stated, the community is not opposed to using the land for housing, but it needs to be thought out, and fair to existing residents.

Instead of rushing in and making a decision about this, I implore you to slow down and look at alternate options that could be explored with Government, to ensure long-term solutions are put in place. Suggestions include:

1. Grants and Subsidies:

- Provide grants to low-moderate income individuals and families to assist them getting into (or getting back into) the property market. The \$20,000 grants provided during stage 3 of the Dennington Rise development were very successful. Such a scheme would prove successful now given the cost-of-living crisis and high rental prices people are paying.
- Provide subsidies that incentivise private developers to include affordable housing within their developments. Streamline the re-zoning and permit process for developers that incorporate a percentage of affordable housing throughout new developments.

2. Policy Reforms:

- Implement policy that mandates a percentage of affordable housing blocks in all new developments (example 10% – 15%). Imposing a hefty fee for developers that want an exemption from this policy for luxury and high-end developments (example additional 10% - 15% of total cost). This will ensure long-term change and fairness to all within the community.

3. Preservation of Existing Affordable Housing:

- Protect existing affordable housing stock from being demolished by providing increased funding for property maintenance and renovations.
- Create 'buy-back' schemes, where people in existing affordable housing can work towards purchasing the home.

4. Repurposing/Reuse existing infrastructure:

- Repurpose underutilised or vacant areas (example Shipwreck Bay Holiday Park which is closed majority of the year) for transitional key worker housing.

- Convert unused shop or office buildings (example old Swinton's Building in Timor Street, old Gateway's building in Lava Street – new leases are always becoming available – these are central locations, close to public transport and required amenities.

5. Regulatory changes:

- Change the 60 days stay limit at caravan parks on crown land, to utilise existing infrastructure at the Shipwreck Bay Holiday Park in Warrnambool which is closed most of the year.
- Introduce regulatory changes for property broker platforms such as Airbnb, to limit the number of days a property can be rented out per annum (example 30 - 60 day maximum) and/or implement taxes on Airbnb stays to fund additional housing. This would provide more long-term rental housing and reduce the pressures on current rental prices.

6. Employer-Sponsored and Shared Housing:

- Partner with employers of key workers to provide housing benefits or subsidies as part of their employment packages. This can include subsidised rental housing, down payment assistance for home purchases, or employer-built housing developments.
- Facilitate shared housing arrangements among key workers to reduce housing costs and foster a sense of community. This can involve matching key workers with compatible roommates or providing incentives for co-living arrangements such as shared apartments or group homes, detailed below:  
Work with property managers/landlords and employers to transform 3–4-bedroom properties into shared accommodation. Modify properties with dual living areas and bathrooms to become shared housing. Lockable internal doors provide privacy and safety, with a shared kitchen space.
- Incentivise the community to take on boarders for additional income. The cost-of-living crisis is impacting many, being funded to rent rooms within their property can alleviate the financial strains people are currently under.

These are just some of the options available for consideration.

The saleyards buffer zone should be incorporated into the bigger masterplan, to ensure affordable housing is spaced fairly among privately purchased allotments, to create a mixed income development, instead of a condensed/clustered approach.

In conclusion, while I support efforts to address the issue of affordable housing, I urge council to reconsider this project and explore alternative approaches that are more equitable for the whole City of Warrnambool and become a long-term solution.

Sincerely,

Patreena Kelly  
Dennington Resident

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** Tuesday, 4 June 2024 11:59 AM  
**To:** Community Planning Shared Mail <communityplanning@warrnambool.vic.gov.au>  
**Subject:** Re-Key Worker/Affordable housing Harrington Rd

Hi,

I am writing to say that I certainly do not accept the original proposal, of the housing backing onto Harrington Rd as I am sure anyone of decency would not like to see back of a series of tin sheds opposite their homes and this is what it would look like as first proposed version was planning, because of the lack of trees in the street and back yards of these Houses it would be years before they were blocked out and all the people across the road would see a tin shed, which doesn't fit with the Planning Scheme of the North Dennington Structure Plan 2015.

To Councils credit it appears that it did listened to the Residents' concerns and between Council and FormFlow Living and Designer Sam took onboard peoples concerns and comments and the new design which is 100% improvement on the first proposal.

The amended version of the three-bedroom homes facing onto Harrington Rd was a major improvement and the same could be said for the video of the one and two bedroom frontages if this was the preferred final decision I can agree with that as they looked quiet a reasonable finish of all the houses from the front, but if it moved away from this new version approach I am afraid I will not support the proposal on the basis that Council is not listening to the Dennington Community and the Ratepayers of this area.

[REDACTED]  
[REDACTED] Craig Kelson and Jason Warburton is acting in my role as Chair of the Dennington Community Association [REDACTED], the above remarks are mine personally and not that of the Association as I have not at the meeting this week, if there is any feedback from them it will be Craig speaking on behalf of the Dennington Community Association.

I still have email access and happy to answer and questions if required.

Regards,  
John,

**John.Harris**  
[REDACTED]  
[REDACTED]  
[REDACTED]

-----Original Message-----

**From:** eileen mcgeechn  
**Sent:** Wednesday, 5 June 2024 6:14 AM  
**To:** Andrew Mason <amason@warrnambool.vic.gov.au>  
**Subject:** Key housing

Warning: This email originated from outside of Warrnambool City Council. Do not follow guidance, click links, or open attachments unless you recognise the sender and know the content is safe.

Sent from my iPad I as a long term resident of Dennington I object to this housing plan as I think it is not suitable for this street too compact and I would rather see private homes there for our area thanks eileen mcgeechn

05/06/2024

Shontay Harris

[REDACTED]  
[REDACTED]  
[REDACTED]

Dear Mayor, Councillors, Minister of Planning

I hope this letter finds you well. I am writing to express my strong objection to the proposed "Affordable Housing & Key Worker" project on Harrington Rd Dennington.

Please take into consideration my concerns as follows.

With this proposed project along with the new sub-division on the corner of Harrington Road & Coghlan Rd there will be increased traffic flow of an additional 86 cars based on 1 car per household and 172 for 2 cars per household, who's to say there isn't more than 2 cars per household. This increase in traffic flow for this area is going to create chaos and is going to be very dangerous, an accident waiting to happen. Council do want that injury or even death on your conscience? Both Coghlan Rd & Harrington Rd are not able to handle this extra traffic due to the current layouts/widths, council are saying Harrington Rd is 8 metres wide however upon measuring its only 5.5metres wide! Harrington Rd, Coghlan Rd, Darwinia Street, Dennington Rise, Rooneys Road, Drummond Street, all these are not equipped to handle this added traffic flow. I personally have already nearly been rear ended multiple times waiting to turn from Coghlan Rd to Harrington Rd! This road is not equipped for further increase in traffic as its not wide enough, there is no room to go off to the side of the road if you do, you'll end up down the embankment. Is there is going to be a footpath installed from this project and all along Coghlan Rd going both directions to ensure that children can get to both St Johns Primary School and Brauer College safely.

Under North Dennington Structure plan the housing density was 12 blocks to the Hectare and under Government direction was increased to 15 and I believe it's now 18, with this development across the road from that requirement it's the plan to put 50 houses on 1.5 hectares! Sounds very overcrowded to me! Why Ostracize these people by stacking them in this ridiculous village! Government is being disrespectful by labelling the people they are going to put in this village. A much better option to have them dispersed through the entirety of Warrnambool so they are included in society and not singled out. This project will get a label of "that Area" just like other known social housing areas in Warrnambool.

You say for key workers, would these workers like to live beside their clients? It seems that on the feedback form on the council website, council actually don't know what a Key Worker is, as it's asking to preference what we would rate most preferred. Also, it's said to be affordable housing however on the night of the meeting at Lighthouse Theatre majority of the slides stated Homelessness! You say its affordable housing & Key worker, yet on the FAQ pages that were handed out at the Focus Groups it states SOCIAL housing! Social housing is made up of two types of housing, public housing and community housing. It is for people on low incomes who need housing, especially those who have recently experienced homelessness, family violence or other special needs. I think council you know the criteria you are going to put in these huts and you're just using the word affordable housing to try trick us. These criteria shouldn't be all based in an isolated village so easy to point out and find. It would be a much safer option for all it this was dispersed throughout the entirety of Warrnambool. If Council insist it is so important to have them all together in a village like project why not put them at Surfside 2 caravan park? We know Council have a long-standing lease here, it's already developed

ready for the cabin like homes to be moved straight in. It's much closer to everything shops, public transport, hospital. Surely this sounds like a better option as it sits dormant for at least 10 months of the year!

Can we see more evidence on the other sites that were supposedly looked at for this project with the reasonings behind the decline as at the meeting 20/05/24 there was not answers for this. The land that runs between Aitkins Rd and Koroit St (Victoria Park) is a considerable amount of land that could be used for this project, again with better access. I don't believe many sites were considered for this project I believe this site was chosen as council will benefit from this with getting funding/grants from the Government for surrounding infrastructure as part of the Master plan for the saleyards site as the land stretches from Caramut Rd through to Harrington Rd with non-developed roads included in that area. As we were told at the focus group that the land will be sold off, so why not sell this site off too instead of putting this cabin like village here!

The increase from 15 years to 25 years because council didn't get any interest at 15 tells us that this is an ongoing project it will not be moved away but instead just added to! Its time to get honest with the Dennington Community the lack of communication with us is disgusting. To have not planned a focus group in Dennington says that Mayor/Council don't care or want to hear what we as a community have to say!

Why don't Council/Government consider a scheme to get people into the property market by offering reduced rates, grants. This would give people better motivation to be paying off their own homes, to be in a proper home that goes with all the other houses in the area. Something for them to appreciate as their own and look after just like we do. Council is going to take that all away from us by devaluing our homes that we have all worked hard for by putting this project on Harrington Rd! Yet Council is considering a 2.75% rate increase to us home owners in a cost of living crisis and then to drop \$80,000 - \$100,000 off our home values just isn't the right thing to do! Have you even considered the stress and anxiety, mental health and wellbeing of the residents of the Dennington Community that this proposal is causing?

With schools at capacity and daycares with a 2 year waiting list I would like to know where are these children going to attend especially if there is no private vehicles and the lack of public transport close by, are they expected to travel to the other side of town?

They say there is a shortage of rentals, at this current moment there is 64 rentals on realestate.com.au why has council not contacted these?

Something else that I would like noted is how unprofessional the behaviour of Mayor Ben Blain at the meeting at Lighthouse Theatre on 20<sup>th</sup> May. He was inconsiderate and disrespectful towards the Dennington community. The eye rolls, laughing at resident's questions and the reaching to grab the mic off people whilst they were speaking was very unprofessional from someone with such a title! After the meeting Asish also demonstrated some unprofessional behaviour saying that he has been homeless, he has been kidnapped all because of the colour of his skin. I found this very unprofessional almost as a way to try to get the pity vote towards this project.

Lastly, I'd like to ask you all again, how would you feel if this was going up in your neighbourhood? Would you like to live next door or across from this? Would you appreciate the drop in value of your home, but the increase in rates to more than likely pay for it? Would you be happy with the dishonesty? I strongly believe your answers would be NO! I'd like to remind you, we as a community have worked hard for what we've got, all our hard work has gone into having our own bricks and mortar! With that may I add that we compromise time with our children by working full time so that

we can pay a mortgage to call it our own home! There has to be better suited options for this and I respectfully request that council carefully reevaluates the proposed development, considering the concerns raised by the Dennington community. Council, do the right thing don't create the stigma that this will cause, do the right thing and spread it out all around Warrnambool!

I appreciate your attention to this matter and trust that the council will make decisions that prioritize the best interest of the community. I look forward to hearing about the steps taken to address these concerns. Thank you for your time and consideration.

Sincerely,

Shontay Harris

**From:** Brooke Lamble

**Sent:** Thursday, 6 June 2024 7:47 PM

**To:** Richard Ziegeler <rziegeler@warrnambool.vic.gov.au>; Angie Paspaliaris <apaspaliaris@warrnambool.vic.gov.au>; Otha Thon Akoch <oakoch@warrnambool.vic.gov.au>; Max Taylor <mtaylor@warrnambool.vic.gov.au>; Debbie Arnott <darnott@warrnambool.vic.gov.au>; Vicki Jellie AM <vjellie@warrnambool.vic.gov.au>; Ben Blain <bblain@warrnambool.vic.gov.au>; Andrew Mason <amason@warrnambool.vic.gov.au>; Town Planning <planning@warrnambool.vic.gov.au>; reception.kilkenny@transport.vic.gov.au; Community Planning Shared Mail <communityplanning@warrnambool.vic.gov.au>; Luke Coughlan <LCoughlan@warrnambool.vic.gov.au>; Brooke Love <blove@warrnambool.vic.gov.au>

**Subject:** Harrington Rd Key Worker and Affordable Housing Project

To The Planning Minister, Mayor, Councillors & Associated Council Employees,

We're writing to you regarding the Key Worker and Affordable Housing Project proposed for Harrington Rd and our opposition to this type of development within the Dennington community.

We've been to a number of meetings regarding this proposal including the presentation on Monday 20th May as well as a recent focus group to see what the council has taken on board from concerned residents.

We have also looked at the survey the council has asked Warrnambool residents to take part in and find most of the questions contained in this survey are irrelevant for people who do not reside in Dennington or will be adversely affected by added infrastructure to the street. It can only be answered in a favourable way for the project by residents outside the affected area:-

1. How is someone from North Warrnambool going to have any concerns about what traffic infrastructure/management is needed when they don't drive those roads to and from their homes?
2. Why would someone from North Warrnambool object to this type of project when it's not affecting their homes and lifestyle?

No one in attendance at these meetings has denied there is a need for affordable housing and key worker housing within the Warrnambool area as we are all well aware of the need for both. Our concerns have been around the fact this is a condensed housing development for specific target groups (which there is no evidence a project such as this can work) & lack of infrastructure within the proposed area to accommodate a project to be implemented so quickly.

There is also a lack of trust towards Council's promises that:-

1. This project will not be extended further into currently owned council land attached to the site of this proposed development.
2. This project will only be available for key worker and affordable housing. It's already been stated by council that the house ratio's on 1,2 & 3 bedroom dwellings will change based on need so why is this also not the case to change to "social housing".
3. It was also mentioned during the presentation on the 20th May that some key workers could be for council which seems a blatant conflict of interest that the promises of attracting education and medical staff would be sidelined to benefit council's interest.
4. Your survey is asking where key workers are needed so this shows Council hasn't done their apparent research and are trying to blind side residents with promises of highly educated professionals that will help fill the teacher, doctor and nursing shortages to get the project accepted by local residents.
5. The residents of Dennington don't feel other locations have been properly considered.
6. What the plan will be for at the end of the proposed 25 year lease period.

The residents feel that the council is not taking their welfare into account especially in the chance that property prices could be affected by the stigma associated with such a development as well as the variation in housing to what is currently located along Harrington Rd.

The Mayor's comments at the meeting on the 20th May shows his lack of empathy in understanding that property prices and resale prospects can be affected without the properties in this development being sold. The Harrington Rd precinct could be adversely affected by people's opinions of the area which does affect property values and resale opportunities - you only have to do some basic research in looking at stigma associated with other areas of Warrnambool including Wanstead and Crawley St's.

It is bad enough that the current development on the opposite corner of Harrington Rd & Coghlan's Rd has traffic exiting onto Harrington Rd as well as the new developments off



Coghlan's Rd has & will increase the traffic issues along Harrington Rd and surrounding streets as these developments grow, without any updates to current road infrastructure including:-

- unsafe intersections at Harrington Rd & Dennington Rise,
- lack of safe crossing options for pedestrians at the lower end Harrington Rd/Dennington Rise/Darwinia St intersection
- current increased traffic to accommodate the Child Care Centre on the Cnr of Drummond St & Harrington Rd
- access issues from Drummond St onto the Highway - which can cause traffic to bank up Harrington Rd
- the increase traffic flow along Darwinia St & down Rooney's Rd which again impacts residents and pedestrians including many school children using these routes to get to and from both primary and secondary school.
- provisions for the installation of adequate tools to slow traffic to acceptable safe speeds as the current "speed humps" do nothing.
- increased noise to current residents from increased traffic

As residents who will be directly affected by this development with increased traffic etc passing our house on a daily basis we would ask the council to consider relocating this development to an alternative location.

We urge the council to strongly look at relocating the development to the Rooney's Rd side of the land as this would direct traffic either to the Coghlan's Rd/Caramut Rd intersection or directly down Rooney's Rd to the existing traffic lights at the Highway. Rooney's Rd is also wider to accommodate more traffic flow and would not directly impact any neighbouring housing properties. The "option 2" model could be easily fitted into the a section of land space as per the diagram below:-



Another alternative would be to use the existing "option 2" model shown at the focus group and redirect to be facing Coghlan's Rd with access from Coghlan's Rd and allow a buffer between this development and existing houses on Harrington Rd to incorporate private housing blocks of a similar size and housing style within the proposed housing project as part of the "Sale Yards development" in the coming years. This option would also become a similar continuation of the current land development on the opposite corner of Harrington Rd & Coghlan's Rd with similar block sizes and housing styles.

Please see diagram below for reference:-



Either of the above would also give the development a Rooney's Rd or Coghlan's Rd address which may appease some of the concerns being felt by Harrington Rd residents and allow the Harrington Rd area to be used for private housing blocks of similar size and materials in continuation with the current dwellings already in place.

It is also up to the councillors of the Warrnambool area to actively campaign planning aspects within the Government to ensure new developments are made to incorporate a number of dispersed affordable or key worker homes within the subdivision to assist with the housing crisis in the future and to eliminate the need for condensed housing projects like this one.

Thank you for your time in reading our concerns and we ask you to put yourselves in the shoes of those current residents who are requesting council to consider their welfare just as much as other members of the Warrnambool community by relocating this project to an alternative location.

Regards  
B & D Lamble  
Dennington Residents

**From:** [REDACTED]  
**Sent:** Tue, 11 Jun 2024 18:20:19 +1000  
**To:** "Richard Ziegeler" <rzeigeler@warrnambool.vic.gov.au>; "Angie Paspaliaris" <apaspaliaris@warrnambool.vic.gov.au>; "Otha Thon Akoch" <oakoch@warrnambool.vic.gov.au>; "Max Taylor" <mtaylor@warrnambool.vic.gov.au>; "Debbie Arnott" <darnott@warrnambool.vic.gov.au>; "Vicki Jellie AM" <vjellie@warrnambool.vic.gov.au>; "Ben Blain" <bblain@warrnambool.vic.gov.au>; "Andrew Mason" <amason@warrnambool.vic.gov.au>; "Town Planning" <planning@warrnambool.vic.gov.au>; "reception.kilkenny@transport.vic.gov.au" <reception.kilkenny@transport.vic.gov.au>; "Community Planning Shared Mail" <communityplanning@warrnambool.vic.gov.au>; "Luke Coughlan" <LCoughlan@warrnambool.vic.gov.au>; "Brooke Love" <blove@warrnambool.vic.gov.au>  
**Cc:** [REDACTED]  
**Subject:** Re: Harrington Rd Key Worker/Affordable housing project

Hi All,

In regards to my own stance, I am not against affordable housing, however it needs to be created sensibly.

I believe the current proposals are being rushed and not properly considered. I therefore object to the proposal options in their current form.

All I see in this proposal, is a big helping hand to non-Council private companies making their costs "affordable", while leaving the Dennington Community with a legacy of poor planning.

I personally have an understanding of these engineering and strategic planning issues since I am qualified and work in that field.

It just does not make any sense in sending such high traffic volumes in the direction of a "small" section of Harrington Road. Traffic from potential development areas such as the old saleyards buffer area, need to have major connection to Rooneys Road in the East and to Coghlan's Road in the North. This connection to the East and North, must be achieved early, otherwise we will likely end up with decades of problems in the Harrington Road area. My own property for instance, when further developed will generate additional traffic volumes in Harrington Road, as it would be ridiculous to otherwise push all of that traffic to the Russel Street end, which already has school traffic issues.

The Affordable housing options presented so far, have just too much impact on the local Harrington Road community, let alone the huge traffic increases.

The presented option 2 helps with Harrington Road's aesthetics by giving a green belt viewpoint, however worsens traffic volume at the northern end of Harrington Road.

The very first option 1 presented would lead to a far better traffic outcome, by having one road accessing from Harrington Road, south from Dennington Rise and another road accessing Harrington Road, north of Dennington Rise. In order to provide a green belt viewpoint, surely option 1 could be modified by simply giving a wider green belt, rather than dropping this option altogether.

The Dennington Community deserves time to consider these matters further and I object to Council rushing into contractual arrangements without further reasonable consultation between all stakeholders.

In my view, “reasonable” consultation with the Dennington community has not yet taken place, therefore I recommend that Council defer the voting on this matter or otherwise vote “No” at this point in time.

I am a significant landowner in the immediate area, and like my neighbours request the opportunity to be further consulted in this matter.

Regards  
Brandon Cocking

[REDACTED]

Hi Richard,

Hope you are well.

I take the liberty of addressing this email direct to you, since I believe you are a Dennington Resident.

While attending one of the Key Worker/Affordable housing project meetings, I was informed by another resident that you had advised that you were distancing yourself from the discussions regarding that project, by suggesting some sort of conflict of interest. I hope that you can confirm that this is incorrect information.

Since you have been elected by your community, to represent the community, then your location of residence in Dennington is not a conflict of interest.

You need to represent the Dennington Community and vote on this matter to support the general view of your Dennington Voters. For you to not be involved in voting on this matter, is against all democratic principles.

Councillors' are meant to represent the Community in which they live, and not just represent themselves.

In regards to my own stance, I am not against affordable housing, however it needs to be created sensibly.

I believe the current proposals are being rushed and not properly considered. I therefore object to the proposal options in their current form.

All I see in this proposal, is a big helping hand to non-Council private companies making their costs "affordable", while leaving the Dennington Community with a legacy of poor planning.

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The Affordable housing options presented so far, have just too much impact on the local Harrington Road community, let alone the huge traffic increases.

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The Dennington Community deserves time to consider these matters further and I object to Council rushing into contractual arrangements without further reasonable consultation.

In my view, "reasonable" consultation with the Dennington community has not yet taken place, therefore recommend that Council defer the voting on this matter or otherwise vote "No" at this point in time.

Regards

Brandon Cocking

RECEIVED BY EMAIL 11 JUNE 2024

-----Original Message-----

From: eileen mcgeechn

Sent: Sunday, 9 June 2024 2:42 PM

To: Town Planning <planning@warrnambool.vic.gov.au>

Subject: Harrington road

Warning: This email originated from outside of Warrnambool City Council. Do not follow guidance, click links, or open attachments unless you recognise the sender and know the content is safe.

As a long term resident of Dennington I object to the proposed relocatable home project in Harrington road I feel it is not suitable for the private resident street .

And will devalue the homes already there these buildings are like a caravan park holiday dwellings with no room for normal family activities and parking is another issue .it does not fit in with the neighbouring community thanks eileen Mcgeechn Sent from my iPad

**From:** [REDACTED]

**Date:** 11 June 2024 at 11:11:51 AM AEST

**To:** [asitoula@warrnambool.vic.au](mailto:asitoula@warrnambool.vic.au)

**Subject:** Harrington rd subdivision

Sent from my iPhone I would like to put in another option for the Harrington Road subdivision. My suggestion would be to use option number two, but instead of having the access and entry from Harrington Road to take it out onto Coglans Road about 80 m down from the Harrington road intersection on the prowl of the hill, so there would be good visibility for traffic entering and leaving. This would then enable traffic to turn right on Coglans road then onto Caramut Road and enter onto the highway or over the highway into town on a controlled intersection instead of trying to get out Off Harrington Road onto Drummond Street then onto the highway this is absolute chaos of a morning and very dangerous also going out the other end of Harrington Road onto Coglans Road is also quite dangerous as traffic coming from the right hand side comes over the brow of the hill and is on you before you know it in my opinion, this would be a much safer option and much cheaper in the road management system as all that would be required is probably some sort of small traffic island on Caramut Road to help with the traffic merging.

Respectfully, Don Couch

Councillor's and Executive Management Team  
Warrnambool City Council  
25 Liebig Street  
WARRNAMBOOL VIC 3280

To the Warrnambool City Council Mayor, Councillors and Executive Team,

I write to you, to express my concerns regarding the Key Worker and Affordable Housing Project that you are currently considering, and seeking community feedback about.

I write in the hope that you will consider the people that will be living in the proposed accommodation and the impact this will have on them should the proposal proceed in its current format.

Dennington Residents that live near the proposed site, have been quite vocal that they are not in favour of the current proposal, with a large number of concerns being raised in December 2023 at the Dennington Community Association Meeting and again more recently in May 2024, at the Warrnambool City Council Meeting.

I feel it would be irresponsible to proceed with this housing project, knowing the surrounding community is against it and knowing the significant implications this will have on those people intended to live there. There is already an established stigma associated with this project, which will only be exacerbated if this goes ahead, no doubt leading to feelings of shame, low self-esteem, and isolation, ultimately impacting mental health of the key workers and affordable housing residents.

Living in a small housing development that is not supported by neighbouring properties will restrict the ability for residents to create social support networks and have social interactions with surrounding neighbours. This in itself can put significant strain on a person's mental health and create a feeling of isolation.

This project will place 50 homes, plus an 8-meter wide road on a small pocket of land (approx. 15,000 square meters), making homes extremely condensed, with minimal privacy and no backyard space for children and/or pets to live, creating poor housing conditions for residents.

The proposed location will place additional barriers on people wanting to integrate with the wider community through use of public transport. The Harrington Road site is located on top of a hill making it hard to access public transport, particularly if residents have mobility issues, or health concerns.

Addressing the negative impacts this development will have on its intended residents is crucial. Instead of clustering these homes in one small pocket, I implore you to sub-divide the entire area between Harrington Road and Caramut Road, mixing key worker and affordable housing in among other private dwellings, so it becomes a mixed income development. This will ensure community cohesion and is the only way I can see you achieving buy-in from the surrounding residents and creating a successful, long term solution to the housing crisis.

Continuing with the current proposal will only segregate our community and isolate the most vulnerable.

Kind regards,

Fiona Kelly



**Proposed Key Worker and Affordable Housing in Harrington Road**

My initial Submission on this proposal was on the 10<sup>th</sup> December 2023 following an open meeting where residents were advised of details of the proposal and building designs at the Dennington Recreation Reserve in November 2023.

At the Lighthouse Theatre meeting on the 20<sup>th</sup> May new information including the positioning of the development, design of houses and the selected Community and Affordable Housing Provider was advised to residents in attendance.

My comments on this additional information are;

1. Firstly, Option 2 of the positioning of the proposed housing was viewed for the first time. This is a better option than Option 1 which was the original and only design initially proposed. Option 2 has only four or five 3 bedroom homes facing Harrington Road which is better than having 25 back yards facing Harrington Road in Option 1.

The design and materials used to build these houses facing Harrington must be compatible with current housing on the west side of the road.

2. My previous comment and the view of most Dennington residents is that affordable housing of any type should NOT be built in large clumps, especially modular pre fabricated homes placed on small blocks.

It should be stipulated by planning that ALL developments must contain 10 to 15% Affordable Housing mixed in with normal housing thus moving away from clusters or clumps of Affordable Housing. ALL levels of Government have failed over the past decade or so to keep up with demand for this type of housing which has ended up with this current crisis of no affordable houses to purchase or rent and this resultant cluster being proposed.

So our endeavours will be to make the best happen for what appears to be a pre determined decision to proceed with this project.

3. From the meeting on the 20<sup>th</sup> May where Haven Safe Homes were announced as the controlling company to proceed with the development and manage it for the next 25 years with their Managing Director advising they had been involved in similar projects for many many years. This gave some confidence that the project and management over the next 25 years would be controlled to help ensure there are minimal disturbances to the local area.

4. At the Forum on the 29<sup>th</sup> May it was mentioned that the proposed houses on the north east and/or south east corner may be removed to allow road access to future developments of the area. We hope there is no plans for further similar developments of this type in the future and the access is only for future developers who purchase the land from Council to have access.

It is probably too early for Council to advise the plan for remainder of their land here but it would be nice to have some guarantee. If you have any ideas of what will probably happen please inform us.

5. Also at the Forum on 29<sup>th</sup> May there were 2 suggestions from residents for different positions of the housing;

- a. Build one road east west between Harrington and Rooneys Roads and place the houses on each side of the road. This would enable access from both these roads which would allow a better traffic flow and movement, not congesting Harrington Road more than now.
- b. Build all the houses on Coghlan's Road between Harrington and Rooneys Road. This would allow direct access onto Coghlan's Road.

6. One other concern if the project is given the green light on the 1<sup>st</sup> July is the road design and traffic movement in Harrington Road. Currently the intersection with Dennington Rise is a traffic hazard and needs to be redesigned. Additionally the shape and design at the intersection is not correct for traffic movement. With additional roads from the proposed project entering Harrington Road this needs to be studied and modified to make it safe prior to the completion of the buildings.

7. Finally Community Consultation must continue throughout this entire development if it goes ahead.

Remember it is better to take the Community with you rather than things just happening and people then getting upset.

Regards David Kelson

9<sup>th</sup> June 2024

WCC  
25 Liebig Street  
Warrnambool VIC 3280

10/06/24

To whom it may concern,

I write to you regarding the Key Worker and Affordable Housing Project currently being considering for Harrington Road, Dennington. While I understand the need for housing in Warrnambool, I believe that the negative impact this project will have on the Dennington community will far outweigh any perceived advantages.

This project is proposing to establish 50 temporary, pre-fabricated units on an extremely small parcel of land. From a social perspective, this will only create division with nearby residents and exacerbate socioeconomic segregation.

Dennington residents have continued to express concerns around clustering a group of 50 low-income units in such a small area, only to be told that it will be a 50/50 spread of 25 Key Worker housing units and 25 Affordable Housing units, with Key Worker housing being for Doctors, Psychologist and the like. However, my research suggests 'key workers' in Victoria are actually lower paid workers whose household earns very low, low or moderate incomes, meaning resident's concerns are valid and should not be dismissed.

*Key workers are generally defined as people who provide an essential service to the community. They play a critical role in keeping our economy functioning and our services operating. They are required to be physically present to perform their work, being unable to work from home. Some examples of key worker occupations are cleaners, childcare workers, and chefs. Key workers are generally lower paid workers in occupations considered important to the effective functioning of a city, typically their household earns very low, low or moderate incomes.*

If the Victorian Planning Department frames affordable housing as being very low to moderate income households, and key workers being very low to moderate income households – then this will be creating a cluster of very low to moderate income units.

Dennington residents are not against this housing in our community, providing it is spaced fairly among mixed income, private dwellings.

I believe we should focus on creating mixed-income communities that promote diversity, inclusivity, and opportunity for all residents. Therefore I propose that

this project become part of the entire saleyards development from Harrington Road, through to Caramut Road, creating housing that spaces key worker and affordable housing units throughout the development, among privately owned homes.


By integrating key worker and affordable housing options throughout the community, we can foster social cohesion, reduce stigma, and provide residents with greater access to resources and opportunities.

While your intention behind this proposal may be well-meaning, I urge you to reconsider this approach and develop a more inclusive and wide-ranging development, that benefits both the Dennington and Warrnambool community.

Alternatively, I note that there is no social housing, community housing or affordable housing near the old CBC Building on Canterbury Road. This land will be vacant at the end of this year. Perhaps you could work with its owners to develop this location for key worker and affordable housing, it is close to the CBD and would be a great space to develop.

Regards,

Peter Kelly



Mrs Margaret Kelly

[REDACTED]

10 June 2024

Warrnambool City Council  
25 Liebig Street  
Warrnambool Vic 3280

Dear Councillors and Executive Team of Warrnambool City Council,

I write to express my concerns regarding the Key Worker and Affordable Housing Project that is being considered for Dennington.

While I understand the need for housing and the desire to use the former saleyards buffer zone land, I believe that a clustered housing approach poses significant drawbacks that cannot be overlooked.

First and foremost, clustered housing often results in the overcrowding of neighbourhoods. When you condense housing in such a small area it puts strains on local infrastructure and resources. The two schools in the area, St Johns Primary School and Brauer College are already at capacity, as are the Dennington Kindergarten and the two local daycare centres (Goodstart Early Learning and Kardinia Early Learning). Nearby roads particularly Harrington Road, are already overcrowded at peak times of the day and extremely unsafe for children in the area, yet this proposal would place an additional 85 cars directly onto Harrington Road, adding to the traffic congestion.

Furthermore, clustered housing tends to lack the sense of community and individuality that is characteristic of traditional neighbourhoods. With units packed closely together, residents may feel a lack of privacy and autonomy. Additionally, the uniformity of design and layout in clustered developments can detract from the unique character and charm that make the existing Dennington neighbourhood distinct and vibrant. Previous developments have had strict covenants setting out the building materials to be used for new homes (minimum percentage to be brick or brick veneer) and minimum floor area per block. This proposal is in stark contrast to all of the other homes in the area.

This project seems to be getting rushed through with a sense of urgency, however with the Midfield Group gaining planning approval through the state

Government to create a village of around 220 units, the immediate need to rush this proposal is no longer there. The Midfield Group village will free up a range of accommodation types locally, alleviating the strains on the local rental market, making it easier for key workers to obtain accommodation to move to the area.

I urge you to reconsider this proposal and develop the buffer zone as part of the bigger saleyards plan. You have the opportunity to create a new development that the whole community can be proud of that promotes mixed ownership dwellings. A more community-oriented approach would distribute affordable housing spaced throughout the larger saleyards development, mixed among privately owned dwellings. Encouraging innovative housing designs that foster a sense of belonging and connection among residents.

While I recognise the need for housing solutions, I believe that clustered housing is not the answer. Instead, by pursuing alternative approaches to development, you can create communities that are both liveable and permanent.

Please don't hesitate to contact me by return email, if you would like to discuss this further.

Sincerely,

Margaret Kelly

Dennington Resident

**From:** [REDACTED]  
**Sent:** Mon, 10 Jun 2024 14:16:02 +1000  
**To:** "Andrew Mason" <amason@warrnambool.vic.gov.au>; "Otha Thon Akoch" <oakoch@warrnambool.vic.gov.au>; "Ben Blain" <bblain@warrnambool.vic.gov.au>; "Richard Ziegeler" <rzeigeler@warrnambool.vic.gov.au>; "Max Taylor" <mtaylor@warrnambool.vic.gov.au>; "Vicki Jellie AM" <vjellie@warrnambool.vic.gov.au>; "Debbie Arnott" <darnott@warrnambool.vic.gov.au>; "Angie Paspaliaris" <apaspaliaris@warrnambool.vic.gov.au>; "Community Planning Shared Mail" <communityplanning@warrnambool.vic.gov.au>; "Reception.killkenny@transport.vic.gov.au" <Reception.killkenny@transport.vic.gov.au>; "Ashish Sitoula" <Asitoula@warrnambool.vic.gov.au>  
**Subject:** Dennington affordable/key worker accommodation proposal

I am writing to provide some feedback following the information session held at the lighthouse theatre on the 20th May 2024 and the focus group at Dennington 29th May 2024.

Firstly, I found the person who chaired the meeting at the Lighthouse theatre, Mayor Ben Blain, quite disrespectful and rude at times towards community members. Especially to an older gentleman, John Harris, who I understand was the president of the Dennington Community Association. John was raising fair points for consideration. The disrespect was extremely unprofessional for a council member/Mayor. I don't know John Harris but I am extremely proud of him for standing up and not being shut down by the power difference between him and the mayor. This type of behaviour is a barrier for the community to feel comfortable and safe to engage in the consultation process.

Secondly the meeting reinforced that the consultation with the Dennington community overall has been abysmal. To this point, and the mayor's unprofessional manner, I raise this as a complaint. A letter sent to a scant few residents initially, which prompted the Dennington Community Association to arrange a meeting and invite the council to attend. My understanding was there was meant to be further consultation in January that did not occur. When a meeting was finally held last week, it was structured in a way that limited the questions of the concerned community, by monopolizing the time initially with power point presentations and then an overt attempt to limit questions to the 2 representatives from the potential program/housing providers. So in all honesty, I pose this question of our councilors. Is it any wonder our questions did not solely focus on the two representatives from haven home safe and formflow, when this was the community's first chance to ask questions and raise there concerns in around 6 months. It felt like an extremely controlled meeting that night, meant to avoid hearing concerns from the Dennington community. While I am glad you decided to run focus groups in Dennington after requests made that night, the decision to not include a Dennington location for focus groups further reinforced the message councilors did not want to hear from the community most affected by this proposal. Absolutely hold the meetings in other areas of Warrnambool, but it seemed a deliberate choice to ignore and again limit the voices of the Dennington residents. Additionally, the night before the focus group I tried to assist a resident to register for the Dennington focus group, and Dennington focus groups were also no longer listed on the website, and people were not able to register (and you now had to complete the survey to get to the point to be able to register). Another disappointment.

I have read online that where such projects are being proposed, community consultation is important to help address the concerns of the community. So why was the Dennington

community not advised and consulted early in the project? Why has this been denied to the Dennington community? Where's the accountability? I have no pride in our council on this matter. I am extremely disappointed with the lack of consultation, and I see this as the absolute failure and a choice of our council members to ignore the Dennington community. There is a lack of respect for the people who you are meant to represent. The message you have delivered is you don't care about the Dennington community if their opinion doesn't support your plan. That's a misuse of power. There's no pride in that, it does not foster trust in our councilors, and does not bode well for the election in coming months.

I remain opposed to this proposed clustered accommodation development in Dennington. I strongly encourage our members not to dismiss the concerns of our community. When researching information online, while there can be positives to the community, cluster housing was one of the 3 variables that had a negative impact on the community. This proposal appears very much like clustered housing. I remain curious about the other sites that were considered for this project. At the meeting, it was said they would send information on other sites that had been considered. In the spirit of transparency, I was wondering if I please have a list of the sites, and would also appreciate information on what was good/not good about these sites, and reasons why they were not chosen.

I also wonder if there viable alternatives that avoid clustered housing. For example if the council owns the lands around the sale yards, can houses be distributed around the entire area, and with land sales, could then other land be purchased to fairly distribute these accommodations around all areas of Warrnambool, which would help share the the increased demand for resources. This would then alleviate the excess demand on resources being placed solely on Dennington, and would also be a more fair and equitable endeavour for the city of Warrnambool. Given the accommodation issue is well established, can not the council advocate and push to expedite the process?

Unfortunately the focus group at Dennington on Wednesday night did not run smoothly as technology failed. Sometimes it cannot be helped. So I can not really comment about the focus group as it was not a structured session. However I am so disappointed with the insinuation that people who have concerns about this proposal do not care about the accommodation crisis. We are all aware of it. Only one proposal is being considered. Only one. So if people have concerns, we have no other viable alternatives to consider, and I feel coerced and guilty to agree. That's not ok. Several local residents raised their concerns about how they have worked hard to buy home (with sacrifice, financial stress, impact on their wellbeing), noting their income would meet the affordable housing requirements themselves, and are now expected to accept this proposal being developed close to there home with the potential to impact on the value of their hard earned property and the impact on their neighbourhood. Dennington is not a wealthy suburb. I've grown up in Dennington, and there was some stigma associated with it. I fear this proposal may impact negatively on our neighbourhood. I can see the impact of the proposal alone having a negative impact on the emotional well being of some of the local residents.

I remain opposed to the proposal of this clustered accommodation. If this is going to go ahead, I wonder about a compromise, by relocating it to Rooney's road where there is not an established neighbourhood, and take the steps necessary to put in the infrastructure. This way there is no other housing immediately close at hand and people who purchase land will not have there property value or neighbourhood effected. But ultimately I remained concerned this proposal is unfair, planning to cluster 50 of these dwellings in Dennington in an established neighbourhood. Effort should be made spread affordable housing out around Warrnambool. Equally and fairly -



that's another big aspect that is missing in this proposal. Clearly this proposal has been worked on for along time, and I wonder what could have been achieved by now if the focus was on how we could set up affordable housing fairly across Warrnambool.

It's been a very disappointing process, and I am somewhat disillusioned with our council members at the lack of consultation and transparency. And I'm not the only one. If there was transparency there would have been consultation earlier in the process. We were advised 18 months have been spent exploring this building opportunity, and council led engagement is only occurring 4-5 weeks out from when councillors will make the decision whether to approve the project. I'm appalled.

Melissa Kelly

**From:** "Deb Gemmola" [REDACTED]  
**Sent:** Wed, 12 Jun 2024 13:32:23 +1000  
**To:** "Luke Coughlan" <LCoughlan@warrnambool.vic.gov.au>; "Andrew Mason" <amason@warrnambool.vic.gov.au>; "Angie Paspaliaris" <apaspaliaris@warrnambool.vic.gov.au>; "Ben Blain" <bblain@warrnambool.vic.gov.au>; "Community Planning Shared Mail" <communityplanning@warrnambool.vic.gov.au>; "Debbie Arnott" <darnott@warrnambool.vic.gov.au>; "Max Taylor" <mtaylor@warrnambool.vic.gov.au>; "Otha Thon Akoch" <oakoch@warrnambool.vic.gov.au>; "Town Planning" <planning@warrnambool.vic.gov.au>; "reception.kilkenny@transport.vic.gov.au" <reception.kilkenny@transport.vic.gov.au>; "Vicki Jellie AM" <vjellie@warrnambool.vic.gov.au>; "Richard Ziegeler" <rziegeler@warrnambool.vic.gov.au>  
**Subject:** Harrington Rd Key worker/ Affordable Housing Project

12/06/2024

I am writing in response to the proposed Dennington site for the Warrnambool Key Worker and Affordable Housing Project.

I have a keen interest in this area as a landholder with my property on the corner of Coghlan's Road and Russell street. My family also have considerable land on Harrington Road. Unfortunately due to medical issues I was not able to attend the initial information meeting on May 24th 2024 at the Lighthouse Theatre. The feedback I have on this session is quite disappointing with many residents reporting rudeness towards the community attendees from our Mayor- Mr Blain. There was very little information circulated about this meeting and I was only made aware of it by a friend and neighbour. Some of the local residents were afforded the pleasure of getting a letter box drop, but apparently this courtesy was only given to a select few. Apparently we are not all treated equally as members of this community.

I was however able to attend a more recent focus session at the Dennington Football Oval on May 29th. It was very disappointing to see absolutely no representation from any of our elected councillors and only 2 council delegates/ information providers attended to receive feedback. There was very little information provided and due to issues with technology, the visual presentation did not proceed.

I acknowledge the need for affordable housing in Warrnambool, but am very concerned about cluster housing development. The potential for these to become the "ghettos" of the future is very high. I am aware of several studies have shown cluster housing to have negative impacts on communities, including the devaluation of properties.

Of major concern is the infrastructure in terms of roads. At this stage the proposed access to the development of 50 houses is off Harrington Road. This places enormous burden on that stretch of Harrington Road that is not built to have such high traffic flow. There must be greater access for emergency vehicles and consideration for bus routes. Given that Council own the property surrounding the proposed development serious consideration must be given to bring the housing development access roads off Coghlan's or Rooney's Roads.

In summary, I object to the proposed Key Worker and Affordable Housing Project in its current format. There needs to be further meaningful discussion with Community stakeholders to consider other options, impact on existing community and get the infrastructure right before any decisions can be made.

Regards  
Deborah Gemmola

**From:** Emily Craig

**Sent:** Wednesday, 12 June 2024 2:18 PM

**To:** Angie Paspaliaris <apaspaliaris@warrnambool.vic.gov.au>; Otha Thon Akoch <oakoch@warrnambool.vic.gov.au>; Vicki Jellie AM <vjellie@warrnambool.vic.gov.au>; Ben Blain <bblain@warrnambool.vic.gov.au>; Richard Ziegeler <rzeigeler@warrnambool.vic.gov.au>; Max Taylor <mtaylor@warrnambool.vic.gov.au>; Town Planning <planning@warrnambool.vic.gov.au>; Debbie Arnott <darnott@warrnambool.vic.gov.au>; Andrew Mason <amason@warrnambool.vic.gov.au>

**Subject:** Dennington Key worker / affordable living house

To whom it may concern,

Objection for Dennington Key worker / affordable living house project.

I'd put so much thought into a letter and had been working on one with so many points but is it really worth putting so much time and effort into it? Will council really read a letter or take it on board? Will it just be like everything else our council does and ignore what the community / rate payers want or say! It's really sad when you think about it and write it down on paper.

Our community and council should all work together and be a team but as you all know you don't have the support as you never listen to your community you like to spend unnecessary money of your rate payers and not work together.

This shows by all your facebook posts that your community knows you're all a joke when reading comments.

Back in 2008 when we purchased our block of land we were in our early 20's and so excited about our future home. The amount of reactions "why would you buy in dennington? "What's wrong with you it's Dennington" we're really hard to hear. Dennington was always a town that was put down and poorly spoken of. Fast forward to now and have a look at Dennington, it's booming. We have a beautiful school, a mini shopping centre, two daycare centres and more houses being built. Our little town has come so far yet our councillors don't seem to care.

Harrington Road is not the place for affordable living / key worker housing. You might think they look nice but the plans look like a caravan park. I've spoken to many professionals and have made mention of these houses and they have all said if they were coming to town to work they wouldn't live in them. So that's showing us that these houses won't be for key workers. On the top of a hill with no public transport close by, a busy road already.

What's wrong with Victoria park ? Near midfields. That's a large enough place remove the dog park find somewhere else and put them there? How close would that be to city centre hospital, drs clinics, police station, supermarkets all within walking distance. There are close public schools and daycare centres. Deakin university golf course how perfect would that be having a retirement village close by you know public transport is available. Close to shops too. Other places to consider Community college on corner of Henna & Lava, land out north Warrnambool, Emmanuel college senior campus on Canterbury road this could be a perfect place for key workers / affordable living. There seems to be plenty of space available. Break them all up and not have them all in the once place.

With a quick Google Warrnambool has 76 rentals available as of today that's online. So we don't have a housing issue.

Key workers and affordable living you plan to bring more people to Warrnambool yet there are no daycare centres available for current people living in Warrnambool that should be more of a focus.

Our Catholic primary school is at compactiy that this year we had to get 4 portables to accommodate children attending St John's. Go have a look at our school our poor children don't have an oval anymore to play on due to our school expanding and it's only going to get worse. So which schools will those kids attend in the affordable living homes? Will they go to St. John's ? Will they get fees cheaper unlike us hard working families that have to pay full price as Dennington was our closest school for our children to attend as we don't have a public school in Dennington.

I've attended both meetings that our so called Mayor has held for these affordable living / key workers and for someone with such a high profile name I was absolutely disgusted in the way he spoke to his community. How is Ben our mayor? The way he cuts people off, rolls his eyes and his English when speaking is not professional. Ie a video recently on Facebook "gunna" not going too. We have no confidence in our council you will just go ahead and do what you all thinks best and not listen to your community and us rate payers in dennington will just have have take the fall of our house prices as many real estates have made mention that it will effect our dennington house prices.

I'm wondering if this is why hearsn hasn't sold any of his places in his new subdivision as I know I wouldn't spend close to a million to have across from me those portable houses. You closed the sale yards down which was a bad move but now you have all that open empty space. Sell them blocks off so more people can build beautiful houses on Harrington road. The sale yards area put money into making a big sports stadium. Have a new indoor pool that will bring people to Warrnambool for swimming competitions, that brings \$\$ in to the city, have a proper indoor splash park for kids, have a indoor tennis court, more basketball courts etc there have it so it's appealing and people use it and we as a town can benefit from it. More people come, more people stay at accommodation places, eat in town shop around. This is what we need.

One other question why did you shop outside of Warrnambool for these houses? Shouldn't council be supporting all of our local trades?

I could continue to write but I feel you have already made your mind up and I'm just wasting my time.

I really do hope you listen to your community and head back to the drawing board and leave dennington out of it.

Thanks for taking the time to read my email.

Emily McGennan

Sent from my iPhone

**From:** "Steph Tanner" [REDACTED]  
**Sent:** Wed, 12 Jun 2024 16:52:01 +1000  
**To:** "Community Planning Shared Mail"  
<communityplanning@warrnambool.vic.gov.au>  
**Subject:** Dennington Housing project feedback

Hi there,

Please accept my late feedback surrounding the Dennington Housing Project.

The specific location on the former buffer zone land is not the best choice given the whole project is planned at the top of a hill and difficult to access for anyone who may have physical mobility issues. My suggestion is putting some of the new properties (or all) and the highway end of the Harrington Road block or the Rooneys road side of the block. I anticipate the planning team may have other ideas of where at least some of the planned 50 properties could be better positioned for the sake of better accessibility for the duration of the project. Getting the best outcome from the start will ensure the longer term success of the project and future like projects. In my experience working in the local community (including with people who live in similar properties), generally, we cannot assume everyone will have the same mobility level and without consistent public transport or private transport, new residents to these purpose built properties may become isolated.

To ensure the success of the project, from my perspective, as a Dennington resident plus working locally with similar population groups who may live in these properties, having better variety of location and access will be integral to the success of the project as the housing provider will have greater flexibility and choice.

Thanks for taking the time to review this email. Happy to discuss further if you wish.

Good luck with the feedback process and the project to come.

Cheers,

Steph Tanner

The Contributor opted to withhold all personal details

5 December 2023

Warrnambool City Council  
25 Liebig Street, Warrnambool Victoria 3280

For the attention of CEO, All WCC Counsellors, WCC Mayor and relevant Planning Department

Dear Sir/Madam,

**Reference:** Key Worker Accommodation & Affordable Housing Project (177-195 Harrington Road Dennington 3280 - endorsed by Council on 6 November 2023).

As a resident of Dennington, I write in connection with the above proposed Project. I have examined the Council endorsed report and other website-based information, as referred by Warrnambool Council. This includes relevant Acts & Regulations referred to in the documents and the Warrnambool Council Community Engagement Policy. I was present at the **Community initiated and led** Resident & Community Meeting, where the CEO, Mayor, Planning reps and Counsellors were invited to present, held in Dennington on the 4 December 2023.

As a resident of Dennington I wish to **strongly object** to the development of this project in this location, or any site in Dennington, for the following reasons:

1. No research is available to for such project or evidence that such a project is positive or viable in the short, medium or long term.
2. Warrnambool Council has shown that they have no idea or regard of the impact this project may or may not have to the immediate and the wider community or even to the proposed residents of this project.
3. There is a significant risk that all homes in the Dennington will sustain reductions in the real value of capital investment.
4. This is being fast-tracked and/or rushed through at the busiest time of year, with the hope that it will be passed quickly.
5. 40-50 Prefabricated - modular units for Key Workers and Affordable Housing will be built on ONE site.
6. The site is not ideal for key workers and affordable housing as it is far removed from all necessary amenities needed by the target residents. Council has other options which are more suited for this type of project.
7. Larger Masterplan' has been quoted in the proposal, no information has been given as to what this masterplan is and what it involves. In fact, the Mayor and the Planning department (at the 4 December Meeting) were quite adamant not to reveal this and stated this information will only be released in January. This gives the residents even further valid concerns!
8. The Council proposes to lease the land to a Community Housing Agency for 10-15 years, at which point the site will then be returned to the Council with the 'disposal of or relocation of built assets will be determined and finalised as part of due diligence'. There is no guarantee that will be the case at the end of the lease, as it most likely will not happen. That would mean displacing people living there, which defeats the purpose of this proposed project!

9. As per council, only immediate residents (**up to 100m from the site**) had been sent a letter of information. Most of them have not received it. And it was up to the local residents and community to inform everyone of the information that should have been transparently communicated to the residents of Dennington.
10. As per council, consultation will most likely happen in Mid-January, as opposed to the report which states Nov-Dec 2023.
  - a. According to the endorsed report, community consultation will take place as part of due diligence, allowing for feedback on the proposal **only** once a Community Housing Agency has been selected from the current EOI which closes on 15/12/23.
  - b. Exploratory / Due diligence / Investigative procedure followed to date has not considered local residents and community at all.
11. The 'Timing' section of the endorsed report has not been followed as documented.
12. The housing will involve a constant stream of residents moving in and out of the area affecting the quality of life to residents in Dennington, specifically those on Harrington Road.
13. Residents and Community concerns are being grossly overlooked. This was evident in the manner in which some concerns were blatantly disregarded and/or ignored at the meeting on the 4 December 2023 by the Mayor and CEO.
14. This proposal will have a significant social and economic impact on the Dennington community **as a whole** and I believe that the site should not be used for this project and should remain 'Farming Zoned'.
15. The Council has approved a planning exemption of about \$20,000 and an additional \$10,000 for community consultation!? Nothing suggests that this was included or authorised in a budget. In addition, how will the Council pay for current and upcoming expenses related to the Project's administration and further costs? Who will be approving these costs, that are unwanted by ratepayers?
  - a. Further, guaranteed, costs on the project have not been planned or estimated therefore taxpayers are unsure of how much this will cost until negotiated with the selected Community Housing Agency.
16. The selection process of the EOI being offered to a Community Housing Agency is not transparent. Website information on the 26 November 2023 is different to the information on the site on the 1 December 2023, a feeble attempt to make this transparent was made by adding some information.
17. The design requirements for these units does not merge into the surrounding homes and/or area. And there is a real concern that they most definitely *will not be maintained*.
18. Local infrastructure and local services of introducing this many homes/people into one site has not been researched or considered at all by the Warrnambool Council.
19. The accessibility to important amenities for Key workers/Affordable Housing (low-income) has not been fully considered. It may be worth WCC researching the definition of both Key Worker, Affordable Housing and Social Housing and clarifying the exact market is targeting.
20. No transparency to residents and community as to what is expected of those applying for the EOI.

21. Key Worker definition is incomplete and unclear. Evidence of consultation for stated industries (health & human services, education, and construction) is not available.
22. Evidence of the 'detailed discussions' with agencies (as listed in the council approved report dated 6 November 2023) is not available.
23. WCC has not advised who will the Housing Agency be accountable to whilst fully managing this site for 10-15 years?
24. The above objections do not include further concerns and issues the WCC has not taken any time to look into at all, listed but not limited to; parking, environment, design, maintenance, increased traffic, not enough services in the area etc.

The standard referral for WCC at the moment is 'during the due diligence process'. Not one representative last night was able to reassure the well-attended Resident and Community meeting, to which they were invited, that there is an opportunity of the current residents to be really heard, understood, and perhaps even have a say in what comes next, if anything!

In conclusion, the proposed project, goes against the core objectives of the township. It has adverse effects on Dennington's character, residential comfort, and leads to increased noise, traffic, use of local amenities and services and light pollution, to name a few.

It is crucial for the Warrnambool Council to carefully consider the substantial negative impacts this development would have on residents.

**We urge the council to reconsider the site location for this project to a more suitable site for the proposed Key Workers and Affordable Housing residents and to safeguard Dennington and its current & future residents and the current Farming Zone.**

Yours faithfully



**CC:**  
WCC Mayor  
WCC CEO  
All WCC Counsellors  
Dennington Community Association

Minister of Planning – The Hon. Sonya Kilkeny MP  
Reception.kilkenny@transport.vic.gov.au



The Contributor opted to withhold all personal details

[REDACTED]

15 December 2023

To the Warrnambool Council,

Having grown up in Dennington and recently resettling here with my partner, purchasing our first home, the area's charm and tight-knit community were big draws for us. However, I'm concerned about the planned high-density affordable housing at 177-195 Harrington Road. The focus on Dennington for this project feels unfair.

The Warrnambool Council's handling of the housing crisis, particularly its lack of diverse, region-wide solutions, is worrisome. The community meeting revealed a general frustration in Dennington, with many feeling overlooked by the Council and questioning the rationale behind selecting Dennington for this project. This decision seems to further stigmatize the area, potentially leading to more community divisions and negatively impacting perceptions of Dennington.

There's also a lack of clarity regarding other potential sites for such projects, and the Council's transparency in decision-making is questionable. The absence of a long-term strategy for housing, along with concerns about the future developments of the nearby farmland, exacerbates these issues. Moreover, the uncertainty of future councils honouring current commitments adds to the complexity of this issue.

Some points of concern include the impact on the residential density and diversity, potential traffic and safety issues, and the risk of socio-economic segregation. The environmental impact of such a development and its long-term viability are also troubling, especially considering it's managed by a non-local and private corporation and no other examples of similar projects in regional areas currently operating have been presented.

The Council should consider spreading affordable housing more evenly across the community. This would aid in social integration, provide equitable access to amenities, reduce stigma and generally improve the quality of life of all residents in Warrnambool. I hope the council hears the collective voice of Dennington residents who would be directly impacted by this proposed project and foster transparent and collaborative discussions.

I appreciate your attention to these matters and hope for a collaborative approach in addressing the housing needs of our community.

Regards,

[REDACTED]

The Contributor opted to withhold all personal details

[REDACTED]  
[REDACTED]  
Dennington VIC 3280  
[REDACTED]  
[REDACTED]

14 December 2023

To Andrew Mason,

**Subject: Opposition to the Proposed Development of High-Density Affordable Housing at 177-195 Harrington Road, Dennington**

Dear Andrew,

As a new resident of Dennington, I am reaching out to express my concerns about the proposed high-density affordable housing project at 177-195 Harrington Road. This year, my partner and I made a significant commitment by buying our first home in Dennington, drawn by its welcoming community spirit. Our choice was motivated by the unique character of Dennington being a close-knit subsection of Warrnambool.

The proposed project, aimed at addressing affordable housing and key worker needs for the broader Warrnambool district, seems disproportionately focused on Dennington. This approach feels unbalanced, particularly given Dennington's and West Warrnambool's existing challenges, such as being home to historical commission housing and the industrial estate. It seems that Dennington is often chosen for less favourable projects, possibly due to its smaller population and perceived reduced impact on the wider Warrnambool community.

It's concerning that the Warrnambool Council, despite foreseeing a housing crisis in 2019, appears to have not explored diverse solutions to address this issue across the entire South-West region. While I understand and support the need for affordable housing, I believe that the solutions should be equitable, well-thought-out, and sensitive to the existing fabric of all communities involved.

At the meeting led by Mayor Ben Blain, it was evident from the community's perspective that the proposed project is not seen as beneficial for Dennington. The recurring sentiment among residents is frustration at being consistently selected for less favourable initiatives and feeling neglected by the Council. The urgency stemming from a lack of preparedness for the housing crisis should not disproportionately burden a specific segment of our community.

A critical question that remained unanswered by Mayor Blain was "Why Dennington?" This question reflects the community's concerns about the choice of location, especially when other parts of Warrnambool, with better infrastructure and access to amenities, could be more suitable. The discrepancy in property values between identical homes in Dennington and other Warrnambool areas underscores the existing stigma attached to Dennington. The council's decision to place a high-density housing project for low to medium-income residents in Dennington is perceived as further entrenching this stigma, exacerbating community divisions and impacting the perception of Dennington negatively. Mayor Blain's reluctance to disclose other potential sites considered for a similar project raises concerns about the transparency and decision-making process of the Council. This lack of information hinders our understanding of the full impact of the proposed development in Dennington. The Council's failure to provide a clear exit strategy for the project, including details on the relocation of

the houses, the future use of the land, and plans for the residents post-project, leaves significant questions unanswered.

Further, the absence of a comprehensive long-term plan to address the housing crisis, including the potential development of surrounding farmland, adds to these concerns. The prospect of extending the affordable housing zone into these areas, potentially creating a large estate for low to medium-income housing that dominates Dennington, is particularly worrying.

I also have concerns that the Warrnambool Council's decision-making may be influenced by considerations related to tourism, leading to a perception that Dennington is a more suitable location for this type of project, perhaps under the assumption that it would be less visible or impactful on the tourist experience in other parts of the town.

The issue of governance continuity is crucial. Mayor Blain promised that at the end of the lease agreement the project would end. The commitments made by the current council may not necessarily bind future councils. This uncertainty around future policy decisions and their impact on projects initiated today adds another layer of complexity and concern for residents.

Please see below a summary of additional concerns related to the proposed high-density affordable housing plan:

**Residential Density and Diversity:** The North Dennington Development Plan ('NDDP') promotes diverse residential densities and lifestyle options. A high-density affordable housing project could disrupt this balance, particularly if it introduces a significantly higher density than the surrounding area.

**Urban Design and Community Integration:** The NDDP emphasizes high urban design standards and the integration of new developments into the local character. A project that does not align with these standards could undermine the cohesive community environment envisaged in the NDDP.

**Inadequate Infrastructure and Transportation:** The proposed location lacks sufficient public transportation and is not within walking distance to the city centre or key amenities. This isolation could significantly impact the quality of life for future residents, as highlighted in the "A Liveability Framework for Social and Affordable Higher Density Housing" study.

**Potential Increase in Traffic and Safety Concerns:** The existing infrastructure, particularly Harrington Road is not equipped to handle the increase in traffic that this development would bring, posing safety concerns for both current and future residents. The increase of vehicles in the area will directly impact local parking infrastructure. The likelihood of multiple vehicles per household, plus visitor parking needs, raises concerns about potential overflow onto Harrington Road, affecting existing residents.

**Social and Economic Segregation:** The development's location could reinforce socio-economic divides within Warrnambool. Studies, such as the one led by Sarah Gibson at James Cook University, emphasize the importance of integrating affordable housing within the urban fabric to promote social cohesion and prevent isolation.

**Environmental Impact and Urban Sprawl:** High-density housing on the outskirts can contribute to urban sprawl, leading to environmental degradation and increased car dependency, contrary to sustainable urban development principles.

**Long-Term Viability and Community Impact:** The temporary nature of the housing solution and the management by a non-local private corporation raise concerns about the long-term viability and community impact of the development as well as the long-term impact on the districts housing crisis.

Considering these concerns, I urge the Council to reconsider the proposed development. It is crucial to explore alternative solutions that better align with the needs of our community and the principles of sustainable urban planning. A more integrated approach, possibly in a location with better access to public transportation and amenities, would be more beneficial for the residents of Warrnambool.

Spreading affordable housing throughout a community, rather than concentrating it in high-density areas, offers several benefits:

**Social Integration:** Dispersing affordable housing promotes diverse, inclusive neighbourhoods, reducing socio-economic segregation.

**Better Access to Resources:** Varied locations can provide more equitable access to amenities, employment, and educational opportunities.

**Reduced Stigma:** Avoids stigmatizing areas as "low-income" neighbourhoods, fostering a more cohesive community perception.

**Urban Planning Balance:** Helps maintain a balance in urban planning, avoiding overburdening any one area with high-density development.

**Improved Quality of Life:** Often leads to better living environments, as high-density areas can sometimes face challenges like overcrowding and limited green spaces.

This approach aligns with sustainable urban development principles, aiming for equitable, balanced, and integrated community growth. Thank you for your attention to this matter. I look forward to your response and am hopeful for a collaborative approach to addressing our community's housing needs.

Sincerely,



The Contributor opted to withhold all personal details

21/5/2024

Warrnambool City Council  
25 Liebig Street, Warrnambool Victoria 3280

**For the attention of CEO**  
Andrew Mason

Dear Andrew Mason,

**Reference:** Key Worker Accommodation & Affordable Housing Project meeting – Lighthouse Theatre held on the 20/5/2024 @7pm

I chose to go to the Harrington Rd Affordable Housing meeting, which was held on May 20, 2024, at the Lighthouse Theatre, as a Dennington resident. I approached the presentation by FormFlow and Haven Safe Living with an open mind, hoping that attendance and support might help allay some of my worries as well as those of others.

The presentations given by the two executives of the aforementioned companies were clear and concise, but what really stood out to most in attendance was the complete disrespect shown the residents in attendance.

Ben Blain treated everyone in attendance—all of whom are voting rate payers—in a brusque, rude, dismissive, uncontrollably impatient, disrespectful, and unprofessional manner. He didn't have any interest in really understanding the issues being brought up. His goal was to make sure the responses suited his agenda, and this was clearly demonstrated by the way he moved about the room and amongst other things, attempted to take away the microphone from the knowledgeable and articulate FormFlow and Haven Home Safe representative and even the Council representatives — an insult to their professionalism.

Even the most optimistic people in the room were shocked and appalled by this impolite behaviour. I then disappointingly noticed some senior council management, laughing and exchanging brief commentary when hearing some of the very valid, residents' concerns.

In fact, the November meeting organised by the Dennington residents, and where the Council was invited to attend, got fiery (Ben Blain was quick to refer to this last night), was incited by Ben Blain's same behaviour that night. Uncontrolled, inconsiderate, and unprofessional.

It's truly saddening to see the complete disregard for the community and long-time residents, locals and their valid concerns.

 Dennington

cc:  
Dennington Community Association

The Contributor opted to withhold all personal details

6 June 2024

Warrnambool City Council  
25 Liebig Str, Warrnambool, Victoria, 3280

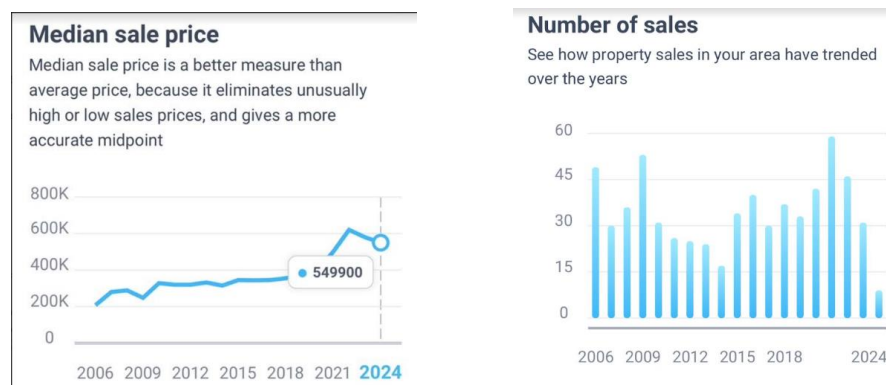
Dear Sir/Madam,

**Reference:** Key Worker Accommodation & Affordable Housing Project  
Harrington Road Dennington

As a rate-paying resident of Dennington, I write to strongly **OBJECT** to the above proposed project location. I have attended all information evenings, focus groups and resident meetings to ensure I make an informed decision. I feel that this project could and should be developed in a more suitable location, closer to the industries that will apparently have a need for this housing.

Although there is no dispute to the fact that housing is necessary, there is a need for the WCC to hear their community!

1. WCC representatives have shown great interest in educating and proposing to the Dennington community, but they have shown very little, genuine regard for the impact such a big project will have on the immediate and wider community and residents of Dennington.
2. It is now very clear that the housing pricing in the Dennington area has and will continue to sustain reductions in the value of capital investment – compounded by COVID and now impacted further by the planning and development of the proposed project.



YEAR	NO. OF SALES	GROWTH	MEDIAN	AVERAGE
2024	9	-5.2%	\$549,900	\$466,626
2023	31	-6.5%	\$580,000	\$568,024

3. The number of units proposed to be built (50) is very high and poses many issues that WCC has been advised of and hasn't taken the time to consider nor really hear the community concerns.

4. There were significant changes to the information given to the Community through this rushed process, one being the number of years this would be in play before being handed back to WCC. It went from 10-15 years, now it is 25 years. A significant change!
5. Consultation with Community has been sub-standard and had it not been for the Dennington residents calling for a meeting and inviting the Council to attend, in 2023, the community may well have been surprised to hear of the proposed development. With continuous communication and motivation/suggestion from our end – I don't believe the information would have been communicated to the relevant residents.
6. I mentioned, in my objection letter dated 5 December 2023) – see attached – that the concerns of the community and residents were being disregarded. Specifically in the manner that the Mayor addressed and reacted in the meeting in December 2023. We (residents) were appalled at the meeting held on 20 May 2024 – see attached complaint letter – and further disappointed that this is how rate-paying residents were being treated.
7. WCC approved \$10 000 for community consultation – Dennington residents and community would like to see a breakdown of the spend for this! (excluding staff/rep time)
8. WCC has advised that the definition of the 'Key Worker' will change with needs, it hasn't been made clear by WCC what exactly this entails and it leaves the community knowing that this a loophole for the WCC or housing agency to change the accommodation criteria as they see fit, without consulting the community in any way.
9. There is no policy (or draft), that covers the leasing of council land. This impacts current and future decision making.
10. There is no confirmation of the industries that will be eligible for the 'affordable housing', or where those industries/business must be located. We all know there is not social housing allocated through the VHR, and certainly no social housing for Key workers – so this information is very important to the surrounding community.
  - a. What percentage of the population (within the WCC due diligence and research apparently done) is considered Key Workers?
  - b. What avenues or 'current' models (as per WCC) will be used to allocate the Affordable housing?
  - c. In the WCC due diligence process, you should be able to present the actual data which shows the number of jobs, per industry, within the specified area that would quantify this 50-unit project – there is not sufficient information or evidence presented.
  - d. The above queries have not been adequately answered and or /made clear to the community and residents to calm valid concerns.
11. WCC's role in facilitating this project should have included (amongst other things) research, collation of data, professional community engagement and educating both developers/agencies as well the community. I don't believe this was done properly which has led to a big part of the community having no faith in the information being hand to them by WCC.

We urge the WCC and the Councilors to seriously consider whether the chosen site is really ideal (furthest for any activity hubs, adequate child services and schools etc.) for the proposed project and its targeted residents. If you have the slightest concern, even just one, it should show in the project site being reconsidered - for the benefit of both the proposed residents and the current community and residents.

**The Dennington community has shown informed objection and valid concerns and need to be heard.**

Yours faithfully

[Redacted signature block]

cc:

WCC CEO

WCC Mayor

All WCC Councilors

Dennington Community Association

WCC representatives

Minister of Planning – The Hon. Sonya Kilkeny MP



## 7.2. Fair Access and Use Policy 2024

**DIRECTORATE :** Community Development

**Purpose:**

***This report recommends endorsement of the Fair Access and Use Policy 2024.***

---

### Executive Summary

Currently women and girls in Warrnambool do not have equal access to community sport and recreation opportunities. Gender equitable access and use policies and processes is the key driver for procedural and cultural change to ensure the full benefits of sport and recreation are available to all.

In response to the Victorian Government Office of Women and Girls Fair Access Policy Roadmap, Council is required to have a policy in place that ensures gender equitable access and use of our community sport facilities, to remain eligible for Victorian Government community sports infrastructure funding by 1 July 2024.

The Fair Access and Use Policy aims to:

- progressively build capacity and capabilities in the identification, and elimination of systemic causes of gender inequality in policy, programs, communications, and delivery of services in relation to community sports infrastructure.
- ensure an effective place-based response for the gender equitable use and access of community sports infrastructure, and
- promote gender equality in policies, programs, communications, and services as they relate to community sports infrastructure.

Along with the development of the Policy, an Action Plan guides the outcomes to achieve progress.

The Policy and development of the Respect in Sport Standard demonstrates Council's commitment to addressing the known barriers experienced by women and girls in accessing and using community sports infrastructure.

The draft Policy and Action Plan was publicly advertised on Your Say for two and a half weeks (closed 9 June), with three positive comments provided in support.

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**MOVED: CR DEBBIE ARNOTT**

**SECONDED: CR RICHARD ZIEGELER**

**That Council adopt the Fair Access and Use Policy 2024.**

**CARRIED - 7:0**

---

### Background

Sport is a highly valued aspect of Warrnambool's culture and identity. Currently, women and girls do not have equal access to community sport and recreation opportunities and Council seeks to increase opportunities and the participation rates of women, girls, and others.

Gender equitable access and use policies and processes is the key driver for procedural and cultural change to ensure the full benefits of sport and recreation are available to all. Removing barriers to the participation of women and girls in sport and recreation is arguably the single biggest growth opportunity for this sector.

To achieve this and in response to the Victorian Government Office of Women and Girls Fair Access Policy Roadmap, Council is required to have a policy in place that ensures gender equitable access and use of our community sport facilities, to remain eligible for Victorian Government community sports infrastructure funding by 1 July 2024.

## Issues

Council's Fair Access and Use Policy (Policy) seeks to address known barriers experienced by women and girls in accessing and using community sports infrastructure. The Policy aims to;

- progressively build capacity and capabilities in the identification, and elimination of systemic causes of gender inequality in policy, programs, communications, and delivery of services in relation to community sports infrastructure,
- ensure an effective place-based response for the gender equitable use and access of community sports infrastructure, and
- promote gender equality in policies, programs, communications, and services as they relate to community sports infrastructure.

The Fair Access Principles have been developed by the Office for Women in Sport and Recreation, Sport and Recreation Victoria and VicHealth, in consultation with representatives from local government and the state sport and recreation sector.

This Policy is based on six (6) principles. Warrnambool City Council considers that these principles provide clear direction, while also enabling adaption to the specific environment of Warrnambool City Council's area.

- Principle 1:** Community sports infrastructure and environments are genuinely welcoming, safe, and inclusive.
- Principle 2:** Women and girls can fully participate in all aspects of community sport and active recreation, including as a player, coach, administrator, official, volunteer and spectator.
- Principle 3:** Women and girls will have equitable access to and use of community sport infrastructure: a) of the highest quality available and most convenient, b) at the best and most popular competition and training times and locations, c) to support existing and new participation opportunities, and a variety of sports.
- Principle 4:** Women and girls should be equitably represented in leadership and governance roles.
- Principle 5:** Encourage and support all user groups who access and use community sport infrastructure to understand, adopt and implement gender equitable access and use practices.
- Principle 6:** Prioritise access, use and support to all user groups who demonstrate an on-going commitment to gender equitable access and use of allocated community sport infrastructure.

An Action Plan has been developed to progress the implementation of the policy. The Action Plan has been aligned to Active Warrnambool Strategy principles. A key component of the Action Plan is the delivery of *Respect in Sport* capacity building program for sports clubs over the next four years in partnership with South West Sports. A collaboration with South West Sport for the development of a promotional video aimed at detailing the priorities of the Policy, Respect in Sport Standard, and what this means for clubs, is also in progress.

This Policy applies to all Council owned or managed community sport and recreation infrastructure, including but limited to;

- Outdoor sport and recreation facilities, including playing fields, ovals and courts
- Indoor sport and recreation facilities
- Indoor and outdoor aquatic facilities
- Multi-use sporting hubs, and
- Amenities and facilities associated with the above

Three responses were received following the community consultation period. There are no proposed changes to the Policy or Action Plan.

### Financial Impact

A key component of the Action Plan for the implementation of the Policy is the delivery of *Respect in Sport* capacity building program for sports clubs over the next four years in partnership with South West Sports.

The Respect in Sport Standard program for sports clubs will be rolled out over a four-year period, with the aim of transitioning clubs from capacity building to embedded change at a total cost to Council of \$60,900 exc gst. Funding has been made available through Council's Healthy Warrnambool Plan recurrent funding.

### Legislation/Policy/Council Plan Context

#### 1 A healthy community

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

1.5 Recreation, arts, culture and heritage: Council will support opportunities to participate in a wide range of recreational, arts and cultural programs that promote activity, wellbeing, diversity heritage and which increase community connectedness.

#### 4 A connected, inclusive place

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

### Timing

The Fair and Access and Use Policy is required to be adopted by Council by 1 July 2024. An adopted policy is mandatory for Council to remain eligible for Victorian Government community sports infrastructure funding. The Office of Women and Girls has been advised that the policy will be considered by Council in early July.

### Community Impact/Consultation

The draft Policy and Action Plan was publicly advertised on Council's "Your Say" webpage for two and a half weeks (closing 9 June) with three submissions received. A targeted email was also sent to all seasonal tenant contacts (47) with the Your Say link on 28 May and 4 June.

Three responses were received, all in support of the draft policy and agreement that the policy covered all aspects of gender equitable access and use. One comment regarding the draft action plan and proposed gender quota is acknowledged. The Victorian Government Office of Women and Girls has reviewed the action plan and supports the proposed gender quotas.

### Legal Risk/Impact

The Fair and Access and Use Policy is required to be adopted by Council. This is necessary in order for Council to remain eligible for Victorian Government community sports infrastructure funding.

### Officers' Declaration of Interest

NA

### Conclusion

The Policy is designed to comply with the Gender Equality Act 2020, and the wider Victorian Government gender equality strategy.

Warrnambool City Council acknowledges:

- the disadvantaged position some individuals have had in the sport and recreation sector because of their gender; and
- that achieving gender equality will require diverse approaches for women, men, trans and gender diverse people to achieve similar outcomes for people of all genders

Gender equitable access and use policies and processes will be a key driver for procedural and cultural change to ensure the full benefits of sport and recreation are available to all.

### ATTACHMENTS

1. Fair Access and Use Policy draft May 2024 [7.2.1 - 8 pages]
2. Fair Access & Use Policy draft Action Plan May 2024 [7.2.2 - 4 pages]
3. Fair Access and Use Policy Your Say comments [7.2.3 - 2 pages]



## **Fair Access and Use Policy**

APPROVAL DATE: JUNE 2024

REVIEW DATE: JUNE 2027

FAIR ACCESS AND USE POLICY



DOCUMENT CONTROL

Document Title:	Fair Access and Use Policy
Policy Type:	Council
Responsible Branch:	Recreation and Culture Branch
Responsible Officer:	Manager of Recreation and Culture
Document Status:	Draft
Approved By:	Council
Approved Date:	JUNE 2024
Review Date:	JUNE 2024

OUR ORGANISATIONAL VALUES  
WORKING TOWARDS A BETTER WARRNAMBOOL



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Responsible Branch: Recreation & Culture | Approved Date: June 2024 | Review Date: June 2027

FAIR ACCESS AND USE POLICY



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OUR ORGANISATIONAL VALUES

WORKING TOWARDS A BETTER WARRNAMBOOL

ACCOUNTABILITY

COLLABORATION

RESPECTFULNESS

PROGRESSIVENESS

WELLBEING

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Responsible Branch: Recreation & Culture | Approved Date: June 2024 | Review Date: June 2027

## FAIR ACCESS AND USE POLICY



### 1. INTRODUCTION

#### 1.1. Background

Sport is a highly visible and valued feature of our city's culture and identity. Sport and active recreation provides opportunities for enriching our community through the promotion of respect and fair mindedness for all people, while also supporting the physical and mental wellbeing of residents. The Victorian Government is committed to developing an environment for all Victorians to live in a safe and equal society, have access to equal power, resources, and opportunities, and are treated with dignity, respect, and fairness. A reform agenda has been developed that includes a requirement for all Victorian Local Government Agencies to develop a Fair Access Policy that addresses the traditional structures in the way community sport and recreation organisations operate through the implementation of recommendations from the 2015 Inquiry into Women and Girls in Sport and Active Recreation.

The Policy enables effective and efficient integration of the requirements of the Gender Equality Act 2020, the Local Government Act 2020 and the Public Health and Wellbeing Act 2008 and other legislative frameworks.

#### 1.2. Purpose

Warrnambool City Council's Fair Access Policy (Policy) seeks to address known barriers experienced by women and girls in accessing and using community sports infrastructure. The Policy aims

- To progressively build capacity and capabilities in the identification, and elimination of systemic causes of gender inequality in policy, programs, communications, and delivery of services in relation to community sports infrastructure.
- To ensure an effective place-based response for the gender equitable use and access of community sports infrastructure, and
- To promote gender equality in policies, programs, communications, and services as they relate to community sports infrastructure.

Warrnambool City Council will take the necessary steps towards implementation of the Fair Access Policy to support gender equitable access to and use of community sports infrastructure across the City.

#### 1.3. Scope

The Policy applies to all Council owned or managed community sport and recreation infrastructure, including but limited to;

- Outdoor sport and recreation facilities, including playing fields, ovals and courts,
- Indoor sport and recreation facilities,
- Indoor and outdoor aquatic facilities,
- Multi-use sporting hubs, and
- Amenities and facilities associated with the above.

#### 1.4. Definitions

## OUR ORGANISATIONAL VALUES

WORKING TOWARDS A BETTER WARRNAMBOOL



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Page 4 of 8

Responsible Branch: Recreation & Culture | Approved Date: June 2024 | Review Date: June 2027



## FAIR ACCESS AND USE POLICY



Term	Definition
<b>Council</b>	Refers to Warrnambool City Council.
<b>WCC</b>	Warrnambool City Council.
<b>Committee of Management</b>	For the purposes of this document, refers to committees appointed by the Department of Land, Water, Environment and Planning under the Crown Land (Reserves) Act 1978 to manage recreation reserves where community sport training and games are held.
<b>Community Sports Infrastructure</b>	Publicly owned local, rural, regional, or state level sport and recreation infrastructure operated and maintained primarily for the purpose of facilitating community sport activities, including sporting grounds, surfaces, facilities, and pavilions.
<b>Gender</b>	How you understand who you are and how you interact with other people. Many people understand their gender as being a man or woman. Some people understand their gender as a mix of these or neither. A person's gender and their expression of their gender can be shown in different ways, such as through behaviour or physical appearance.
<b>Gender diverse</b>	An umbrella term for a range of genders expressed in different ways. Gender diverse people use many terms to describe themselves. Language in this area is dynamic, particularly among young people, who are more likely to describe themselves as non-binary.
<b>Gender equality</b>	The equal rights, responsibilities and opportunities of women, men and trans and gender-diverse people. Equality does not mean that women, men and trans and gender diverse people will become the same but that their rights, responsibilities, and opportunities will not depend on their gender.
<b>Gender equity</b>	The provision of fairness and justice in the distribution of benefits and responsibilities based on gender. The concept recognises that people may have different needs and power related to their gender and these differences should be identified and addressed in a manner that rectifies gender related imbalances.
<b>Gender Impact Assessment or GIA</b>	A requirement under the Gender Equality Act 2020 to be carried out on policies, programs and services which have a direct and significant impact on the public. The assessment must evaluate the effects that a policy, program or service may have on people of different genders.
<b>Public land management groups</b>	For the purposes of this document, are the Committees of Management appointed under the Crown Land (Reserves) Act 1978 and responsible for the management of recreation reserves where community sport training and games are held.
<b>Transgender, or trans</b>	Someone whose gender does not only align with the one assigned at birth. Not all trans people will use this term to describe themselves.

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### 1.5. References

Source	Reference
Relevant Legislation	Gender Equality Act 2020
	Local Government Act 2020
	Public Health and Wellbeing Act 2008
WCC Policy	Warrnambool City Council Plan 2021-2025 (2023 revision)
	Healthy Warrnambool 2021-2025 (Municipal Health and Wellbeing Plan)
	Warrnambool 2040
	Gender Equality Action Plan 2022-2026
	Active Warrnambool 2019-2030
	Occupancy of Sport and Recreation Facilities Policy

## 2. POLICY STATEMENT

This Policy establishes the expectation that gender equality is considered and prioritised in all current and future Warrnambool City Council's planning, policy, service delivery and practice as they relate to community sports infrastructure.

- Warrnambool City Council recognises that gender equality is the attainment of equal rights, responsibilities, and opportunities of women, men, trans and gender diverse people. Equality does not mean that women, men, trans and gender diverse people will become the same but that their rights, responsibilities, and opportunities will not depend on their gender.
- Warrnambool City Council recognises that gender equity is the provision of fairness and justice in the distribution of benefits and responsibilities based on gender. The concept recognises that people may have different needs and power related to their gender and these differences should be identified and addressed in a manner that rectifies gender related imbalances.

The Policy is designed to comply with the Gender Equality Act 2020, and the wider Victorian Government gender equality strategy.

Warrnambool City Council acknowledges:

- the disadvantaged position some individuals have had in the sport and recreation sector because of their gender; and
- that achieving gender equality will require diverse approaches for women, men, trans and gender diverse people to achieve similar outcomes for people of all genders.

Warrnambool City Council will:

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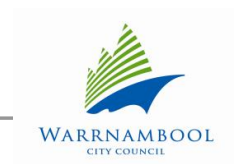


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- engage fairly and equitably with all staff, governance working groups, state sporting organisations, regional sport assemblies (where applicable) and members of our sport and recreation community, regardless of their gender, in a positive, respectful, and constructive manner; and
- engage in the process of gender impact assessments to assess the implications for women, men, trans and gender diverse people of any planned action, including policies and communications. This is a strategy for making all voices, concerns and experiences, an integral dimension of the design, implementation, monitoring of policies and programs.

Council has also identified specific actions to progress gender equitable access and use of community sports infrastructure in its Fair Access Action Plan. (refer **Appendix 1**).

### 3. POLICY PRINCIPLES

The Fair Access Principles have been developed by the Office for Women in Sport and Recreation, Sport and Recreation Victoria and VicHealth, in consultation with representatives from local government and the state sport and recreation sector.

This Policy is based on six (6) principles.

Warrnambool City Council considers that these principles provide clear direction, while also enabling adaption to the specific environment of Warrnambool City Council's area.

**Principle 1:** Community sports infrastructure and environments are genuinely welcoming, safe, and inclusive.

**Principle 2:** Women and girls can fully participate in all aspects of community sport and active recreation, including as a player, coach, administrator, official, volunteer and spectator.

**Principle 3:** Women and girls will have equitable access to and use of community sport infrastructure:

- a) of the highest quality available and most convenient,
- b) at the best and most popular competition and training times and locations,
- c) to support existing and new participation opportunities, and a variety of sports.

**Principle 4:** Women and girls should be equitably represented in leadership and governance roles.

**Principle 5:** Encourage and support all user groups who access and use community sport infrastructure to understand, adopt and implement gender equitable access and use practices.

**Principle 6:** Prioritise access, use and support to all user groups who demonstrate an on-going commitment to gender equitable access and use of allocated community sport infrastructure.

### 4. GOVERNANCE

#### 4.1. Owner

The Manager of Recreation and Culture is responsible for ensuring this Policy is

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implemented, progress is monitored and is regularly reviewed.

### 4.2. Review

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

### 4.3. Compliance Responsibility

#### 4.3.1. Executive Management Team (Chief Executive and Directors)

- To promote a gender aware and gender responsive culture and community and championing the Policy.
- To promote, encourage and facilitate the achievement of gender equality and improvement in the status of women and girls in sport and active recreation.

#### 4.3.2. Manager of Recreation and Culture

- Lead the review of sport and recreation policies and process
- Develop and adopt gender equitable access and use policies.
- Support the undertaking of Gender Impact Assessment and submission of progress reports as per the *Gender Equality Act 2020* obligations.

#### 4.3.3. Recreation Service Manager

- To communicate and educate sport and recreation infrastructure user groups and users.
- To attend training/awareness programs as required.

#### 4.3.4. Gender Equity

The Gender Equality Act 2020 requires Council to undertake gender impact assessments when developing or reviewing any policy, program or service which has a direct and significant impact on the public.

This policy will alter the way Council reviews and considers policy development and investment decisions to support fair access.

#### 4.3.5. Charter of Human Rights

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

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## **Fair Access and Use Policy ACTION PLAN**

## FAIR ACCESS AND USE POLICY ACTION PLAN



### **Council is exploring ways to improve opportunities for women, girls and others to participate in community sport and recreation.**

Currently, women and girls across Victoria do not have equal access to community sport and recreation, including in the City of Warrnambool. Council seeks to increase opportunities and the participation rates of women, girls, and others.

Gender equitable access and use policies and processes will be a key driver for procedural and cultural change to ensure the full benefits of sport and recreation are available to all. Removing key barriers to the participation of women and girls in sport and recreation is arguably the single biggest growth opportunity for this sector.

To achieve this, Warrnambool City Council, in response to the Victorian Government Office of Women and Girls – 2022, Fair Access Policy Roadmap, seeks to identify ways to reduce barriers and increase the participation rates of women, girls, and other underrepresented groups.

Warrnambool City Council has considered the Fair Access Principles when determining the actions to achieve progress, and have aligned under the following themes from Active Warrnambool Strategy;

- **Sporting Infrastructure and Environment**
- **Usage and Allocations**
- **Governance**

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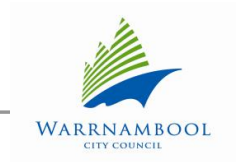
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## FAIR ACCESS AND USE POLICY ACTION PLAN

### Sporting Infrastructure and Environment

ACTIONS	MEASURES	WHO	ALIGNMENT	TIMEFRAME
Review and update the Sport & Recreation Asset Plan to prioritise safer and inclusive infrastructure upgrades for clubs who field women's and girl's teams, focusing on player and umpire change spaces and amenities	Apply the guidelines and rating scale to ensure renewal or development work meets the priority list established.	Council	1,3	
Inspect all facilities that are constructed with support from Sport & Recreation Victoria grant funding on an annual basis to ensure fair access is provided as intended from the facility design and funding.	Completed alongside change of season inspections with sports ground tenants.	Council	1,3	
Seek relevant funding and grants to support with upgraded infrastructure projects	Use of State Government specific grant programs that prioritise female friendly facilities funding	Council	1	
Ensure images displayed and language used in club rooms is inclusive, positive and appropriate	Annual change of season inspection	Club	1	
Work towards having at least 1 female team or conduct a program with at least 5 female participants.	Annual seasonal tenancy membership data captured in Reserves Manager	Club	2,3	

### Usage and Allocations

ACTIONS	MEASURES	WHO	ALIGNMENT	TIMEFRAME
Implement the Occupancy of Sport and Recreation Facilities Policy principles and update Licence Agreements to incorporate the Fair Access practices and principles identified	Inclusions of principles into Occupancy Policy and Licence Agreement	Council	5	
Review Seasonal Tenancy Agreement and Application Form and implement the Respect in Sport Standard certification as a requirement for clubs to complete	Update application form to reflect certification in 2026.	Council	5	
Review and update Community Development Fund criteria for sporting clubs to incorporate fair access requirements	Fair Access principles incorporated into fund criteria for 2026 round	Council		
Clubs to consult with players, coaches and parents to understand the needs of participants before allocating training/game times for playing and change facilities	Create a training schedule at the start of the season which fairly distributes facility use between all members	Club	1,2,3	
Clubs to have evidence of fair access to preferred training times for all users	Submit evidence as part of club seasonal tenancy request in Reserves Manager	Club	2,3	

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## FAIR ACCESS AND USE POLICY ACTION PLAN



### Governance

ACTIONS	MEASURES	WHO	ALIGNMENT	TIMEFRAME
Develop and implement the Respect in Sport Standard certification in partnership with South West Sport.	All sports ground user groups to complete the respect in sport standard workshop in 2024. All sports ground user grounds to be certified by 2026.	Council	12,3,4,5,6	
Ensure completion of a GIA for all new or upcoming renewals of any master plans, policies and strategies.	GIA's to be submitted along with attachments required in Doc Assembler for review.	Council	1,2,3,4	
Update other Lease & Licence Agreements, as they become due, to incorporate the Fair Access principles identified.	Inclusions of principles in all other Lease & Licence Agreements not governed by the Occupancy of Sport and Recreation Facilities Policy.	Council	1,2,3,4	
Work towards the completion of the Respect in Sport Standard as required as part of their seasonal tenancy agreement.	Respect in Sport Standard club evaluation survey.	Club	1,2,3,4,5,6	
Set goals to focus on having the following representation in decision making roles across the sporting club (executive, committee and coaching roles) <i>40% female, 40% male, and 20% of any gender</i>	Club to submit evidence of meeting minutes or development of Policy as part of seasonal tenancy request in Reserves Manager. All sports ground tenants required to meet this goal and 50% of recreation clubs.	Club	2,4	

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Start Date	End Date	Please provide your feedback on the Draft Fair Access and Use Policy	Please provide your feedback on the Draft Fair Access and Use Action Plan
		1 Open-Ended Response	1 Open-Ended Response
2024-06-06 09:21:46.11	2024-06-06 21:48:35	I totally support the policy and Fair Access and Use Action Plan. We have recently been in talks with the Recreation & Facilities manager Jason Elliot and manager Yvonne Rowe, to discuss this exact direction. MHC are dedicated to supporting our facilities to come into line with the policy as soon as we can.	The draft Fair Access and Use Action Plan is a solid policy, that covers all aspects of gender equitable use, and we are excited to engage it's content to improve our community sports infrastructure.
2024-06-06 11:43:01	2024-06-06 11:54:01		Overall again supportive of the goal of promoting gender equality but I do have some serious concerns on the additional burden this may have on small and one club. Firstly, again females are particularly pulled out in one action item relating to having a female team or 5 participants. This should include male teams and participants as well to promote equality across all sports including female predominantly female sports. Although currently this is a much smaller proportion of sports it is important to also ensure males feel included as part of this policy. The policy will and should overarching benefit female users but it should do this because it is a gender equality policy not a female promotion policy. Secondly, I have concerns about how practical gender quotas are for decision makers. It is already often very difficult to attract volunteers to these roles, imposing gender quotas will make this even tougher. Thirdly, I am concerned by the ever increasing administrative burden imposed on clubs by policies like this. For many in community groups having to deal with policies and procedures like this, such as collecting evidence of consultation for fair access, attending workshops and completing standards etc... is a huge mental and time burden even when well intentioned and for positive reasons every support. The bigger problem is that community sport is lack of volunteers and interest and any increased requirements for clubs will just mean less people volunteering particularly in smaller clubs reducing participation for all genders. People want to volunteer because of the sport not the bureaucracy. My preferred approach would be to limit some of these requirements to larger clubs and organisations. Focus more on provision than regulation and administration. Where regulation is required make it something that occurs only where there is a concern raised and not something required of all clubs at the time. Where council and/or clubs have the time and resources for these requirements I support them but many do not and this will add to the already community crushing regulation of modern life.
2024-06-06 09:09:12.51	2024-06-06 09:07:02.28	I am mostly supportive of the policy. I believe that overwhelmingly women are the ones needing better and more equitable access. However, it is not only and always women needing better access and equity. I think the policy generally does a good job of respecting this. One that in principle I support. I think the policy and action plan are specifically targeted in the beneficiaries of the policy. I think this should be updated to include all genders.	

About yourself: Do any of the following factors prevent you from participating fully or not at all (please tick all that apply)?			Gender
Response	Time constraints e.g. childcare, working etc	Lack of confidence in confidence	Male

Current user	None of the above	Male	2280
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Current user	Time constraints e.g. childcare, work	Lack of confidence	Male	2280
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### 7.3. Volunteer Policy 2024-2028

**DIRECTORATE :** Community Development

**Purpose:**

***This report presents Council's Volunteer Policy for adoption.***

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#### Executive Summary

Warrnambool City Council values the work of volunteers and is committed to providing an inclusive, valuable and enjoyable volunteering experience for all.

Volunteers enrich our community and contribute towards Council's diverse range of programs and services that make Warrnambool a vibrant and desirable place to live.

Volunteers support the achievement of Council strategic objectives through participation in a range of programs and projects that draw on volunteer skills and experience, within a safe and supportive environment.

Council's Volunteer Policy is the guiding document that outlines the principles to engage volunteers in Council's services and programs.

The attached policy is an update to Council's Volunteer Policy dated 21/12/2011 – refer **Attachment 1**.

The changes to the Policy are:

- The Policy has been updated to reflect the changes in the National Standards for Volunteer Involvement.
- All relevant national, state and organisational policies that impact on volunteering have been updated.
- Volunteering eligibility have been clearly outlined.
- Procedural elements have been removed from the policy document and only included as reference links.

---

**MOVED:** Cr Debbie Arnott

**SECONDED:** Cr Max Taylor

**1. That Council adopts the Volunteer Policy 2024-2028.**

**2. That Council revokes the Volunteer Policy 2011.**

**CARRIED - 7:0**

---

#### Background

The review of the Volunteering Policy was last undertaken in 2011. The Policy provided a guide to the rights and responsibilities of Council and the Volunteers and was procedural in nature. The revised Volunteer Policy continues to provide direction for volunteer engagement and the requirements and processes however recognises best practice principles of the National Standards for Volunteer Involvement (Volunteering Australia 2015) and Council's values.

The following changes are reflected in the revised Policy:

- The Policy has been updated to reflect the changes in the National Standards for Volunteer Involvement.
- All relevant national, state and organisational policies that impact on volunteering have been updated.
- Volunteering eligibility have been clearly outlined.
- Procedural elements have been removed from the policy document and only included as reference links.

Volunteers contribute towards Council's diverse range of programs and services that make Warrnambool a vibrant and desirable place to live. Currently, over 300 volunteers are registered with Council and are engaged across 14 programs and services of Council, namely:

- Archie Graham Community Centre
- Children's Services
- Flagstaff Hill and Visitor Information Centre
- Gardens for Wildlife
- Lighthouse Theatre
- Meals on Wheels
- Social Support Programs
- Warrnambool Animal Centre
- Warrnambool Art Gallery
- Warrnambool Library and Learning Centre
- West Warrnambool Neighbourhood House
- Youth Programs

Council's Meals on Wheels program has the highest engagement of volunteers, with over 90 individual and corporate volunteers engaged in the program. The Meals on Wheels program delivers meals to an average of 82 clients every day, all through volunteers.

The Volunteer Policy highlights Council's commitment to a volunteer program that is based on the following principles:

- a) All volunteer programs and activities welcome diversity
- b) The strengths and abilities of all community members are valued
- c) The social justice principles of Access, Equity, Diversity, Participation and Human Rights are fundamental
- d) Sound strategic planning and appropriate resourcing, systems and processes will support our volunteer programs
- e) Council's Executive Management Team leads a workplace culture that supports volunteering.

Council's Volunteer Connect program and this policy is supported by Volunteer Management Procedures and Resources Toolkit, which is currently under development.

### Financial Impact

Volunteer Connect is funded by Council to provide all volunteer management support. Periodically, Council accesses funds from Federal and State Government to strengthen Volunteer Management practices within Council. There is no additional financial impact to Council in adopting the Volunteer Policy.

## Legislation / Policy / Council Plan Context

### 1 A healthy community

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

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

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

1.5 Recreation, arts, culture and heritage: Council will support opportunities to participate in a wide range of recreational, arts and cultural programs that promote activity, wellbeing, diversity heritage and which increase community connectedness.

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

### Timing

Once approved, the policy will be in effect from the date of approval for a period of four years.

### Community Impact / Consultation

Internal workshops were held with internal departments of Council to discuss and finalise the volunteer policy in line with the best practice recommendations from the National Standards on Volunteer Involvement 2015. The policy has been shared with volunteers for feedback and feedback have been incorporated.

Council published the revised volunteer policy for feedback from community on Council website. One submission was received which requested Council to consider reimbursement of parking expenses incurred by volunteers while volunteering with Council. The issue of reimbursement of out-of-pocket expenses incurred when undertaking activities on behalf of Council is already covered under Section 11 of the revised Volunteer Policy. Parking expenses fall under this category and the detailed procedure for reimbursement will be included in the Volunteer Management Framework and the Volunteer Handbook.

Officers have also conducted a gender impact assessment of the revised policy. It has been determined that the revision of the policy will not adversely impact any person of any gender from engaging with Council as a volunteer or in delivering services on behalf of Council to the community. Council encourages people of all genders to participate as volunteers in Council programs and services. A feedback procedure is being developed as part of the Volunteer Management Framework for volunteers to provide feedback on any gender related issues that impact on the capacity of the volunteers to continue to engage with Council as volunteers.

### Officers' Declaration of Interest

There are no conflicts of interest.

## ATTACHMENTS

1. WCC Volunteer Policy Final 21 June 2024 [7.3.1 - 10 pages]



WARRNAMBOOL  
CITY COUNCIL

## Volunteer Policy

APPROVAL DATE: [insert date]

REVIEW DATE: [insert date]

**VOLUNTEER POLICY****DOCUMENT CONTROL**

<b>Document Title:</b>	<i>Volunteer Policy</i>
<b>Policy Type:</b>	<i>Council</i>
<b>Responsible Branch:</b>	<i>Capacity, Access and Inclusion</i>
<b>Responsible Officer:</b>	<i>Manager Capacity, Access and Inclusion</i>
<b>Document Status:</b>	
<b>Approved By:</b>	<i>Council</i>
<b>Approved Date:</b>	<i>July 2024</i>
<b>Review Date:</b>	<i>June 2028</i>

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## VOLUNTEER POLICY



### 1. INTRODUCTION

#### 1.1. Purpose

Warrnambool City Council values the work of volunteers and is committed to providing an inclusive, valuable and enjoyable volunteering experience for all.

Volunteers enrich our community and contribute towards Council's diverse range of programs and services that make Warrnambool a vibrant and desirable place to live.

Volunteers support the achievement of Council strategic objectives through participation in a range of programs and projects that draw on volunteer skills and experience, within a safe and supportive environment.

The Volunteer Policy is aligned with Council strategic objectives including:

- *WCC Volunteering Strategic Plan (2021 – 2024)*
- *The Warrnambool W2040 Plan*
- *Council Plan 2021-25*

This Policy incorporates best practice principles of the National Standards for Volunteer Involvement (*Volunteering Australia 2015*).

#### 1.2. Scope

The Volunteer Policy validates the relationship between Council and volunteers.

This policy applies to all staff and volunteers participating in Council activities and projects, including advisory committees and fundraising groups.

The Volunteer Policy provides relevant requirements and processes to:

- Guide Council staff who have responsibility for the supervision and support of volunteers
- Provide volunteers with sufficient information, orientation and support to enable them to perform their roles with safety and enjoyment
- Promote Council Values of Accountability, Collaboration, Respect, Progressiveness and Wellbeing.

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## VOLUNTEER POLICY



### 1.3. Definitions

Term	Definition
Volunteer	An individual willing to give time for the common good and without financial gain. (Volunteering Australia, July 2015)
Council Volunteers	All volunteers participating in Council activities and projects, including advisory committees and fundraising groups. Council volunteers do not include students on work experience, internships, or placement activities that require a contract with external organisations. Volunteers are not to replace paid staff.
Volunteer Connect	Council's Volunteer Department
Volunteer Supervisor	An employee of Council responsible for the supervision of volunteers in their work area, e.g. Volunteer Coordinator, Service Manager, Team Leader, Supervisor.
Volunteer Agreement	A contract signed between Council and a Council Volunteer, setting out the volunteer's role and commitment.
EAP	Employee Assistance Program
Council / WCC	Warrnambool City Council

### 1.4. References

Legislation & Policy	Title
Commonwealth Legislation	Commonwealth Volunteers Protection Act 2003 Disability Discrimination Act 1992 Fair Work Act 2009 Privacy Act 1988 Racial Discrimination Act 1975 Sex Discrimination Act 1984 The National Standards for Volunteer Involvement 2015

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**VOLUNTEER POLICY**

Victorian Legislation	Child Employment Act 2003 Best Practice Guidelines for Meals on Wheels 2023 Disability Act 2006 Equal Opportunity Act 2010 Gender Equality Act 2020 Information Privacy Act 2000 Local Government Act 2020 Occupational Health and Safety Act 2004 Victorian Charter of Human Rights and Responsibilities 2006
Warrnambool City Council	Bullying and Harassment Policy Child Protection Policy Child Safety and Wellbeing Policy Code of Conduct (Staff and Volunteers) Complaints Policy Customer Services Charter Enterprise Agreement Equal Opportunity Policy Gender Equality, Inclusion and Diversity Policy and Gender Equality Action Plan Gifts and Benefits Policy Privacy Policy Light Fleet Policy Occupational Health and Safety Policy Records Management Policy Risk Management Policy Vaccination Policy Volunteer Handbook Volunteer Management Procedures and Resources Toolkit Warrnambool 2040 Plan Council Plan Municipal Health and Wellbeing Plan

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## VOLUNTEER POLICY



### 2. POLICY

#### 2.1 Policy Statement

WCC Volunteer Program commits to deliver sustainable, quality and consistent service across all volunteer program sites adhering to the Council Values of Accountability, Collaboration, Progressiveness, Respect and Wellbeing.

Council's Executive Management Team leads a workplace culture that supports volunteering through:

- Establishing high standards of professional conduct for all staff & volunteers.
- Providing equitable recruitment, selection & induction processes to volunteers.
- Promoting volunteer opportunities that are accessible to people from all backgrounds and life experiences.
- Protecting and promoting the health and wellbeing of all volunteers.
- Ensuring a safe work environment for volunteers.
- Celebrating volunteer contribution through Council volunteer reward and recognition opportunities.

This is underpinned by the following guiding principles:

- All volunteer programs and activities welcome diversity.
- The strengths and abilities of all community members are valued.
- The social justice principles of Access, Equity, Diversity, Participation and Human Rights are fundamental.
- Sound strategic planning and appropriate resourcing, systems and processes will support Council's volunteer programs.
- Council leads a workplace culture that supports volunteering.

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## VOLUNTEER POLICY



### 3. COUNCIL VOLUNTEER PROGRAM

Council provides the following services, to support the Policy Statement above:

a) Volunteer Connect

Council's Volunteer Department "Volunteer Connect" is the entry point to volunteering for all Council programs.

All Council volunteers must register at Volunteer Connect.

Volunteer Connect promotes best practice principles of volunteer management, and assists with training and compliance support to the volunteer management team.

b) Volunteer Management Staff

Council programs allocate dedicated volunteer management staff, including designated volunteer site Supervisors, Volunteer Coordinators, and Service/Branch Managers.

c) Volunteer Management Framework

Council commits to develop and maintain a Volunteer Management Framework consistent with all relevant legislation and Council policies.

Council's Volunteer Management Framework consists of:

- The Volunteering Strategic Plan (2021 – 2024)
- WCC Volunteer Policy
- WCC Volunteer Management Procedures & Resource Toolkit.

d) Volunteer Insurance

Council provides insurance cover for designated and agreed volunteer activities. Volunteers must be registered with Council, and work within authorised roles.

### 4. COUNCIL AND VOLUNTEER RIGHTS AND RESPONSIBILITIES

Council volunteers are bound by WCC Code of Conduct (Staff and Volunteers).

Council and volunteers also have rights and responsibilities as specified in the Volunteer Handbook available on Council website: [www.warrnambool.vic.gov.au/volunteering](http://www.warrnambool.vic.gov.au/volunteering)

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## VOLUNTEER POLICY



### 5. VOLUNTEER ELIGIBILITY

Volunteers must meet the eligibility criteria below:

- a) All volunteers must be registered with Council for insurance purposes.
- b) Minimum volunteer age is 15 years, there is no maximum volunteer age limit.
- c) Volunteers aged below 18 years must provide written parent/guardian consent.
- d) Volunteers must return satisfactory results on all Volunteer Safety Check requirements at section 6.
- e) Volunteers are required to attend an initial mandatory Child Safety training session.
- f) Volunteers must adhere to relevant Council policies as included in section 1.4
- g) Volunteer drivers must submit a valid Victorian driver license to Council and advise Council immediately of all restrictions and/or conditions that are placed on the driver license.

*Refer – Volunteer Management Procedures and Resources Toolkit (staff)*

### 6. VOLUNTEER SAFETY CHECKS

Volunteer safety checks are part of the volunteer recruitment and screening process. All necessary safety checks must be satisfactorily completed for a volunteer to engage in Council's volunteer programs.

Council will provide all volunteers (over 18 years) with a National Police Check, which will be renewed by Council every 3 years.

Council volunteers (over 18 years) working directly with children and working in all public facing roles will require a current Working with Children Check, which will be renewed every 5 years by the volunteer.

### 7. VACCINATIONS

Council does not have any current vaccination requirements for volunteers, unless required by legislative directives for a specific service and position description.

Local Government requirements are subject to Federal and Victorian State Government directives, which may change from time to time.

## OUR ORGANISATIONAL VALUES

WORKING TOWARDS A BETTER WARRNAMBOOL



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## VOLUNTEER POLICY



### 8. CONFIDENTIALITY

Volunteers are required to sign a Confidentiality Agreement, which includes the following requirements:

- a) Volunteers must not disclose information to unauthorised people.
- b) Volunteers are not authorised to speak with the media.
- c) Volunteers will access only authorised IT file permissions and software.

### 9. VOLUNTEER WELLBEING SUPPORT

Volunteers have access to professional, independent wellbeing support services via the Council's Employee Assistance Program (EAP) for work related matters.

Volunteers can make an appointment to connect with this confidential Counselling Service through the EAP contact details. Current EAP contact details are available in the Volunteer Handbook, via Volunteer Connect office, and displayed on Council OHS noticeboards.

### 10. VOLUNTEER RECOGNITION AND REWARD

Council will implement and support volunteer reward and recognition initiatives in line with the Volunteering Strategy and the Volunteer Management Framework.

### 11. REIMBURSEMENT OF EXPENSES

Volunteers are entitled to be reimbursed for out-of-pocket expenses incurred when undertaking authorised activities on behalf of Council.

Reimbursement will be made only where prior approval has been given by the volunteer supervisor and where relevant receipts and/or other documentation is provided, based on processes included in the Volunteer Management Procedures and Resources Toolkit.

Council volunteer parking expenses are eligible for reimbursement where volunteers are on approved Council business and authorised volunteer duties.

## OUR ORGANISATIONAL VALUES

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## VOLUNTEER POLICY



### 12. GOVERNANCE

#### 12.1 Owner

The Manager Capacity, Access and Inclusion is responsible for ensuring this policy is implemented, progress is monitored and regularly reviewed.

#### 12.2 Review

Council will review the policy for any necessary amendments no later than 4 years after its formulation or after the last review.

#### 12.3 Compliance Responsibility

##### 12.3.1 Executive Management Team (Chief Executive and Directors)

- Provide leadership and demonstrate the principles outlined in this policy.

##### 12.3.2 Managers and Supervisors

- Ensure this policy is promoted to raise awareness, is understood and observed within the organisation.

##### 12.3.3 All Employees

- Demonstrate the Council's values through being positive role models for fellow employees, contractors and volunteers by ensuring compliance with this policy
- Participate in any workplace training provided by WCC, including completing any assessments.

#### 12.4 Charter of Human Rights Compliance Responsibility

12.4.1 This policy upholds all rights and considerations identified in the Victorian Charter of Human Rights and Responsibilities.

12.4.2 It is considered that this Policy does not adversely impact community members of employees of different genders and has been developed in accordance with the Gender Equality Act 2020.

#### 12.5 Conflict Resolution

Volunteers have the right to raise grievances without fear of retribution. All grievances and complaints shall be handled in a confidential, sensitive and timely manner. Council's Complaints Policy will guide the resolution of all conflicts.

## OUR ORGANISATIONAL VALUES

WORKING TOWARDS A BETTER WARRNAMBOOL



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## 7.4. S6 Instrument of Delegation

### *DIRECTORATE : Executive Services*

#### Purpose:

*To present to Council an updated S6 Instrument of Delegation from Council to Members of Council Staff.*

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#### Executive Summary

Council as a legal entity can only make decisions by resolution of Council at a Council meeting. As a matter of practicality, Council opts to delegate various powers and functions to Council staff so that they can make decisions on their behalf as part of their day-to-day activities.

Council delegates primarily through two instruments, one delegating power to the Chief Executive Officer to then sub-delegate as appropriate, and another delegating powers that cannot be sub-delegated directly to Council staff.

The S6 Instrument of Delegation to Members of Council staff has been thoroughly reviewed and is attached for Council consideration.

---

MOVED: CR RICHARD ZIEGELER

SECONDED: CR ANGIE PASPALIARIS

In the exercise of the powers conferred by the legislation referred to in the attached instrument of delegation, Warrnambool City Council resolves that:

1. There be delegated to the members of Council staff holding, acting in or performing the duties of the offices or positions referred to in the attached *S6 Instrument of Delegation to Members of Council staff*, the powers, duties and functions set out in that instrument, subject to the conditions and limitations specified in that Instrument.
2. The instrument comes into force immediately upon the common seal of Council being affixed to the instrument.
3. On the coming into force of the instrument all previous S6 Instruments of Delegation to Members of Council staff are revoked.
4. The duties and functions set out in the instrument must be performed, and the powers set out in the instruments must be executed, in accordance with any guidelines or policies of Council that it may from time to time adopt.
5. Authorises the CEO to make administrative changes to the document to correct any titles and typographical errors and to enable the document to be appropriately sealed.

CARRIED – 7:0

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#### Background

The *Local Government Act 2020* expressly provides for a Council to delegate a power, duty or function to the Chief Executive Officer or a member of a delegated committee, to act on behalf of Council. Additionally, in the exercise of the powers conferred by the legislation Council may delegate certain powers, duties and functions directly to members of Council staff.



Council is a legal entity composed of Councillors and is not a “natural person”, so Council can only act either by resolution of Council in a Council meeting, or through others acting on its behalf as delegates. It is impractical for Council to deal with all day to day issues, therefore many operational actions are performed by staff under delegation from Council.

Council currently has delegations from Council to Council staff, being delegations to:

- The Chief Executive Officer (CEO), which also includes the power for the CEO to sub-delegate to Council staff; and
- Members of Council staff.

This form of delegation is used extensively by Councils across the local government sector. Reviews are undertaken regularly, and amendments are made from time to time to reflect changes in legislation and officer titles. The last time this instrument was adopted by Council was on 6 March 2023.

### Issues

This Instrument largely contains delegations by Council of specific powers, duties and functions under various Acts (e.g. *the Domestic Animals Act 1994; the Food Act 1984; the Heritage Act 2017; the Planning and Environment Act 1987; the Residential Tenancies Act 1997; the Road Management Act 2004* and associated regulations).

These powers, duties and functions under provisions of various Acts can only be delegated to staff by Council directly – and cannot be delegated to staff by the CEO.

The exercise of these delegated powers by a delegated member of Council staff remains subject to conditions and limitations as well as Council’s Delegations & Authorisations Policy. For example, decisions must be made in accordance with the guidelines and policies adopted by Council, and a delegate must not make decisions about matters that would raise an issue of significant public interest, concern, or controversy, give rise to substantial public objection, or be inconsistent with a previous decision of Council.

A complete review of the instrument has been undertaken in consultation with the Executive Management Team and the Senior Leadership Team. However, the changes proposed from the current version are generally minor in nature and reflect amendments to legislation and corrections to the officers delegated.

### Financial Impact

Nil.

### Legislation/Policy/Council Plan Context

#### 5 An effective Council

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

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

### Timing

As per Council’s newly adopted Delegations and Authorisation Policy, the S6 Instrument will be reviewed by Council staff for any required updates once every six months.

### Community Impact/Consultation

Nil.

### Legal Risk/Impact

Ensuring officers have appropriate powers to carry out the functions of their role is crucial to ensure legal compliance with the remit of legislation that Council is given powers under. If delegations are not regularly reviewed, a staff member may act without appropriate legal power. This will result in the action being invalid and may expose Council to liability. The instrument themselves are based on the Maddocks templates.

### Officers' Declaration of Interest

Nil.

### Collaborative Procurement

N/A

### Conclusion

A thorough review of the S6 Instrument of Delegation has been completed and is attached for Council's consideration.

### ATTACHMENTS

1. Draft S6 Instrument of Delegation Members of Staff (1) [7.4.1 - 218 pages]

## RELIANSYS® DELEGATIONS - EXPORT FROM LIBRARY

### S6 INSTRUMENT OF DELEGATION - MEMBERS OF STAFF

Note - Exported provisions are sorted by Delegation Source and Section.

24 MAY 2024

### Delegation Sources

- Cemeteries and Crematoria Act 2003
- Domestic Animals Act 1994
- Food Act 1984
- Heritage Act 2017
- Local Government Act 1989
- Planning and Environment Act 1987
- Residential Tenancies Act 1997
- Road Management Act 2004
- Cemeteries and Crematoria Regulations 2015
- Planning and Environment Regulations 2015
- Planning and Environment (Fees) Regulations 2016
- Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2020
- Road Management (General) Regulations 2016
- Road Management (Works and Infrastructure) Regulations 2015

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670562	WA	Cemeteries and Crematoria Act 2003	s 8(1)(a)(ii)	Power to manage one or more public cemeteries	N/A	Where Council is a Class B cemetery trust
670563	WA	Cemeteries and Crematoria Act 2003	s 12(1)	Function to properly and efficiently manage and maintain each public cemetery for which responsible and carry out any other function conferred under this Act	N/A	Where Council is a Class B cemetery trust
670564	WA	Cemeteries and Crematoria Act 2003	s 12(2)	Duty to have regard to the matters set out in paragraphs (a) - (c) in exercising its functions	N/A	Where Council is a Class B cemetery trust
670565	WA	Cemeteries and Crematoria Act 2003	s 12A(1)	Function to do the activities set out in paragraphs (a) - (n)	N/A	Where Council is a Class A cemetery trust
670566	WA	Cemeteries and Crematoria Act 2003	s 12A(2)	Duty to have regard to matters set out in paragraphs (a) -	N/A	Where Council is a Class A cemetery trust

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				(e) in exercising its functions		
670567	WA	Cemeteries and Crematoria Act 2003	s 13	Duty to do anything necessary or convenient to enable it to carry out its functions	N/A	
670568	WA	Cemeteries and Crematoria Act 2003	s 14	Power to manage multiple public cemeteries as if they are one cemetery.	N/A	
670569	WA	Cemeteries and Crematoria Act 2003	s 15(4)	Duty to keep records of delegations	N/A	
670570	WA	Cemeteries and Crematoria Act 2003	s 17(1)	Power to employ any persons necessary	N/A	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670571	WA	Cemeteries and Crematoria Act 2003	s 17(2)	Power to engage any professional, technical or other assistance considered necessary	N/A	
670572	WA	Cemeteries and Crematoria Act 2003	s 17(3)	Power to determine the terms and conditions of employment or engagement	N/A	Subject to any guidelines or directions of the Secretary
670573	WA	Cemeteries and Crematoria Act 2003	s 18(3)	Duty to comply with a direction from the Secretary	N/A	
670574	WA	Cemeteries and Crematoria Act 2003	s 18B(1) & (2)	Duty to establish governance committees within 12 months of becoming a Class A cemetery trust and power to establish other governance committees from time to time	N/A	Where Council is a Class A cemetery trust

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670575	WA	Cemeteries and Crematoria Act 2003	s 18C	Power to determine the membership of the governance committee	N/A	Where Council is a Class A cemetery trust
670576	WA	Cemeteries and Crematoria Act 2003	s 18D	Power to determine procedure of governance committee	N/A	Where Council is a Class A cemetery trust
670577	WA	Cemeteries and Crematoria Act 2003	s 18D(1)(a)	Duty to appoint community advisory committee for the purpose of liaising with communities	N/A	Where Council is a Class A cemetery trust
670578	WA	Cemeteries and Crematoria Act 2003	s 18D(1)(b)	Power to appoint any additional community advisory committees	N/A	Where Council is a Class A cemetery trust



ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670579	WA	Cemeteries and Crematoria Act 2003	s 18D(2)	Duty to establish a community advisory committee under section 18D(1)(a) within 12 months of becoming a Class A cemetery trust.	N/A	Where Council is a Class A cemetery trust
670580	WA	Cemeteries and Crematoria Act 2003	s 18D(3)	Duty to include a report on the activities of the community advisory committees in its report of operations under Part 7 of the Financial Management Act 1994	N/A	Where Council is a Class A cemetery trust
670581	WA	Cemeteries and Crematoria Act 2003	s 18F(2)	Duty to give preference to a person who is not a funeral director of a stonemason (or a similar position) when appointing a person to a community advisory committee	N/A	Where Council is a Class A cemetery trust

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670582	WA	Cemeteries and Crematoria Act 2003	s 18H(1)	Duty to hold an annual meeting before 30 December in each calendar year	N/A	Where Council is a Class A cemetery trust
670583	WA	Cemeteries and Crematoria Act 2003	s 18I	Duty to publish a public notice of annual meeting in a newspaper, a reasonable time before the date of the annual meeting	N/A	Where Council is a Class A cemetery trust
670584	WA	Cemeteries and Crematoria Act 2003	s.18J	Duty to provide leadership, assistance and advice in relation to operational and governance matters relating to cemeteries (including the matters set out in s 18J(2))	N/A	Where Council is a Class A cemetery trust

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670585	WA	Cemeteries and Crematoria Act 2003	s 18L(1)	Duty to employ a person as the chief executive officer (by whatever title called) of the Class A cemetery trust	N/A	Where Council is a Class A cemetery trust
670586	WA	Cemeteries and Crematoria Act 2003	s 18N(1)	Duty to prepare an annual plan for each financial year that specifies the items set out in paragraphs (a)-(d)	N/A	Where Council is a Class A cemetery trust
670587	WA	Cemeteries and Crematoria Act 2003	s 18N(3)	Duty to give a copy of the proposed annual plan to the Secretary on or before 30 September each year for the Secretary's approval	N/A	Where Council is a Class A cemetery trust
670588	WA	Cemeteries and Crematoria Act 2003	s 18N(5)	Duty to make amendments as required by the Secretary and deliver the completed plan to the	N/A	Where Council is a Class A cemetery trust

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				Secretary within 3 months		
670589	WA	Cemeteries and Crematoria Act 2003	s 18N(7)	Duty to ensure that an approved annual plan is available to members of the public on request	N/A	Where Council is a Class A cemetery trust
670590	WA	Cemeteries and Crematoria Act 2003	s 18O(1)	Duty to prepare a strategic plan and submit the plan to the Secretary for approval	N/A	Where Council is a Class A cemetery trust
670591	WA	Cemeteries and Crematoria Act 2003	s 18O(4)	Duty to advise the Secretary if the trust wishes to exercise its functions in a manner inconsistent with its approved strategic plan	N/A	Where Council is a Class A cemetery trust

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670592	WA	Cemeteries and Crematoria Act 2003	s 18O(5)	Duty to ensure that an approved strategic plan is available to members of the public on request	N/A	Where Council is a Class A cemetery trust
670593	WA	Cemeteries and Crematoria Act 2003	s 18Q(1)	Duty to pay an annual levy on gross earnings as reported in the annual financial statements for the previous financial year.	N/A	Where Council is a Class A cemetery trust
670594	WA	Cemeteries and Crematoria Act 2003	s 19	Power to carry out or permit the carrying out of works	N/A	
670595	WA	Cemeteries and Crematoria Act 2003	s 20(1)	Duty to set aside areas for the interment of human remains	N/A	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670596	WA	Cemeteries and Crematoria Act 2003	s 20(2)	Power to set aside areas for the purposes of managing a public cemetery	N/A	
670597	WA	Cemeteries and Crematoria Act 2003	s 20(3)	Power to set aside areas for those things in paragraphs (a) - (e)	N/A	
670598	WA	Cemeteries and Crematoria Act 2003	s 24(2)	Power to apply to the Secretary for approval to alter the existing distribution of land	N/A	
670599	WA	Cemeteries and Crematoria Act 2003	s 36	Power to grant licences to enter and use part of the land or building in a public cemetery in accordance with s 36	N/A	Subject to the approval of the Minister
670600	WA	Cemeteries and Crematoria Act 2003	s 37	Power to grant leases over land in a public cemetery in accordance with s 37	N/A	Subject to the Minister approving the purpose

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670601	WA	Cemeteries and Crematoria Act 2003	s 40	Duty to notify Secretary of fees and charges fixed under s 39	N/A	
670602	WA	Cemeteries and Crematoria Act 2003	s 47	Power to pay a contribution toward the cost of the construction and maintenance of any private street adjoining or abutting a cemetery	N/A	Provided the street was constructed pursuant to the Local Government Act 1989
671266	WA	Cemeteries and Crematoria Act 2003	s 52	Duty to submit a report to the Secretary in relation to any public cemetery for which the cemetery trust is responsible for each financial year in respect of which it manages that cemetery	N/A	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670603	WA	Cemeteries and Crematoria Act 2003	s 57(1)	Duty to submit a report to the Secretary every financial year in respect of powers and functions under the Act	N/A	Report must contain the particulars listed in s 57(2)
670604	WA	Cemeteries and Crematoria Act 2003	s 59	Duty to keep records for each public cemetery	N/A	
670605	WA	Cemeteries and Crematoria Act 2003	s 60(1)	Duty to make information in records available to the public for historical or research purposes	N/A	
670606	WA	Cemeteries and Crematoria Act 2003	s 60(2)	Power to charge fees for providing information	N/A	



ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670607	WA	Cemeteries and Crematoria Act 2003	s 64(4)	Duty to comply with a direction from the Secretary under s 64(3)	N/A	
670608	WA	Cemeteries and Crematoria Act 2003	s 64B(d)	Power to permit interments at a reopened cemetery	N/A	
670609	WA	Cemeteries and Crematoria Act 2003	s 66(1)	Power to apply to the Minister for approval to convert the cemetery, or part of it, to a historic cemetery park	N/A	The application must include the requirements listed in s 66(2)(a)-(d)
670610	WA	Cemeteries and Crematoria Act 2003	s 69	Duty to take reasonable steps to notify of conversion to historic cemetery park	N/A	
670611	WA	Cemeteries and Crematoria Act 2003	s 70(1)	Duty to prepare plan of existing places of interment and make a record of any inscriptions on	N/A	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				memorials which are to be removed		
670612	WA	Cemeteries and Crematoria Act 2003	s 70(2)	Duty to make plans of existing place of interment available to the public	N/A	
670613	WA	Cemeteries and Crematoria Act 2003	s 71(1)	Power to remove any memorials or other structures in an area to which an approval to convert applies	N/A	
670614	WA	Cemeteries and Crematoria Act 2003	s 71(2)	Power to dispose of any memorial or other structure removed	N/A	
670615	WA	Cemeteries and Crematoria Act 2003	s 72(2)	Duty to comply with request received under s 72	N/A	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670616	WA	Cemeteries and Crematoria Act 2003	s 73(1)	Power to grant a right of interment	N/A	
670617	WA	Cemeteries and Crematoria Act 2003	s 73(2)	Power to impose conditions on the right of interment	N/A	
671240	WA	Cemeteries and Crematoria Act 2003	s 74(3)	Duty to offer a perpetual right of interment	N/A	
670618	WA	Cemeteries and Crematoria Act 2003	s 75	Power to grant the rights of interment set out in s 75(a) and (b)	N/A	
670619	WA	Cemeteries and Crematoria Act 2003	s 76(3)	Duty to allocate a piece of interment if an unallocated right is granted	N/A	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670620	WA	Cemeteries and Crematoria Act 2003	s 77(4)	Power to authorise and impose terms and conditions on the removal of cremated human remains or body parts from the place of interment on application	N/A	
670621	WA	Cemeteries and Crematoria Act 2003	s 80(1)	Function of receiving notification and payment of transfer of right of interment	N/A	
670622	WA	Cemeteries and Crematoria Act 2003	s 80(2)	Function of recording transfer of right of interment	N/A	
670623	WA	Cemeteries and Crematoria Act 2003	s 82(2)	Duty to pay refund on the surrender of an unexercised right of interment	N/A	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670624	WA	Cemeteries and Crematoria Act 2003	s 83(2)	Duty to pay refund on the surrender of an unexercised right of interment	N/A	
670625	WA	Cemeteries and Crematoria Act 2003	s 83(3)	Power to remove any memorial and grant another right of interment for a surrendered right of interment	N/A	
670626	WA	Cemeteries and Crematoria Act 2003	s 84(1)	Function of receiving notice of surrendering an entitlement to a right of interment	N/A	
671241	WA	Cemeteries and Crematoria Act 2003	s 84F(2)(d)	Function of receiving notice of decision to vary or force the surrender of a right of interment under s 84C(2), (3) or (5)	N/A	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
671242	WA	Cemeteries and Crematoria Act 2003	s 84H(4)	Power to exercise the rights of a holder of a right of interment	N/A	
671260	WA	Cemeteries and Crematoria Act 2003	s 84I(4)	Power to exercise the rights of a holder of a right of interment	N/A	
671243	WA	Cemeteries and Crematoria Act 2003	s 84I(5)	Duty to pay refund to the previous holder or holders of the right of interment	N/A	
671244	WA	Cemeteries and Crematoria Act 2003	s 84I(6)(a)	Power to remove any memorial on the place of interment	N/A	
671245	WA	Cemeteries and Crematoria Act 2003	s 84I(6)(b)	Power to grant right of interment under s 73	N/A	
670627	WA	Cemeteries and Crematoria Act 2003	s.85(1)	Duty to notify holder of 25 year right of interment of expiration at least 12 months before expiry	N/A	The notice must be in writing and contain the requirements listed in s 85(2)

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
671112	WA	Cemeteries and Crematoria Act 2003	s 85(2)(b)	Duty to notify holder of 25 year right of interment of expiration of right at least 12 months before expiry	N/A	Does not apply where right of interment relates to remains of a deceased veteran.
671113	WA	Cemeteries and Crematoria Act 2003	85(2)(c)	Power to leave interred cremated remains undistributed in perpetuity and convert right of interment to perpetual right of interment or;  remove interred remains and re-inter at another location within cemetery grounds and remove any memorial at that place and re-establish at new or equivalent location.	N/A	May only be exercised where right of interment relates to cremated human remains of a deceased identified veteran, if right of interment is not extended or converted to a perpetual right of interment
670628	WA	Cemeteries and Crematoria Act 2003	s 86	Power to remove and dispose of cremated human remains and remove any memorial if no action	N/A	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				taken by right holder within time specified		
671103	WA	Cemeteries and Crematoria Act 2003	s 86(2)	Power to leave interred cremated human remains undisturbed or convert the right of interment to a perpetual right of interment	N/A	
671104	WA	Cemeteries and Crematoria Act 2003	s 86(3)(a)	Power to leave interred cremated human remains undisturbed in perpetuity and convert the right of interment to a perpetual right of interment	N/A	
671105	WA	Cemeteries and Crematoria Act 2003	s 86(3)(b)	Power to remove interred cremated human remains and take further action in accordance with s 86(3)(b)	N/A	
671106	WA	Cemeteries and Crematoria Act 2003	s.86(4)	Power to take action under s.86(4) relating to removing and	N/A	



ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				re-interring cremated human remains		
671107	WA	Cemeteries and Crematoria Act 2003	s.86(5)	Duty to provide notification before taking action under s.86(4)	N/A	
671108	WA	Cemeteries and Crematoria Act 2003	s 86A	Duty to maintain place of interment and any memorial at place of interment, if action taken under s 86(3)	N/A	
670629	WA	Cemeteries and Crematoria Act 2003	s 87(3)	Duty, if requested, to extend the right for a further 25 years or convert the right to a perpetual right of interment	N/A	
670630	WA	Cemeteries and Crematoria Act 2003	s 88	Function to receive applications to carry out a lift and re-position procedure at a place of interment	N/A	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670631	WA	Cemeteries and Crematoria Act 2003	s 91(1)	Power to cancel a right of interment in accordance with s 91	N/A	
670632	WA	Cemeteries and Crematoria Act 2003	s 91(3)	Duty to publish notice of intention to cancel right of interment	N/A	
670633	WA	Cemeteries and Crematoria Act 2003	s 92	Power to pay refund or grant a right of interment in respect of another place of interment to the previous holder of the cancelled right of interment	N/A	
670634	WA	Cemeteries and Crematoria Act 2003	s 98(1)	Function of receiving application to establish or alter a memorial or a place of interment	N/A	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670635	WA	Cemeteries and Crematoria Act 2003	s 99	Power to approve or refuse an application made under s 98, or to cancel an approval	N/A	
670636	WA	Cemeteries and Crematoria Act 2003	s 99(4)	Duty to make a decision on an application under s 98 within 45 days after receipt of the application or within 45 days of receiving further information where requested	N/A	
670637	WA	Cemeteries and Crematoria Act 2003	s 100(1)	Power to require a person to remove memorials or places of interment	N/A	
670638	WA	Cemeteries and Crematoria Act 2003	s 100(2)	Power to remove and dispose a memorial or place of interment or remedy a person's failure to comply with s 100(1)	N/A	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670639	WA	Cemeteries and Crematoria Act 2003	s 100(3)	Power to recover costs of taking action under s 100(2)	N/A	
670640	WA	Cemeteries and Crematoria Act 2003	s 101	Function of receiving applications to establish or alter a building for ceremonies in the cemetery	N/A	
670641	WA	Cemeteries and Crematoria Act 2003	s 102(1)	Power to approve or refuse an application under section 101, if satisfied of the matters in (b) and (c)	N/A	
670642	WA	Cemeteries and Crematoria Act 2003	s 102(2) & (3)	Power to set terms and conditions in respect of, or to cancel, an approval granted under s 102(1)	N/A	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670643	WA	Cemeteries and Crematoria Act 2003	s 103(1)	Power to require a person to remove a building for ceremonies	N/A	
670644	WA	Cemeteries and Crematoria Act 2003	s 103(2)	Power to remove and dispose of a building for ceremonies or remedy the failure to comply with s 103(1)	N/A	
670645	WA	Cemeteries and Crematoria Act 2003	s 103(3)	Power to recover costs of taking action under s 103(2)	N/A	
670646	WA	Cemeteries and Crematoria Act 2003	s 106(1)	Power to require the holder of the right of interment of the requirement to make the memorial or place of interment safe and proper or carry out specified repairs	N/A	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670647	WA	Cemeteries and Crematoria Act 2003	s 106(2)	Power to require the holder of the right of interment to provide for an examination	N/A	
670648	WA	Cemeteries and Crematoria Act 2003	s 106(3)	Power to open and examine the place of interment if s 106(2) not complied with	N/A	
670649	WA	Cemeteries and Crematoria Act 2003	s 106(4)	Power to repair or - with the approval of the Secretary - take down, remove and dispose any memorial or place of interment if notice under s 106(1) is not complied with	N/A	
670650	WA	Cemeteries and Crematoria Act 2003	s 107(1)	Power to require person responsible to make the building for ceremonies safe and proper or	N/A	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				carry out specified repairs		
670651	WA	Cemeteries and Crematoria Act 2003	s 107(2)	Power to repair or take down, remove and dispose any building for ceremonies if notice under s 107(1) is not complied with	N/A	
670652	WA	Cemeteries and Crematoria Act 2003	s 108	Power to recover costs and expenses	N/A	
670653	WA	Cemeteries and Crematoria Act 2003	s 109(1)(a)	Power to open, examine and repair a place of interment	N/A	Where the holder of right of interment or responsible person cannot be found

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670654	WA	Cemeteries and Crematoria Act 2003	s 109(1)(b)	Power to repair a memorial or, with the Secretary's consent, take down, remove and dispose of a memorial	N/A	Where the holder of right of interment or responsible person cannot be found
670655	WA	Cemeteries and Crematoria Act 2003	s 109(2)	Power to repair the building for ceremonies or, with the consent of the Secretary, take down, remove and dispose of a building for ceremonies	N/A	Where the holder of right of interment or responsible person cannot be found
670656	WA	Cemeteries and Crematoria Act 2003	s 110(1)	Power to maintain, repair or restore a memorial or place of interment from other funds if unable to find right of interment holder. with consent of the Secretary	N/A	
671246	WA	Cemeteries and Crematoria Act 2003	s 110(1A)	Power to maintain, repair or restore the place of interment if unable to find any of the other	N/A	



ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				holders after diligent inquiries and with the consent of the Secretary		
670657	WA	Cemeteries and Crematoria Act 2003	s 110(2)	Power to maintain, repair or restore any building for ceremonies from other funds if unable to find responsible person and with consent of the Secretary	N/A	
671109	WA	Cemeteries and Crematoria Act 2003	s 110A	Power to use cemetery trust funds or other funds for the purposes of establishing, maintaining, repairing or restoring any memorial or place of interment of any deceased identified veteran	N/A	
670658	WA	Cemeteries and Crematoria Act 2003	s 111	Power to enter into agreement with a holder of the right of interment to maintain a memorial or place of interment	N/A	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670659	WA	Cemeteries and Crematoria Act 2003	s 112	Power to sell and supply memorials	N/A	
670660	WA	Cemeteries and Crematoria Act 2003	s 116(4)	Duty to notify the Secretary of an interment authorisation granted	N/A	
670661	WA	Cemeteries and Crematoria Act 2003	s 116(5)	Power to require an applicant to produce evidence of the right of interment holder's consent to application	N/A	
670662	WA	Cemeteries and Crematoria Act 2003	s 118	Power to grant an interment authorisation if satisfied that the requirements of Division 2 of Part 8 have been met	N/A	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670663	WA	Cemeteries and Crematoria Act 2003	s 119	Power to set terms and conditions for interment authorisations	N/A	
670664	WA	Cemeteries and Crematoria Act 2003	s 131	Function of receiving an application for cremation authorisation	N/A	
670665	WA	Cemeteries and Crematoria Act 2003	s 133(1)	Duty not to grant a cremation authorisation unless satisfied that requirements of s 133 have been complied with	N/A	Subject to s 133(2)
670666	WA	Cemeteries and Crematoria Act 2003	s 145	Duty to comply with an order made by the Magistrates' Court or a coroner	N/A	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670667	WA	Cemeteries and Crematoria Act 2003	s 146	Power to dispose of bodily remains by a method other than interment or cremation	N/A	Subject to the approval of the Secretary
670668	WA	Cemeteries and Crematoria Act 2003	s 147	Power to apply to the Secretary for approval to dispose of bodily remains by a method other than interment or cremation	N/A	
670669	WA	Cemeteries and Crematoria Act 2003	s 149	Duty to cease using method of disposal if approval revoked by the Secretary	N/A	
670670	WA	Cemeteries and Crematoria Act 2003	s 150 & 152(1)	Power to authorise the interment or cremation of body parts if the requirements of Division 1 of Part 11 are met	N/A	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670671	WA	Cemeteries and Crematoria Act 2003	s 151	Function of receiving applications to inter or cremate body parts	N/A	
670672	WA	Cemeteries and Crematoria Act 2003	s 152(2)	Power to impose terms and conditions on authorisation granted under s 150	N/A	
670673	WA	Cemeteries and Crematoria Act 2003	sch 1 cl 8(3)	Power to permit members to participate in a particular meeting by telephone, closed-circuit television or any other means of communication	N/A	
670674	WA	Cemeteries and Crematoria Act 2003	sch 1 cl 8(8)	Power to regulate own proceedings	N/A	Subject to cl 8

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670675	WA	Cemeteries and Crematoria Act 2003	sch 1A cl 8(3)	Power to permit members to participate in a particular meeting by telephone, closed-circuit television or any other means of communication	N/A	Where Council is a Class A cemetery trust
670676	WA	Cemeteries and Crematoria Act 2003	sch 1A cl 8(8)	Power to regulate own proceedings	N/A	Where Council is a Class A cemetery trust Subject to cl 8
670677	WA	Domestic Animals Act 1994	s 41A(1)	Power to declare a dog to be a menacing dog	Manager Sustainability and Compliance, Coordinator Local Laws & Emergency Management	Council may delegate this power to a Council authorised officer
670678	WA	Food Act 1984	s 19(2)(a)	Power to direct by written order that the food premises be put into	Coordinator Environmental Health,	If s 19(1) applies

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				a clean and sanitary condition	Environmental Health Officer	
670679	WA	Food Act 1984	s 19(2)(b)	Power to direct by written order that specified steps be taken to ensure that food prepared, sold or handled is safe and suitable	Coordinator Environmental Health, Environmental Health Officer	If s 19(1) applies
671172	WA	Food Act 1984	s 19(3)	Power to direct by written order that the food premises not be kept or used for the sale, or handling for sale, of any food, or for the preparation of any food, or for any other specified purpose, or for the use of any specified equipment or a specified process	Coordinator Environmental Health, Environmental Health Officer	If s 19(1) applies  Only in relation to temporary food premises or mobile food premises
670680	WA	Food Act 1984	s 19(4)(a)	Power to direct that an order made under s 19(3)(a) or (b), (i) be affixed to a conspicuous part	Coordinator Environmental Health,	If s 19(1) applies

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				of the premises, and (ii) inform the public by notice in a published newspaper or otherwise	Environmental Health Officer	
670681	WA	Food Act 1984	s 19(6)(a)	Duty to revoke any order under section 19 if satisfied that an order has been complied with	Coordinator Environmental Health, Environmental Health Officer	If s 19(1) applies
670682	WA	Food Act 1984	s 19(6)(b)	Duty to give written notice of revocation under section 19(6)(a) if satisfied that an order has been complied with	Coordinator Environmental Health, Environmental Health Officer	If s 19(1) applies
670683	WA	Food Act 1984	s 19AA(2)	Power to direct, by written order, that a person must take any of the	Coordinator Environmental Health,	Where Council is the registration authority



ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				actions described in (a)-(c).	Environmental Health Officer	
670684	WA	Food Act 1984	s 19AA(4)(c)	Power to direct, in an order made under s 19AA(2) or a subsequent written order, that a person must ensure that any food or class of food is not removed from the premises	Coordinator Environmental Health, Environmental Health Officer	Note: the power to direct the matters under s 19AA(4)(a) and (b) not capable of delegation and so such directions must be made by a Council resolution
670685	WA	Food Act 1984	s 19AA(7)	Duty to revoke order issued under s 19AA and give written notice of revocation, if satisfied that that order has been complied with	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670686	WA	Food Act 1984	s 19CB(4)(b)	Power to request copy of records	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority
670687	WA	Food Act 1984	s 19E(1)(d)	Power to request a copy of the food safety program	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority
671247	WA	Food Act 1984	s 19EA(3)	Function of receiving copy of revised food safety program	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority
670688	WA	Food Act 1984	s 19GB	Power to request proprietor to provide written details of the name, qualification or experience of the current food safety supervisor	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
671248	WA	Food Act 1984	s19IA(1)	Power to form opinion that the food safety requirements or program are non-compliant.	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority
671249	WA	Food Act 1984	s 19IA(2)	Duty to give written notice to the proprietor of the premises	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority  Note: Not required if Council has taken other appropriate action in relation to deficiencies (see s 19IA(3))
670689	WA	Food Act 1984	s 19M(4)(a) & (5)	Power to conduct a food safety audit and take actions where deficiencies are identified	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority
671250	WA	Food Act 1984	s 19N(2)	Function of receiving notice from the auditor	Coordinator Environmental Health,	Where Council is the registration authority

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
					Environmental Health Officer	
670690	WA	Food Act 1984	s 19NA(1)	Power to request food safety audit reports	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority
670691	WA	Food Act 1984	s 19U(3)	Power to waive and vary the costs of a food safety audit if there are special circumstances	Coordinator Environmental Health, Environmental Health Officer	
670692	WA	Food Act 1984	s 19UA	Power to charge fees for conducting a food safety assessment or inspection	Coordinator Environmental Health, Environmental Health Officer	Except for an assessment required by a declaration under s 19C or an inspection under ss 38B(1)(c) or 39.
670693	WA	Food Act 1984	s 19W	Power to direct a proprietor of a food premises to comply with any	Coordinator Environmental	Where Council is the registration authority

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				requirement under Part IIIB	Health, Environmental Health Officer	
670694	WA	Food Act 1984	s 19W(3)(a)	Power to direct a proprietor of a food premises to have staff at the premises undertake training or instruction	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority
670695	WA	Food Act 1984	s 19W(3)(b)	Power to direct a proprietor of a food premises to have details of any staff training incorporated into the minimum records required to be kept or food safety program of the premises	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority
670696	WA	Food Act 1984		Power to register or renew the registration of a food premises	Coordinator Environmental Health,	Where Council is the registration authority

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
					Environmental Health Officer	Refusal to grant or renew the registration of a food premises must be ratified by Council or the CEO (see s 58A(2))
671232	WA	Food Act 1984	s 36A	Power to accept an application for registration or notification using online portal	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority
671233	WA	Food Act 1984	s 36B	Duty to pay the charge for use of online portal	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority
670697	WA	Food Act 1984	s 38AA(5)	Power to (a) request further information; or (b) advise the proprietor that the premises must be registered if the premises are not exempt	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670698	WA	Food Act 1984	s 38AB(4)	Power to fix a fee for the receipt of a notification under s 38AA in accordance with a declaration under s 38AB(1)	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority
670699	WA	Food Act 1984	s 38A(4)	Power to request a copy of a completed food safety program template	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority
670700	WA	Food Act 1984	s 38B(1)(a)	Duty to assess the application and determine which class of food premises under s 19C the food premises belongs	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670701	WA	Food Act 1984	s 38B(1)(b)	Duty to ensure proprietor has complied with requirements of s 38A	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority
670702	WA	Food Act 1984	s 38B(2)	Duty to be satisfied of the matters in s 38B(2)(a)-(b)	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority
670703	WA	Food Act 1984	s 38D(1)	Duty to ensure compliance with the applicable provisions of s 38C and inspect the premises if required by s 39	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority
670704	WA	Food Act 1984	s 38D(2)	Duty to be satisfied of the matters in s 38D(2)(a)-(d)	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority



ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670705	WA	Food Act 1984	s 38D(3)	Power to request copies of any audit reports	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority
670706	WA	Food Act 1984	s 38E(2)	Power to register the food premises on a conditional basis	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority  not exceeding the prescribed time limit defined under s 38E(5)
670707	WA	Food Act 1984	s 38E(4)	Duty to register the food premises when conditions are satisfied	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority
670708	WA	Food Act 1984	s 38F(3)(b)	Power to require proprietor to comply with requirements of this Act	Coordinator Environmental Health,	Where Council is the registration authority

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
					Environmental Health Officer	
671234	WA	Food Act 1984	s 38G(1)	Power to require notification of change of the food safety program type used for the food premises	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority
671251	WA	Food Act 1984	s 38G(2)	Function of receiving notice from proprietor if there is a change of the food safety program type used for the food premises	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority
671235	WA	Food Act 1984	s 38G(4)	Power to require the proprietor of the food premises to comply with any requirement of the Act	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority
671252	WA	Food Act 1984	s 39(2)	Duty to carry out an inspection of the premises during the period of	Coordinator Environmental Health,	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				registration before the registration of the food premises is renewed	Environmental Health Officer	
670709	WA	Food Act 1984	s 39A	Power to register, or renew the registration of a food premises despite minor defects	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority  Only if satisfied of matters in s 39A(2)(a)-(c)
671253	WA	Food Act 1984	s 39A (6)	Duty to comply with a direction of the Secretary	Coordinator Environmental Health, Environmental Health Officer	
671254	WA	Food Act 1984	s 40(1)	Duty to give the person in whose name the premises is to be registered a certificate of registration	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority
670710	WA	Food Act 1984	s 40(2)	Power to incorporate the certificate of registration in one	Coordinator Environmental	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				document with any certificate of registration under Part 6 of the Public Health and Wellbeing Act 2008	Health, Environmental Health Officer	
670711	WA	Food Act 1984	s 40C(2)	Power to grant or renew the registration of food premises for a period of less than 1 year	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority
670712	WA	Food Act 1984	s 40D(1)	Power to suspend or revoke the registration of food premises	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority
671255	WA	Food Act 1984	s 40E	Duty to comply with direction of the Secretary	Coordinator Environmental Health, Environmental Health Officer	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
671236	WA	Food Act 1984	s 40F	Power to cancel registration of food premises	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority
671256	WA	Food Act 1984	s 43	Duty to maintain records of registration	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority
670713	WA	Food Act 1984	s 43F(6)	Duty to be satisfied that registration requirements under Division 3 have been met prior to registering or renewing registration of a component of a food business	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority
670714	WA	Food Act 1984	s 43F(7)	Power to register the components of the food business that meet requirements in Division 3 and	Coordinator Environmental Health,	Where Council is the registration authority

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				power to refuse to register the components that do not meet the requirements	Environmental Health Officer	
671257	WA	Food Act 1984	s 45AC	Power to bring proceedings	Coordinator Environmental Health, Environmental Health Officer	
670715	WA	Food Act 1984	s 46(5)	Power to institute proceedings against another person where the offence was due to an act or default by that other person and where the first person charged could successfully defend a prosecution, without proceedings first being instituted against the person first charged	Coordinator Environmental Health, Environmental Health Officer	Where Council is the registration authority

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670716	WA	Heritage Act 2017	s 116	Power to sub-delegate Executive Director's functions, duties or powers	Manager Strategic Community Planning and Policy	Must first obtain Executive Director's written consent  Council can only sub-delegate if the Instrument of Delegation from the Executive Director authorises sub-delegation
671227	WA	Local Government Act 1989	s 185L(4)	Power to declare and levy a cladding rectification charge	CEO	
670717	WA	Planning and Environment Act 1987	s 4B	Power to prepare an amendment to the Victorian Planning Provisions	Manager City Strategy & Development	If authorised by the Minister
670718	WA	Planning and Environment Act 1987	s 4G	Function of receiving prescribed documents and a copy of the Victorian Planning Provisions from the Minister	Manager City Strategy & Development	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670719	WA	Planning and Environment Act 1987	s 4H	Duty to make amendment to Victoria Planning Provisions available in accordance with public availability requirements	Manager City Strategy & Development	
670720	WA	Planning and Environment Act 1987	s 4I(2)	Duty to make and copy of the Victorian Planning Provisions and other documents available in accordance with public availability requirements	Manager City Strategy & Development	
670721	WA	Planning and Environment Act 1987	s 8A(2)	Power to prepare amendment to the planning scheme where the Minister has given consent under s 8A	Manager City Strategy & Development	
670722	WA	Planning and Environment Act 1987	s 8A(3)	Power to apply to Minister to prepare an amendment to the planning scheme	Manager City Strategy & Development	



ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670723	WA	Planning and Environment Act 1987	s 8A(5)	Function of receiving notice of the Minister's decision	Manager City Strategy & Development	
670724	WA	Planning and Environment Act 1987	s 8A(7)	Power to prepare the amendment specified in the application without the Minister's authorisation if no response received after 10 business days	Manager City Strategy & Development	
670725	WA	Planning and Environment Act 1987	s 8B(2)	Power to apply to the Minister for authorisation to prepare an amendment to the planning scheme of an adjoining municipal district	Manager City Strategy & Development	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670726	WA	Planning and Environment Act 1987	s 12(3)	Power to carry out studies and do things to ensure proper use of land and consult with other persons to ensure co-ordination of planning scheme with these persons	Manager City Strategy & Development	
670727	WA	Planning and Environment Act 1987	s 12B(1)	Duty to review planning scheme	Manager City Strategy & Development	
670728	WA	Planning and Environment Act 1987	s 12B(2)	Duty to review planning scheme at direction of Minister	Manager City Strategy & Development	
670729	WA	Planning and Environment Act 1987	s.12B(5)	duty to report findings of review of planning scheme to Minister without delay	Manager City Strategy & Development	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670730	WA	Planning and Environment Act 1987	s 14	Duties of a Responsible Authority as set out in s 14(a) to (d)	Manager City Strategy & Development	
670731	WA	Planning and Environment Act 1987	s 17(1)	Duty of giving copy amendment to the planning scheme	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670732	WA	Planning and Environment Act 1987	s 17(2)	Duty of giving copy s 173 agreement	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670733	WA	Planning and Environment Act 1987	s 17(3)	Duty of giving copy amendment, explanatory report and relevant	Manager City Strategy & Development,	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				documents to the Minister within 10 business days	Coordinator City Strategy, Coordinator City Development	
670734	WA	Planning and Environment Act 1987	s 18	Duty to make amendment etc. available in accordance with public availability requirements	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	Until the proposed amendment is approved or lapsed
670735	WA	Planning and Environment Act 1987	s 19	Power to give notice, to decide not to give notice, to publish notice of amendment to a planning scheme and to exercise any other power under s 19 to a planning scheme	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670736	WA	Planning and Environment Act 1987	s 19	Function of receiving notice of preparation of an amendment to a planning scheme	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	Where Council is not the planning authority and the amendment affects land within Council's municipal district; or  Where the amendment will amend the planning scheme to designate Council as an acquiring authority.
670737	WA	Planning and Environment Act 1987	s 20(1)	Power to apply to Minister for exemption from the requirements of s 19	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	Where Council is a planning authority
670738	WA	Planning and Environment Act 1987	s 21(2)	Duty to make submissions available in accordance with public availability requirements	Manager City Strategy & Development, Coordinator City Strategy,	Until the end of 2 months after the amendment comes into operation or lapses

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
					Coordinator City Development	
670739	WA	Planning and Environment Act 1987	s 21A(4)	Duty to publish notice	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670740	WA	Planning and Environment Act 1987	s 22(1)	Duty to consider all submissions received before the date specified in the notice	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	Except submissions which request a change to the items in s 22(5)(a) and (b)
671261	WA	Planning and Environment Act 1987	s 22(2)	Power to consider a late submission	Manager City Strategy & Development, Coordinator City Strategy,	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				Duty to consider a late submission, if directed by the Minister	Coordinator City Development	
670741	WA	Planning and Environment Act 1987	s 23(1)(b)	Duty to refer submissions which request a change to the amendment to a panel	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670742	WA	Planning and Environment Act 1987	s 23(2)	Power to refer to a panel submissions which do not require a change to the amendment	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670743	WA	Planning and Environment Act 1987	s 24	Function to represent Council and present a submission at a panel hearing (including a hearing referred to in s 96D)	Manager City Strategy & Development, Coordinator City	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
					Strategy, Coordinator City Development	
670744	WA	Planning and Environment Act 1987	s 26(1)	Power to make report available for inspection in accordance with the requirements set out in s 197B of the Act	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670745	WA	Planning and Environment Act 1987	s 26(2)	Duty to keep report of panel available in accordance with public availability requirements	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	During the inspection period
670746	WA	Planning and Environment Act 1987	s 27(2)	Power to apply for exemption if panel's report not received	Manager City Strategy & Development, Coordinator City	



ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
					Strategy, Coordinator City Development	
670747	WA	Planning and Environment Act 1987	s 28(1)	Duty to notify the Minister if abandoning an amendment	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	Note: the power to make a decision to abandon an amendment cannot be delegated
671237	WA	Planning and Environment Act 1987	s 28(2)	Duty to publish notice of the decision on Internet site	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
671238	WA	Planning and Environment Act 1987	s 28(4)	Duty to make notice of the decision available on Council's Internet site for a period of at least 2 months	Manager City Strategy & Development, Coordinator City	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
					Strategy, Coordinator City Development	
670748	WA	Planning and Environment Act 1987	s 30(4)(a)	Duty to say if amendment has lapsed	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670749	WA	Planning and Environment Act 1987	s 30(4)(b)	Duty to provide information in writing upon request	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670750	WA	Planning and Environment Act 1987	s 32(2)	Duty to give more notice if required	Manager City Strategy & Development, Coordinator City	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
					Strategy, Coordinator City Development	
670751	WA	Planning and Environment Act 1987	s 33(1)	Duty to give more notice of changes to an amendment	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670752	WA	Planning and Environment Act 1987	s 36(2)	Duty to give notice of approval of amendment	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670753	WA	Planning and Environment Act 1987	s 38(5)	Duty to give notice of revocation of an amendment	Manager City Strategy & Development, Coordinator City	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
					Strategy, Coordinator City Development	
670754	WA	Planning and Environment Act 1987	s 39	Function of being a party to a proceeding commenced under s 39 and duty to comply with determination by VCAT	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	and power to sign consent orders at the direction of VCAT
670755	WA	Planning and Environment Act 1987	s 40(1)	Function of lodging copy of approved amendment	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670756	WA	Planning and Environment Act 1987	s 41(1)	Duty to make a copy of an approved amendment available in accordance with the public	Manager City Strategy & Development, Coordinator City	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				availability requirements during inspection period	Strategy, Coordinator City Development	
671239	WA	Planning and Environment Act 1987	s 41(2)	Duty to make a copy of an approved amendment and any documents lodged with it available in person in accordance with the requirements set out in s 197B of the Act after the inspection period ends	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670757	WA	Planning and Environment Act 1987	s 42(2)	Duty to make copy of planning scheme available in accordance with the public availability requirements	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
671173	WA	Planning and Environment Act 1987	s 46AAA	Duty to prepare an amendment to a planning scheme that relates to Yarra River land that is not inconsistent with anything in a	N/A	Where Council is a responsible public entity and is a planning authority

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				Yarra Strategic Plan which is expressed to be binding on the responsible public entity		Note: this provision is not yet in force, and will commence on the day on which the initial Yarra Strategic Plan comes into operation. It will affect a limited number of councils
671175	WA	Planning and Environment Act 1987	s 46AW	Function of being consulted by the Minister	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	Where Council is a responsible public entity
671176	WA	Planning and Environment Act 1987	s 46AX	Function of receiving a draft Statement of Planning Policy and written direction in relation to the endorsement of the draft Statement of Planning Policy	Manager City Strategy & Development, Coordinator City Strategy,	Where Council is a responsible public entity

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				Power to endorse the draft Statement of Planning Policy	Coordinator City Development	
671114	WA	Planning and Environment Act 1987	s 46AZC(2)	Duty not to prepare an amendment to a declared area planning scheme that is inconsistent with a Statement of Planning Policy for the declared area that is expressed to be binding on the responsible public entity	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	Where Council is a responsible public entity
671115	WA	Planning and Environment Act 1987	s 46AZK	Duty not to act inconsistently with any provision of the Statement of Planning Policy that is expressed to be binding on the public entity when performing a function or duty or exercising a power in relation to the declared area	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	Where Council is a responsible public entity
671116	WA	Planning and Environment Act 1987	s 46GI(2)(b)(i)	Power to agree to a lower rate of standard levy for a class of development of a particular type	Manager City Strategy & Development,	Where Council is the planning authority, the municipal Council of the municipal district in which the

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				of land than the rate specified in a Minister's direction	Coordinator City Strategy, Coordinator City Development	land is located and/or the development agency
671177	WA	Planning and Environment Act 1987	s 46GJ(1)	Function of receiving written directions from the Minister in relation to the preparation and content of infrastructure contributions plans	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
671178	WA	Planning and Environment Act 1987	s 46GK	Duty to comply with a Minister's direction that applies to Council as the planning authority	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	



ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
671179	WA	Planning and Environment Act 1987	s 46GN(1)	Duty to arrange for estimates of values of inner public purpose land	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
671180	WA	Planning and Environment Act 1987	s 46GO(1)	Duty to give notice to owners of certain inner public purpose land	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
671181	WA	Planning and Environment Act 1987	s 46GP	Function of receiving a notice under s 46GO	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	Where Council is the collecting agency

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
671182	WA	Planning and Environment Act 1987	s 46GQ	Function of receiving a submission from an affected owner who objects to the estimated value per hectare (or other appropriate unit of measurement) of the inner public purpose land	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
671183	WA	Planning and Environment Act 1987	s 46GR(1)	Duty to consider every submission that is made by the closing date for submissions included in the notice under s 46GO	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
671184	WA	Planning and Environment Act 1987	s 46GR(2)	Power to consider a late submission  Duty to consider a late submission if directed to do so by the Minister	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
671185	WA	Planning and Environment Act 1987	s 46GS(1)	Power to accept or reject the estimate of the value of the inner public purpose land in a submission made under s 46GQ	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
671186	WA	Planning and Environment Act 1987	s 46GS(2)	Duty, if Council rejects the estimate of the value of the inner public purpose land in the submission, to refer the matter to the valuer-general, and notify the affected owner of the rejection and that the matter has been referred to the valuer-general	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
671187	WA	Planning and Environment Act 1987	s 46GT(2)	Duty to pay half of the fee fixed by the valuer-general for arranging and attending the conference	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
671188	WA	Planning and Environment Act 1987	s 46GT(4)	Function of receiving, from the valuer-general, written confirmation of the agreement between the planning authority's valuer and the affected owner's valuer as to the estimated value of the inner public purpose land	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
671189	WA	Planning and Environment Act 1987	s 46GT(6)	Function of receiving, from the valuer-general, written notice of a determination under s 46GT(5)	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
671190	WA	Planning and Environment Act 1987	s 46GU	Duty not to adopt an amendment under s.29 to an infrastructure contributions plan that specifies a land credit amount or a land equalisation amount that relates to a parcel of land in the ICP plan area of the plan unless the criteria in s 46GU(1)(a) and (b) are met	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
671191	WA	Planning and Environment Act 1987	s 46GV(3)	Function of receiving the monetary component and any land equalisation amount of the infrastructure contribution  Power to specify the manner in which the payment is to be made	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	Where Council is the collecting agency
671192	WA	Planning and Environment Act 1987	s 46GV(3)(b)	Power to enter into an agreement with the applicant	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	Where Council is the collecting agency
671193	WA	Planning and Environment Act 1987	s 46GV(4)(a)	Function of receiving the inner public purpose land in accordance with s 46GV(5) and (6)	Manager City Strategy & Development, Coordinator City Strategy,	Where Council is the development agency

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
					Coordinator City Development	
671194	WA	Planning and Environment Act 1987	s 46GV(4)(b)	Function of receiving the inner public purpose land in accordance with s 46GV(5) and (6)	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	Where Council is the collecting agency
671195	WA	Planning and Environment Act 1987	s 46GV(7)	Duty to impose the requirements set out in s 46GV(3) and (4) as conditions on the permit applied for by the applicant to develop the land in the ICP plan area	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
671196	WA	Planning and Environment Act 1987	s 46GV(9)	Power to require the payment of a monetary component or the provision of the land component of an infrastructure contribution to	Manager City Strategy & Development, Coordinator City Strategy,	Where Council is the collecting agency

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				be secured to Council's satisfaction	Coordinator City Development	
671117	WA	Planning and Environment Act 1987	s 46GX(1)	Power to accept works, services or facilities in part or full satisfaction of the monetary component of an infrastructure contribution payable	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	Where Council is the collecting agency
671197	WA	Planning and Environment Act 1987	s 46GX(2)	Duty, before accepting the provision of works, services or facilities by an applicant under s 46GX(1), to obtain the agreement of the development agency or agencies specified in the approved infrastructure contributions plan	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	Where Council is the collecting agency
671198	WA	Planning and Environment Act 1987	s 46GY(1)	Duty to keep proper and separate accounts and records	Manager City Strategy & Development, Coordinator City	Where Council is the collecting agency

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
					Strategy, Coordinator City Development	
671199	WA	Planning and Environment Act 1987	s 46GY(2)	Duty to keep the accounts and records in accordance with the Local Government Act 2020	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	Where Council is the collecting agency
671200	WA	Planning and Environment Act 1987	s 46GZ(2)(a)	Duty to forward any part of the monetary component that is imposed for plan preparation costs to the planning authority that incurred those costs	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	Where Council is the collecting agency under an approved infrastructure contributions plan  This duty does not apply where Council is that planning authority
671201	WA	Planning and Environment Act 1987	s 46GZ(2)(a)	Function of receiving the monetary component	Manager City Strategy & Development,	Where the Council is the planning authority



ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
					Coordinator City Strategy, Coordinator City Development	This duty does not apply where Council is also the collecting agency
671118	WA	Planning and Environment Act 1987	s 46GZ(2)(b)	Duty to forward any part of the monetary component that is imposed for the provision of works, services or facilities to the development agency that is specified in the plan, as responsible for those works, services or facilities	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	Where Council is the collecting agency under an approved infrastructure contributions plan  This provision does not apply where Council is also the relevant development agency
671202	WA	Planning and Environment Act 1987	s 46GZ(2)(b)	Function of receiving the monetary component	Manager City Strategy & Development, Coordinator City Strategy,	Where Council is the development agency under an approved infrastructure contributions plan

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
					Coordinator City Development	This provision does not apply where Council is also the collecting agency
671203	WA	Planning and Environment Act 1987	s 46GZ(4)	Duty to use any land equalisation amounts to pay land credit amounts under s 46GZ(7), except any part of those amounts that are to be forwarded to a development agency under s 46GZ(5)	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	Where Council is the collecting agency under an approved infrastructure contributions plan
671119	WA	Planning and Environment Act 1987	s 46GZ(5)	Duty to forward any part of a land equalisation amount required for the acquisition of outer public purpose land by a development agency specified in the approved infrastructure contributions plan to that development agency	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	Where Council is the collecting agency under an approved infrastructure contributions plan  This provision does not apply where Council is also the relevant development agency

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
671204	WA	Planning and Environment Act 1987	s 46GZ(5)	Function of receiving any part of a land equalisation amount required for the acquisition of outer public purpose land	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	Where Council is the development agency specified in the approved infrastructure contributions plan  This provision does not apply where Council is also the collecting agency
671205	WA	Planning and Environment Act 1987	s 46GZ(7)	Duty to pay to each person who must provide an infrastructure contribution under the approved infrastructure contributions plan any land credit amount to which the person is entitled under s 46GW	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	Where Council is the collecting agency under an approved infrastructure contributions plan
671120	WA	Planning and Environment Act 1987	s 46GZ(9)	Duty to transfer the estate in fee simple in the land to the development agency specified in the approved infrastructure contributions plan as responsible for the use and development of that land	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	If any inner public purpose land is vested in Council under the Subdivision Act 1988 or acquired by Council before the time it is required to be provided to Council under s 46GV(4)

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
						<p>Where Council is the collecting agency under an approved infrastructure contributions plan</p> <p>This duty does not apply where Council is also the development agency</p>
671206	WA	Planning and Environment Act 1987	s 46GZ(9)	Function of receiving the fee simple in the land	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	<p>Where Council is the development agency under an approved infrastructure contributions plan</p> <p>This duty does not apply where Council is also the collecting agency</p>
671207	WA	Planning and Environment Act 1987	s 46GZA(1)	Duty to keep proper and separate accounts and records	Manager City Strategy & Development, Coordinator City	Where Council is the development agency under an approved infrastructure contributions plan

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
					Strategy, Coordinator City Development	
671121	WA	Planning and Environment Act 1987	s 46GZA(2)	Duty to keep the accounts and records in accordance with the Local Government Act 2020	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	Where Council is a development agency under an approved infrastructure contributions plan
671208	WA	Planning and Environment Act 1987	s 46GZB(3)	Duty to follow the steps set out in s 46GZB(3)(a) – (c)	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	Where Council is a development agency under an approved infrastructure contributions plan
671122	WA	Planning and Environment Act 1987	s 46GZB(4)	Duty, in accordance with requirements of the VPA, to report on the use of the infrastructure contribution in the development	Manager City Strategy & Development, Coordinator City	If the VPA is the collecting agency under an approved infrastructure contributions plan

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				agency's annual report and provide reports on the use of the infrastructure contribution to the VPA	Strategy, Coordinator City Development	Where Council is a development agency under an approved infrastructure contributions plan
671209	WA	Planning and Environment Act 1987	s 46GZD(2)	Duty, within 6 months after the date on which the approved infrastructure contributions plan expires, to follow the steps set out in s 46GZD(2)(a) and (b)	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	Where Council is the development agency under an approved infrastructure contributions plan
671210	WA	Planning and Environment Act 1987	s 46GZD(3)	Duty to follow the steps set out in s 46GZD(3)(a) and (b)	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	Where Council is the collecting agency under an approved infrastructure contributions plan

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
671123	WA	Planning and Environment Act 1987	s 46GZD(5)	Duty to make payments under s 46GZD(3) in accordance with ss 46GZD(5)(a) and 46GZD(5)(b)	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	Where Council is the collecting agency under an approved infrastructure contributions plan
671124	WA	Planning and Environment Act 1987	s 46GZE(2)	Duty to forward the land equalisation amount back to the collecting agency within 6 months after the expiry date if any part of a land equalisation amount paid or forwarded to a development agency for acquiring outer public purpose land has not been expended by the development agency to acquire that land at the date on which the approved infrastructure contributions plan expires	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	Where Council is the development agency under an approved infrastructure contributions plan  This duty does not apply where Council is also the collecting agency

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
671211	WA	Planning and Environment Act 1987	s 46GZE(2)	Function of receiving the unexpended land equalisation amount	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	Where Council is the collecting agency under an approved infrastructure contributions plan  This duty does not apply where Council is also the development agency
671212	WA	Planning and Environment Act 1987	s 46GZE(3)	Duty, within 12 months after the date on which the approved infrastructure contributions plan expires, to follow the steps set out in s 46GZE(3)(a) and (b)	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	Where Council is the collecting agency under an approved infrastructure contributions plan
671213	WA	Planning and Environment Act 1987	s 46GZF(2)	Duty, within 12 months after the date on which the approved infrastructure contributions plan expires, to use the public purpose land for a public purpose	Manager City Strategy & Development, Coordinator City Strategy,	Where Council is the development agency under an approved infrastructure contributions plan



ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				approved by the Minister or sell the public purpose land	Coordinator City Development	
671214	WA	Planning and Environment Act 1987	s.46GZF(3)	Duty, if land is sold under s.46GZF(2)(b), to follow the steps in s.46GZF(3)(a) and (b)	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	Where Council is the development agency under an approved infrastructure contributions plan
671215	WA	Planning and Environment Act 1987	s 46GZF(3)	Function of receiving proceeds of sale	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	Where Council is the collection agency under an approved infrastructure contributions plan  This provision does not apply where Council is also the development agency

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
671216	WA	Planning and Environment Act 1987	s 46GZF(4)	Duty to divide the proceeds of the public purpose land among the current owners of each parcel of land in the ICP plan area and pay each current owner a portion of the proceeds in accordance with s 46GZF(5)	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	Where Council is the collecting agency under an approved infrastructure contributions plan
671217	WA	Planning and Environment Act 1987	s 46GZF(6)	Duty to make the payments under s 46GZF(4) in accordance with s 46GZF(6)(a) and (b)	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	Where Council is the collecting agency under an approved infrastructure contributions plan
671218	WA	Planning and Environment Act 1987	s 46GZH	Power to recover the monetary component, or any land equalisation amount of the land component, payable under Part 3AB as a debt in any court of competent jurisdiction	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	Where Council is the collecting agency under an approved infrastructure contributions plan

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
671125	WA	Planning and Environment Act 1987	s 46GZI	Duty to prepare and give a report to the Minister at the times required by the Minister	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	Where Council is a collecting agency or development agency
671219	WA	Planning and Environment Act 1987	s 46GZK	Power to deal with public purpose land which has vested in, been acquired by, or transferred to, Council	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	Where Council is a collecting agency or development agency
671220	WA	Planning and Environment Act 1987	s 46LB(3)	Duty to publish, on Council's Internet site, the payable dwelling amount for a financial year on or before 1 July of each financial year for which the amount is adjusted under s 46LB (2)	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670758	WA	Planning and Environment Act 1987	s 46N(1)	Duty to include condition in permit regarding payment of development infrastructure levy	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670759	WA	Planning and Environment Act 1987	s 46N(2)(c)	Function of determining time and manner for receipt of development contributions levy	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670760	WA	Planning and Environment Act 1987	s 46N(2)(d)	Power to enter into an agreement with the applicant regarding payment of development infrastructure levy	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670761	WA	Planning and Environment Act 1987	s 46O(1)(a) & (2)(a)	Power to ensure that community infrastructure levy is paid, or agreement is in place, prior to issuing building permit	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670762	WA	Planning and Environment Act 1987	s 46O(1)(d) & (2)(d)	Power to enter into agreement with the applicant regarding payment of community infrastructure levy	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670763	WA	Planning and Environment Act 1987	s 46P(1)	Power to require payment of amount of levy under s 46N or s 46O to be satisfactorily secured	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670764	WA	Planning and Environment Act 1987	s 46P(2)	Power to accept provision of land, works, services or facilities in part or full payment of levy payable	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670765	WA	Planning and Environment Act 1987	s 46Q(1)	Duty to keep proper accounts of levies paid	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670766	WA	Planning and Environment Act 1987	s 46Q(1A)	Duty to forward to development agency part of levy imposed for carrying out works, services, or facilities on behalf of development agency or plan preparation costs incurred by a development agency	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670767	WA	Planning and Environment Act 1987	s 46Q(2)	Duty to apply levy only for a purpose relating to the provision of plan preparation costs or the works, services and facilities in respect of which the levy was paid etc	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670768	WA	Planning and Environment Act 1987	s 46Q(3)	Power to refund any amount of levy paid if it is satisfied the development is not to proceed	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	Only applies when levy is paid to Council as a 'development agency'
670769	WA	Planning and Environment Act 1987	s 46Q(4)(c)	Duty to pay amount to current owners of land in the area if an amount of levy has been paid to a municipal council as a development agency for plan preparation costs incurred by the	Manager City Strategy & Development, Coordinator City Strategy,	Must be done within six months of the end of the period required by the development contributions plan and with the consent of, and in the manner approved by, the Minister

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				Council or for the provision by the Council of works, services or facilities in an area under s 46Q(4)(a)	Coordinator City Development	
670770	WA	Planning and Environment Act 1987	s 46Q(4)(d)	Duty to submit to the Minister an amendment to the approved development contributions plan	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	Must be done in accordance with Part 3
670771	WA	Planning and Environment Act 1987	s46Q(4)(e)	Duty to expend that amount on other works etc.	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	With the consent of, and in the manner approved by, the Minister
670772	WA	Planning and Environment Act 1987	s 46QC	Power to recover any amount of levy payable under Part 3B	Manager City Strategy & Development,	



ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
					Coordinator City Strategy, Coordinator City Development	
671126	WA	Planning and Environment Act 1987	s 46QD	Duty to prepare report and give a report to the Minister	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	Where Council is a collecting agency or development agency
670773	WA	Planning and Environment Act 1987	s 46V(3)	Duty to make a copy of the approved strategy plan (being the Melbourne Airport Environs Strategy Plan) and any documents lodged with it available in accordance with the public availability requirements, during the inspection period	N/A	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
671262	WA	Planning and Environment Act 1987	s 46V(4)	Duty to make a copy of the approved strategy plan (being the Melbourne Airport Environs Strategy Plan) and any documents lodged with it available in accordance with s 197B of the Act and on payment of the prescribe fee, after the inspection period	N/A	
671263	WA	Planning and Environment Act 1987	s 46V(5)	Duty to keep a copy of the approved strategy plan incorporating all amendments to it	N/A	
671264	WA	Planning and Environment Act 1987	s 46V(6)	Duty to make a copy of the approved strategy plan incorporating all amendments to it available in accordance with the public available requirements	N/A	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670774	WA	Planning and Environment Act 1987	s 46Y	Duty to carry out works in conformity with the approved strategy plan	N/A	
670775	WA	Planning and Environment Act 1987	s 47	Power to decide that an application for a planning permit does not comply with that Act	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670776	WA	Planning and Environment Act 1987	s 49(1)	Duty to keep a register of all applications for permits and determinations relating to permits	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	

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670777	WA	Planning and Environment Act 1987	s 49(2)	Duty to make register available for inspection in accordance with the public availability requirements	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670778	WA	Planning and Environment Act 1987	s 50(4)	Duty to amend application	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670779	WA	Planning and Environment Act 1987	s 50(5)	Power to refuse to amend application	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
671225	WA	Planning and Environment Act 1987	s 50(6)	Duty to make note of amendment to application in register	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670780	WA	Planning and Environment Act 1987	s 50A(1)	Power to make amendment to application	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670781	WA	Planning and Environment Act 1987	s 50A(3)	Power to require applicant to notify owner and make a declaration that notice has been given	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670782	WA	Planning and Environment Act 1987	s 50A(4)	Duty to note amendment to application in register	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670783	WA	Planning and Environment Act 1987	s 51	Duty to make copy of application available for inspection in accordance with the public availability requirements	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670784	WA	Planning and Environment Act 1987	s 52(1)(a)	Duty to give notice of the application to owners/occupiers of adjoining allotments unless satisfied that the grant of permit would not cause material detriment to any person	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670785	WA	Planning and Environment Act 1987	s 52(1)(b)	Duty to give notice of the application to other municipal council where appropriate	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670786	WA	Planning and Environment Act 1987	s 52(1)(c)	Duty to give notice of the application to all persons required by the planning scheme	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670787	WA	Planning and Environment Act 1987	s 52(1)(ca)	Duty to give notice of the application to owners and occupiers of land benefited by a registered restrictive covenant if may result in breach of covenant	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670788	WA	Planning and Environment Act 1987	s 52(1)(cb)	Duty to give notice of the application to owners and occupiers of land benefited by a registered restrictive covenant if application is to remove or vary the covenant	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670789	WA	Planning and Environment Act 1987	s 52(1)(d)	Duty to give notice of the application to other persons who may be detrimentally effected	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670790	WA	Planning and Environment Act 1987	s.52(1AA)	Duty to give notice of an application to remove or vary a registered restrictive covenant	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	



ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670791	WA	Planning and Environment Act 1987	s 52(3)	Power to give any further notice of an application where appropriate	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670792	WA	Planning and Environment Act 1987	s 53(1)	Power to require the applicant to give notice under s 52(1) to persons specified by it	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670793	WA	Planning and Environment Act 1987	s 53(1A)	Power to require the applicant to give the notice under s 52(1AA)	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670794	WA	Planning and Environment Act 1987	s 54(1)	Power to require the applicant to provide more information	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670795	WA	Planning and Environment Act 1987	s 54(1A)	Duty to give notice in writing of information required under s 54(1)	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670796	WA	Planning and Environment Act 1987	s 54(1B)	Duty to specify the lapse date for an application	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670797	WA	Planning and Environment Act 1987	s 54A(3)	Power to decide to extend time or refuse to extend time to give required information	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670798	WA	Planning and Environment Act 1987	s 54A(4)	Duty to give written notice of decision to extend or refuse to extend time under s 54A(3)	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670799	WA	Planning and Environment Act 1987	s 55(1)	Duty to give copy application, together with the prescribed information, to every referral authority specified in the planning scheme	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670800	WA	Planning and Environment Act 1987	s 57(2A)	Power to reject objections considered made primarily for commercial advantage for the objector	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670801	WA	Planning and Environment Act 1987	s 57(3)	Function of receiving name and address of persons to whom notice of decision is to go	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670802	WA	Planning and Environment Act 1987	s 57(5)	Duty to make a copy of all objections available in accordance with the public availability requirements	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670803	WA	Planning and Environment Act 1987	s 57A(4)	Duty to amend application in accordance with applicant's request, subject to s 57A(5)	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670804	WA	Planning and Environment Act 1987	s 57A(5)	Power to refuse to amend application	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670805	WA	Planning and Environment Act 1987	s 57A(6)	Duty to note amendments to application in register	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670806	WA	Planning and Environment Act 1987	s 57B(1)	Duty to determine whether and to whom notice should be given	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670807	WA	Planning and Environment Act 1987	s 57B(2)	Duty to consider certain matters in determining whether notice should be given	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670808	WA	Planning and Environment Act 1987	s 57C(1)	Duty to give copy of amended application to referral authority	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670809	WA	Planning and Environment Act 1987	s 58	Duty to consider every application for a permit	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670810	WA	Planning and Environment Act 1987	s 58A	Power to request advice from the Planning Application Committee	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670811	WA	Planning and Environment Act 1987	s 60	Duty to consider certain matters	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670812	WA	Planning and Environment Act 1987	s 60(1A)	Duty to consider certain matters	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
671127	WA	Planning and Environment Act 1987	s 60(1B)	Duty to consider number of objectors in considering whether use or development may have significant social effect	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670813	WA	Planning and Environment Act 1987	s 61(1)	Power to determine permit application, either to decide to grant a permit, to decide to grant a permit with conditions or to refuse a permit application	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	<p>The permit must not be inconsistent with a cultural heritage management plan under the Aboriginal Heritage Act 2006</p> <hr/> <p>Where a planning application is subject to seven (7) or more objections, council officers do not</p>



ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
						<p>have delegation to determine on the matter.</p> <p>Where a planning application is subject to zero (0) or one (1) objections, the decision to determine an application is made by the Coordinator City Development, and/or Coordinator City Strategy, and where a planning application is subject to between two (2) to six (6) objections, the decision to determine an application is made by the Manager City Strategy &amp; Development.</p>
670814	WA	Planning and Environment Act 1987	s 61(2)	Duty to decide to refuse to grant a permit if a relevant determining referral authority objects to grant of permit	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
671228	WA	Planning and Environment Act 1987	s 61(2A)	Power to decide to refuse to grant a permit if a relevant recommending referral authority objects to the grant of permit	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670815	WA	Planning and Environment Act 1987	s 61(3)(a)	Duty not to decide to grant a permit to use coastal Crown land without Minister's consent	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670816	WA	Planning and Environment Act 1987	s 61(3)(b)	Duty to refuse to grant the permit without the Minister's consent	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670817	WA	Planning and Environment Act 1987	s 61(4)	Duty to refuse to grant the permit if grant would authorise a breach of a registered restrictive covenant	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670818	WA	Planning and Environment Act 1987	s 62(1)	Duty to include certain conditions in deciding to grant a permit	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670819	WA	Planning and Environment Act 1987	s 62(2)	Power to include other conditions	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670820	WA	Planning and Environment Act 1987	s 62(4)	Duty to ensure conditions are consistent with paragraphs (a),(b) and (c)	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670821	WA	Planning and Environment Act 1987	s 62(5)(a)	Power to include a permit condition to implement an approved development contributions plan or an approved infrastructure contributions plan	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670822	WA	Planning and Environment Act 1987	s 62(5)(b)	Power to include a permit condition that specified works be provided on or to the land or paid for in accordance with s 173 agreement	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670823	WA	Planning and Environment Act 1987	s 62(5)(c)	Power to include a permit condition that specified works be provided or paid for by the applicant	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670824	WA	Planning and Environment Act 1987	s 62(6)(a)	Duty not to include a permit condition requiring a person to pay an amount for or provide works except in accordance with ss 46N(1), 46GV(7) or 62(5)	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670825	WA	Planning and Environment Act 1987	s 62(6)(b)	Duty not to include a permit condition requiring a person to pay an amount for or provide works except a condition that a planning scheme requires to be included as referred to in s 62(1)(a)	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670826	WA	Planning and Environment Act 1987	s 63	Duty to issue the permit where made a decision in favour of the application (if no one has objected)	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670827	WA	Planning and Environment Act 1987	s 64(1)	Duty to give notice of decision to grant a permit to applicant and objectors	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	This provision applies also to a decision to grant an amendment to a permit - see s 75
670828	WA	Planning and Environment Act 1987	s 64(3)	Duty not to issue a permit until after the specified period	Manager City Strategy & Development, Coordinator City Strategy,	This provision applies also to a decision to grant an amendment to a permit - see s 75

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
					Coordinator City Development	
670829	WA	Planning and Environment Act 1987	s 64(5)	Duty to give each objector a copy of an exempt decision	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	This provision applies also to a decision to grant an amendment to a permit - see s 75
670830	WA	Planning and Environment Act 1987	s 64A	Duty not to issue permit until the end of a period when an application for review may be lodged with VCAT or until VCAT has determined the application, if a relevant recommending referral authority has objected to the grant of a permit	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	This provision applies also to a decision to grant an amendment to a permit - see s 75A

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670831	WA	Planning and Environment Act 1987	s 65(1)	Duty to give notice of refusal to grant permit to applicant and person who objected under s 57	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670832	WA	Planning and Environment Act 1987	s 66(1)	Duty to give notice under s 64 or s 65 and copy permit to relevant determining referral authorities	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670833	WA	Planning and Environment Act 1987	s 66(2)	Duty to give a recommending referral authority notice of its decision to grant a permit	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	If the recommending referral authority objected to the grant of the permit or the responsible authority decided not to include a condition on the permit recommended by the recommending referral authority



ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670834	WA	Planning and Environment Act 1987	s 66(4)	Duty to give a recommending referral authority notice of its decision to refuse a permit	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	If the recommending referral authority objected to the grant of the permit or the recommending referral authority recommended that a permit condition be included on the permit
670835	WA	Planning and Environment Act 1987	s 66(6)	Duty to give a recommending referral authority a copy of any permit which Council decides to grant and a copy of any notice given under s 64 or 65	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	If the recommending referral authority did not object to the grant of the permit or the recommending referral authority did not recommend a condition be included on the permit
670836	WA	Planning and Environment Act 1987	s 69(1)	Function of receiving application for extension of time of permit	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670837	WA	Planning and Environment Act 1987	s 69(1A)	Function of receiving application for extension of time to complete development	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670838	WA	Planning and Environment Act 1987	s 69(2)	Power to extend time	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670839	WA	Planning and Environment Act 1987	s 70	Duty to make copy permit available for inspection in accordance with the public availability requirements	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670840	WA	Planning and Environment Act 1987	s 71(1)	Power to correct certain mistakes	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670841	WA	Planning and Environment Act 1987	s 71(2)	Duty to note corrections in register	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670842	WA	Planning and Environment Act 1987	s 73	Power to decide to grant amendment subject to conditions	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670843	WA	Planning and Environment Act 1987	s 74	Duty to issue amended permit to applicant if no objectors	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670844	WA	Planning and Environment Act 1987	s 76	Duty to give applicant and objectors notice of decision to refuse to grant amendment to permit	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670845	WA	Planning and Environment Act 1987	s 76A(1)	Duty to give relevant determining referral authorities copy of amended permit and copy of notice	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670846	WA	Planning and Environment Act 1987	s 76A(2)	Duty to give a recommending referral authority notice of its decision to grant an amendment to a permit	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	If the recommending referral authority objected to the amendment of the permit or the responsible authority decided not to include a condition on the amended permit recommended by the recommending referral authority
670847	WA	Planning and Environment Act 1987	s 76A(4)	Duty to give a recommending referral authority notice of its decision to refuse a permit	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	If the recommending referral authority objected to the amendment of the permit or the recommending referral authority recommended that a permit condition be included on the amended permit
670848	WA	Planning and Environment Act 1987	s 76A(6)	Duty to give a recommending referral authority a copy of any amended permit which Council decides to grant and a copy of any notice given under s 64 or 76	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	If the recommending referral authority did not object to the amendment of the permit or the recommending referral authority did not recommend a condition be included on the amended permit

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670849	WA	Planning and Environment Act 1987	s 76D	Duty to comply with direction of Minister to issue amended permit	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670850	WA	Planning and Environment Act 1987	s 83	Function of being respondent to an appeal	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670851	WA	Planning and Environment Act 1987	s 83B	Duty to give or publish notice of application for review	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670852	WA	Planning and Environment Act 1987	s 84(1)	Power to decide on an application at any time after an appeal is lodged against failure to grant a permit	NOT DELEGATED	
670853	WA	Planning and Environment Act 1987	s 84(2)	Duty not to issue a permit or notice of decision or refusal after an application is made for review of a failure to grant a permit	NOT DELEGATED	
670854	WA	Planning and Environment Act 1987	s 84(3)	Duty to tell principal registrar if decide to grant a permit after an application is made for review of its failure to grant a permit	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670855	WA	Planning and Environment Act 1987	s 84(6)	Duty to issue permit on receipt of advice within 3 business days	Manager City Strategy & Development, Coordinator City	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
					Strategy, Coordinator City Development	
671221	WA	Planning and Environment Act 1987	s 84AB	Power to agree to confining a review by the Tribunal	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670856	WA	Planning and Environment Act 1987	s 86	Duty to issue a permit at order of Tribunal within 3 business days	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670857	WA	Planning and Environment Act 1987	s 87(3)	Power to apply to VCAT for the cancellation or amendment of a permit	Manager City Strategy & Development, Coordinator City	



ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
					Strategy, Coordinator City Development	
670858	WA	Planning and Environment Act 1987	s 90(1)	Function of being heard at hearing of request for cancellation or amendment of a permit	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670859	WA	Planning and Environment Act 1987	s 91(2)	Duty to comply with the directions of VCAT	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670860	WA	Planning and Environment Act 1987	s 91(2A)	Duty to issue amended permit to owner if Tribunal so directs	Manager City Strategy & Development, Coordinator City	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
					Strategy, Coordinator City Development	
670861	WA	Planning and Environment Act 1987	s 92	Duty to give notice of cancellation/amendment of permit by VCAT to persons entitled to be heard under s 90	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670862	WA	Planning and Environment Act 1987	s 93(2)	Duty to give notice of VCAT order to stop development	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670863	WA	Planning and Environment Act 1987	s 95(3)	Function of referring certain applications to the Minister	Manager City Strategy & Development, Coordinator City	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
					Strategy, Coordinator City Development	
670864	WA	Planning and Environment Act 1987	s 95(4)	Duty to comply with an order or direction	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670865	WA	Planning and Environment Act 1987	s 96(1)	Duty to obtain a permit from the Minister to use and develop its land	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670866	WA	Planning and Environment Act 1987	s 96(2)	Function of giving consent to other persons to apply to the Minister for a permit to use and develop Council land	Manager City Strategy & Development, Coordinator City	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
					Strategy, Coordinator City Development	
670867	WA	Planning and Environment Act 1987	s 96A(2)	Power to agree to consider an application for permit concurrently with preparation of proposed amendment	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670868	WA	Planning and Environment Act 1987	s 96C	Power to give notice, to decide not to give notice, to publish notice and to exercise any other power under s 96C	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670869	WA	Planning and Environment Act 1987	s 96F	Duty to consider the panel's report under s 96E	Manager City Strategy & Development, Coordinator City	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
					Strategy, Coordinator City Development	
670870	WA	Planning and Environment Act 1987	s 96G(1)	Power to determine to recommend that a permit be granted or to refuse to recommend that a permit be granted and power to notify applicant of the determination (including power to give notice under s 23 of the Planning and Environment (Planning Schemes) Act 1996	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670871	WA	Planning and Environment Act 1987	s 96H(3)	Power to give notice in compliance with Minister's direction	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670872	WA	Planning and Environment Act 1987	s 96J	Duty to issue permit as directed by the Minister	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670873	WA	Planning and Environment Act 1987	s 96K	Duty to comply with direction of the Minister to give notice of refusal	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
671099	WA	Planning and Environment Act 1987	s 96Z	Duty to keep levy certificates given to it under ss 47 or 96A for no less than 5 years from receipt of the certificate	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670874	WA	Planning and Environment Act 1987	s 97C	Power to request Minister to decide the application	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670875	WA	Planning and Environment Act 1987	s 97D(1)	Duty to comply with directions of Minister to supply any document or assistance relating to application	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670876	WA	Planning and Environment Act 1987	s 97G(3)	Function of receiving from Minister copy of notice of refusal to grant permit or copy of any permit granted by the Minister	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670877	WA	Planning and Environment Act 1987	s 97G(6)	Duty to make a copy of permits issued under s 97F available in accordance with the public availability requirements	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670878	WA	Planning and Environment Act 1987	s 97L	Duty to include Ministerial decisions in a register kept under s 49	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670879	WA	Planning and Environment Act 1987	s 97MH	Duty to provide information or assistance to the Planning Application Committee	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	



ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670880	WA	Planning and Environment Act 1987	s 97MI	Duty to contribute to the costs of the Planning Application Committee or subcommittee	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670881	WA	Planning and Environment Act 1987	s 97O	Duty to consider application and issue or refuse to issue certificate of compliance	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670882	WA	Planning and Environment Act 1987	s 97P(3)	Duty to comply with directions of VCAT following an application for review of a failure or refusal to issue a certificate	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670883	WA	Planning and Environment Act 1987	s 97Q(2)	Function of being heard by VCAT at hearing of request for amendment or cancellation of certificate	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670884	WA	Planning and Environment Act 1987	s 97Q(4)	Duty to comply with directions of VCAT	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670885	WA	Planning and Environment Act 1987	s 97R	Duty to keep register of all applications for certificate of compliance and related decisions	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670886	WA	Planning and Environment Act 1987	s 98(1)&(2)	Function of receiving claim for compensation in certain circumstances	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670887	WA	Planning and Environment Act 1987	s 98(4)	Duty to inform any person of the name of the person from whom compensation can be claimed	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670888	WA	Planning and Environment Act 1987	s 101	Function of receiving claim for expenses in conjunction with claim	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670889	WA	Planning and Environment Act 1987	s 103	Power to reject a claim for compensation in certain circumstances	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670890	WA	Planning and Environment Act 1987	s.107(1)	Function of receiving claim for compensation	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670891	WA	Planning and Environment Act 1987	s 107(3)	Power to agree to extend time for making claim	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
671258	WA	Planning and Environment Act 1987	s 113(2)	Power to request a declaration for land to be proposed to be reserved for public purposes	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670892	WA	Planning and Environment Act 1987	s 114(1)	Power to apply to the VCAT for an enforcement order	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670893	WA	Planning and Environment Act 1987	s 117(1)(a)	Function of making a submission to the VCAT where objections are received	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670894	WA	Planning and Environment Act 1987	s 120(1)	Power to apply for an interim enforcement order where s 114 application has been made	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670895	WA	Planning and Environment Act 1987	s 123(1)	Power to carry out work required by enforcement order and recover costs	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670896	WA	Planning and Environment Act 1987	s 123(2)	Power to sell buildings, materials, etc salvaged in carrying out work under s 123(1)	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	Except Crown Land

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
703131	WA	Planning and Environment Act 1987	s 125(1)	Power to apply to any court of competent jurisdiction or to the tribunal for an injunction restraining any person from contravening an enforcement order or an interim enforcement order.	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	Section 123 of the Victorian Civil and Administrative Tribunal Act 1998 applies on an application to the Tribunal.
670897	WA	Planning and Environment Act 1987	s 129	Function of recovering penalties	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670898	WA	Planning and Environment Act 1987	s 130(5)	Power to allow person served with an infringement notice further time	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670899	WA	Planning and Environment Act 1987	s 149A(1)	Power to refer a matter to the VCAT for determination	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670900	WA	Planning and Environment Act 1987	s 149A(1A)	Power to apply to VCAT for the determination of a matter relating to the interpretation of a s.173 agreement	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
703132	WA	Planning and Environment Act 1987	s 149B	Power to apply to the Tribunal for a declaration.	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	



ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670901	WA	Planning and Environment Act 1987	s 156	Duty to pay fees and allowances (including a payment to the Crown under s 156(2A)), and payment or reimbursement for reasonable costs and expenses incurred by the panel in carrying out its functions unless the Minister directs otherwise under s 156(2B) power to ask for contribution under s 156(3) and power to abandon amendment or part of it under s 156(4)	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	Where Council is the relevant planning authority
670902	WA	Planning and Environment Act 1987	s 171(2)(f)	Power to carry out studies and commission reports	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
671226	WA	Planning and Environment Act 1987	s 171(2)(g)	Power to grant and reserve easements	Manager City Strategy & Development,	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
					Coordinator City Strategy, Coordinator City Development	
671222	WA	Planning and Environment Act 1987	s 172C	Power to compulsorily acquire any outer public purpose land that is specified in the approved infrastructure contributions plan	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	Where Council is a development agency specified in an approved infrastructure contributions plan
671223	WA	Planning and Environment Act 1987	s 172D(1)	Power to compulsorily acquire any inner public purpose land that is specified in the plan before the time that the land is required to be provided to Council under s 46GV(4)	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	Where Council is a collecting agency specified in an approved infrastructure contributions plan
671224	WA	Planning and Environment Act 1987	s 172D(2)	Power to compulsorily acquire any inner public purpose land, the use and development of which is	Manager City Strategy & Development,	Where Council is the development agency specified in an approved infrastructure contributions plan

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				to be the responsibility of Council under the plan, before the time that the land is required to be provided under s 46GV(4)	Coordinator City Strategy, Coordinator City Development	
670903	WA	Planning and Environment Act 1987	s 173(1)	Power to enter into agreement covering matters set out in s 174	CEO	
671174	WA	Planning and Environment Act 1987	s 173(1A)	Power to enter into an agreement with an owner of land for the development or provision of land in relation to affordable housing	Manager City Strategy & Development	Where Council is the relevant responsible authority
670904	WA	Planning and Environment Act 1987		Power to decide whether something is to the satisfaction of Council, where an agreement made under s 173 of the Planning and Environment Act 1987 requires something to be to the satisfaction of Council or Responsible Authority	Manager City Strategy & Development	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670905	WA	Planning and Environment Act 1987		Power to give consent on behalf of Council, where an agreement made under s 173 of the Planning and Environment Act 1987 requires that something may not be done without the consent of Council or Responsible Authority	Manager City Strategy & Development	
670906	WA	Planning and Environment Act 1987	s 177(2)	Power to end a s 173 agreement with the agreement of all those bound by any covenant in the agreement or otherwise in accordance with Division 2 of Part 9	Manager City Strategy & Development	
670907	WA	Planning and Environment Act 1987	s 178	power to amend a s 173 agreement with the agreement of all those bound by any covenant in the agreement or otherwise in accordance with Division 2 of Part 9	Manager City Strategy & Development	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670908	WA	Planning and Environment Act 1987	s 178A(1)	Function of receiving application to amend or end an agreement	Manager City Strategy & Development	
670909	WA	Planning and Environment Act 1987	s 178A(3)	Function of notifying the owner as to whether it agrees in principle to the proposal under s 178A(1)	Manager City Strategy & Development	
670910	WA	Planning and Environment Act 1987	s 178A(4)	Function of notifying the applicant and the owner as to whether it agrees in principle to the proposal	Manager City Strategy & Development	
670911	WA	Planning and Environment Act 1987	s 178A(5)	Power to propose to amend or end an agreement	Manager City Strategy & Development	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670912	WA	Planning and Environment Act 1987	s 178B(1)	Duty to consider certain matters when considering proposal to amend an agreement	Manager City Strategy & Development	
670913	WA	Planning and Environment Act 1987	s 178B(2)	Duty to consider certain matters when considering proposal to end an agreement	Manager City Strategy & Development	
670914	WA	Planning and Environment Act 1987	s 178C(2)	Duty to give notice of the proposal to all parties to the agreement and other persons who may be detrimentally affected by decision to amend or end	Manager City Strategy & Development	
670915	WA	Planning and Environment Act 1987	s 178C(4)	Function of determining how to give notice under s 178C(2)	Manager City Strategy & Development	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670916	WA	Planning and Environment Act 1987	s 178E(1)	Duty not to make decision until after 14 days after notice has been given	Manager City Strategy & Development	
670917	WA	Planning and Environment Act 1987	s.178E(2)(a)	Power to amend or end the agreement in accordance with the proposal	Manager City Strategy & Development	If no objections are made under s 178D  Must consider matters in s 178B
670918	WA	Planning and Environment Act 1987	s 178E(2)(b)	Power to amend or end the agreement in a manner that is not substantively different from the proposal	Manager City Strategy & Development	If no objections are made under s 178D  Must consider matters in s 178B
670919	WA	Planning and Environment Act 1987	s 178E(2)(c)	Power to refuse to amend or end the agreement	Manager City Strategy & Development	If no objections are made under s 178D  Must consider matters in s 178B

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670920	WA	Planning and Environment Act 1987	s 178E(3)(a)	Power to amend or end the agreement in accordance with the proposal	Manager City Strategy & Development	After considering objections, submissions and matters in s 178B
670921	WA	Planning and Environment Act 1987	s 178E(3)(b)	Power to amend or end the agreement in a manner that is not substantively different from the proposal	Manager City Strategy & Development	After considering objections, submissions and matters in s 178B
670922	WA	Planning and Environment Act 1987	s.178E(3)(c)	power to amend or end the agreement in a manner that is substantively different from the proposal	Manager City Strategy & Development	After considering objections, submissions and matters in s.178B
670923	WA	Planning and Environment Act 1987	s 178E(3)(d)	Power to refuse to amend or end the agreement	Manager City Strategy & Development	After considering objections, submissions and matters in s 178B



ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670924	WA	Planning and Environment Act 1987	s 178F(1)	Duty to give notice of its decision under s 178E(3)(a) or (b)	Manager City Strategy & Development	
670925	WA	Planning and Environment Act 1987	s 178F(2)	Duty to give notice of its decision under s 178E(2)(c) or (3)(d)	Manager City Strategy & Development	
670926	WA	Planning and Environment Act 1987	s 178F(4)	Duty not to proceed to amend or end an agreement under s 178E until at least 21 days after notice has been given or until an application for review to the Tribunal has been determined or withdrawn	Manager City Strategy & Development	
670927	WA	Planning and Environment Act 1987	s 178G	Duty to sign amended agreement and give copy to each other party to the agreement	Manager City Strategy & Development	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670928	WA	Planning and Environment Act 1987	s 178H	Power to require a person who applies to amend or end an agreement to pay the costs of giving notices and preparing the amended agreement	Manager City Strategy & Development	
670929	WA	Planning and Environment Act 1987	s 178I(3)	Duty to notify, in writing, each party to the agreement of the ending of the agreement relating to Crown land	Manager City Strategy & Development	
670930	WA	Planning and Environment Act 1987	s 179(2)	Duty to make copy of each agreement available in accordance with the public availability requirements	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670931	WA	Planning and Environment Act 1987	s 181	Duty to apply to the Registrar of Titles to record the agreement	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670932	WA	Planning and Environment Act 1987	s 181(1A)(a)	Power to apply to the Registrar of Titles to record the agreement	Manager City Strategy & Development	
670933	WA	Planning and Environment Act 1987	s 181(1A)(b)	Duty to apply to the Registrar of Titles, without delay, to record the agreement	Manager City Strategy & Development	
670934	WA	Planning and Environment Act 1987	s 182	Power to enforce an agreement	Manager City Strategy & Development, Coordinator City Strategy,	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
					Coordinator City Development	
670935	WA	Planning and Environment Act 1987	s 183	Duty to tell Registrar of Titles of ending/amendment of agreement	Manager City Strategy & Development	
670936	WA	Planning and Environment Act 1987	s 184F(1)	Power to decide to amend or end an agreement at any time after an application for review of the failure of Council to make a decision	Manager City Strategy & Development	
670937	WA	Planning and Environment Act 1987	s 184F(2)	Duty not to amend or end the agreement or give notice of the decision after an application is made to VCAT for review of a failure to amend or end an agreement	Manager City Strategy & Development	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670938	WA	Planning and Environment Act 1987	s 184F(3)	Duty to inform the principal registrar if the responsible authority decides to amend or end an agreement after an application is made for the review of its failure to end or amend the agreement	Manager City Strategy & Development	
670939	WA	Planning and Environment Act 1987	s 184F(5)	Function of receiving advice from the principal registrar that the agreement may be amended or ended in accordance with Council's decision	Manager City Strategy & Development	
670940	WA	Planning and Environment Act 1987	s 184G(2)	Duty to comply with a direction of the Tribunal	Manager City Strategy & Development	
670941	WA	Planning and Environment Act 1987	s 184G(3)	Duty to give notice as directed by the Tribunal	Manager City Strategy & Development	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
671265	WA	Planning and Environment Act 1987	s 185B(1)	Duty to comply with a request from the Minister to provide the name, address, email address or telephone number of any person to whom the Minister is required to give notice	Manager City Strategy & Development	
670942	WA	Planning and Environment Act 1987	s 198(1)	Function to receive application for planning certificate	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670943	WA	Planning and Environment Act 1987	s 199(1)	Duty to give planning certificate to applicant	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670944	WA	Planning and Environment Act 1987	s 201(1)	Function of receiving application for declaration of underlying zoning	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670945	WA	Planning and Environment Act 1987	s 201(3)	Duty to make declaration	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670946	WA	Planning and Environment Act 1987		Power to decide, in relation to any planning scheme or permit, that a specified thing has or has not been done to the satisfaction of Council	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670947	WA	Planning and Environment Act 1987		Power, in relation to any planning scheme or permit, to consent or refuse to consent to any matter which requires the consent or approval of Council	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670948	WA	Planning and Environment Act 1987		Power to approve any plan or any amendment to a plan or other document in accordance with a provision of a planning scheme or condition in a permit	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670949	WA	Planning and Environment Act 1987		Power to give written authorisation in accordance with a provision of a planning scheme	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	



ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670950	WA	Planning and Environment Act 1987	s 201UAB(1)	Function of providing the Victoria Planning Authority with information relating to any land within municipal district	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670951	WA	Planning and Environment Act 1987	s 201UAB(2)	Duty to provide the Victoria Planning Authority with information requested under s 201UAB(1) as soon as possible	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
670952	WA	Residential Tenancies Act 1997	s 518F	Power to issue notice to caravan park regarding emergency management plan if determined that the plan does not comply with the requirements	Manager City Strategy & Development, Coordinator Environmental Health, Environmental Health Officer	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670953	WA	Residential Tenancies Act 1997	s 522(1)	Power to give a compliance notice to a person	Manager City Strategy & Development, Coordinator Environmental Health, Environmental Health Officer	
670954	WA	Residential Tenancies Act 1997	s 525(2)	Power to authorise an officer to exercise powers in s 526 (either generally or in a particular case)	Manager City Strategy & Development, Coordinator Environmental Health, Environmental Health Officer	
670955	WA	Residential Tenancies Act 1997	s 525(4)	Duty to issue identity card to authorised officers	Manager City Strategy & Development	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670956	WA	Residential Tenancies Act 1997	s 526(5)	Duty to keep record of entry by authorised officer under s 526	Manager City Strategy & Development, Coordinator Environmental Health, Environmental Health Officer	
670957	WA	Residential Tenancies Act 1997	s 526A(3)	Function of receiving report of inspection	Manager City Strategy & Development, Coordinator Environmental Health, Environmental Health Officer	
670958	WA	Residential Tenancies Act 1997	s 527	Power to authorise a person to institute proceedings (either generally or in a particular case)	Director City Growth, Manager City Strategy & Development	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670959	WA	Road Management Act 2004	s 11(1)	Power to declare a road by publishing a notice in the Government Gazette	CEO, Director City Infrastructure, Manager Infrastructure Services	Obtain consent in circumstances specified in s 11(2)
670960	WA	Road Management Act 2004	s 11(8)	Power to name a road or change the name of a road by publishing notice in Government Gazette	Director City Infrastructure	
670961	WA	Road Management Act 2004	s 11(9)(b)	Duty to advise Registrar	Director City Infrastructure	
670962	WA	Road Management Act 2004	s 11(10)	Duty to inform Secretary to Department of Environment, Land, Water and Planning of declaration etc.	Director City Infrastructure	Subject to s 11(10A)

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670963	WA	Road Management Act 2004	s 11(10A)	Duty to inform Secretary to Department of Environment, Land, Water and Planning or nominated person	Director City Infrastructure	Where Council is the coordinating road authority
670964	WA	Road Management Act 2004	s 12(2)	Power to discontinue road or part of a road	Director City Infrastructure	Where Council is the coordinating road authority
670965	WA	Road Management Act 2004	s 12(4)	Duty to publish, and provide copy, notice of proposed discontinuance	Director City Infrastructure, Manager Infrastructure Services	Power of coordinating road authority where it is the discontinuing body  Unless s 12(11) applies
670966	WA	Road Management Act 2004	s 12(5)	Duty to consider written submissions received within 28 days of notice	Director City Infrastructure, Manager Infrastructure Services	Duty of coordinating road authority where it is the discontinuing body  Unless s 12(11) applies

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670967	WA	Road Management Act 2004	s 12(6)	Function of hearing a person in support of their written submission	Director City Infrastructure, Manager Infrastructure Services	Function of coordinating road authority where it is the discontinuing body  Unless s 12(11) applies
670968	WA	Road Management Act 2004	s 12(7)	Duty to fix day, time and place of meeting under s 12(6) and to give notice	Director City Infrastructure, Manager Infrastructure Services	Duty of coordinating road authority where it is the discontinuing body  Unless s 12(11) applies
670969	WA	Road Management Act 2004	s 12(10)	Duty to notify of decision made	Director City Infrastructure, Manager Infrastructure Services	Duty of coordinating road authority where it is the discontinuing body  Does not apply where an exemption is specified by the regulations or given by the Minister

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670970	WA	Road Management Act 2004	s 13(1)	Power to fix a boundary of a road by publishing notice in Government Gazette	Director City Infrastructure, Manager Infrastructure Services	Power of coordinating road authority and obtain consent under s 13(3) and s 13(4) as appropriate
670971	WA	Road Management Act 2004	s 14(4)	Function of receiving notice from the Head, Transport for Victoria	Director City Infrastructure	
670972	WA	Road Management Act 2004	s 14(7)	Power to appeal against decision of the Head, Transport for Victoria	Director City Infrastructure	
670973	WA	Road Management Act 2004	s 15(1)	Power to enter into arrangement with another road authority, utility or a provider of public transport to transfer a road management function of the road authority to the other road authority, utility or	Director City Infrastructure, Manager Infrastructure Services	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				provider of public transport		
670974	WA	Road Management Act 2004	s 15(1A)	Power to enter into arrangement with a utility to transfer a road management function of the utility to the road authority	Director City Infrastructure, Manager Infrastructure Services	
670975	WA	Road Management Act 2004	s 15(2)	Duty to include details of arrangement in public roads register	Director City Infrastructure, Manager Infrastructure Services	
670976	WA	Road Management Act 2004	s 16(7)	Power to enter into an arrangement under s 15	Director City Infrastructure, Manager Infrastructure Services, Coordinator	



ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
					Strategic Assets Management	
670977	WA	Road Management Act 2004	s 16(8)	Duty to enter details of determination in public roads register	Director City Infrastructure, Manager Infrastructure Services, Coordinator Strategic Assets Management	
670978	WA	Road Management Act 2004	s 17(2)	Duty to register public road in public roads register	Director City Infrastructure, Manager Infrastructure Services, Manager Strategic Assets, Property & Projects	Where Council is the coordinating road authority
670979	WA	Road Management Act 2004	s 17(3)	Power to decide that a road is reasonably required for general public use	Director City Infrastructure, Manager Infrastructure	Where Council is the coordinating road authority

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
					Services, Manager Strategic Assets, Property & Projects	
670980	WA	Road Management Act 2004	s 17(3)	Duty to register a road reasonably required for general public use in public roads register	Director City Infrastructure, Manager Infrastructure Services, Manager Strategic Assets, Property & Projects	Where Council is the coordinating road authority
670981	WA	Road Management Act 2004	s 17(4)	Power to decide that a road is no longer reasonably required for general public use	Director City Infrastructure, Manager Infrastructure Services, Manager Strategic Assets, Property & Projects	Where Council is the coordinating road authority
670982	WA	Road Management Act 2004	s 17(4)	Duty to remove road no longer reasonably required for general public use from public roads register	Director City Infrastructure, Manager Infrastructure	Where Council is the coordinating road authority

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
					Services, Manager Strategic Assets, Property & Projects	
670983	WA	Road Management Act 2004	s 18(1)	Power to designate ancillary area	Director City Infrastructure, Manager Infrastructure Services, Manager Strategic Assets, Property & Projects	Where Council is the coordinating road authority, and obtain consent in circumstances specified in s 18(2)
670984	WA	Road Management Act 2004	s 18(3)	Duty to record designation in public roads register	Director City Infrastructure, Manager Infrastructure Services, Manager Strategic Assets, Property & Projects	Where Council is the coordinating road authority
670985	WA	Road Management Act 2004	s 19(1)	Duty to keep register of public roads in respect of which it is the coordinating road authority	Director City Infrastructure, Manager Infrastructure	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
					Services, Manager Strategic Assets, Property & Projects	
670986	WA	Road Management Act 2004	s 19(4)	Duty to specify details of discontinuance in public roads register	Director City Infrastructure, Manager Infrastructure Services, Manager Strategic Assets, Property & Projects	
670987	WA	Road Management Act 2004	s 19(5)	Duty to ensure public roads register is available for public inspection	Director City Infrastructure, Manager Infrastructure Services, Manager Strategic Assets, Property & Projects	
670988	WA	Road Management Act 2004	s 21	Function of replying to request for information or advice	Director City Infrastructure, Manager Infrastructure	Obtain consent in circumstances specified in s 11(2)

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
					Services, Manager Strategic Assets, Property & Projects, Coordinator Infrastructure Management, Coordinator Strategic Assets Management	
670989	WA	Road Management Act 2004	s 22(2)	Function of commenting on proposed direction	Director City Infrastructure	
670990	WA	Road Management Act 2004	s 22(4)	Duty to publish a copy or summary of any direction made under s 22 by the Minister in its annual report.	Director City Infrastructure, Manager Infrastructure Services, Manager Strategic Assets, Property & Projects	
670991	WA	Road Management Act 2004	s 22(5)	Duty to give effect to a direction under s 22	Director City Infrastructure, Manager	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
					Infrastructure Services	
670992	WA	Road Management Act 2004	s 40(1)	Duty to inspect, maintain and repair a public road.	Director City Infrastructure, Manager Infrastructure Services	
670993	WA	Road Management Act 2004	s 40(5)	Power to inspect, maintain and repair a road which is not a public road	Director City Infrastructure, Manager Infrastructure Services	
670994	WA	Road Management Act 2004	s 41(1)	Power to determine the standard of construction, inspection, maintenance and repair	Director City Infrastructure, Manager Infrastructure Services	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
670995	WA	Road Management Act 2004	s 42(1)	Power to declare a public road as a controlled access road	Director City Infrastructure	Power of coordinating road authority and sch 2 also applies
670996	WA	Road Management Act 2004	s 42(2)	Power to amend or revoke declaration by notice published in Government Gazette	Director City Infrastructure	Power of coordinating road authority and sch 2 also applies
670997	WA	Road Management Act 2004	s 42A(3)	Duty to consult with Head, Transport for Victoria and Minister for Local Government before road is specified	Director City Infrastructure	Where Council is the coordinating road authority  If road is a municipal road or part thereof
670998	WA	Road Management Act 2004	s 42A(4)	Power to approve Minister's decision to specify a road as a specified freight road	Director City Infrastructure	Where Council is the coordinating road authority

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
						If road is a municipal road or part thereof and where road is to be specified a freight road
670999	WA	Road Management Act 2004	s 48EA	Duty to notify the owner or occupier of land and provider of public transport on which rail infrastructure or rolling stock is located (and any relevant provider of public transport)	Director City Infrastructure	Where Council is the responsible road authority, infrastructure manager or works manager
671000	WA	Road Management Act 2004	s 48M(3)	Function of consulting with the relevant authority for purposes of developing guidelines under s 48M	Director City Infrastructure, Manager Infrastructure Services	
671001	WA	Road Management Act 2004	s 49	Power to develop and publish a road management plan	Director City Infrastructure, Manager	



ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
					Infrastructure Services	
671002	WA	Road Management Act 2004	s 51	Power to determine standards by incorporating the standards in a road management plan	Director City Infrastructure, Manager Infrastructure Services	
671003	WA	Road Management Act 2004	s 53(2)	Power to cause notice to be published in Government Gazette of amendment etc of document in road management plan	Director City Infrastructure, Manager Infrastructure Services	
671004	WA	Road Management Act 2004	s 54(2)	Duty to give notice of proposal to make a road management plan	Director City Infrastructure	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
671005	WA	Road Management Act 2004	s 54(5)	Duty to conduct a review of road management plan at prescribed intervals	Director City Infrastructure, Manager Infrastructure Services	
671006	WA	Road Management Act 2004	s 54(6)	Power to amend road management plan	Director City Infrastructure, Manager Infrastructure Services	
671007	WA	Road Management Act 2004	s 54(7)	Duty to incorporate the amendments into the road management plan	Director City Infrastructure, Manager Infrastructure Services	
671008	WA	Road Management Act 2004	s 55(1)	Duty to cause notice of road management plan to be published in Government Gazette and newspaper	Director City Infrastructure, Manager Infrastructure Services	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
671009	WA	Road Management Act 2004	s 63(1)	Power to consent to conduct of works on road	Director City Infrastructure, Manager Infrastructure Services, Coordinator Infrastructure Management, Coordinator Engineering Design, Construction Supervisor	Where Council is the coordinating road authority
671010	WA	Road Management Act 2004	s 63(2)(e)	Power to conduct or to authorise the conduct of works in, on, under or over a road in an emergency	Director City Infrastructure, Manager Infrastructure Services, Manager Sustainability and Compliance	Where Council is the infrastructure manager
671011	WA	Road Management Act 2004	s 64(1)	Duty to comply with cl 13 of sch 7	Director City Infrastructure,	Where Council is the infrastructure manager or works manager

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
					Manager Infrastructure Services	
671012	WA	Road Management Act 2004	s 66(1)	Power to consent to structure etc	Director City Infrastructure, Manager Infrastructure Services	Where Council is the coordinating road authority
671013	WA	Road Management Act 2004	s 67(2)	Function of receiving the name & address of the person responsible for distributing the sign or bill	Director City Infrastructure, Manager Infrastructure Services	Where Council is the coordinating road authority
671014	WA	Road Management Act 2004	s 67(3)	Power to request information	Director City Infrastructure, Manager Infrastructure Services	Where Council is the coordinating road authority

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
671015	WA	Road Management Act 2004	s 68(2)	Power to request information	Director City Infrastructure, Manager Infrastructure Services	Where Council is the coordinating road authority
671016	WA	Road Management Act 2004	s 71(3)	Power to appoint an authorised officer	CEO, Director City Infrastructure	
671017	WA	Road Management Act 2004	s 72	Duty to issue an identity card to each authorised officer	Director City Infrastructure	
671018	WA	Road Management Act 2004	s 85	Function of receiving report from authorised officer	Director City Infrastructure, Manager Infrastructure Services	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
671019	WA	Road Management Act 2004	s 86	Duty to keep register re s 85 matters	Director City Infrastructure, Manager Infrastructure Services	
671020	WA	Road Management Act 2004	s 87(1)	Function of receiving complaints	Director City Infrastructure, Manager Infrastructure Services	
671021	WA	Road Management Act 2004	s 87(2)	Duty to investigate complaint and provide report	Director City Infrastructure, Manager Infrastructure Services	
671259	WA	Road Management Act 2004	s 96	Power to authorise a person for the purpose of instituting legal proceedings	Director City Infrastructure, Manager Infrastructure Services	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
671022	WA	Road Management Act 2004	s 112(2)	Power to recover damages in court	Director City Infrastructure, Manager Infrastructure Services	
671023	WA	Road Management Act 2004	s 116	Power to cause or carry out inspection	Director City Infrastructure, Manager Infrastructure Services, Manager Strategic Assets, Property & Projects	
671024	WA	Road Management Act 2004	s 119(2)	Function of consulting with the Head, Transport for Victoria	Director City Infrastructure, Manager Infrastructure Services	
671025	WA	Road Management Act 2004	s 120(1)	Power to exercise road management functions on an arterial road (with the consent of	Director City Infrastructure, Manager	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				the Head, Transport for Victoria)	Infrastructure Services	
671026	WA	Road Management Act 2004	s 120(2)	Duty to seek consent of the Head, Transport for Victoria to exercise road management functions before exercising power in s 120(1)	Director City Infrastructure, Manager Infrastructure Services	
671027	WA	Road Management Act 2004	s 121(1)	Power to enter into an agreement in respect of works	Director City Infrastructure, Manager Infrastructure Services	
671028	WA	Road Management Act 2004	s 122(1)	Power to charge and recover fees	Director City Infrastructure, Manager Infrastructure Services, Manager Sustainability and Compliance	



ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
671029	WA	Road Management Act 2004	s 123(1)	Power to charge for any service	Director City Infrastructure, Manager Infrastructure Services, Manager Sustainability and Compliance	
671030	WA	Road Management Act 2004	sch 2 cl 2(1)	Power to make a decision in respect of controlled access roads	Director City Infrastructure	
671031	WA	Road Management Act 2004	sch 2 cl 3(1)	Duty to make policy about controlled access roads	Director City Infrastructure	
671032	WA	Road Management Act 2004	sch 2 cl 3(2)	Power to amend, revoke or substitute policy about controlled access roads	Director City Infrastructure	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
671033	WA	Road Management Act 2004	sch 2 cl 4	Function of receiving details of proposal from the Head, Transport for Victoria	Director City Infrastructure	
671034	WA	Road Management Act 2004	sch 2 cl 5	Duty to publish notice of declaration	Director City Infrastructure, Manager Infrastructure Services	
671035	WA	Road Management Act 2004	sch 7 cl 7(1)	Duty to give notice to relevant coordinating road authority of proposed installation of non-road infrastructure or related works on a road reserve	Director City Infrastructure, Manager Infrastructure Services	Where Council is the infrastructure manager or works manager
671036	WA	Road Management Act 2004	sch 7 cl 8(1)	Duty to give notice to any other infrastructure manager or works manager responsible for any non-road infrastructure in the area, that could be affected by any proposed installation of	Director City Infrastructure, Manager Infrastructure Services	Where Council is the infrastructure manager or works manager

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				infrastructure or related works on a road or road reserve of any road		
671037	WA	Road Management Act 2004	sch 7 cl 9(1)	Duty to comply with request for information from a coordinating road authority, an infrastructure manager or a works manager responsible for existing or proposed infrastructure in relation to the location of any non-road infrastructure and technical advice or assistance in conduct of works	Director City Infrastructure, Manager Infrastructure Services	Where Council is the infrastructure manager or works manager responsible for non-road infrastructure
671038	WA	Road Management Act 2004	sch 7 cl 9(2)	Duty to give information to another infrastructure manager or works manager where becomes aware any infrastructure or works are not in the location shown on records, appear to be in an	Director City Infrastructure, Manager Infrastructure Services	Where Council is the infrastructure manager or works manager

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				unsafe condition or appear to need maintenance		
671039	WA	Road Management Act 2004	sch 7 cl 10(2)	Where Sch 7 cl 10(1) applies, duty to, where possible, conduct appropriate consultation with persons likely to be significantly affected	Director City Infrastructure, Manager Infrastructure Services	Where Council is the infrastructure manager or works manager
671040	WA	Road Management Act 2004	sch 7 cl 12(2)	Power to direct infrastructure manager or works manager to conduct reinstatement works	Director City Infrastructure, Manager Infrastructure Services	Where Council is the coordinating road authority
671041	WA	Road Management Act 2004	sch 7 cl 12(3)	Power to take measures to ensure reinstatement works are completed	Director City Infrastructure, Manager Infrastructure Services	Where Council is the coordinating road authority

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
671042	WA	Road Management Act 2004	sch 7 cl 12(4)	Duty to ensure that works are conducted by an appropriately qualified person	Director City Infrastructure, Manager Infrastructure Services	Where Council is the coordinating road authority
671043	WA	Road Management Act 2004	sch 7 cl 12(5)	Power to recover costs	Director City Infrastructure, Manager Infrastructure Services	Where Council is the coordinating road authority
671044	WA	Road Management Act 2004	sch 7 cl 13(1)	Duty to notify relevant coordinating road authority within 7 days that works have been completed, subject to sch 7 cl 13(2)	Director City Infrastructure, Manager Infrastructure Services	Where Council is the works manager
671045	WA	Road Management Act 2004	sch 7 cl 13(2)	Power to vary notice period	Director City Infrastructure, Manager	Where Council is the coordinating road authority

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
					Infrastructure Services	
671046	WA	Road Management Act 2004	sch 7 cl 13(3)	Duty to ensure works manager has complied with obligation to give notice under sch 7 cl 13(1)	Director City Infrastructure, Manager Infrastructure Services	Where Council is the infrastructure manager
671047	WA	Road Management Act 2004	sch 7 cl 16(1)	Power to consent to proposed works	Director City Infrastructure, Manager Infrastructure Services	Where Council is the coordinating road authority
671048	WA	Road Management Act 2004	sch 7 cl 16(4)	Duty to consult	Director City Infrastructure, Manager Infrastructure Services	Where Council is the coordinating road authority, responsible authority or infrastructure manager
671049	WA	Road Management Act 2004	sch 7 cl 16(5)	Power to consent to proposed works	Director City Infrastructure,	Where Council is the coordinating road authority

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
					Manager Infrastructure Services	
671050	WA	Road Management Act 2004	sch 7 cl 16(6)	Power to set reasonable conditions on consent	Director City Infrastructure, Manager Infrastructure Services	Where Council is the coordinating road authority
671051	WA	Road Management Act 2004	sch 7 cl 16(8)	Power to include consents and conditions	Director City Infrastructure, Manager Infrastructure Services	Where Council is the coordinating road authority
671052	WA	Road Management Act 2004	sch 7 cl 17(2)	Power to refuse to give consent and duty to give reasons for refusal	Director City Infrastructure, Manager Infrastructure Services	Where Council is the coordinating road authority

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
671053	WA	Road Management Act 2004	sch 7 cl18(1)	Power to enter into an agreement	Director City Infrastructure, Manager Infrastructure Services	Where Council is the coordinating road authority
671054	WA	Road Management Act 2004	sch7 cl 19(1)	Power to give notice requiring rectification of works	Director City Infrastructure, Manager Infrastructure Services	Where Council is the coordinating road authority
671055	WA	Road Management Act 2004	sch 7 cl 19(2) & (3)	Power to conduct the rectification works or engage a person to conduct the rectification works and power to recover costs incurred	Director City Infrastructure, Manager Infrastructure Services	Where Council is the coordinating road authority
671056	WA	Road Management Act 2004	sch 7 cl 20(1)	Power to require removal, relocation, replacement or upgrade of existing non-road infrastructure	Director City Infrastructure, Manager	Where Council is the coordinating road authority



ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
					Infrastructure Services	
671057	WA	Road Management Act 2004	sch 7A cl 2	Power to cause street lights to be installed on roads	Director City Infrastructure, Manager Infrastructure Services	Power of responsible road authority where it is the coordinating road authority or responsible road authority in respect of the road
671058	WA	Road Management Act 2004	sch 7 cl 3(1)(d)	Duty to pay installation and operation costs of street lighting - where road is not an arterial road	Director City Infrastructure, Manager Infrastructure Services	Where Council is the responsible road authority
671059	WA	Road Management Act 2004	sch 7A cl 3(1)(e)	Duty to pay installation and operation costs of street lighting - where road is a service road on an arterial road and adjacent areas	Director City Infrastructure, Manager Infrastructure Services	Where Council is the responsible road authority

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
671060	WA	Road Management Act 2004	sch 7A cl (3)(1)(f)	Duty to pay installation and percentage of operation costs of street lighting - for arterial roads in accordance with cls 3(2) and 4	Director City Infrastructure, Manager Infrastructure Services	Duty of Council as responsible road authority that installed the light (re: installation costs) and where Council is relevant municipal council (re: operating costs)
671128	WA	Cemeteries and Crematoria Regulations 2015	r 24	Duty to ensure that cemetery complies with depth of burial requirements	N/A	
671129	WA	Cemeteries and Crematoria Regulations 2015	r 25	Duty to ensure that the cemetery complies with the requirements for interment in concrete-lined graves	N/A	
671130	WA	Cemeteries and Crematoria Regulations 2015	r 27	Power to inspect any coffin, container or other receptacle if satisfied of the matters in paragraphs (a) and (b)	N/A	
671165	WA	Cemeteries and Crematoria Regulations 2015	r 28(1)	Power to remove any fittings on any coffin, container or other receptacle if the fittings may	N/A	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				impede the cremation process or damage the cremator		
671131	WA	Cemeteries and Crematoria Regulations 2015	r 28(2)	Duty to ensure any fittings removed or are disposed in an appropriate manner	N/A	
671132	WA	Cemeteries and Crematoria Regulations 2015	r 29	Power to dispose of any metal substance or non-human substance recovered from a cremator	N/A	
671133	WA	Cemeteries and Crematoria Regulations 2015	r 30(2)	Power to release cremated human remains to certain persons	N/A	Subject to any order of a court
671134	WA	Cemeteries and Crematoria Regulations 2015	r 31(1)	Duty to make cremated human remains available for collection within 2 working days after the cremation	N/A	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
671135	WA	Cemeteries and Crematoria Regulations 2015	r 31(2)	Duty to hold cremated human remains for at least 12 months from the date of cremation	N/A	
671136	WA	Cemeteries and Crematoria Regulations 2015	r 31(3)	Power to dispose of cremated human remains if no person gives a direction within 12 months of the date of cremation	N/A	
671137	WA	Cemeteries and Crematoria Regulations 2015	r 31(4)	Duty to take reasonable steps notify relevant people of intention to dispose of remains at expiry of 12 month period	N/A	
671138	WA	Cemeteries and Crematoria Regulations 2015	r 32	Duty to ensure a mausoleum is constructed in accordance with paragraphs (a)-(d)	N/A	
671139	WA	Cemeteries and Crematoria Regulations 2015	r 33(1)	Duty to ensure that remains are interred in a coffin, container or receptacle in accordance with paragraphs (a)-(c)	N/A	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
671140	WA	Cemeteries and Crematoria Regulations 2015	r 33(2)	Duty to ensure that remains are interred in accordance with paragraphs (a)-(b)	N/A	
671141	WA	Cemeteries and Crematoria Regulations 2015	r 34	Duty to ensure that a crypt space in a mausolea is sealed in accordance with paragraphs (a)-(b)	N/A	
671142	WA	Cemeteries and Crematoria Regulations 2015	r 36	Duty to provide statement that alternative vendors or supplier of monuments exist	N/A	
671143	WA	Cemeteries and Crematoria Regulations 2015	r 40	Power to approve a person to play sport within a public cemetery	N/A	
671144	WA	Cemeteries and Crematoria Regulations 2015	r 41(1)	Power to approve fishing and bathing within a public cemetery	N/A	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
671145	WA	Cemeteries and Crematoria Regulations 2015	r 42(1)	Power to approve hunting within a public cemetery	N/A	
671146	WA	Cemeteries and Crematoria Regulations 2015	r 43	Power to approve camping within a public cemetery	N/A	
671147	WA	Cemeteries and Crematoria Regulations 2015	r 45(1)	Power to approve the removal of plants within a public cemetery	N/A	
671148	WA	Cemeteries and Crematoria Regulations 2015	r 46	Power to approve certain activities under the Regulations if satisfied of regulation (1)(a)-(c)	N/A	
671149	WA	Cemeteries and Crematoria Regulations 2015	r 47(3)	Power to approve the use of fire in a public cemetery	N/A	

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671150	WA	Cemeteries and Crematoria Regulations 2015	r 48(2)	Power to approve a person to drive, ride or use a vehicle on any surface other than a road, track or parking area	N/A	
671151	WA	Cemeteries and Crematoria Regulations 2015		Note: Schedule 2 contains Model Rules – only applicable if the cemetery trust has not made its own cemetery trust rules	N/A	
671152	WA	Cemeteries and Crematoria Regulations 2015	sch 2 cl 4	Power to approve the carrying out of an activity referred to in rules 8, 16, 17 and 18 of sch 2	N/A	See note above regarding model rules
671153	WA	Cemeteries and Crematoria Regulations 2015	sch 2 cl 5(1)	Duty to display the hours during which pedestrian access is available to the cemetery	N/A	See note above regarding model rules
671154	WA	Cemeteries and Crematoria Regulations 2015	sch 2 cl 5(2)	Duty to notify the Secretary of, (a) the hours during which pedestrian access is available to the cemetery; and (b) any changes to those hours	N/A	See note above regarding model rules

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671155	WA	Cemeteries and Crematoria Regulations 2015	sch 2 cl 6(1)	Power to give directions regarding the manner in which a funeral is to be conducted	N/A	See note above regarding model rules
671156	WA	Cemeteries and Crematoria Regulations 2015	sch 2 cl 7(1)	Power to give directions regarding the dressing of places of interment and memorials	N/A	See note above regarding model rules
671157	WA	Cemeteries and Crematoria Regulations 2015	sch 2 cl 8	Power to approve certain mementos on a memorial	N/A	See note above regarding model rules
671158	WA	Cemeteries and Crematoria Regulations 2015	sch 2 cl 11(1)	Power to remove objects from a memorial or place of interment	N/A	See note above regarding model rules
671159	WA	Cemeteries and Crematoria Regulations 2015	sch 2 cl 11(2)	Duty to ensure objects removed under sub rule (1) are disposed of in an appropriate manner	N/A	See note above regarding model rules



ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
671160	WA	Cemeteries and Crematoria Regulations 2015	sch 2 cl 12	Power to inspect any work being carried out on memorials, places of interment and buildings for ceremonies	N/A	See note above regarding model rules
671161	WA	Cemeteries and Crematoria Regulations 2015	sch 2 cl 14	Power to approve an animal to enter into or remain in a cemetery	N/A	See note above regarding model rules
671162	WA	Cemeteries and Crematoria Regulations 2015	sch 2 cl 16(1)	Power to approve construction and building within a cemetery	N/A	See note above regarding model rules
671163	WA	Cemeteries and Crematoria Regulations 2015	sch 2 cl 17(1)	Power to approve action to disturb or demolish property of the cemetery trust	N/A	See note above regarding model rules
671164	WA	Cemeteries and Crematoria Regulations 2015	sch 2 cl 18(1)	Power to approve digging or planting within a cemetery	N/A	See note above regarding model rules

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671061	WA	Planning and Environment Regulations 2015	r.6	function of receiving notice, under section 19(1)(c) of the Act, from a planning authority of its preparation of an amendment to a planning scheme	CEO	where Council is not the planning authority and the amendment affects land within Council's municipal district; or  where the amendment will amend the planning scheme to designate Council as an acquiring authority.
671062	WA	Planning and Environment Regulations 2015	r.21	power of responsible authority to require a permit applicant to verify information (by statutory declaration or other written confirmation satisfactory to the responsible authority) in an application for a permit or to amend a permit or any information provided under section 54 of the Act	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	
671110	WA	Planning and Environment Regulations 2015	r.25(a)	Duty to make copy of matter considered under section 60(1A)(g) in accordance with the public availability requirements	Manager City Strategy & Development, Coordinator City Strategy,	Where Council is the responsible authority

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					Coordinator City Development	
671111	WA	Planning and Environment Regulations 2015	r.25(b)	Function of receiving a copy of any document considered under section 60(1A)(g) by the responsible authority and duty to make the document available in accordance with the public availability requirements	Manager City Strategy & Development, Coordinator City Strategy, Coordinator City Development	Where Council is not the responsible authority but the relevant land is within Council's municipal district
671063	WA	Planning and Environment Regulations 2015	r.42	function of receiving notice under section 96C(1)(c) of the Act from a planning authority of its preparation of a combined application for an amendment to a planning scheme and notice of a permit application	CEO	where Council is not the planning authority and the amendment affects land within Council's municipal district; or where the amendment will amend the planning scheme to designate Council as an acquiring authority.
671100	WA	Planning and Environment (Fees) Regulations 2016	r 19	Power to waive or rebate a fee relating to an amendment of a planning scheme	Manager City Strategy & Development	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
671171	WA	Planning and Environment (Fees) Regulations 2016	r 20	Power to waive or rebate a fee other than a fee relating to an amendment to a planning scheme	Manager City Strategy & Development	
671101	WA	Planning and Environment (Fees) Regulations 2016	r 21	Duty to record matters taken into account and which formed the basis of a decision to waive or rebate a fee under r 19 or 20	Manager City Strategy & Development	
671064	WA	Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2020	r 7	Function of entering into a written agreement with a caravan park owner	Manager City Strategy & Development, Coordinator Environmental Health, Environmental Health Officer	
671065	WA	Residential Tenancies (Caravan Parks and	r 10	Function of receiving application for registration	Manager City Strategy &	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		Movable Dwellings Registration and Standards) Regulations 2020			Development, Coordinator Environmental Health, Environmental Health Officer	
671229	WA	Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2020	r 11	Function of receiving application for renewal of registration	Manager City Strategy & Development, Coordinator Environmental Health, Environmental Health Officer	
671066	WA	Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2020	r 12(1)	Duty to grant the registration if satisfied that the caravan park complies with these regulations	Manager City Strategy & Development, Coordinator Environmental Health, Environmental Health Officer	

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671102	WA	Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2020	r 12(1)	Power to refuse to renew the registration if not satisfied that the caravan park complies with these regulations	Manager City Strategy & Development, Coordinator Environmental Health, Environmental Health Officer	
671067	WA	Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2020	r 12(2)	Duty to renew the registration if satisfied that the caravan park complies with these regulations	Manager City Strategy & Development, Coordinator Environmental Health, Environmental Health Officer	
671230	WA	Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2020	r 12(2)	Power to refuse to renew the registration if not satisfied that the caravan park complies with these regulations	Manager City Strategy & Development, Coordinator Environmental Health,	

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					Environmental Health Officer	
671231	WA	Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2020	r 12(3)	Duty to have regard to matters in determining an application for registration or an application for renewal of registration	Manager City Strategy & Development, Coordinator Environmental Health, Environmental Health Officer	
671068	WA	Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2020	r 12(4) & (5)	Duty to issue certificate of registration	Manager City Strategy & Development, Coordinator Environmental Health, Environmental Health Officer	
671069	WA	Residential Tenancies (Caravan Parks and Movable Dwellings	r 14(1)	Function of receiving notice of transfer of ownership	Manager City Strategy & Development,	

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		Registration and Standards) Regulations 2020			Coordinator Environmental Health, Environmental Health Officer	
671070	WA	Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2020	r 14(3)	Power to determine where notice of transfer is displayed	Manager City Strategy & Development, Coordinator Environmental Health, Environmental Health Officer	
671071	WA	Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2020	r 15(1)	Duty to transfer registration to new caravan park owner	Manager City Strategy & Development, Coordinator Environmental Health, Environmental Health Officer	



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671072	WA	Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2020	r 15(2)	Duty to issue a certificate of transfer of registration	Manager City Strategy & Development, Coordinator Environmental Health, Environmental Health Officer	
699096	WA	Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2020	r 15(3)	Power to determine where certificate of transfer of registration is displayed	Manager City Strategy & Development, Coordinator Environmental Health, Environmental Health Officer	
671073	WA	Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2020	r 16(1)	Power to determine the fee to accompany applications for registration or applications for renewal of registration	Manager City Strategy & Development, Coordinator Environmental Health,	

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					Environmental Health Officer	
671074	WA	Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2020	r 17	Duty to keep register of caravan parks	Manager City Strategy & Development, Coordinator Environmental Health, Environmental Health Officer	
671075	WA	Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2020	r 18(4)	Power to determine where the emergency contact person's details are displayed	Manager City Strategy & Development, Coordinator Environmental Health, Environmental Health Officer	
671076	WA	Residential Tenancies (Caravan Parks and Movable Dwellings	r 18(6)	Power to determine where certain information is displayed	Manager City Strategy & Development,	

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		Registration and Standards) Regulations 2020			Coordinator Environmental Health, Environmental Health Officer	
671077	WA	Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2020	r 22(1)	Duty to notify a caravan park owner of the relevant emergency services agencies for the caravan park, on the request of the caravan park owner	Manager City Strategy & Development, Coordinator Environmental Health, Environmental Health Officer	
671078	WA	Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2020	r 22(2)	Duty to consult with relevant emergency services agencies	Manager City Strategy & Development, Coordinator Environmental Health, Environmental Health Officer	

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671079	WA	Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2020	r 23	Power to determine places in which caravan park owner must display a copy of emergency procedures	Manager City Strategy & Development, Coordinator Environmental Health, Environmental Health Officer	
671080	WA	Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2020	r 24	Power to determine places in which caravan park owner must display copy of public emergency warnings	Manager City Strategy & Development, Coordinator Environmental Health, Environmental Health Officer	
671081	WA	Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2020	r 25(3)	Duty to consult with relevant floodplain management authority	Manager City Strategy & Development, Coordinator Environmental Health,	

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					Environmental Health Officer	
671082	WA	Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2020	r 26	Duty to have regard to any report of the relevant fire authority	Manager City Strategy & Development, Coordinator Environmental Health, Environmental Health Officer	
671083	WA	Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2020	r 28(c)	Power to approve system for the collection, removal and disposal of sewage and waste water from a movable dwelling	Manager City Strategy & Development, Coordinator Environmental Health, Environmental Health Officer	
671084	WA	Residential Tenancies (Caravan Parks and Movable Dwellings	r 40	Function of receiving notice of proposed installation of	Manager City Strategy & Development,	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		Registration and Standards) Regulations 2020		unregistrable movable dwelling or rigid annexe	Coordinator Environmental Health, Environmental Health Officer	
671085	WA	Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2020	r 40(b)	Power to require notice of proposal to install unregistrable movable dwelling or rigid annexe	Manager City Strategy & Development, Coordinator Environmental Health, Environmental Health Officer	
671086	WA	Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2020	r 41(4)	Function of receiving installation certificate	Manager City Strategy & Development, Coordinator Environmental Health, Environmental Health Officer	

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671087	WA	Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2020	r 43	Power to approve use of a non-habitable structure as a dwelling or part of a dwelling	Manager City Strategy & Development, Coordinator Environmental Health, Environmental Health Officer	
671088	WA	Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2020	sch 3 cl 4(3)	Power to approve the removal of wheels and axles from unregistrable movable dwelling	Manager City Strategy & Development, Coordinator Environmental Health, Environmental Health Officer	
671089	WA	Road Management (General) Regulations 2016	r 8(1)	Duty to conduct reviews of road management plan	Director City Infrastructure	

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671090	WA	Road Management (General) Regulations 2016	r 9(2)	Duty to produce written report of review of road management plan and make report available	Director City Infrastructure, Manager Infrastructure Services, Coordinator Strategic Assets Management	
671168	WA	Road Management (General) Regulations 2016	r 9(3)	Duty to give notice where road management review is completed and no amendments will be made (or no amendments for which notice is required)	Director City Infrastructure, Manager Infrastructure Services	Where Council is the coordinating road authority
671091	WA	Road Management (General) Regulations 2016	r.10	Duty to give notice of amendment which relates to standard of construction, inspection, maintenance or repair under s 41 of the Act	Director City Infrastructure, Manager Infrastructure Services	



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671169	WA	Road Management (General) Regulations 2016	r 13(1)	Duty to publish notice of amendments to road management plan	Director City Infrastructure, Manager Infrastructure Services	where Council is the coordinating road authority
671092	WA	Road Management (General) Regulations 2016	r 13(3)	Duty to record on road management plan the substance and date of effect of amendment	Director City Infrastructure, Manager Infrastructure Services	
671093	WA	Road Management (General) Regulations 2016	r 16(3)	Power to issue permit	Director City Infrastructure, Manager Infrastructure Services	Where Council is the coordinating road authority
671094	WA	Road Management (General) Regulations 2016	r 18(1)	Power to give written consent re damage to road	Director City Infrastructure, Manager Infrastructure Services	Where Council is the coordinating road authority

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671095	WA	Road Management (General) Regulations 2016	r 23(2)	Power to make submission to Tribunal	Director City Infrastructure, Manager Infrastructure Services	Where Council is the coordinating road authority
671170	WA	Road Management (General) Regulations 2016	r 23(4)	Power to charge a fee for application under s 66(1) Road Management Act	Director City Infrastructure, Manager Infrastructure Services, Manager Sustainability and Compliance	Where Council is the coordinating road authority
671096	WA	Road Management (General) Regulations 2016	r 25(1)	Power to remove objects, refuse, rubbish or other material deposited or left on road	Director City Infrastructure, Manager Infrastructure Services, Manager Sustainability and Compliance	Where Council is the responsible road authority

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671097	WA	Road Management (General) Regulations 2016	r 25(2)	Power to sell or dispose of things removed from road or part of road (after first complying with regulation 25(3))	Director City Infrastructure, Manager Infrastructure Services, Manager Sustainability and Compliance	Where Council is the responsible road authority
671098	WA	Road Management (General) Regulations 2016	r 25(5)	Power to recover in the Magistrates' Court, expenses from person responsible	Director City Infrastructure, Manager Infrastructure Services, Manager Sustainability and Compliance	
671166	WA	Road Management (Works and Infrastructure) Regulations 2015	r 15	Power to exempt a person from requirement under cl 13(1) of sch 7 of the Act to give notice as to the completion of those works	Director City Infrastructure, Manager Infrastructure Services, Manager Sustainability and Compliance	Where Council is the coordinating road authority and where consent given under s 63(1) of the Act

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
671167	WA	Road Management (Works and Infrastructure) Regulations 2015	r 22(2)	Power to waive whole or part of fee in certain circumstances	Director City Infrastructure, Manager Infrastructure Services, Manager Sustainability and Compliance	Where Council is the coordinating road authority

## 7.5. Community Satisfaction Survey 2024

**DIRECTORATE :** Corporate Strategies









**Purpose:**

*This report provides a summary of the 2024 Community Satisfaction Survey.*

### Executive Summary

Council has improved in six of eight core measures assessed in the annual Local Government Community Satisfaction Survey.

The survey, conducted over February and March each year, measures community perceptions about how Council has performed across 28 measures including eight core measures, which are shown in the table below. Arrows indicate change from the 2023 result.

Core measure	Warrnambool 2024	Warrnambool 2023	Regional centres 2023	Statewide 2024
Overall performance	55 	52	54	54
Value for money	48 	48	48	48
Community consultation	48 	46	49	51
Making community decisions	46 	44	48	50
Sealed local roads	54 	50	46	45
Waste management	69 	70	66	67
Customer service	67 	66	68	67
Overall Council direction	51 	46	45	45

Council results have bucked the statewide trend for lower overall performance index scores.

This year Council's overall performance score increased by three points on the 2023 score to 55. This was above the average statewide score of 54, which declined from 56 in 2023.

Other scores to increase on the 2023 result were community consultation, making community decisions, sealed local roads, customer service and overall Council direction.

Several measures were significantly above the state average including overall Council direction and sealed local roads – with the latter result suggesting a growing community awareness of the distinction between roads owned and maintained by Council and those owned and maintained by the Victorian Government.

The five-point jump in the overall Council direction score is particularly encouraging and above state and regional centre average scores.

One core measure result – value for money – remained unchanged from last year but was on par with the state average while the score for waste management dropped by one point but remained above the state and regional centre averages.

This year Council was viewed more favourably by a younger cohort of residents with perceptions of overall performance increasing significantly among residents aged 18 to 34 years (index score of 61, up 12 points) and men (57, up seven points) from 2023.

Conversely, residents aged 35 to 49 years (index score of 47, down six from 2023) rated overall performance significantly lower than the average.

Along with the core measures, perceptions of council performance in various services were assessed. Survey respondents were asked to rate Council's performance in a particular service and to also how important they rated the service.

The art centres and library service category continued to be a high rating category (score of 74), followed by appearance of public areas (71) and waste management (69).

Service area	2024	2023	Statewide	Regional centres
Art centres and libraries	74	76	73	75
Appearance of public areas	71	73	68	70
Waste management	69	70	67	66
Emergency and disaster management	65	66	65	66
Community and cultural	64	65	66	65
Recreational facilities	64	67	68	69
Elderly support services	63	59	63	62
Enforcement of local laws	62	66	61	62
Bus/community dev./tourism	61	63	57	59
Family support services	60	63	63	62
Environmental sustainability	60	61	60	61
Business and community dev.	57	58	57	55
Local streets and footpaths	56	55	52	53
Traffic management	56	57	53	53
Disadvantaged support serv.	55	59	58	54
Parking facilities	55	51	54	54
Sealed local roads	54	50	45	46
Informing the community	52	51	56	54
Town planning policy	51	50	50	48
Population growth	51	57	47	52
Planning and building permits	50	51	45	50
Consultation and engagement	48	46	51	49
Community decisions	46	44	50	48
Lobbying	46	48	50	50

MOVED: CR MAX TAYLOR

SECONDED: CR DEBBIE ARNOTT

That Council notes the 2024 Community Satisfaction Survey and places the full survey results on the Council website.

CARRIED - 7:0

## Background

Each year most Councils across Victoria participate in a Local Government Community Satisfaction Survey.

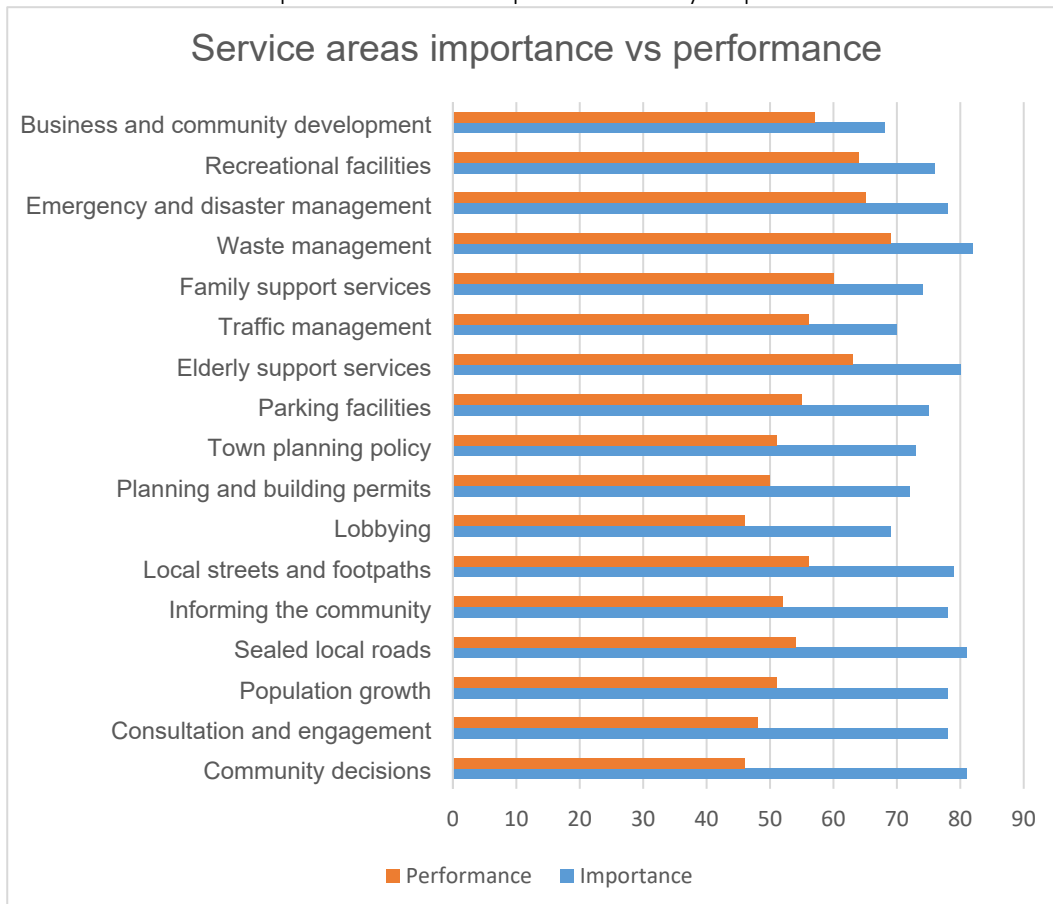
This year, 30,000 rate payers were surveyed across 62 local government areas, with a minimum of 400 interviews undertaken within each participating municipality.

The survey, coordinated by the Victorian Department of Government services, asks residents to provide opinions about the performance of their local Council across 28 measures which include eight core measures.

The core measures are: overall performance, value for money, community consultation, making community decisions, sealed local roads, waste management, customer service and overall Council direction

Among the implied goals in the survey is for Councils to narrow the gap between importance and performance scores, ie Council should focus on improvements in service areas the community feels are most important

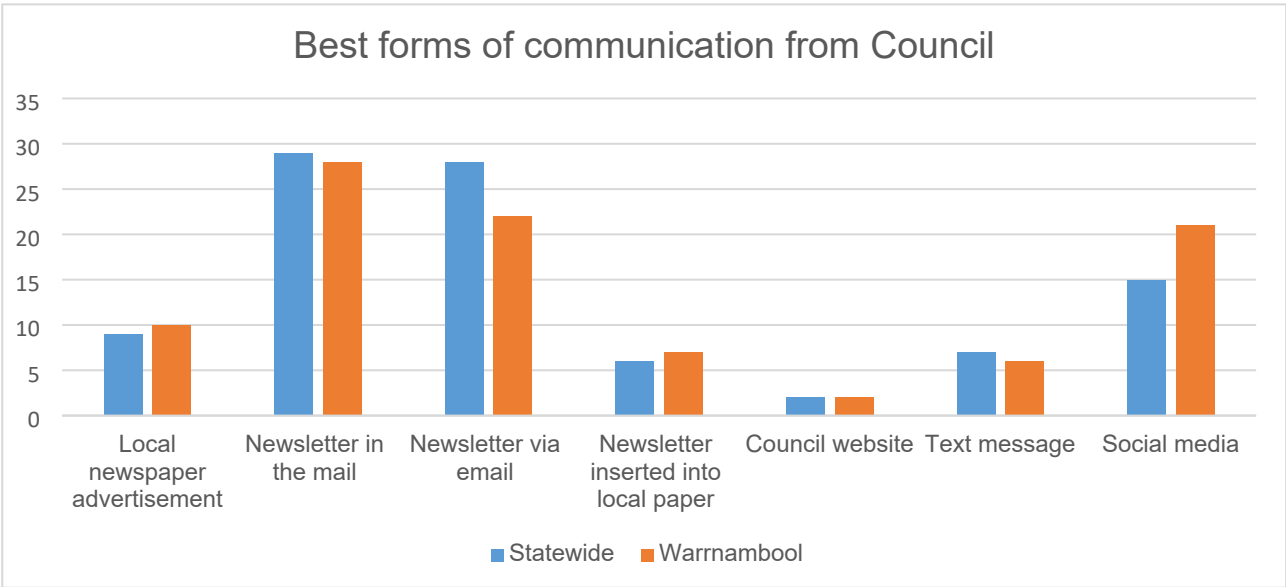
Service areas where importance exceeded performance by 10 points or more are shown in the table below.



In addition to asking about performance, the survey asks residents about the best ways for Council to inform them about Council news and events.

Receiving a newsletter in the mail continues to be the preferred means of communication for Warrnambool residents and Statewide, closely followed by an emailed newsletter.

Council has recently started an e-newsletter and will continue to promote and build a subscriber list.



**Issues**

Prevailing issues at the time the survey was undertaken can have an influence on responses. This year items featuring in the media were concepts for a new art gallery building to be situated in the existing location, the reimagining of Flagstaff Hill and the completion of the Japan Street catchment flood mitigation project.

**Financial Impact**

N/A.

**Legislation / Policy / Council Plan Context**

A number of the survey findings are required to be included in Council’s Annual Report.

**Timing**

Council is in a position to consider the results in a timely manner and to share the results with the community via the Council website.

**Community Impact / Consultation**

The Community Satisfaction Survey is an important component of Council’s engagement with the community. Several of the measures are included in the Annual Report and the results provide useful insights for Council operations and are also used to inform the development of Council Plans.

**Officers’ Declaration of Interest**

Nil.

**Collaborative Procurement**

N/A.



## Conclusion

The 2024 Community Satisfaction Survey shows an overall improvement on the 2023 results.

## ATTACHMENTS

1. J 01314 CSS 2024 Warrnambool City Council Report [7.5.1 - 163 pages]

# **2024 Local Government Community Satisfaction Survey**

## **Warrnambool City Council**

Coordinated by the Department of  
Government Services on behalf of  
Victorian councils





## Contents

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<b><u>Key findings and recommendations</u></b>	<b><u>6</u></b>	<b><u>Recreational facilities</u></b>	<b><u>100</u></b>
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<u>Condition of sealed local roads</u>	<u>66</u>	<b><u>Planning for population growth</u></b>	<b><u>140</u></b>
<u>Informing the community</u>	<u>70</u>	<b><u>Business and community development</u></b>	<b><u>144</u></b>
<u>Condition of local streets and footpaths</u>	<u>74</u>	<b><u>Tourism development</u></b>	<b><u>148</u></b>
<u>Traffic management</u>	<u>78</u>	<b><u>Detailed demographics</u></b>	<b><u>150</u></b>
<u>Parking facilities</u>	<u>82</u>	<b><u>Appendix A: Index scores, margins of error and significant differences</u></b>	<b><u>152</u></b>
<u>Enforcement of local laws</u>	<u>86</u>	<b><u>Appendix B: Further project information</u></b>	<b><u>156</u></b>
<u>Family support services</u>	<u>90</u>		
<u>Elderly support services</u>	<u>94</u>		



## Background and objectives

**The Victorian Community Satisfaction Survey (CSS) creates a vital interface between the council and their community.**

**Held annually, the CSS asks the opinions of local people about the place they live, work and play and provides confidence for councils in their efforts and abilities.**

Now in its twenty-fifth year, this survey provides insight into the community's views on:

- councils' overall performance, with benchmarking against State-wide and council group results
- value for money in services and infrastructure
- community consultation and engagement
- decisions made in the interest of the community
- customer service, local infrastructure, facilities, services and
- overall council direction.

When coupled with previous data, the survey provides a reliable historical source of the community's views since 1998. A selection of results from the last ten years shows that councils in Victoria continue to provide services that meet the public's expectations.

### Serving Victoria for 25 years

Each year the CSS data is used to develop this State-wide report which contains all of the aggregated results, analysis and data. Moreover, with 25 years of results, the CSS offers councils a long-term measure of how they are performing – essential for councils that work over the long term to provide valuable services and infrastructure to their communities.

Participation in the State-wide Local Government Community Satisfaction Survey is optional.

Participating councils have various choices as to the content of the questionnaire and the sample size to be surveyed, depending on their individual strategic, financial and other considerations.



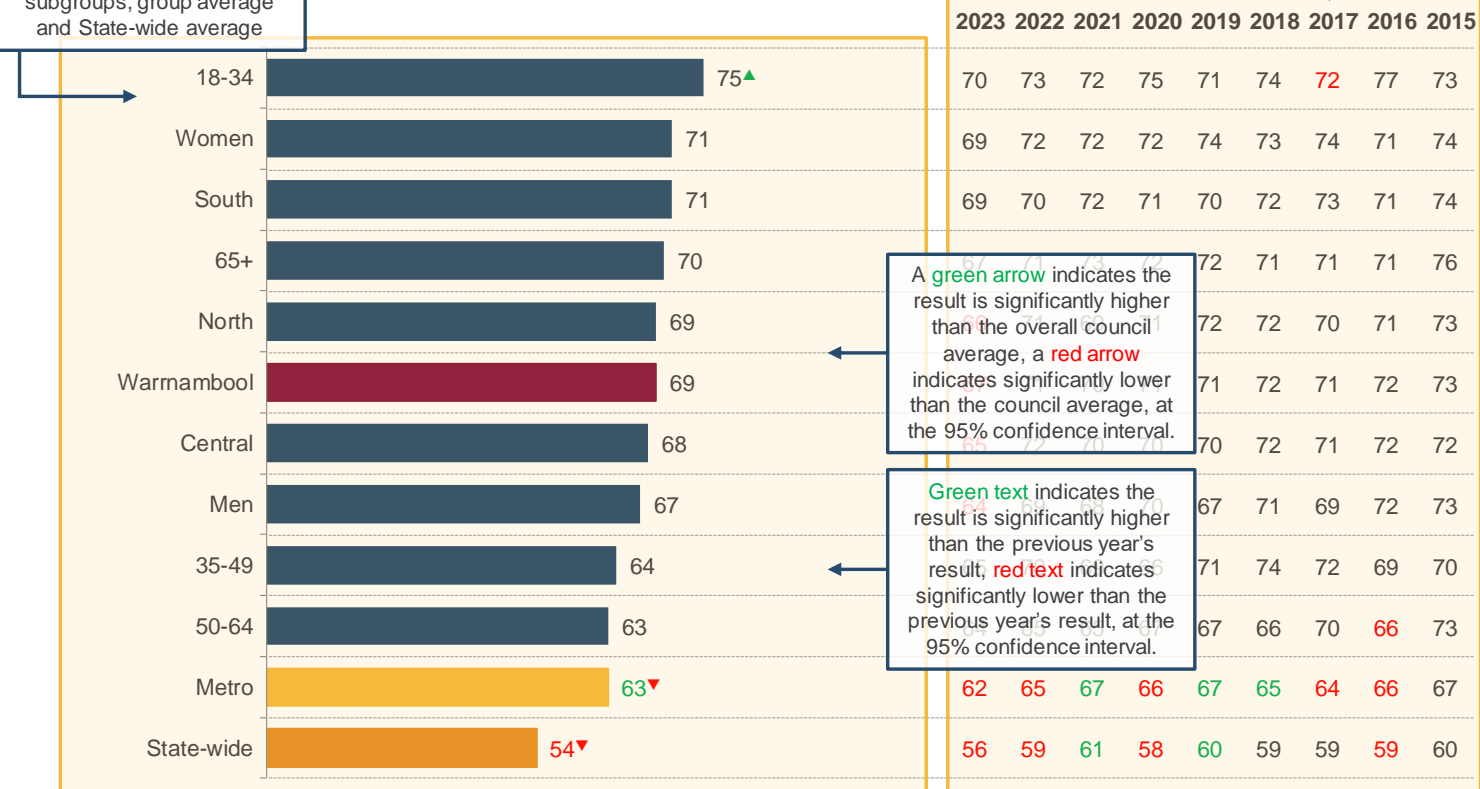
## How to read index score charts in this report

Main chart shows the results among the total sample, subgroups, group average and State-wide average

### 2024 overall performance (index scores)

Chart title explains the data shown in the chart

Previous results

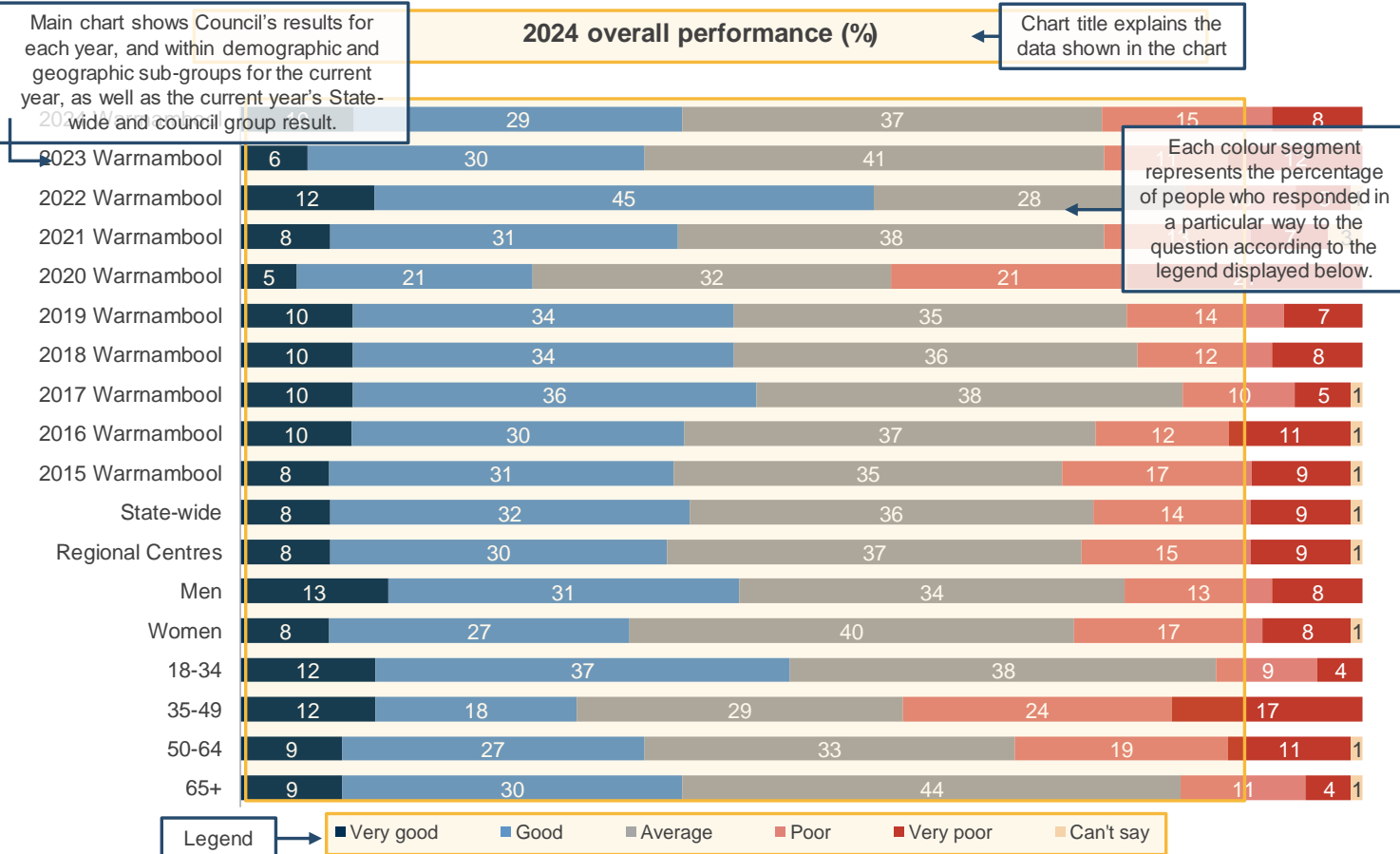


Question asked and base size(s)

Q3. ON BALANCE, for the last twelve months, how do you feel about the performance of Warrnambool City Council, not just on one or two issues, BUT OVERALL across all responsibility areas? Has it been very good, good, average, poor or very poor?  
Base: All respondents. Councils asked State-wide: 62 Councils asked group: 9  
Note: Please see Appendix A for explanation of significant differences.



## How to read stacked bar charts in this report



Q3. ON BALANCE, for the last twelve months, how do you feel about the performance of Warrnambool City Council, not just on one or two issues, BUT OVERALL across all responsibility areas? Has it been very good, good, average, poor or very poor?

Base: All respondents. Councils asked State-wide: 62 Councils asked group: 9

# Key findings and recommendations



# Warrnambool City Council – at a glance

## Overall council performance

Results shown are index scores out of 100.



Warrnambool  
55



Regional Centres 54



State-wide 54

## Council performance compared to group average

Top 3 performing areas		
	Art centres & libraries	= on par
	Appearance of public areas	= on par
	Waste management	▲ higher
Bottom 3 performing areas		
	Lobbying	▼ lower
	Community decisions	= on par
	Consultation & engagement	= on par
	Customer service	= on par





## Summary of core measures

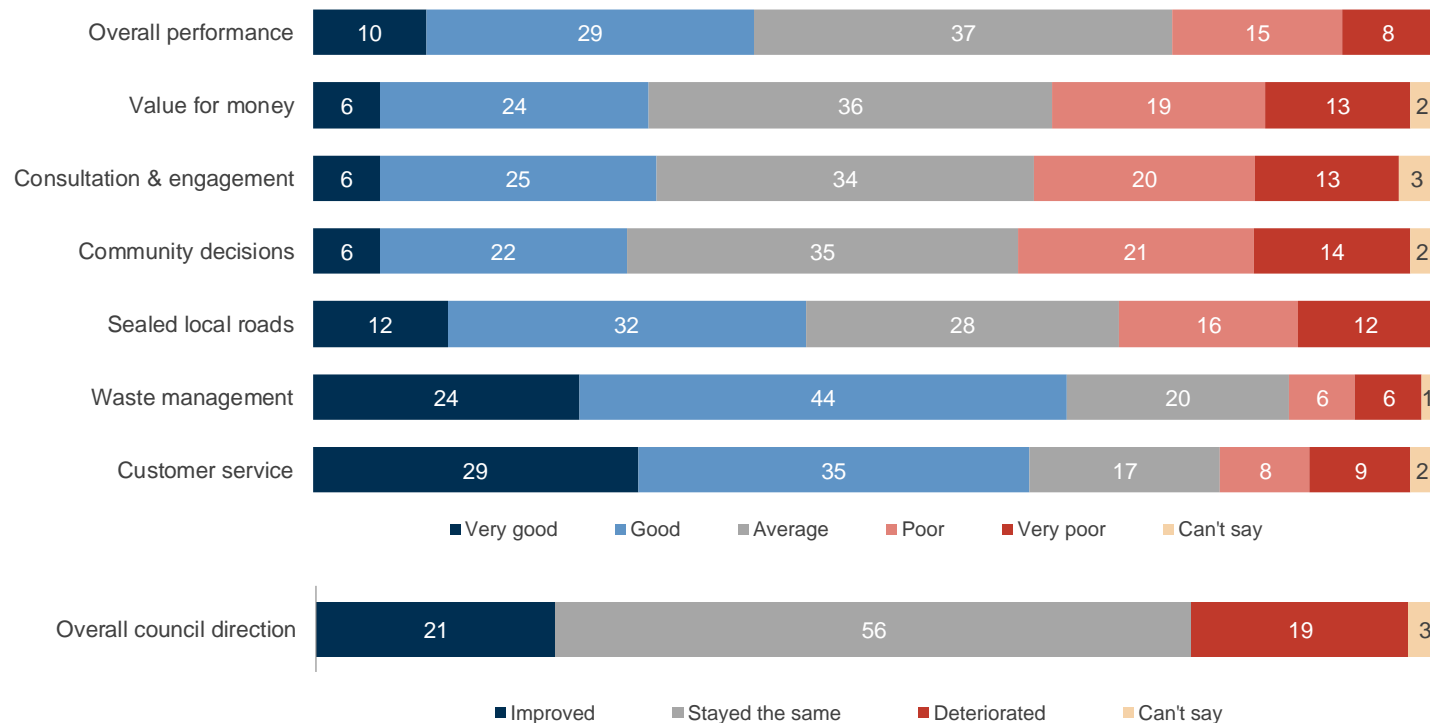
Index scores















## Summary of core measures

### Core measures summary results (%)















## Summary of Warrnambool City Council performance

Services		Warrnambool 2024	Warrnambool 2023	Regional Centres 2024	State-wide 2024	Highest score	Lowest score
	Overall performance	55	52	54	54	18-34 years	35-49 years
	Value for money	48	48	48	48	65+ years	35-49 years
	Overall council direction	51	46	45	45	18-34 years	35-49 years
	Customer service	67	66	68	67	50-64 years	35-49 years
	Art centres & libraries	74	76	75	73	50-64 years, Women	Men, 35-49 years
	Appearance of public areas	71	73	70	68	65+ years	18-34 years
	Waste management	69	70	66	67	65+ years	35-49 years
	Emergency & disaster mngt	65	66	66	65	65+ years	50-64 years
	Community & cultural	64	65	65	66	35-49 years	18-34 years
	Recreational facilities	64	67	69	68	65+ years	18-49 years

Significantly **higher** / **lower** than Warrnambool City Council 2024 result at the 95% confidence interval.  
Please see Appendix A for explanation of significant differences.











## Summary of Warrnambool City Council performance

Services		Warrnambool 2024	Warrnambool 2023	Regional Centres 2024	State-wide 2024	Highest score	Lowest score
	Elderly support services	63	59	62	63	65+ years	35-49 years
	Enforcement of local laws	62	66	62	61	50-64 years, 18-34 years	Men, 65+ years
	Bus/community dev./tourism	61	63	59	57	18-34 years	35-49 years
	Family support services	60	63	62	63	65+ years	35-49 years
	Environmental sustainability	60	61	61	60	65+ years	35-49 years
	Business & community dev.	57	58	55	57	65+ years	35-49 years
	Local streets & footpaths	56	55	53	52	65+ years, Men	35-64 years
	Traffic management	56	57	53	53	18-34 years	35-49 years
	Disadvantaged support serv.	55	59	54	58	65+ years	35-49 years
	Parking facilities	55	51	54	54	Men	50-64 years

Significantly **higher** / **lower** than Warrnambool City Council 2024 result at the 95% confidence interval.  
Please see Appendix A for explanation of significant differences.



## Summary of Warrnambool City Council performance

Services		Warrnambool 2024	Warrnambool 2023	Regional Centres 2024	State-wide 2024	Highest score	Lowest score
	Sealed local roads	54	50	46	45	65+ years	35-49 years
	Informing the community	52	51	54	56	18-34 years	35-49 years
	Town planning policy	51	50	48	50	65+ years, 18-34 years	50-64 years
	Population growth	51	57	52	47	65+ years	50-64 years
	Planning & building permits	50	51	50	45	18-34 years, 65+ years, Women	35-64 years
	Consultation & engagement	48	46	49	51	65+ years	35-49 years
	Community decisions	46	44	48	50	65+ years	35-49 years
	Lobbying	46	48	50	50	65+ years	35-49 years

Significantly **higher** / **lower** than Warrnambool City Council 2024 result at the 95% confidence interval.  
Please see Appendix A for explanation of significant differences.



## Focus areas for the next 12 months

### Overview

Perceptions of Council's overall performance, as well as performance on individual service areas stabilised somewhat in the past year, though there are still areas for concern and renewed focus. Council's overall performance rating increased by a couple of index points, but not by enough to recover from the previous year's loss. Ratings for individual service areas are mostly in line with 2023 results, with significant increases occurring on two measures and significant declines occurring on three measures.

### Key influences on perceptions of overall performance

Council should focus on improving poorer performing areas that most influence perception of overall performance. This includes improving perceptions that Council makes decisions in the interest of the community and town planning policy. Ensuring residents are kept well informed on key local issues – particularly around planning – can help to improve overall community perceptions of Council. Priority should also be given to consultation and engagement processes, which 27% of residents identify as in need of improvement.

### Comparison to state and area grouping

Council performs in line with Regional Centres group averages and average ratings for councils State-wide on a majority of service areas evaluated. It performs significantly higher than the group average for its performance on waste management, the condition of local streets and footpaths, and sealed local roads. Council's ratings trail Regional Centres group averages in the areas of lobbying and recreational facilities.

### A need to abate declines and rebuild

Results in most areas remain lower than 2022 levels. Council should seek to maintain and rebuild on its performance across service areas, with a particular focus on residents aged 35 to 49 years who rate Council significantly lower than the Council average on a number of measures. Performance ratings improved significantly in two areas this past year – elderly support services and parking facilities. This is a positive result for Council; it should endeavor to maintain gains in these areas over the coming year.

# DETAILED FINDINGS

# Overall performance







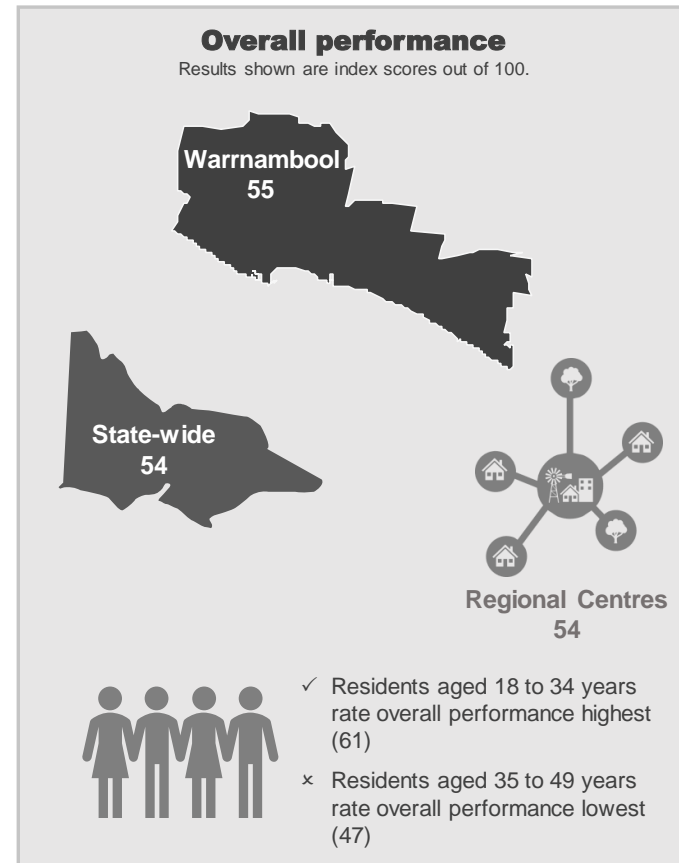
## Overall performance

Warrnambool City Council's overall performance rating stabilised in 2024 (index score of 55) after declining significantly in 2023 (down to 52 from 62 in 2022). Overall performance ratings have fluctuated over the past decade, but ratings have hovered around 55 index points (plus or minus a few points) for seven out of the last 10 years.

Council's overall performance is rated statistically similar (at the 95% confidence interval) to the Regional Centres group and State-wide averages (index score of 54 for each).

- Perceptions of overall performance increased significantly among residents aged 18 to 34 years (index score of 61, up 12 points) and men (57, up seven points) from 2023. The former rates overall performance significantly higher than the average.
- Conversely, residents aged 35 to 49 years (index score of 47, down six from 2023) rate overall performance significantly lower than the average. Perceptions have not dipped as low among this and other groups however, as they did in 2020.

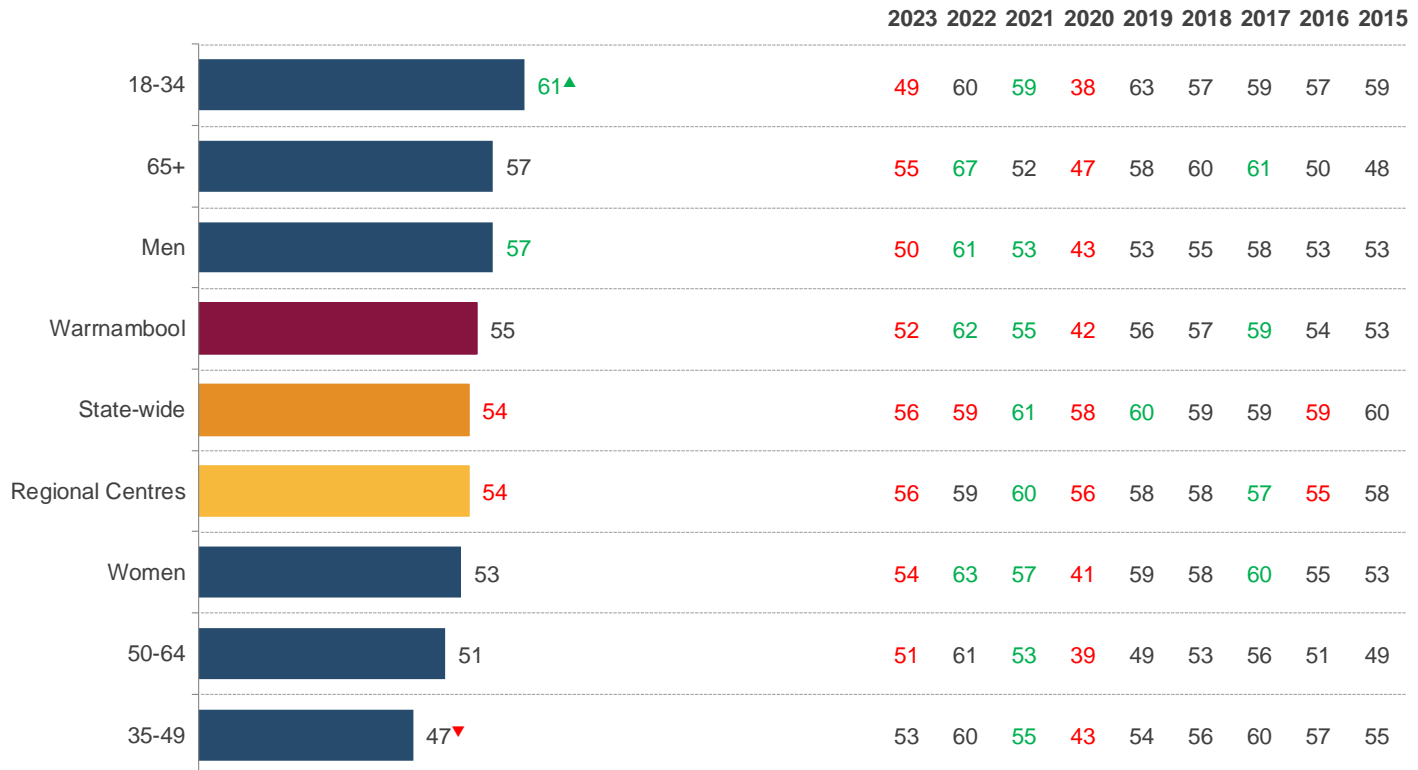
Three in ten residents (30%) rate the value for money they receive from Council in infrastructure and services as 'very good' or 'good'. As many residents rate Council as 'very poor' or 'poor' (32%), with a further 36% rate Council as 'average' for value for the money.





## Overall performance

### 2024 overall performance (index scores)



Q3. ON BALANCE, for the last twelve months, how do you feel about the performance of Warrnambool City Council, not just on one or two issues, BUT OVERALL across all responsibility areas? Has it been very good, good, average, poor or very poor?

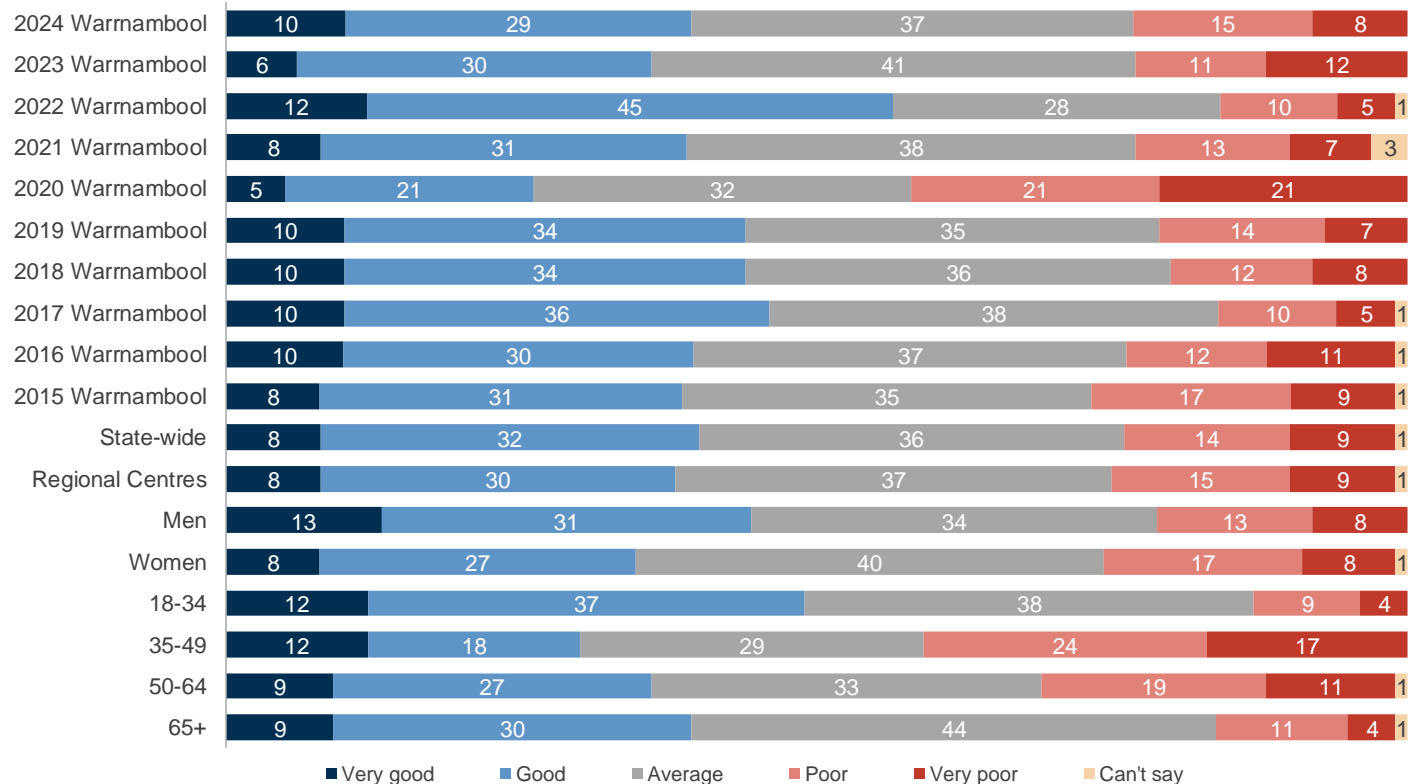
Base: All respondents. Councils asked State-wide: 62 Councils asked group: 9

Note: Please see Appendix A for explanation of significant differences.



## Overall performance

### 2024 overall performance (%)



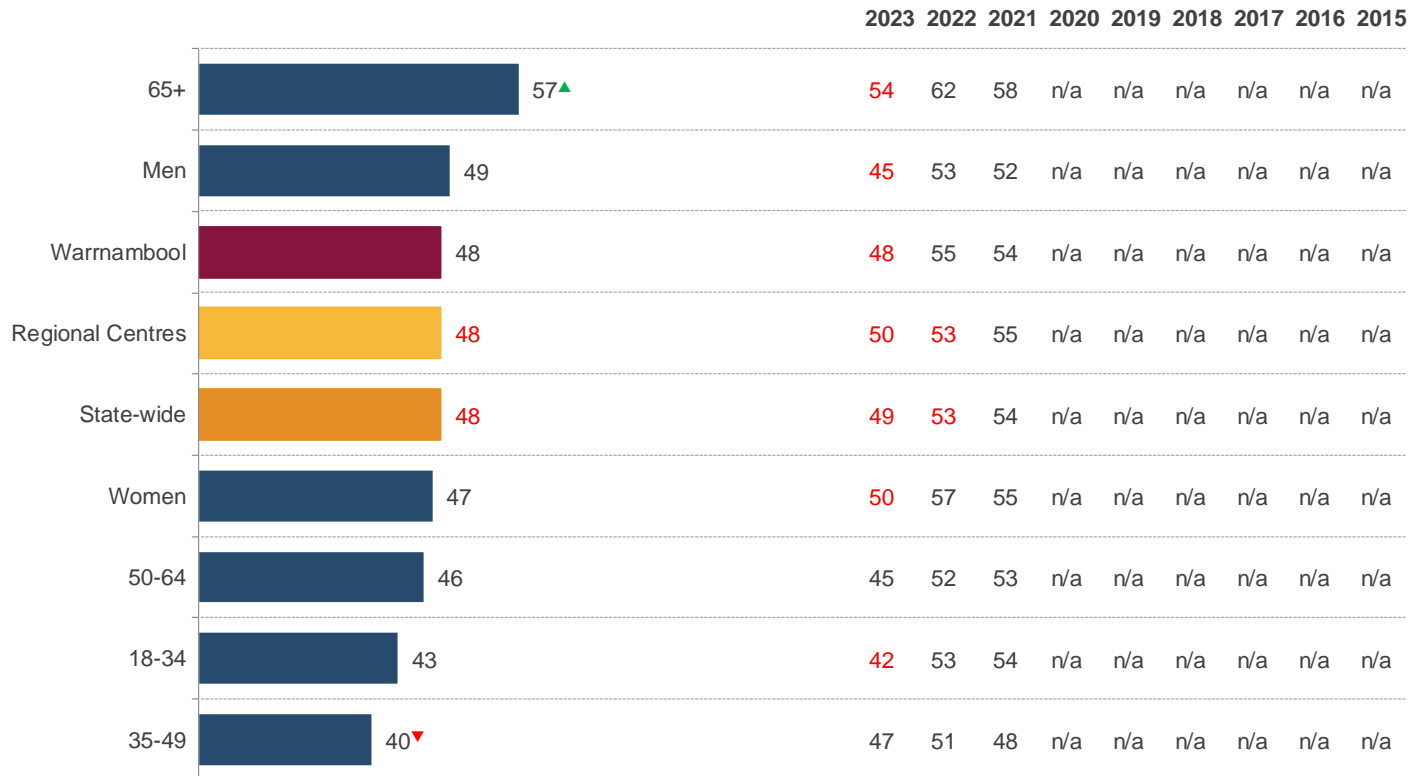
Q3. ON BALANCE, for the last twelve months, how do you feel about the performance of Warrnambool City Council, not just on one or two issues, BUT OVERALL across all responsibility areas? Has it been very good, good, average, poor or very poor?

Base: All respondents. Councils asked State-wide: 62 Councils asked group: 9



## Value for money in services and infrastructure

### 2024 value for money (index scores)



Q3b. How would you rate Warrnambool City Council at providing good value for money in infrastructure and services provided to your community?

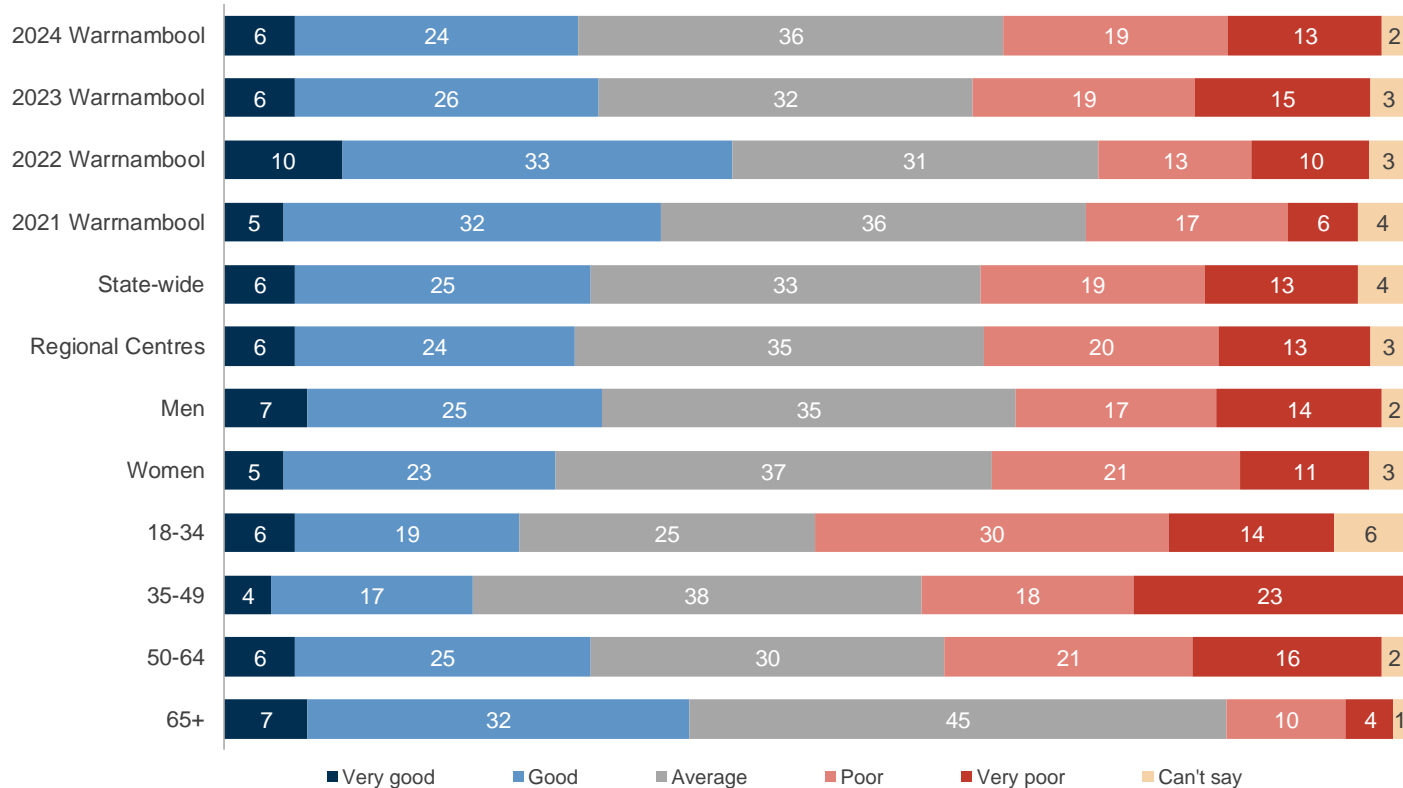
Base: All respondents. Councils asked State-wide: 61 Councils asked group: 9

Note: Please see Appendix A for explanation of significant differences.



## Value for money in services and infrastructure

### 2024 value for money (%)



Q3b. How would you rate Warrnambool City Council at providing good value for money in infrastructure and services provided to your community?

Base: All respondents. Councils asked State-wide: 61 Councils asked group: 9



## Top performing service areas

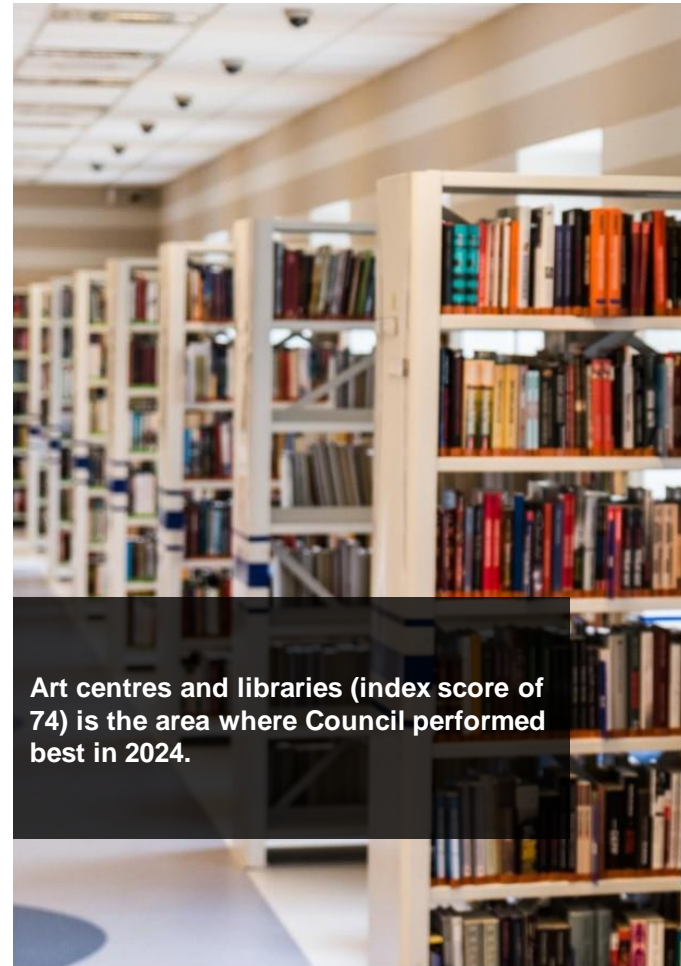
Art centres and libraries (index score of 74) continues to rate highest of all service areas evaluated. Council has maintained higher scores in this area for most of the past decade, even as perceived performance has dipped in other areas.

- Council performs in line with the Regional Centres group and State-wide averages in this service area.
- Perceptions diverge by gender with women (index score of 78) rating performance in this area significantly higher than the average and men (69) rating it significantly lower.
- Residents aged 18 to 34 years declined significantly in their impressions of art centres and libraries in the past year (index score of 74, down nine points).

Appearance of public areas is Council's next highest rated service area (index score of 71), followed by waste management (index score of 69).

Performance ratings increased significantly in the areas of elderly support services (index score of 63, up four points) and parking facilities (55, up four points) from 2023.

- Perceptions of elderly support services partially recovered from a 10-point decline in 2023 but remain lower than past higher scores. Perceptions of parking facilities are back in line with peak levels last seen in 2022 and 2016.



**Art centres and libraries (index score of 74) is the area where Council performed best in 2024.**



## Low performing service areas



Council continues to rate lowest in the areas of decisions made in the community interest (index score of 46), lobbying (46), and consultation and engagement (48). Ratings in these areas declined significantly in 2023 and have not yet recovered, remaining eight to 12 points lower than two years ago.

- In both community decisions and lobbying, those aged 65 years and over have significantly higher than average ratings of Council, while 35 to 49 year olds rate Council significantly lower.

Council rates in line with the Regional Centres group for consultation and engagement, and community decisions, while rating significantly lower than the group for perceptions of its advocacy efforts.

Community consultation (27%) is among the top areas mentioned for Council to work on to improve its performance. Financial management (16%) and decision making processes (11%) are also cited as areas for improvement.

Service areas that experienced significant declines in perceptions since 2023 are Council performance in areas of local law enforcement (62, down four points), disadvantaged support services (55, down four points), and population growth (51, down six points). Ratings in all three areas are now at their lowest level in a decade.



## Individual service area performance

### 2024 individual service area performance (index scores)

		2023	2022	2021	2020	2019	2018	2017	2016	2015
Art centres & libraries	74	76	70	68	69	73	72	72	74	76
Appearance of public areas	71	73	76	76	71	79	74	74	76	77
Waste management	69	70	73	71	66	68	67	70	70	74
Emergency & disaster mngt	65	66	71	70	67	74	75	73	70	72
Community & cultural	64	65	66	64	65	70	66	68	71	70
Recreational facilities	64	67	71	71	65	70	69	71	72	72
Elderly support services	63	59	69	67	65	71	70	71	68	71
Enforcement of local laws	62	66	67	69	63	69	66	67	66	69
Bus/community dev./tourism	61	63	64	61	60	67	60	64	65	58
Family support services	60	63	68	68	66	70	67	67	67	68
Environmental sustainability	60	61	66	62	61	61	62	63	63	65
Business & community dev.	57	58	62	60	53	61	55	62	58	54
Local streets & footpaths	56	55	62	64	56	64	58	55	58	65
Traffic management	56	57	55	59	50	59	52	61	57	62
Disadvantaged support serv.	55	59	63	64	61	66	63	63	61	63
Parking facilities	55	51	56	51	38	45	39	49	54	48
Sealed local roads	54	50	60	59	48	58	53	49	49	53
Informing the community	52	51	60	52	45	54	54	60	55	58
Town planning policy	51	50	57	55	50	56	54	58	56	57
Population growth	51	57	59	60	57	64	63	67	66	64
Planning & building permits	50	51	56	59	58	64	58	61	58	60
Consultation & engagement	48	46	56	50	42	47	50	55	51	50
Community decisions	46	44	58	49	38	48	46	51	51	50
Lobbying	46	48	58	53	43	53	53	59	54	55

Q2. How has Council performed on [RESPONSIBILITY AREA] over the last 12 months?

Base: All respondents. Councils asked State-wide: 62 Councils asked group: 9

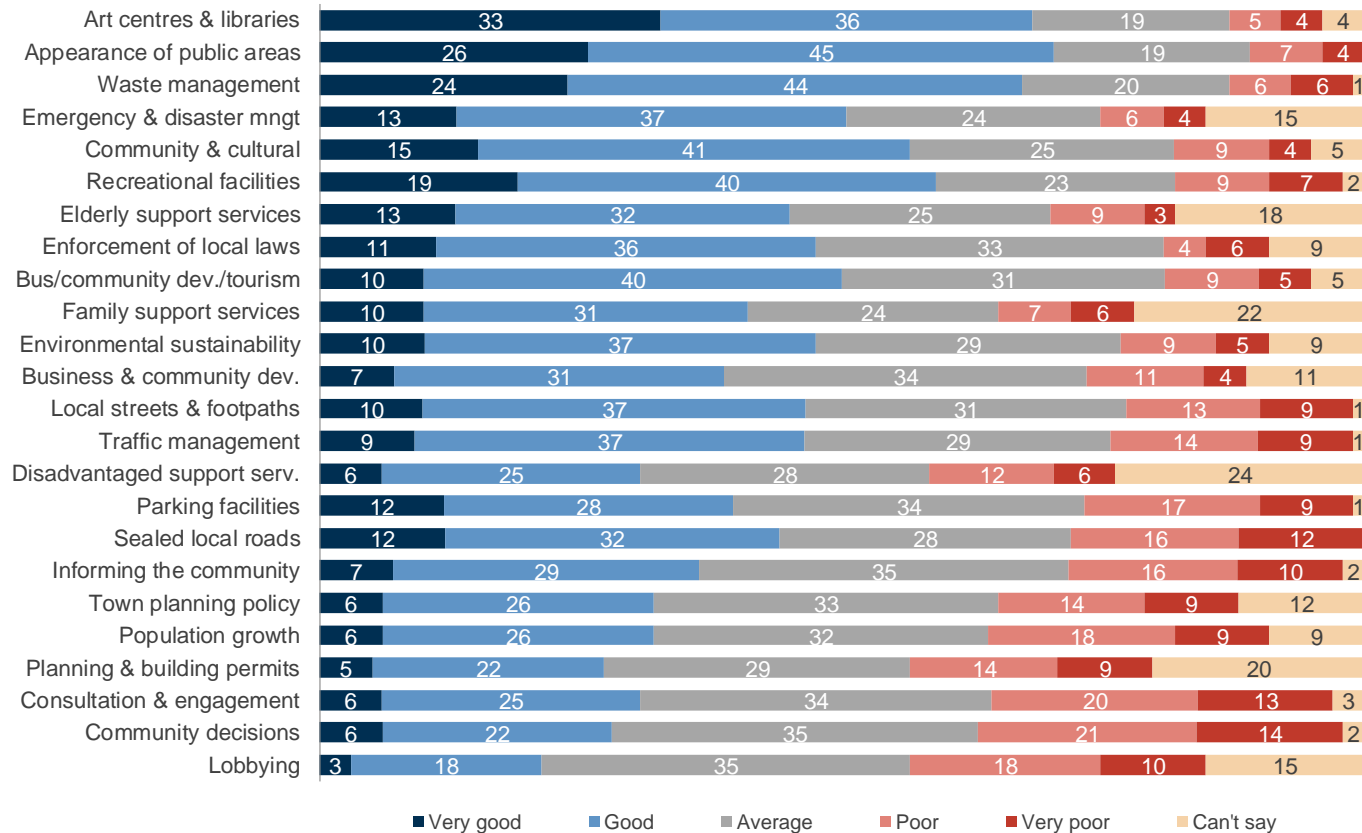
Note: Please see Appendix A for explanation of significant differences.





## Individual service area performance

2024 individual service area performance (%)



Q2. How has Council performed on [RESPONSIBILITY AREA] over the last 12 months?

Base: All respondents. Councils asked State-wide: 62 Councils asked group: 9



## Individual service area importance

### 2024 individual service area importance (index scores)

		2023	2022	2021	2020	2019	2018	2017	2016	2015
Waste management	82	81	80	82	79	81	80	77	77	78
Sealed local roads	81	83	79	78	79	80	82	81	n/a	n/a
Community decisions	81	83	81	83	80	83	82	n/a	n/a	n/a
Elderly support services	80	81	81	82	79	81	79	79	76	80
Local streets & footpaths	79	81	78	78	73	78	77	76	77	79
Population growth	78	78	78	77	75	76	76	76	76	75
Consultation & engagement	78	80	74	77	78	80	78	75	74	77
Informing the community	78	80	79	83	78	81	78	77	76	75
Emergency & disaster mngt	78	78	78	79	77	79	83	79	n/a	n/a
Recreational facilities	76	75	75	74	71	73	74	74	75	75
Appearance of public areas	76	76	76	76	71	74	76	73	77	76
Parking facilities	75	73	72	74	75	78	78	74	75	75
Family support services	74	78	76	78	75	74	75	76	73	78
Town planning policy	73	74	73	76	70	72	74	71	72	75
Planning & building permits	72	74	72	73	69	70	72	68	69	70
Traffic management	70	73	70	73	68	73	74	70	71	73
Tourism development	70	70	69	72	70	69	71	71	n/a	n/a
Bus/community dev./tourism	70	73	72	75	74	73	75	73	76	76
Enforcement of local laws	69	70	68	71	67	67	69	70	72	71
Lobbying	69	73	70	72	69	72	72	70	68	72
Business & community dev.	68	71	72	74	70	72	71	71	n/a	n/a
Environmental sustainability	68	73	72	75	72	76	73	73	71	73
Community & cultural	62	65	64	68	60	64	63	63	64	65
Art centres & libraries	59	63	64	64	59	65	64	64	65	65

Q1. Firstly, how important should [RESPONSIBILITY AREA] be as a responsibility for Council?

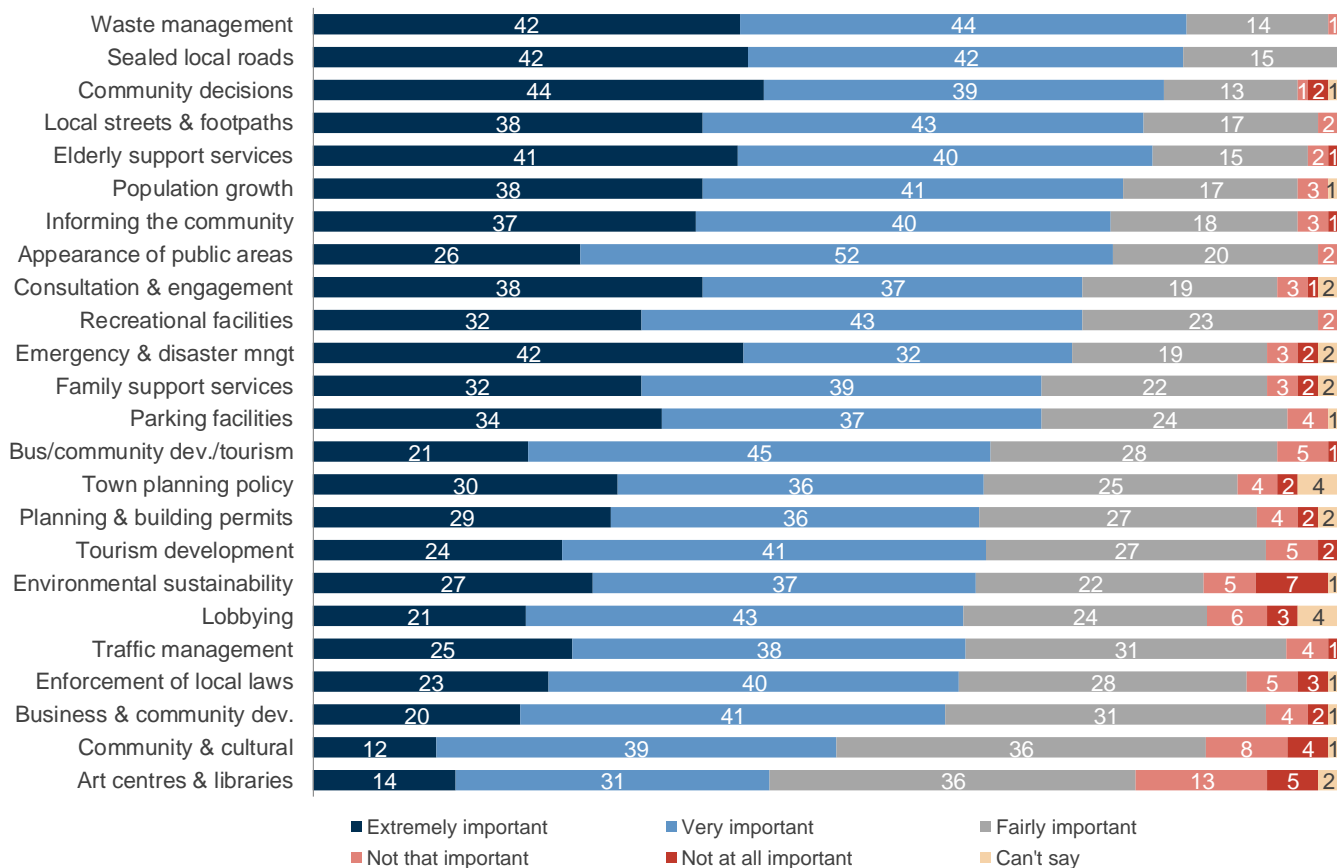
Base: All respondents. Councils asked State-wide: 27 Councils asked group: 4

Note: Please see Appendix A for explanation of significant differences.



## Individual service area importance

### 2024 individual service area importance (%)



Q1. Firstly, how important should [RESPONSIBILITY AREA] be as a responsibility for Council?

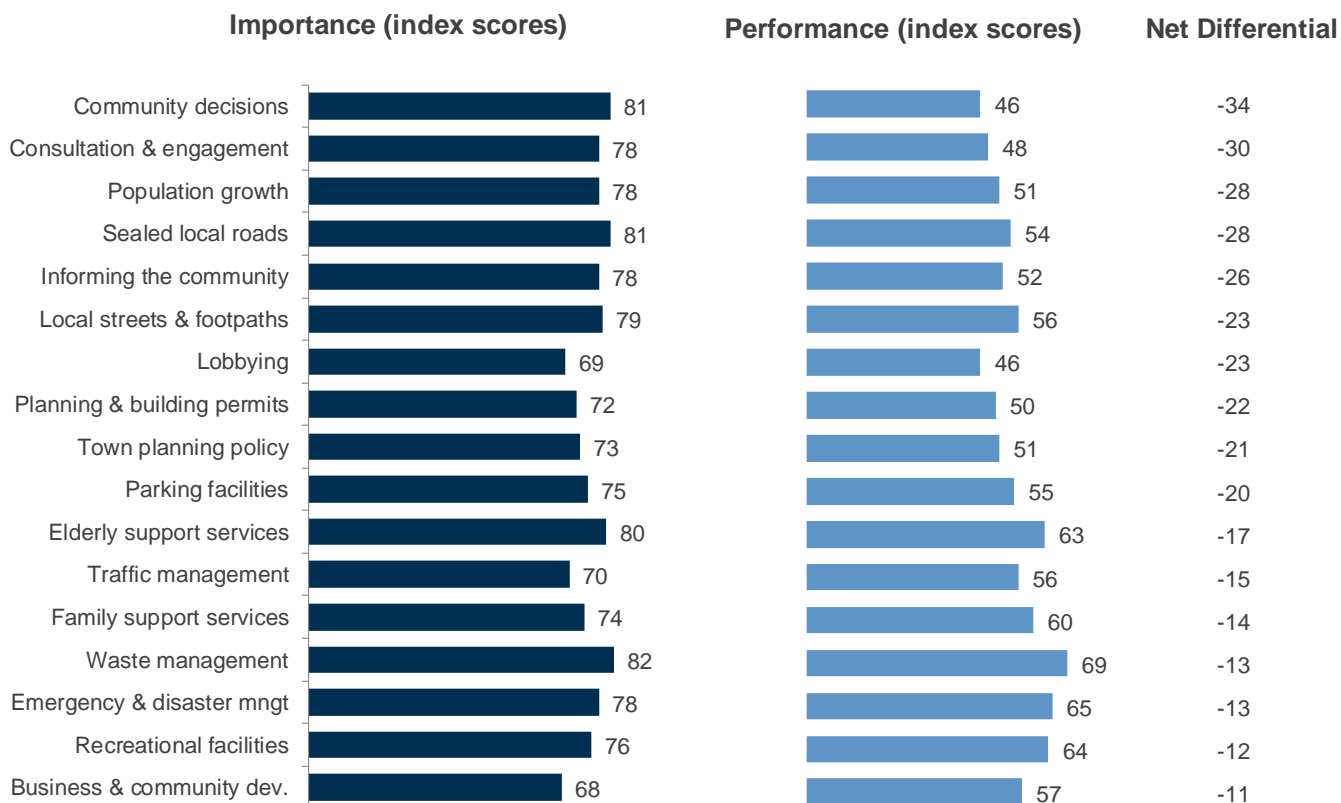
Base: All respondents. Councils asked State-wide: 27 Councils asked group: 4

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## Individual service areas importance vs performance

Service areas where importance exceeds performance by 10 points or more, suggesting further investigation is necessary.



Note: Net differentials are calculated based on the un-rounded importance and performance scores, then rounded to the nearest whole number, which may result in differences of +/- 1% in the importance and performance scores and the net differential scores.



## Influences on perceptions of overall performance

The individual service area that has the strongest influence on the overall performance rating (based on regression analysis) is:

- Decisions made in the interest of the community.

**Good communication and transparency with residents about decisions Council has made in the community's interest provides the greatest opportunity to drive up overall opinion of Council's performance. Currently, this is one of Council's poorer performing areas (index score of 46).**

Following on from that, other individual service areas with a more moderate influence on the overall performance rating are:

- Town planning
- Lobbying on behalf of the community
- Informing the community
- The condition of local streets and footpaths.

Looking at these key service areas only, Council performs relatively well on maintaining its local streets and footpaths (index score of 56).

Council should continue efforts in this area to help shore up ratings of overall performance – but there is greater work to be done elsewhere.

Council is rated only slightly above 'average' (50) on the strong influence of town planning and more moderate influence of informing the community (index scores of 51 and 52 respectively).

**Ensuring residents are kept well informed on key local issues, policies and initiatives – particularly around planning – can help to improve overall community perceptions of Council.**

However, in addition to Council decision making, most in need of attention are its lobbying efforts, which are rated as 'poor' (index score of 46) and are a strong influence on overall community opinion.

**It will be important to demonstrate efforts to advocate for community interests to help improve overall ratings of Council performance.**



## Regression analysis explained

We use regression analysis to investigate which individual service areas, such as community consultation, condition of sealed local roads, etc. (the independent variables) are influencing respondent perceptions of overall council performance (the dependent variable).

In the charts that follow:

- The horizontal axis represents Council's performance index score for each individual service. Service areas appearing on the right side of the chart have a higher index score than those on the left.
- The vertical axis represents the Standardised Beta Coefficient from the multiple regression performed. This measures the contribution of each service area to the model. Service areas near the top of the chart have a greater positive effect on overall performance ratings than service areas located closer to the axis.

The regressions are shown on the following two charts.

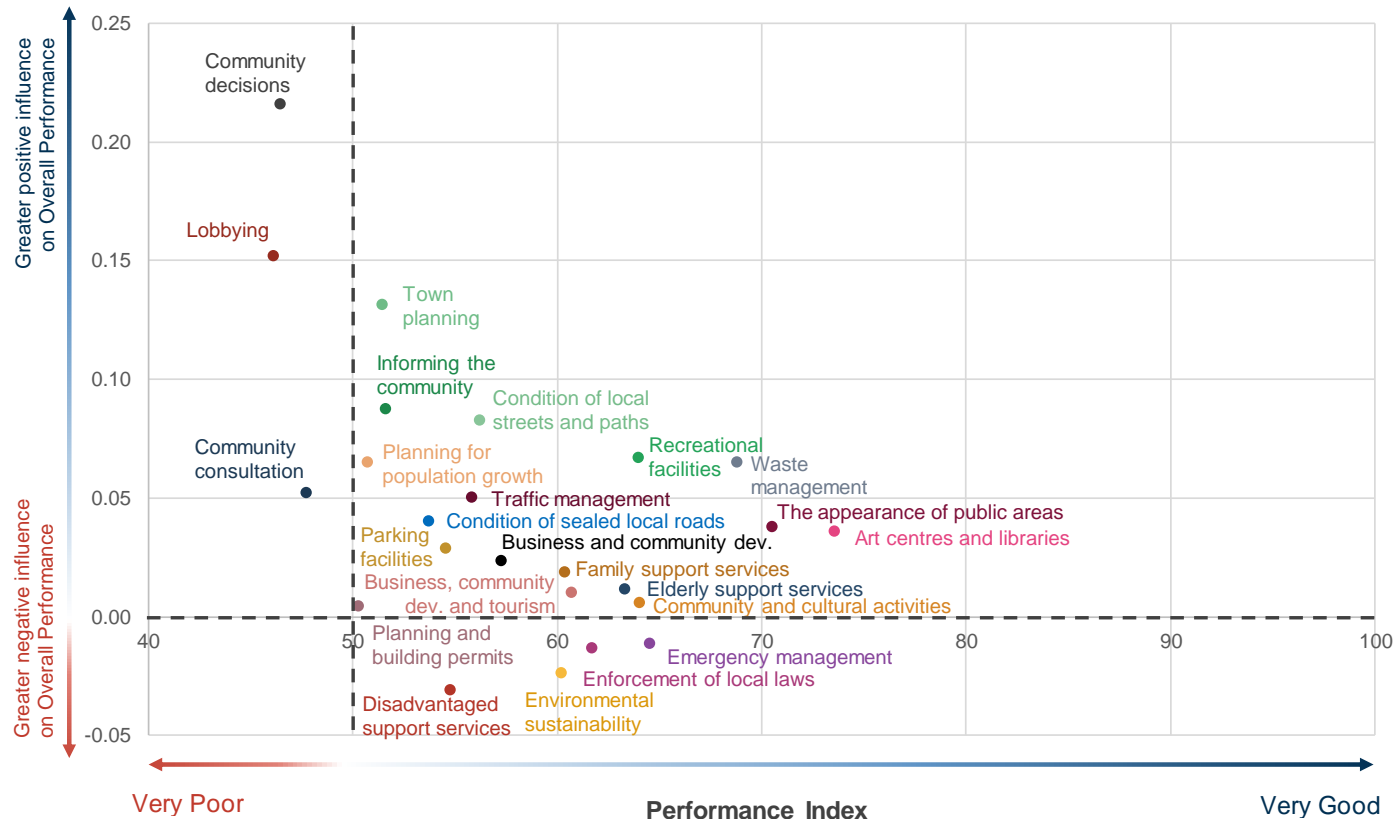
1. **The first chart** shows the results of a regression analysis of *all* individual service areas selected by Council.
2. **The second chart** shows the results of a regression performed on a smaller set of service areas, being those with a moderate-to-strong influence on overall performance. Service areas with a weak influence on overall performance (i.e. a low Standardised Beta Coefficient) have been excluded from the analysis.

**Key insights from this analysis are derived from the second chart.**



## Influence on overall performance: all service areas

### 2024 regression analysis (all service areas)

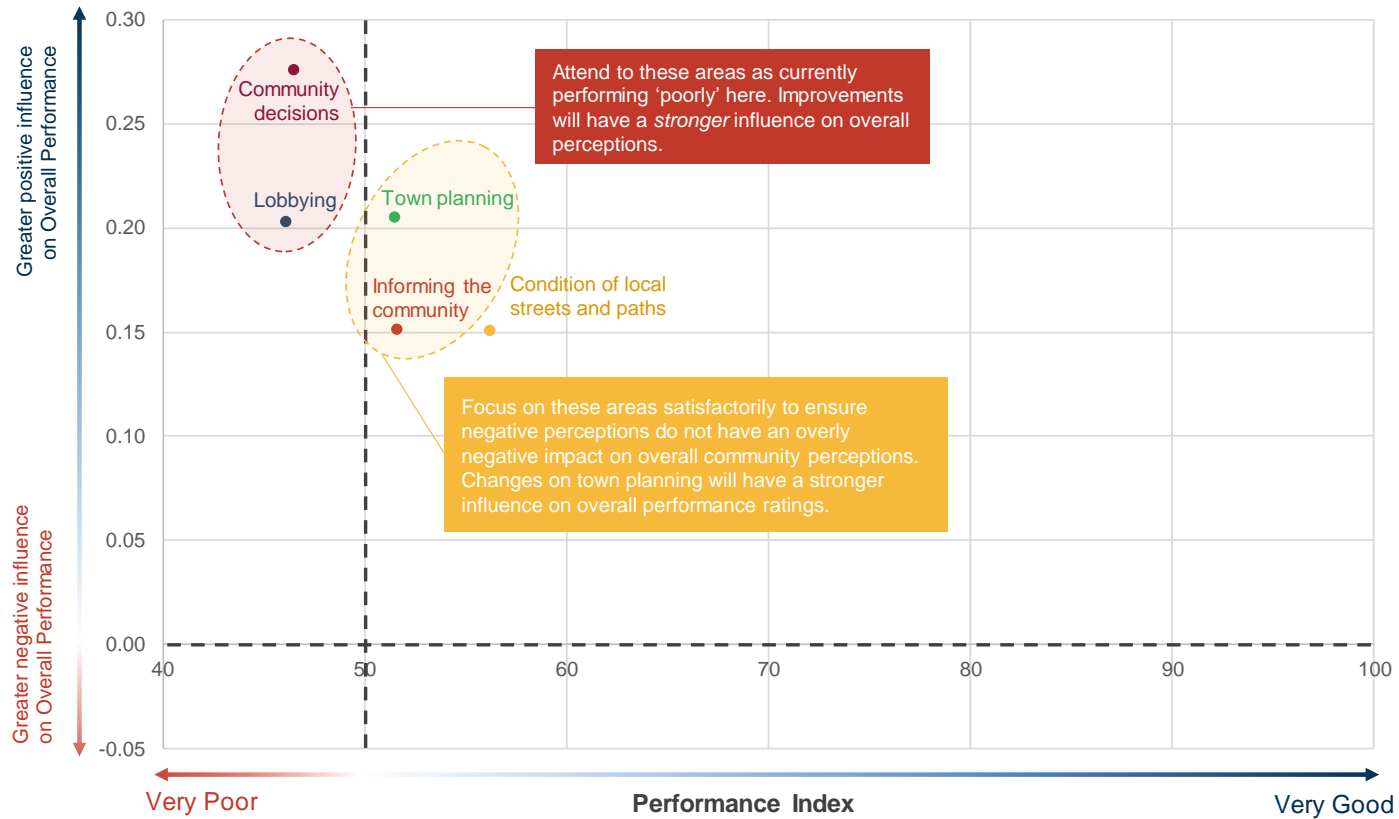


The multiple regression analysis model above (all service areas) has an  $R^2$  value of 0.602 and adjusted  $R^2$  value of 0.577, which means that 58% of the variance in community perceptions of overall performance can be predicted from these variables. The overall model effect was statistically significant at  $p = 0.0001$ ,  $F = 23.64$ . This model should be interpreted with some caution as some data is not normally distributed and not all service areas have linear correlations.



## Influence on overall performance: key service areas

2024 regression analysis (key service areas)



The multiple regression analysis model above (reduced set of service areas) has an  $R^2$  value of 0.584 and adjusted  $R^2$  value of 0.577, which means that 58% of the variance in community perceptions of overall performance can be predicted from these variables. The overall model effect was statistically significant at  $p = 0.0001$ ,  $F = 91.78$ .





# Areas for improvement

2024 areas for improvement (%)  
- Top mentions only -



Q17. What does Warrnambool City Council MOST need to do to improve its performance?  
Base: All respondents. Councils asked State-wide: 49 Councils asked group: 8  
A verbatim listing of responses to this question can be found in the accompanying dashboard.

# Customer service





## Contact with council and customer service

### Contact with council

Two-thirds of Council residents (65%) have had contact with Council in the last 12 months. This represents a six percentage point increase from last year. Contact with Council has risen steadily from 2022.

The most common method of contacting Council is in person (35%) and by telephone (33%). Fewer contact Council via email (18%), in writing (11%), or through the Council website (10%). In-person visits have increased steadily as the pandemic has receded.



### Customer service

Council's customer service index of 67 is in line with 2023 but remains lower than previously achieved higher levels. That said, Council's customer service is rated in line with the State-wide and Regional Centres group averages (index scores of 67 and 68 respectively).

Two-thirds of residents (64%) provide a positive customer service rating of 'very good' or 'good', increasing from 57% in 2023.

- No significant differences were found among the different demographic cohorts compared to the Council average. However, those aged 50 to 64 years are most positive of Council's customer service, while 35 to 49 year olds are most critical.

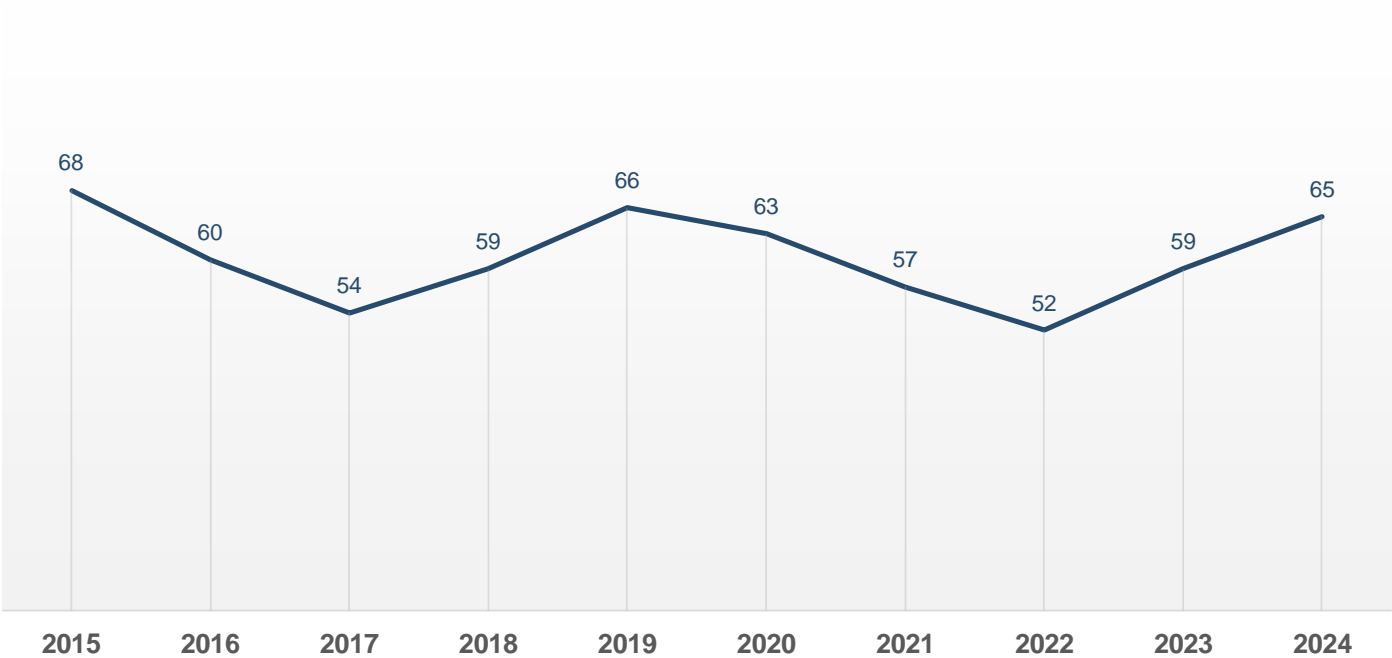
Customer service ratings for most methods of contact increased since 2023, with one notable exception being telephone contacts (index score of 61, down six points). Given telephone is among the frequently used methods of contact, Council should focus some efforts on improving the service experience via this channel.

Nevertheless, it is worth noting that Council's customer service is rated highest for in-person visits (index score of 74) which is the method of contact used most often.



# Contact with council

2024 contact with council (%)  
Have had contact

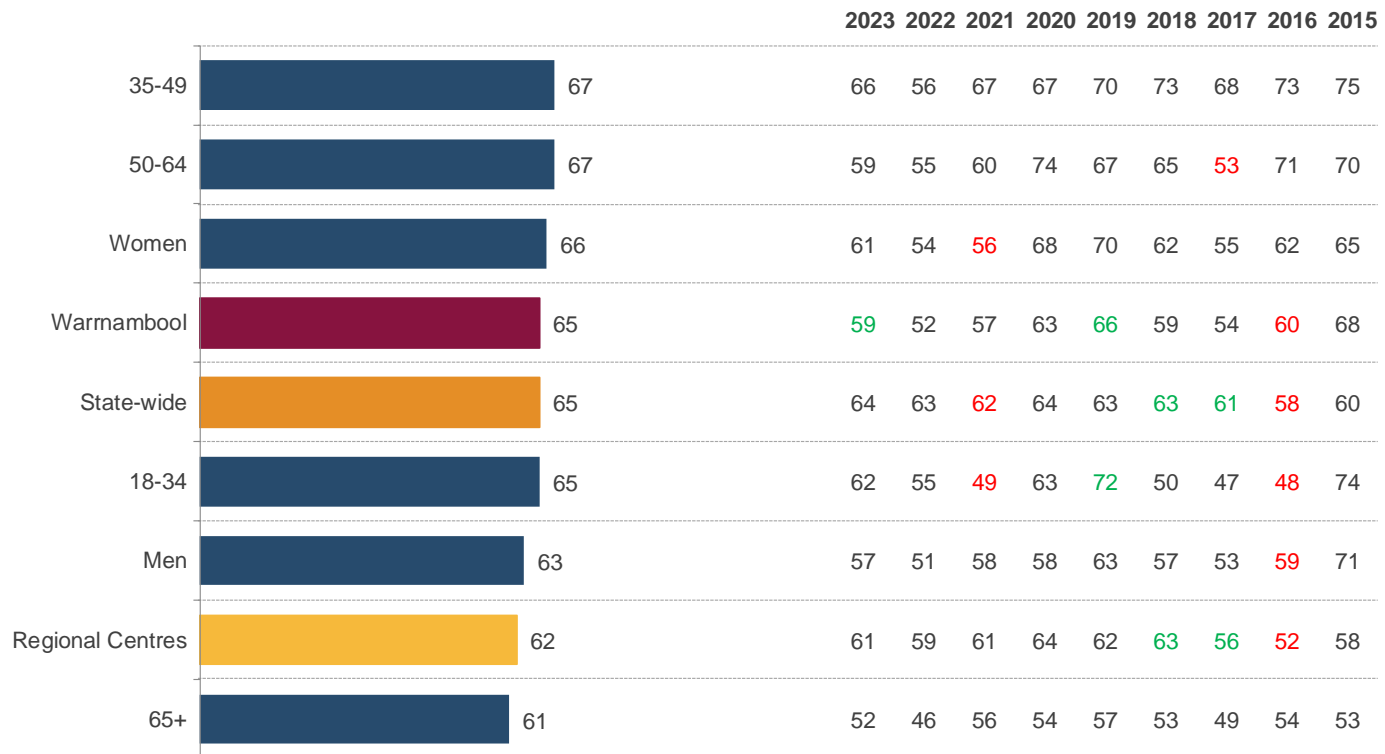


Q5a. Have you or any member of your household had any recent contact with Warrnambool City Council in any of the following ways?  
Base: All respondents. Councils asked State-wide: 26 Councils asked group: 4



## Contact with council

### 2024 contact with council (%)



Q5a. Have you or any member of your household had any recent contact with Warrnambool City Council in any of the following ways?

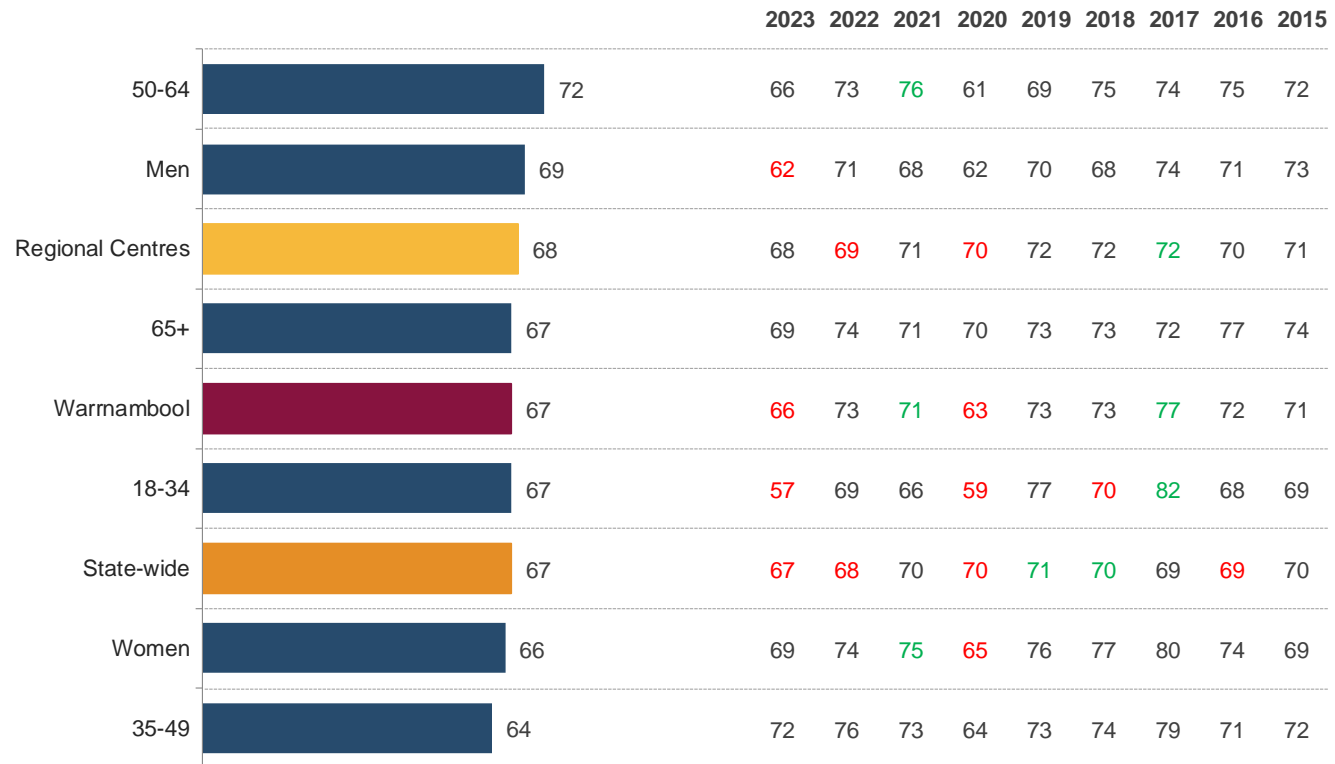
Base: All respondents. Councils asked State-wide: 26 Councils asked group: 4

Note: Please see Appendix A for explanation of significant differences.



## Customer service rating

### 2024 customer service rating (index scores)



Q5c. Thinking of the most recent contact, how would you rate Warrnambool City Council for customer service?

Please keep in mind we do not mean the actual outcome but rather the actual service that was received.

Base: All respondents who have had contact with Council in the last 12 months.

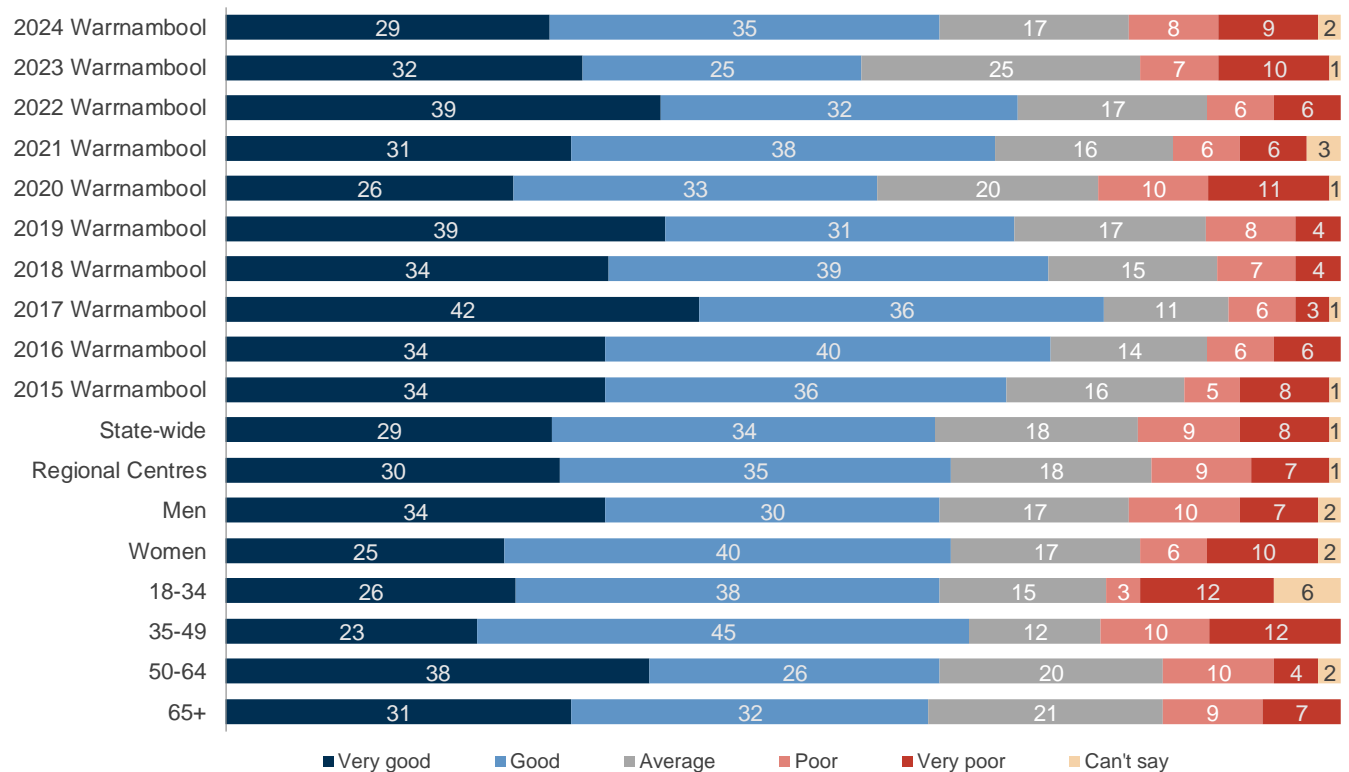
Councils asked State-wide: 62 Councils asked group: 9

Note: Please see Appendix A for explanation of significant differences.



## Customer service rating

### 2024 customer service rating (%)



Q5c. Thinking of the most recent contact, how would you rate Warrnambool City Council for customer service?

Please keep in mind we do not mean the actual outcome but rather the actual service that was received.

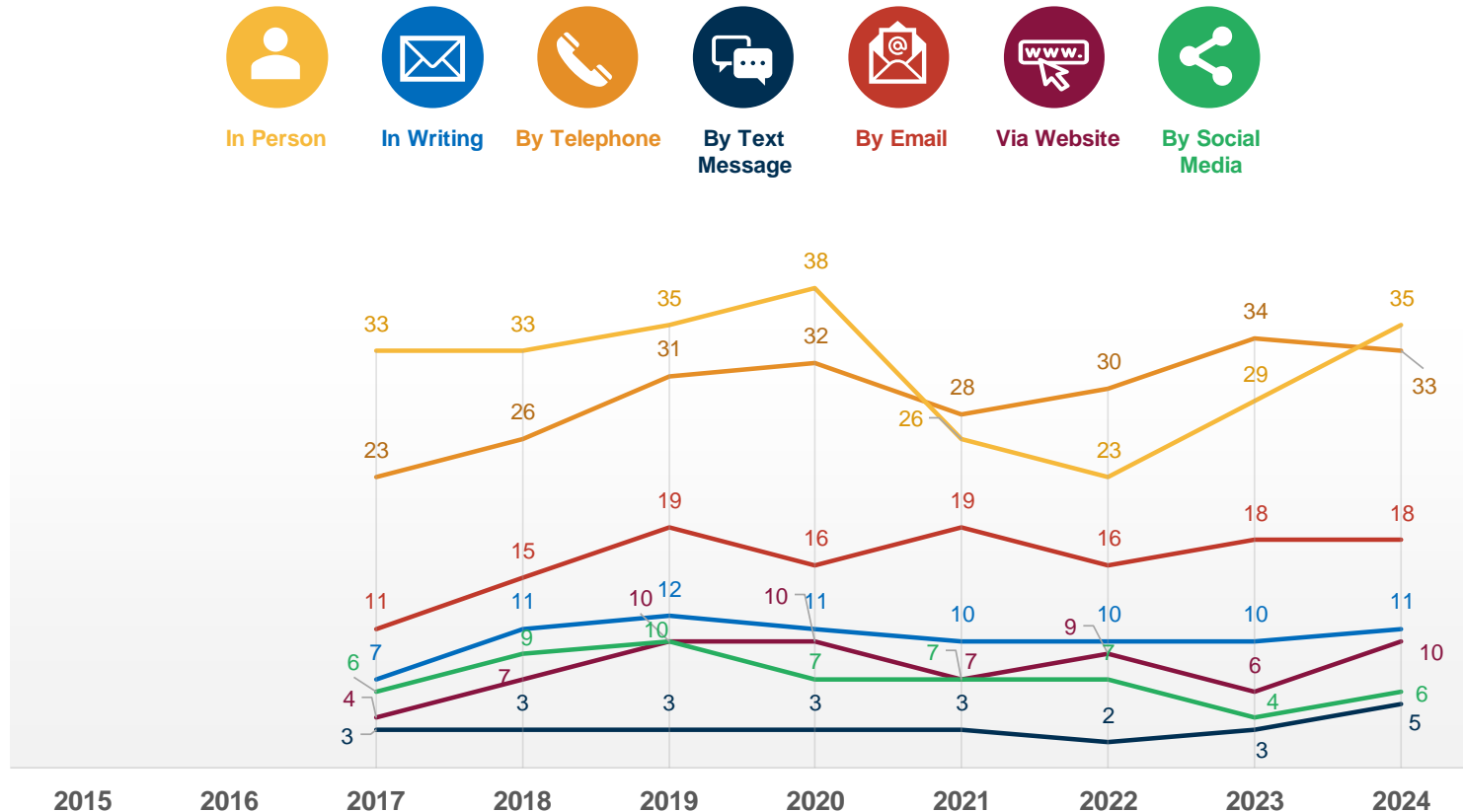
Base: All respondents who have had contact with Council in the last 12 months.

Councils asked State-wide: 62 Councils asked group: 9



## Method of contact with council

2024 method of contact (%)



Q5a. Have you or any member of your household had any recent contact with Warrnambool City Council in any of the following ways?

Base: All respondents. Councils asked State-wide: 26 Councils asked group: 4

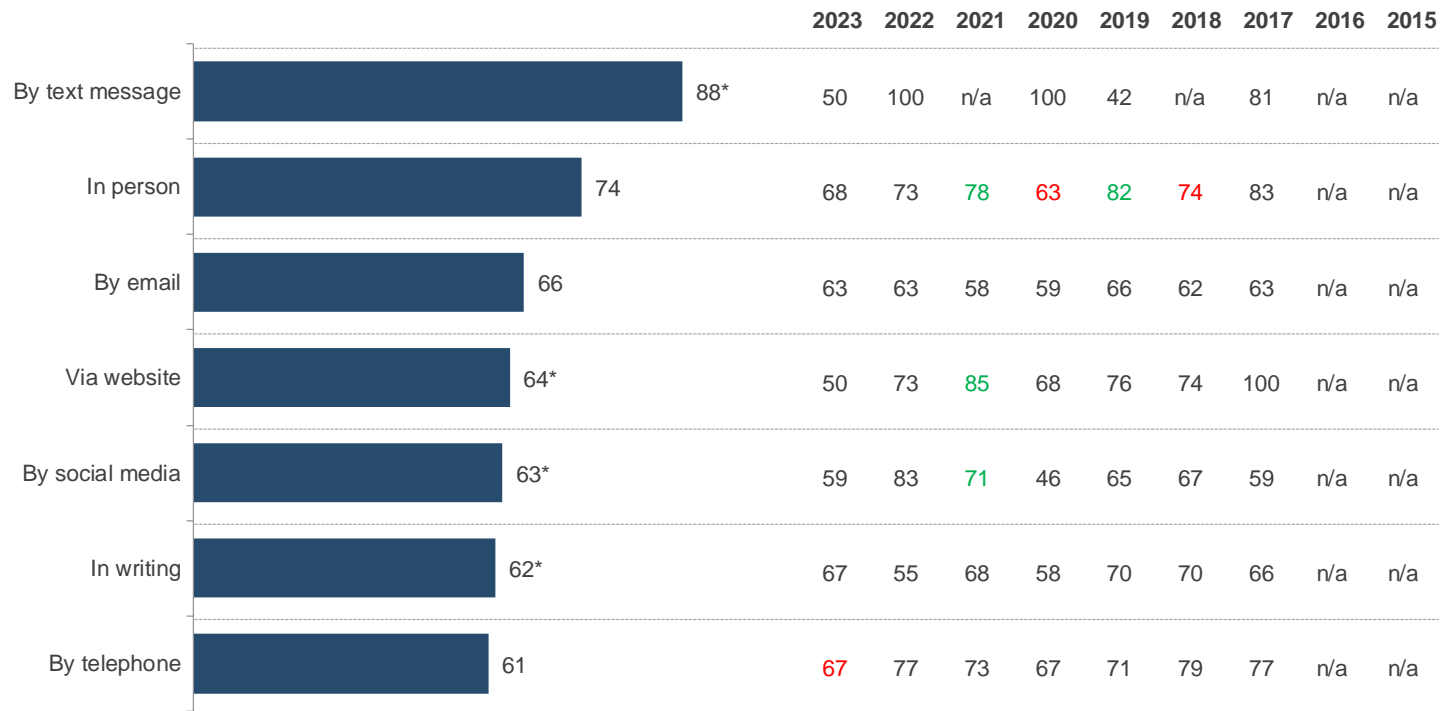
Note: Respondents could name multiple contacts methods so responses may add to more than 100%





## Customer service rating by method of last contact

2024 customer service rating (index score by method of last contact)



Q5c. Thinking of the most recent contact, how would you rate Warrnambool City Council for customer service?

Please keep in mind we do not mean the actual outcome but rather the actual service that was received.

Base: All respondents who have had contact with Council in the last 12 months.

Councils asked State-wide: 26 Councils asked group: 4

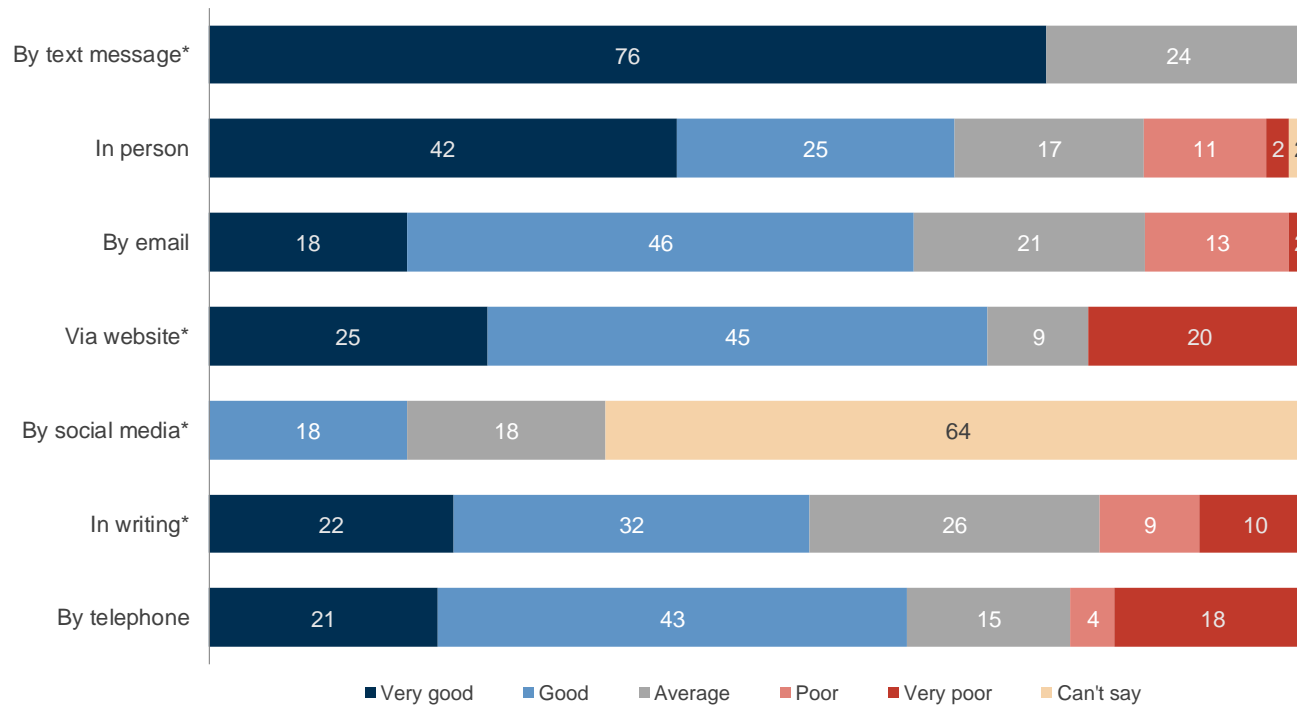
Note: Please see Appendix A for explanation of significant differences.

\*Caution: small sample size < n=30



## Customer service rating by method of last contact

2024 customer service rating (% by method of last contact)



Q5c. Thinking of the most recent contact, how would you rate Warrnambool City Council for customer service?

Please keep in mind we do not mean the actual outcome but rather the actual service that was received.

Base: All respondents who have had contact with Council in the last 12 months.

Councils asked State-wide: 26 Councils asked group: 4

\*Caution: small sample size < n=30



# Communication



## Communication

The preferred form of communication from Council about news and information and upcoming events is a Council newsletter sent via mail (28%), followed by a newsletter via email (22%) and social media (21%). The least preferred form continues to be the Council website (2%). These results are consistent with 2023.

Preferences differ by age group.

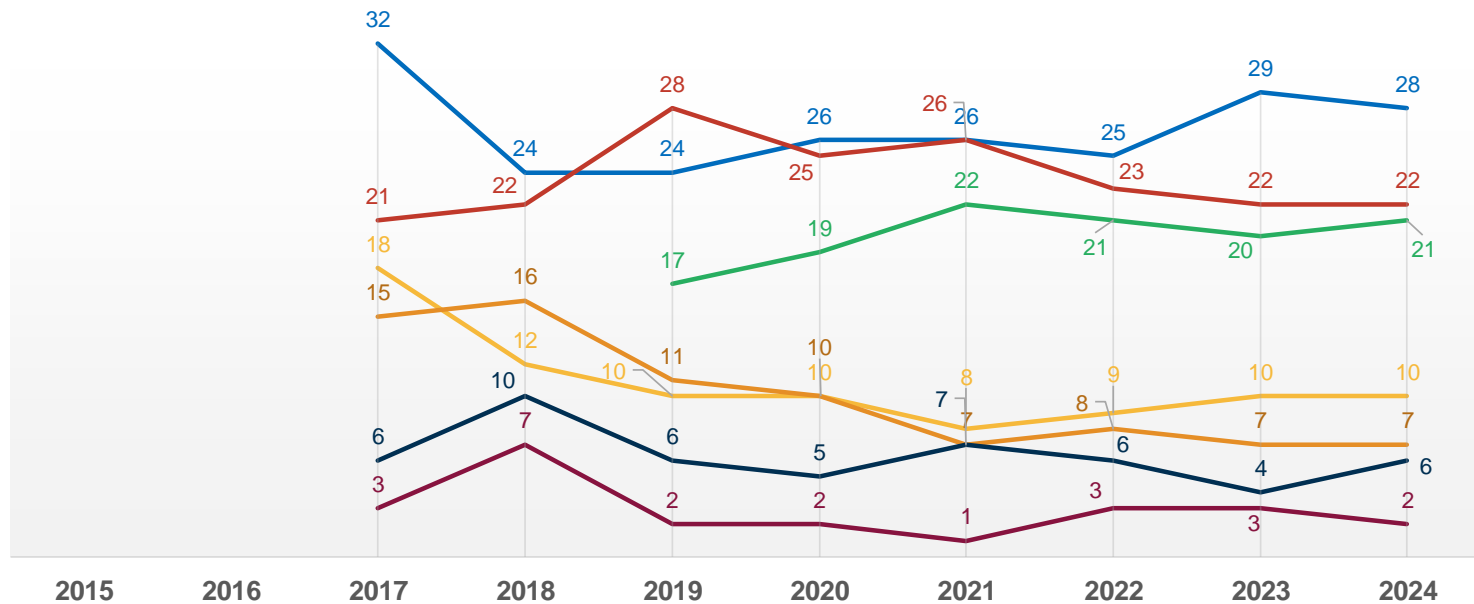
- The preferred form of communication among residents under 50 years of age is social media (31%). A Council newsletter sent via mail is the second most preferred form of communication (28%) among this age group, followed by a newsletter via email (19%).
- Among those aged 50 years or older, a Council newsletter sent via mail (27%) or email (25%) are preferred by almost equal numbers, followed distantly by advertising in a local newspaper (14%). Preference for communications via social media is much lower among this age group (11%) .





## Best form of communication

2024 best form of communication (%)



Q13. If Warrnambool City Council was going to get in touch with you to inform you about Council news and information and upcoming events, which ONE of the following is the BEST way to communicate with you?

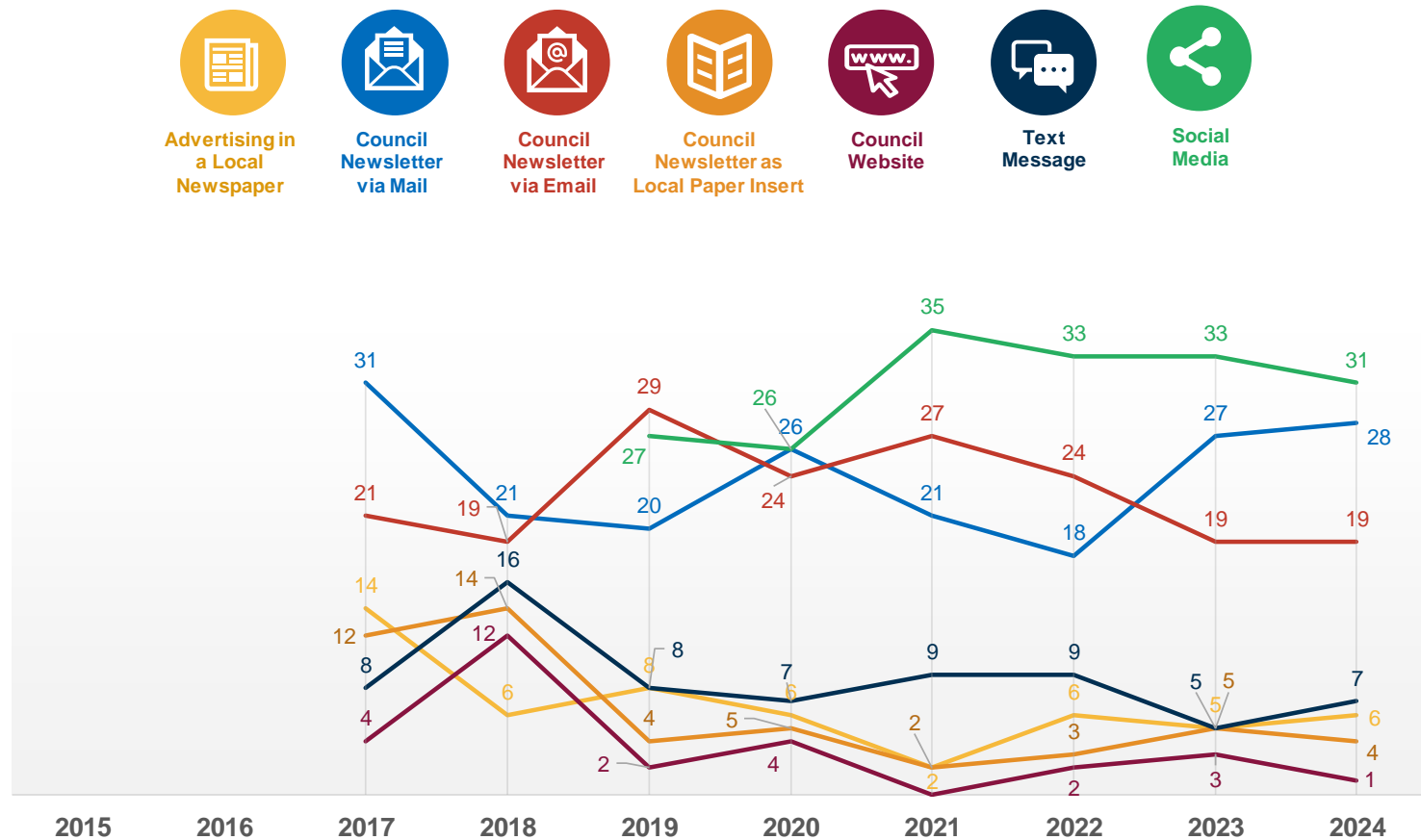
Base: All respondents. Councils asked State-wide: 38 Councils asked group: 6

Note: 'Social Media' was included in 2019.



## Best form of communication: under 50s

2024 under 50s best form of communication (%)



Q13. If Warrnambool City Council was going to get in touch with you to inform you about Council news and information and upcoming events, which ONE of the following is the BEST way to communicate with you?

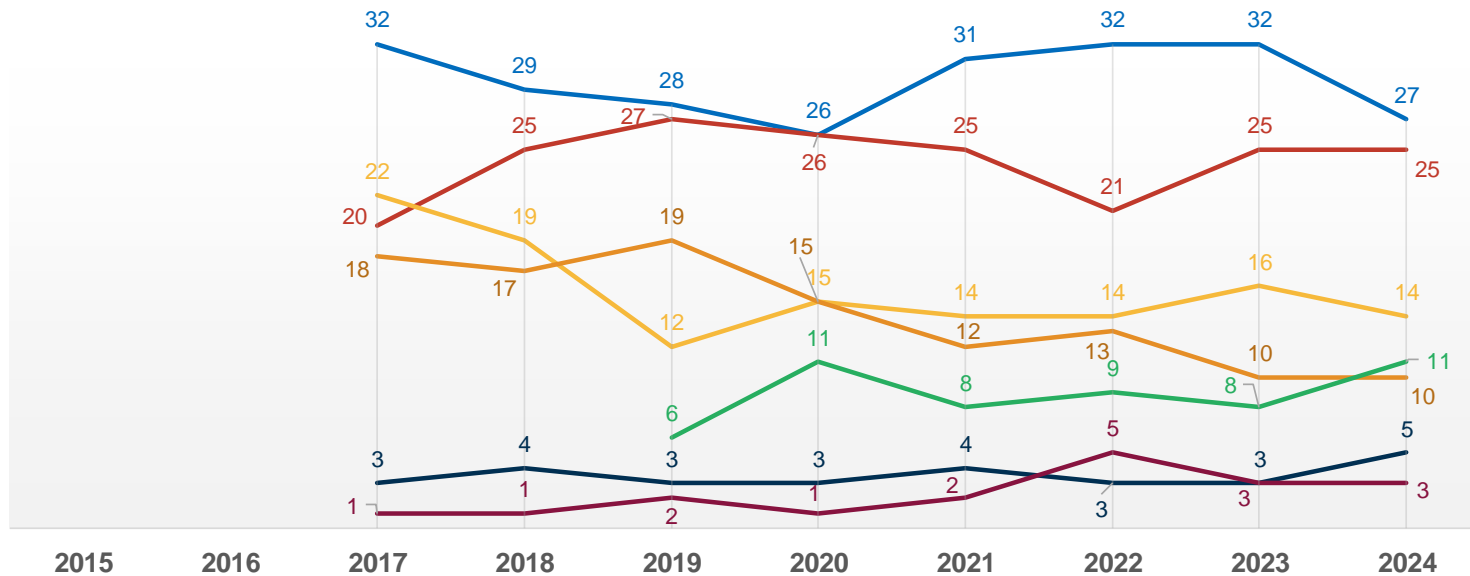
Base: All respondents aged under 50. Councils asked State-wide: 38 Councils asked group: 6

Note: 'Social Media' was included in 2019.



## Best form of communication: 50+ years

2024 50+ years best form of communication (%)



Q13. If Warrnambool City Council was going to get in touch with you to inform you about Council news and information and upcoming events, which ONE of the following is the BEST way to communicate with you?

Base: All respondents aged 50+ years. Councils asked State-wide: 38 Councils asked group: 6

Note: 'Social Media' was included in 2019.



## Council direction





## Council direction

Over the previous 12 months, 56% of residents believe the direction of Council's overall performance stayed the same, up four percentage points from 2023.

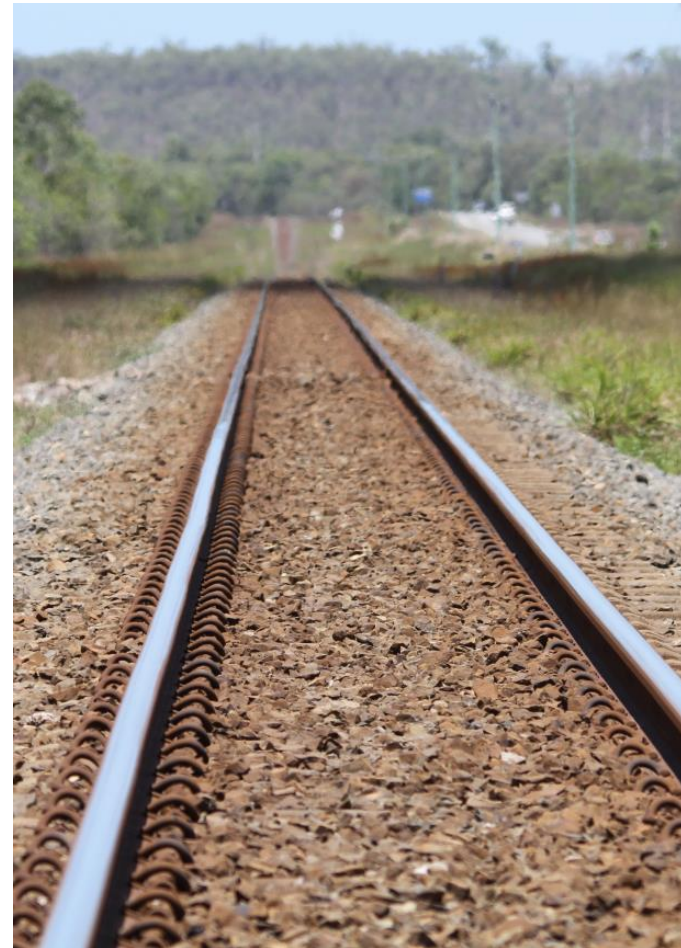
- 21% believe the overall direction has improved.
- 19% believe it has deteriorated in the last 12 months, down eight percentage points on 2023.

Perceptions of Council's overall direction (index score of 51, up five points) improved significantly from 2023 where perceptions had declined significantly to 46 index points.

- Perceptions of Council's overall direction improved significantly among residents aged 18 to 34 years (55, up 10 points) and men (53, up 13 points) who also rate overall direction highest.
- The least satisfied with council's overall direction are residents aged 35 to 49 years (index score of 46).

Looking ahead, a little over half of residents (52%) consider Council is generally heading in the right direction, more than the 35% who rate Council as heading in the wrong direction.

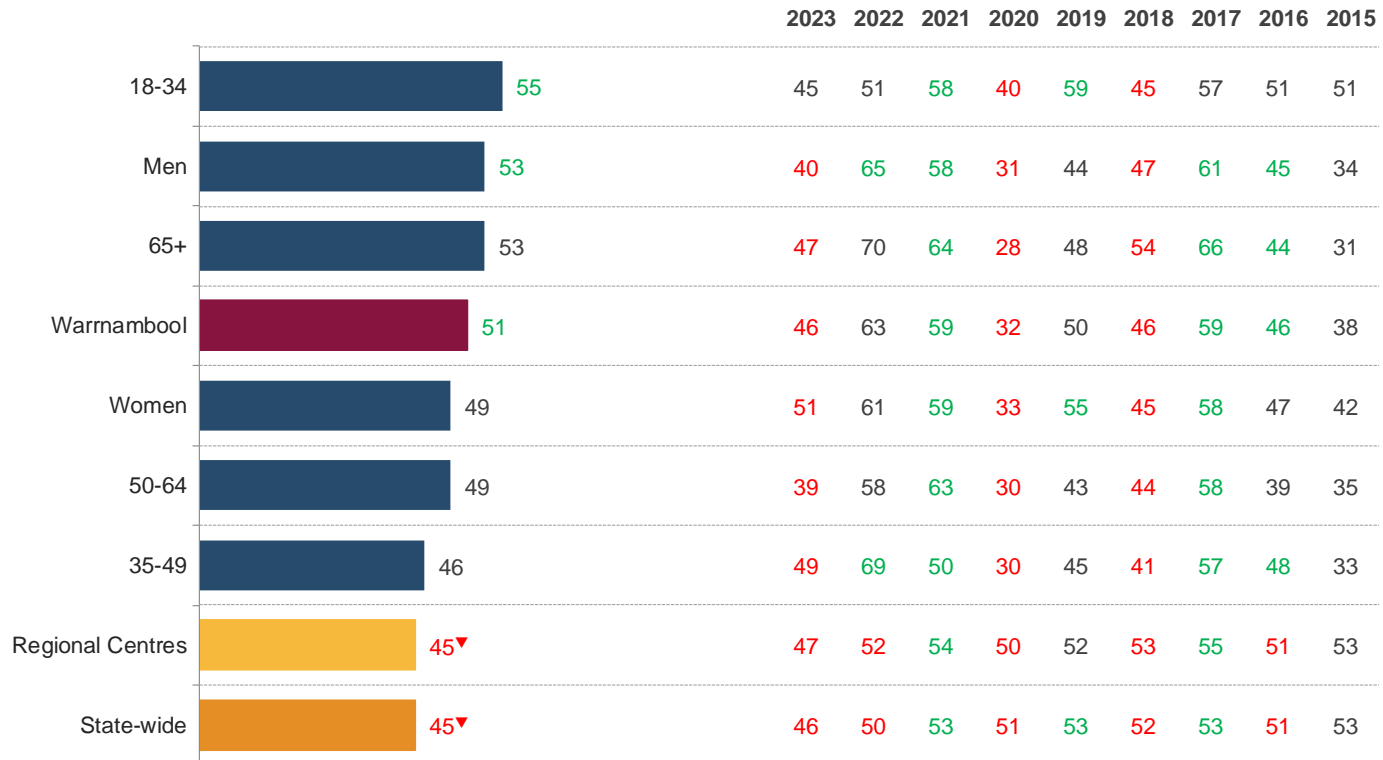
More residents state that they prefer service cuts (51%) to rate hikes, though the percentage has dropped from 2023 (60%). In contrast, only 28% prefer a rate rise to improve local services, and 20% are unsure.





## Overall council direction last 12 months

### 2024 overall council direction (index scores)



Q6. Over the last 12 months, what is your view of the direction of Warrnambool City Council's overall performance?

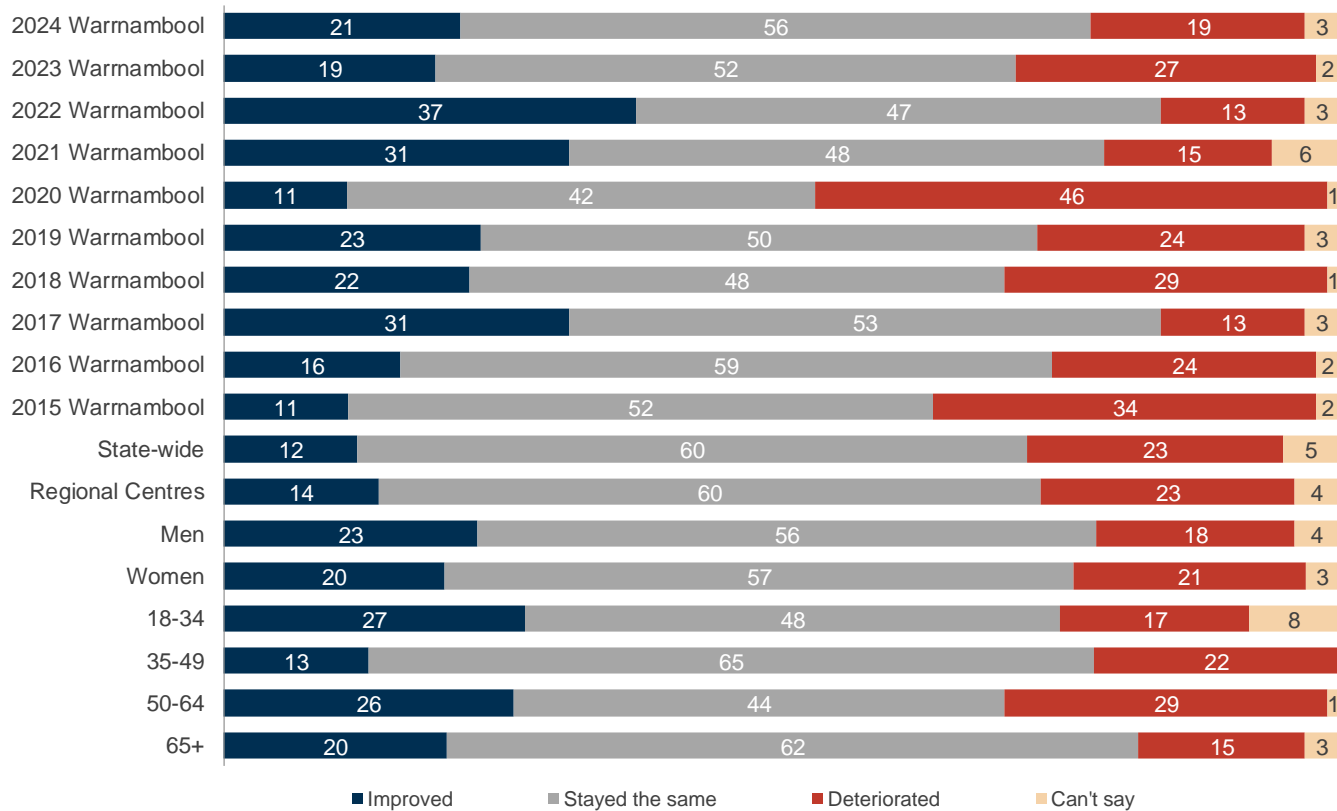
Base: All respondents. Councils asked State-wide: 62 Councils asked group: 9

Note: Please see Appendix A for explanation of significant differences.



## Overall council direction last 12 months

### 2024 overall council direction (%)



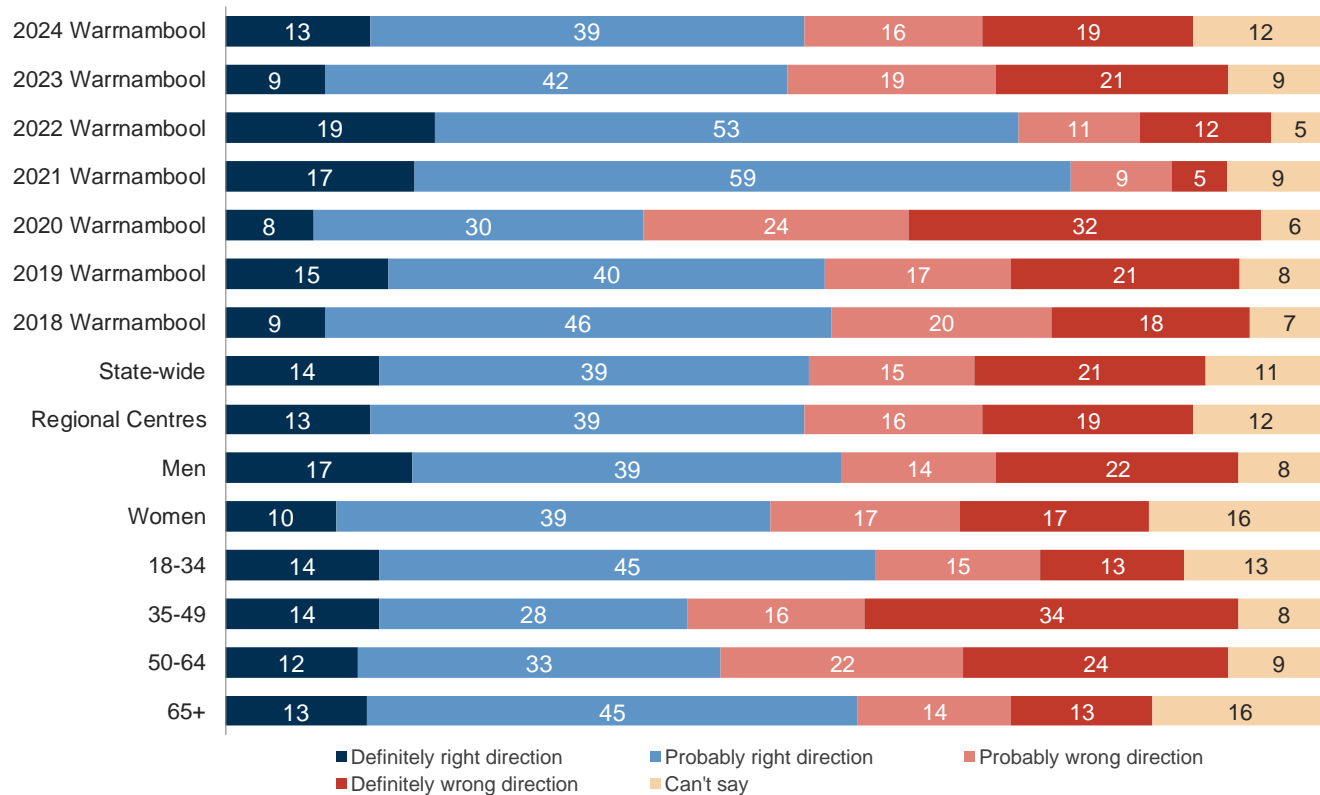
Q6. Over the last 12 months, what is your view of the direction of Warrnambool City Council's overall performance?

Base: All respondents. Councils asked State-wide: 62 Councils asked group: 9



## Right / wrong direction

### 2024 right / wrong direction (%)



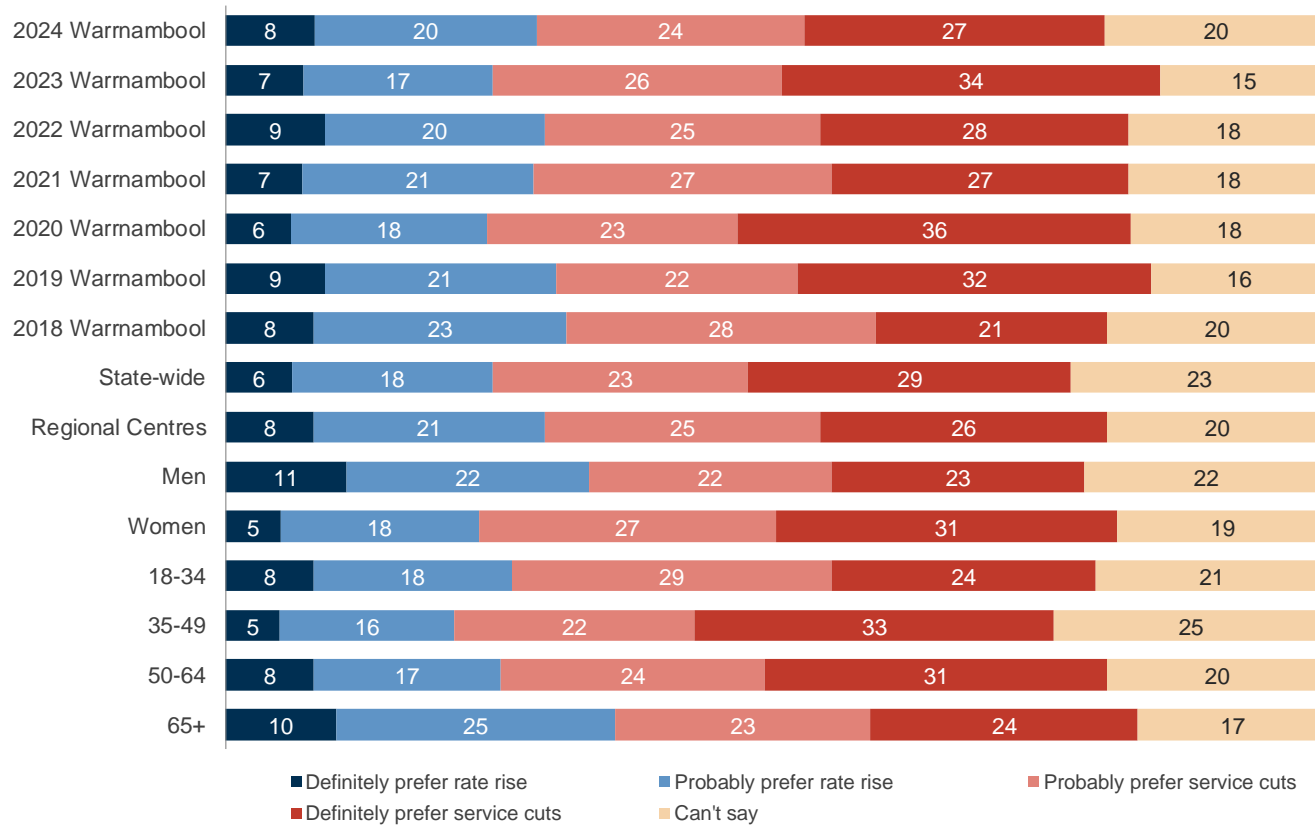
Q8. Would you say your local Council is generally heading in the right direction or the wrong direction?

Base: All respondents. Councils asked State-wide: 8 Councils asked group: 1



## Rates / services trade-off

### 2024 rates / services trade-off (%)



Q10. If you had to choose, would you prefer to see council rate rises to improve local services OR would you prefer to see cuts in council services to keep council rates at the same level as they are now?

Base: All respondents. Councils asked State-wide: 19 Councils asked group: 2

# Individual service areas



## Community consultation and engagement importance



### 2024 consultation and engagement importance (index scores)

		2023	2022	2021	2020	2019	2018	2017	2016	2015
50-64	80	80	81	81	81	81	80	79	77	79
35-49	80	78	76	80	80	81	77	78	73	77
Women	79	81	76	77	79	82	80	77	77	77
65+	79	80	77	78	77	77	79	77	75	79
Warrnambool	78	80	74	77	78	80	78	75	74	77
Regional Centres	77	77	77	76	75	76	75	76	75	74
Men	76	79	73	77	77	77	74	72	71	77
State-wide	76	76	76	75	74	74	74	74	75	74
18-34	72▼	83	67	72	77	81	75	67	72	73

Q1. Firstly, how important should 'Community consultation and engagement' be as a responsibility for Council?

Base: All respondents. Councils asked State-wide: 25 Councils asked group: 4

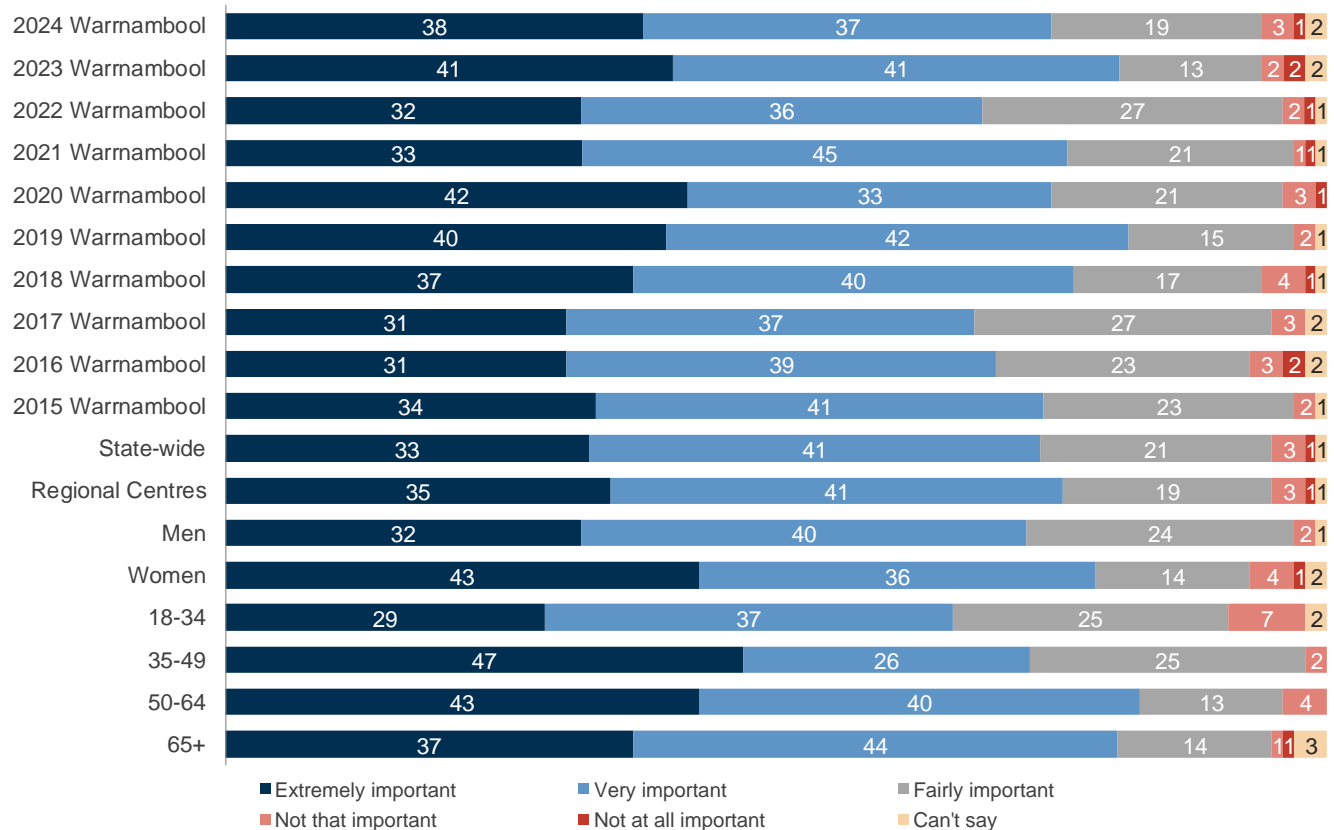
Note: Please see Appendix A for explanation of significant differences.



## Community consultation and engagement importance



2024 consultation and engagement importance (%)



Q1. Firstly, how important should 'Community consultation and engagement' be as a responsibility for Council?

Base: All respondents. Councils asked State-wide: 25 Councils asked group: 4

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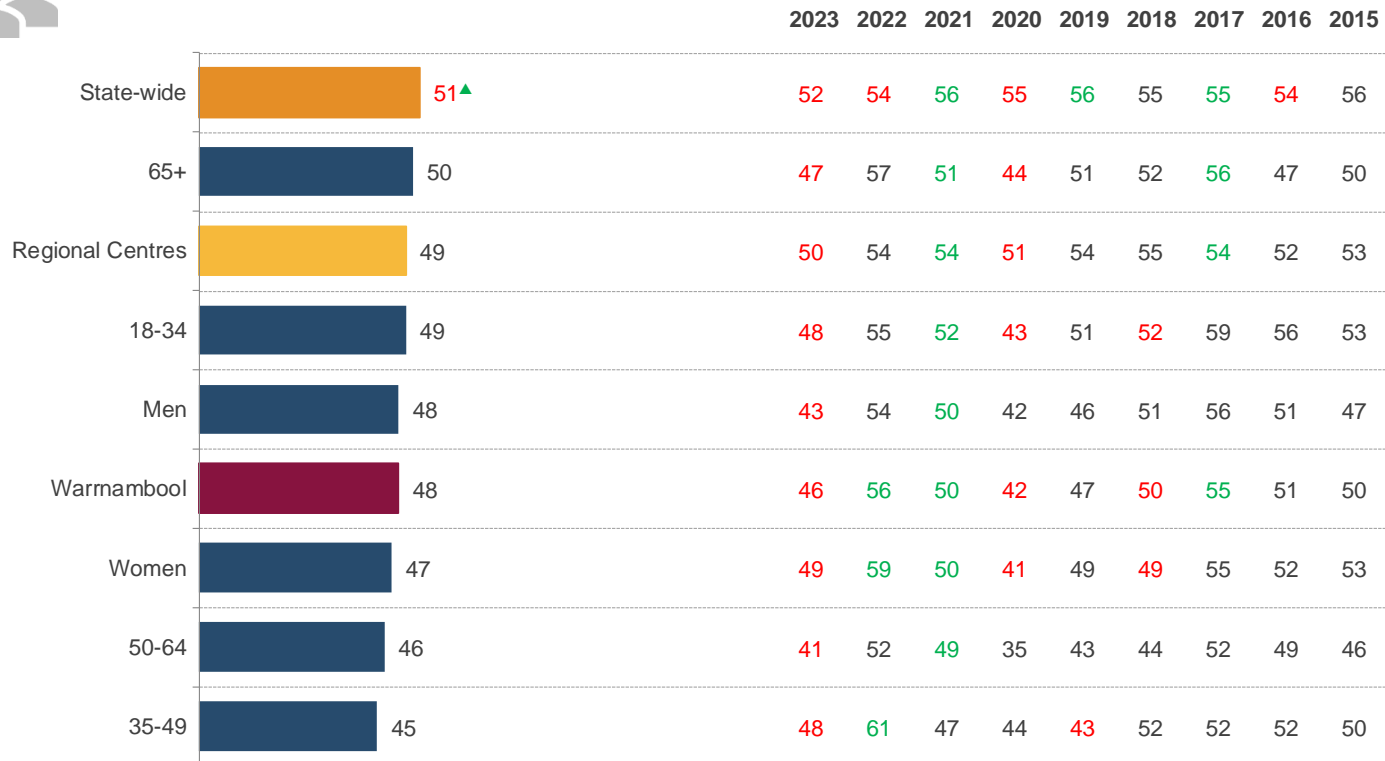




## Community consultation and engagement performance



### 2024 consultation and engagement performance (index scores)



Q2. How has Council performed on 'Community consultation and engagement' over the last 12 months?

Base: All respondents. Councils asked State-wide: 62 Councils asked group: 9

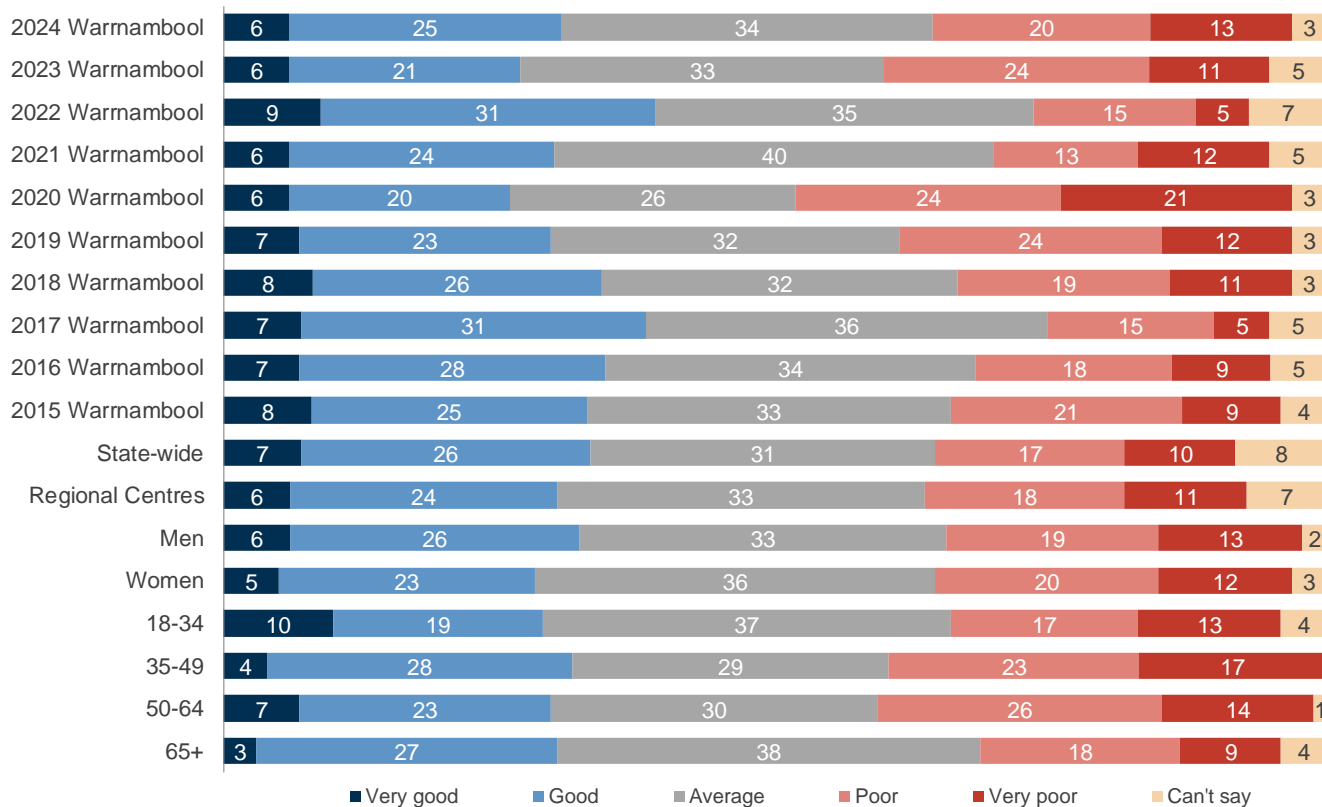
Note: Please see Appendix A for explanation of significant differences.



## Community consultation and engagement performance



2024 consultation and engagement performance (%)



Q2. How has Council performed on 'Community consultation and engagement' over the last 12 months?

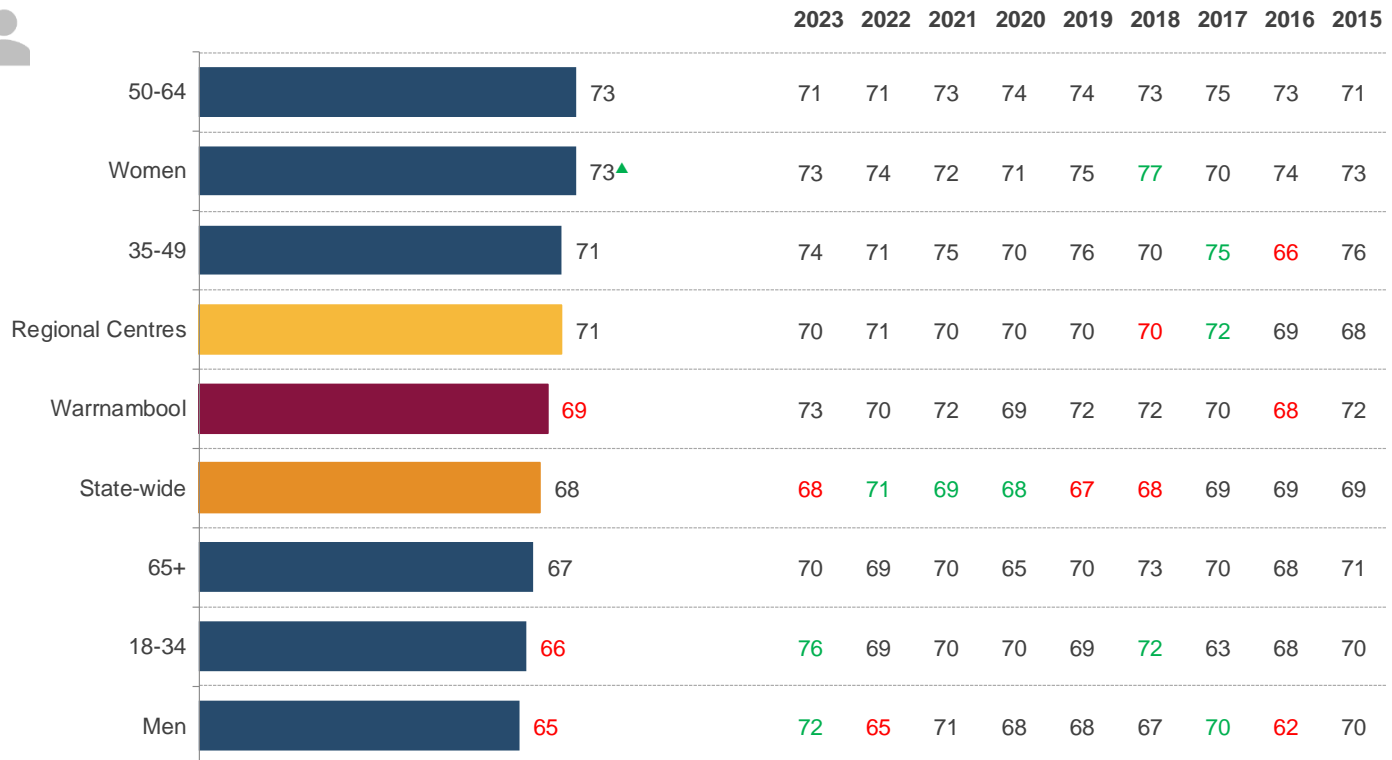
Base: All respondents. Councils asked State-wide: 62 Councils asked group: 9



## Lobbying on behalf of the community importance



### 2024 lobbying importance (index scores)



Q1. Firstly, how important should 'Lobbying on behalf of the community' be as a responsibility for Council?

Base: All respondents. Councils asked State-wide: 21 Councils asked group: 4

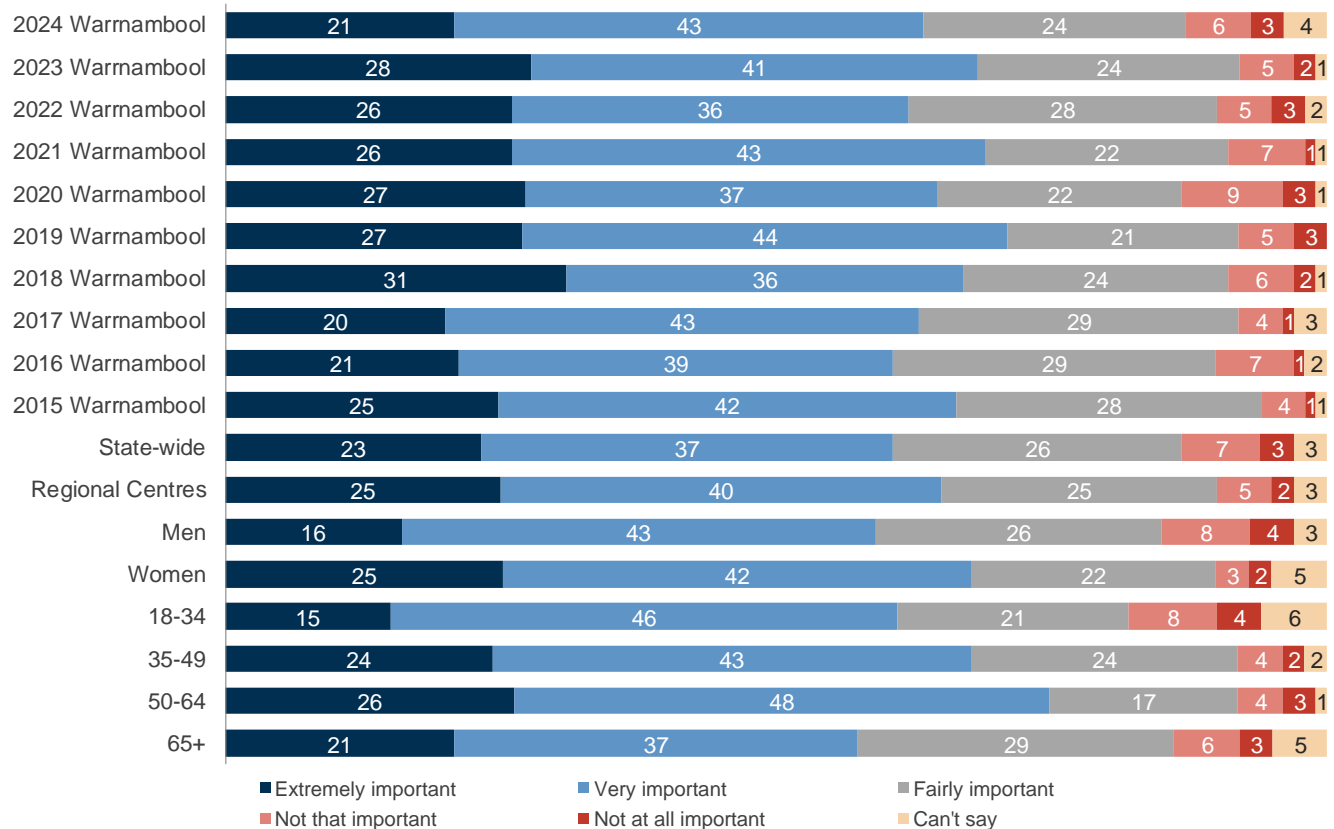
Note: Please see Appendix A for explanation of significant differences.



## Lobbying on behalf of the community importance



### 2024 lobbying importance (%)



Q1. Firstly, how important should 'Lobbying on behalf of the community' be as a responsibility for Council?

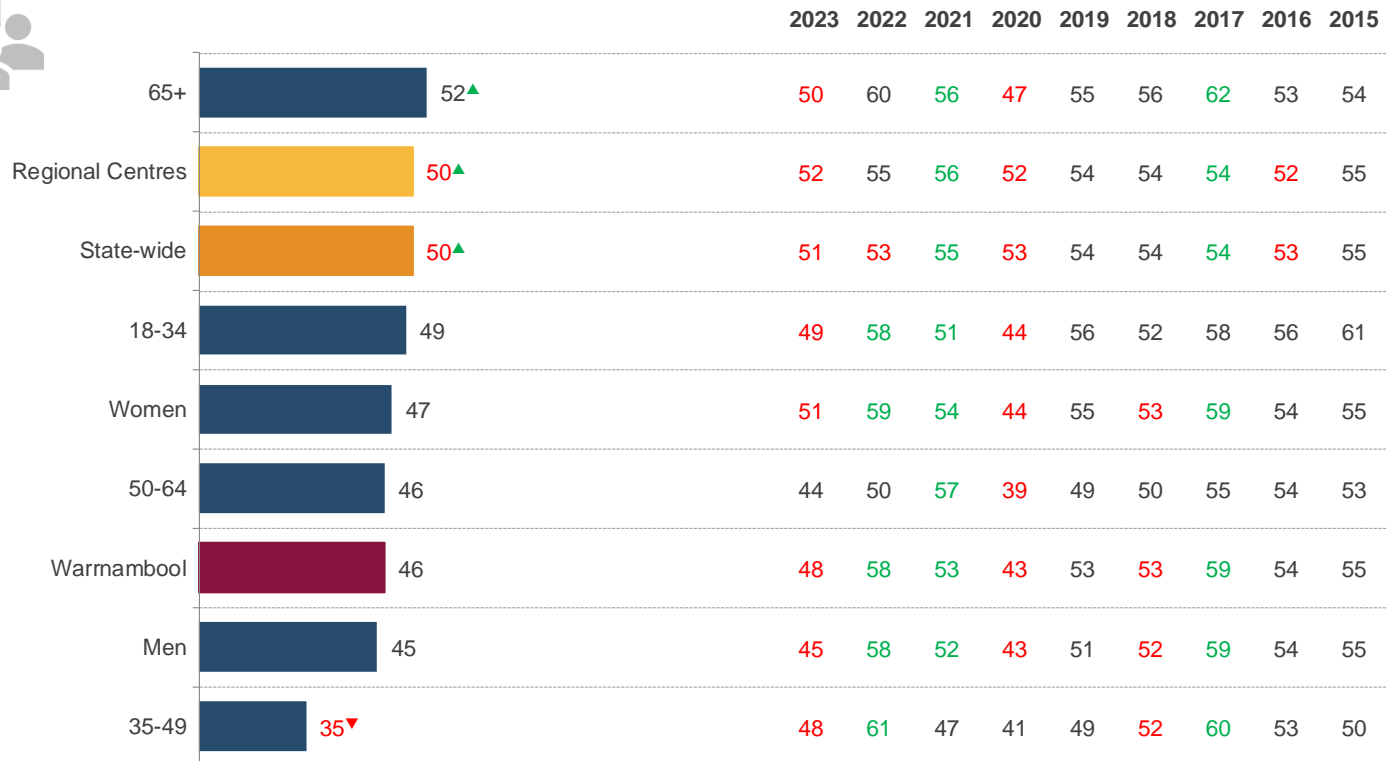
Base: All respondents. Councils asked State-wide: 21 Councils asked group: 4



## Lobbying on behalf of the community performance



### 2024 lobbying performance (index scores)



Q2. How has Council performed on 'Lobbying on behalf of the community' over the last 12 months?

Base: All respondents. Councils asked State-wide: 46 Councils asked group: 6

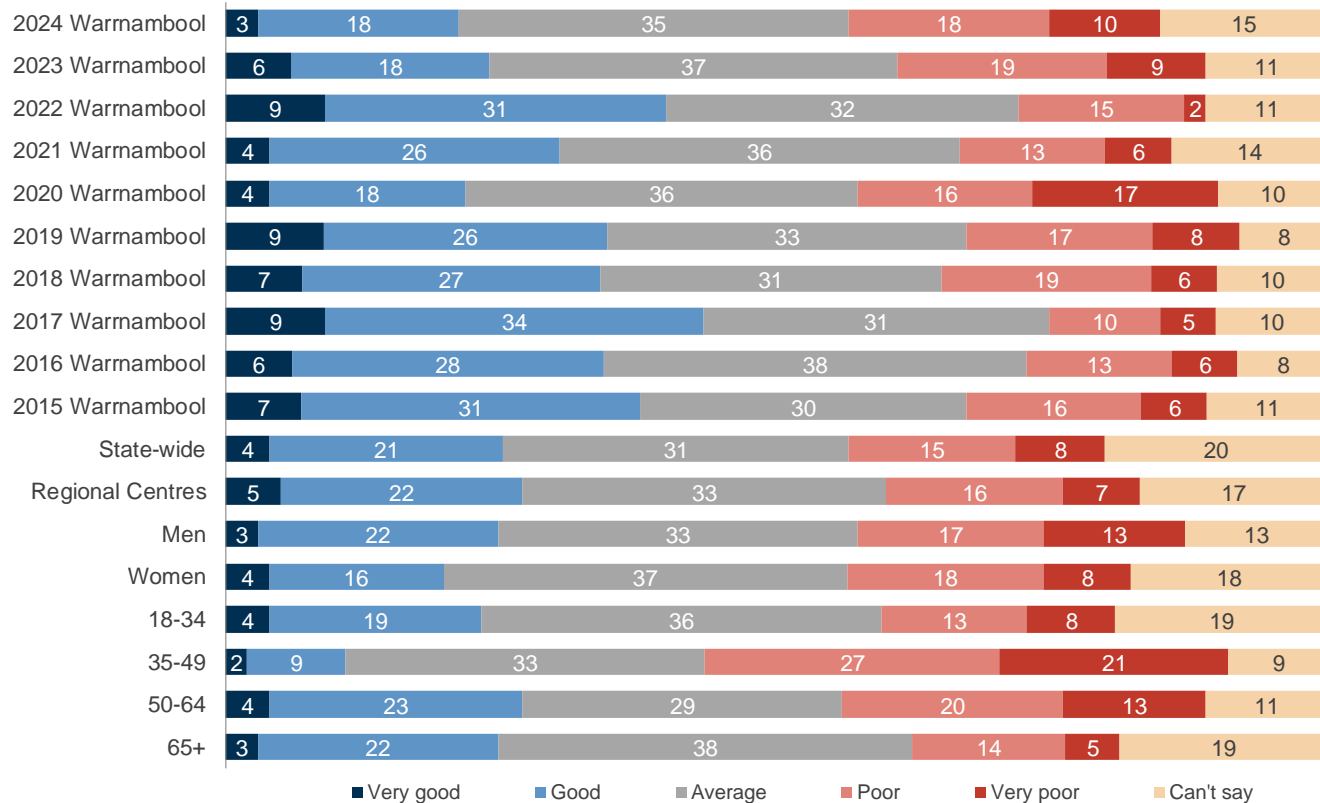
Note: Please see Appendix A for explanation of significant differences.



## Lobbying on behalf of the community performance



2024 lobbying performance (%)



Q2. How has Council performed on 'Lobbying on behalf of the community' over the last 12 months?

Base: All respondents. Councils asked State-wide: 46 Councils asked group: 6

## Decisions made in the interest of the community importance



### 2024 community decisions made importance (index scores)

		2023	2022	2021	2020	2019	2018	2017	2016	2015
35-49	84	83	81	85	84	84	79	n/a	n/a	n/a
Women	83	84	82	83	81	84	82	n/a	n/a	n/a
50-64	83	80	85	83	85	79	84	n/a	n/a	n/a
18-34	83	86	80	84	77	86	84	n/a	n/a	n/a
Warrnambool	81	83	81	83	80	83	82	n/a	n/a	n/a
Regional Centres	81	80	82	81	80	82	81	82	82	80
State-wide	80	80	81	81	80	80	80	79	80	80
Men	78	81	80	83	79	83	81	n/a	n/a	n/a
65+	77	81	79	82	77	83	81	n/a	n/a	n/a

Q1. Firstly, how important should 'Decisions made in the interest of the community' be as a responsibility for Council?

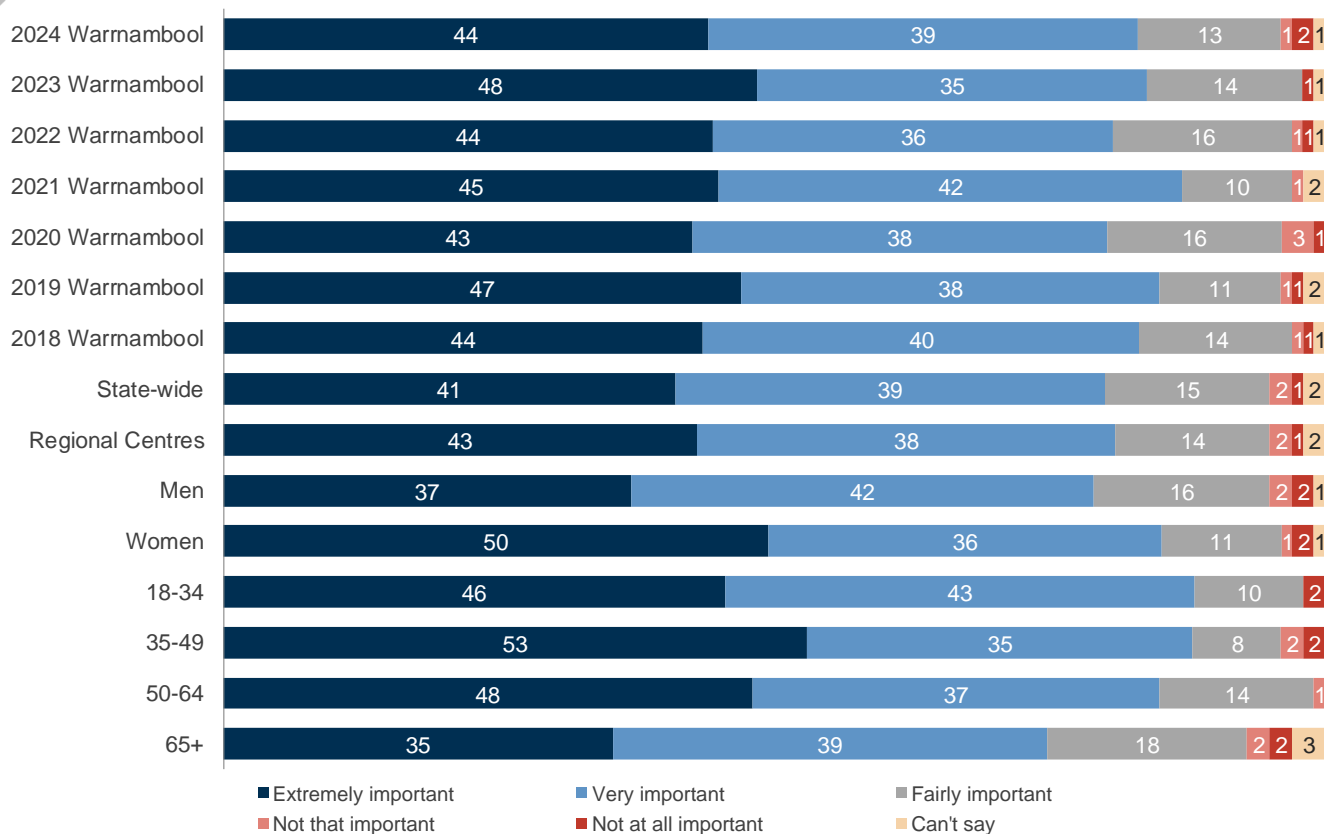
Base: All respondents. Councils asked State-wide: 19 Councils asked group: 3

Note: Please see Appendix A for explanation of significant differences.

## Decisions made in the interest of the community importance



2024 community decisions made importance (%)



Q1. Firstly, how important should 'Decisions made in the interest of the community' be as a responsibility for Council?

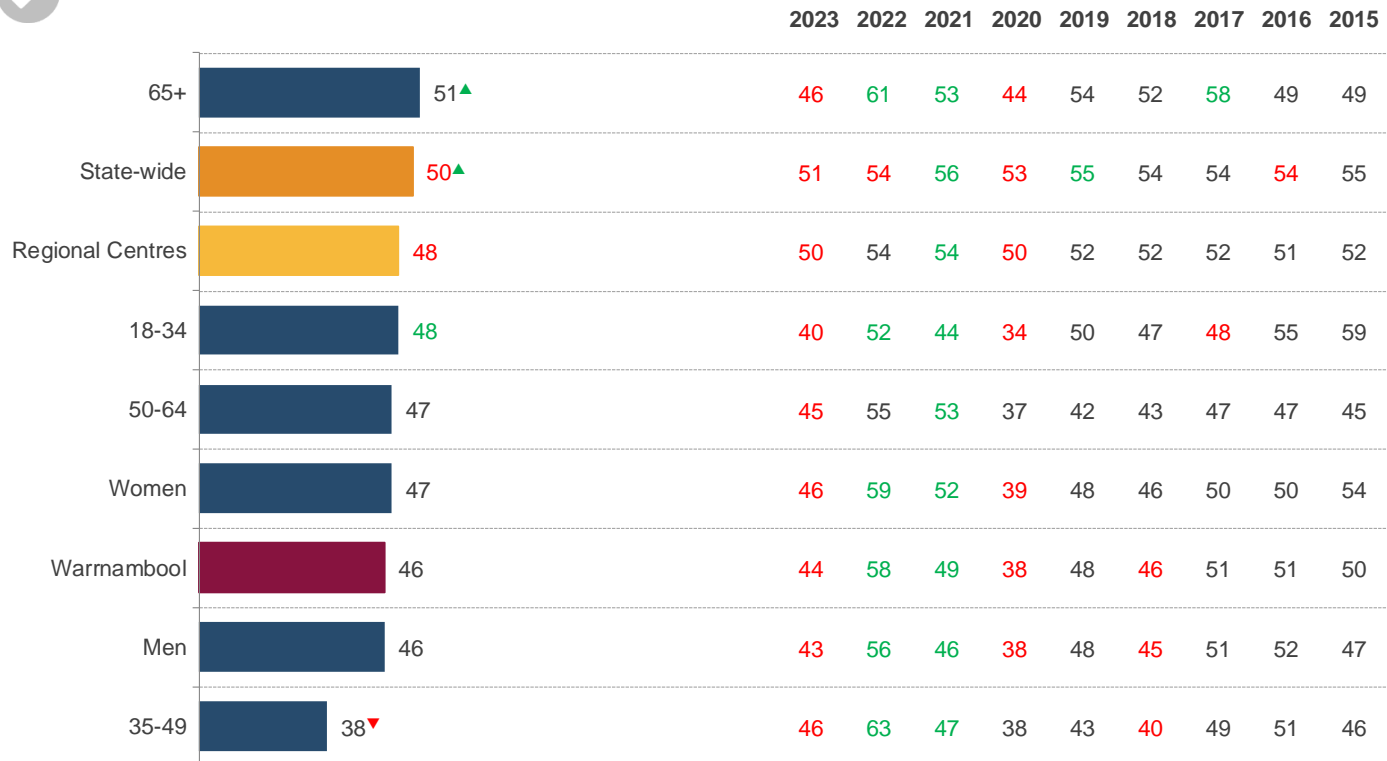
Base: All respondents. Councils asked State-wide: 19 Councils asked group: 3



## Decisions made in the interest of the community performance



### 2024 community decisions made performance (index scores)



Q2. How has Council performed on 'Decisions made in the interest of the community' over the last 12 months?

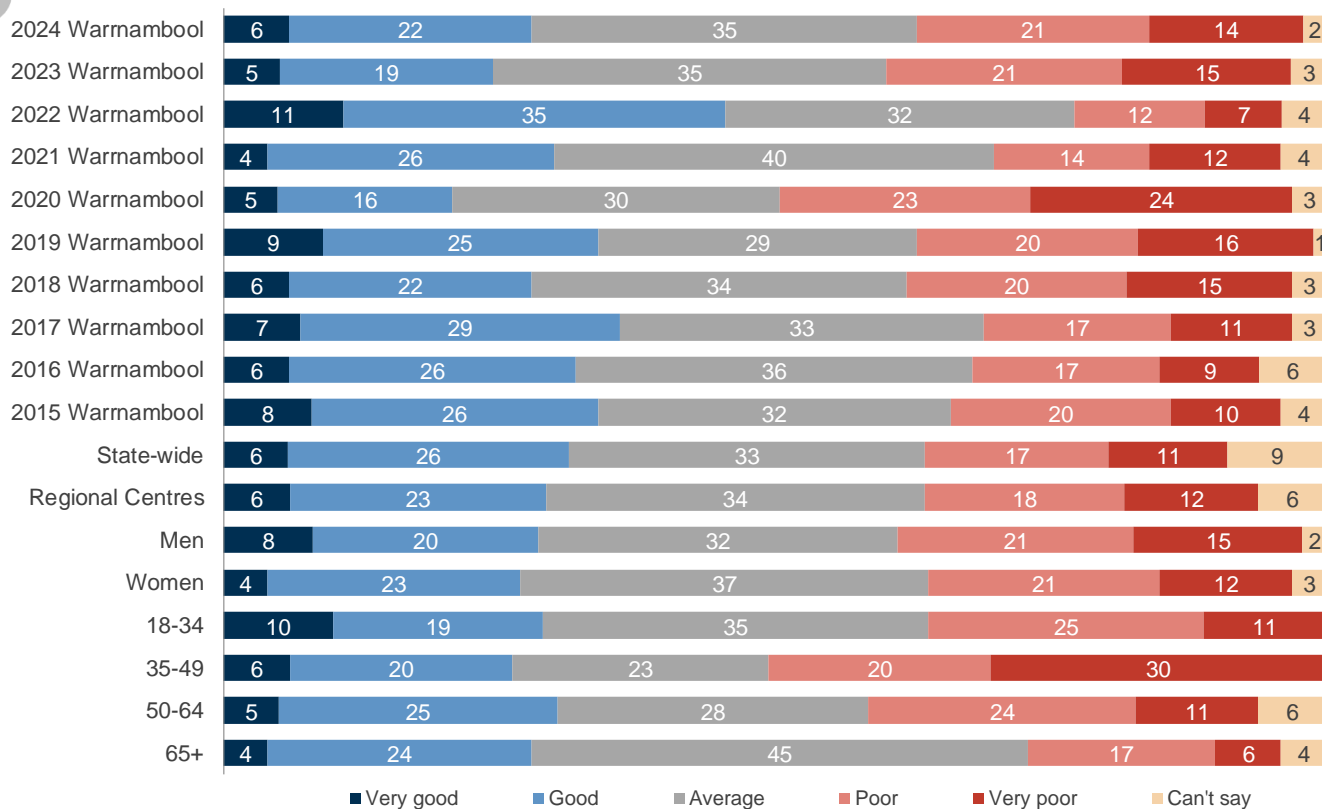
Base: All respondents. Councils asked State-wide: 62 Councils asked group: 9

Note: Please see Appendix A for explanation of significant differences.

## Decisions made in the interest of the community performance



2024 community decisions made performance (%)



Q2. How has Council performed on 'Decisions made in the interest of the community' over the last 12 months?

Base: All respondents. Councils asked State-wide: 62 Councils asked group: 9

## The condition of sealed local roads in your area importance



### 2024 sealed local roads importance (index scores)

		2023	2022	2021	2020	2019	2018	2017	2016	2015
35-49	85▲	84	78	80	79	82	84	85	n/a	n/a
Women	84	84	80	78	83	81	83	84	n/a	n/a
State-wide	83▲	82	81	79	79	79	80	78	78	76
18-34	82	81	78	77	78	80	79	77	n/a	n/a
Regional Centres	82	82	81	79	79	79	81	80	76	77
50-64	82	84	79	79	83	82	83	81	n/a	n/a
Warrnambool	81	83	79	78	79	80	82	81	n/a	n/a
Men	78	81	77	78	76	80	80	78	n/a	n/a
65+	78	82	80	78	79	79	81	83	n/a	n/a

Q1. Firstly, how important should 'The condition of sealed local roads in your area' be as a responsibility for Council?

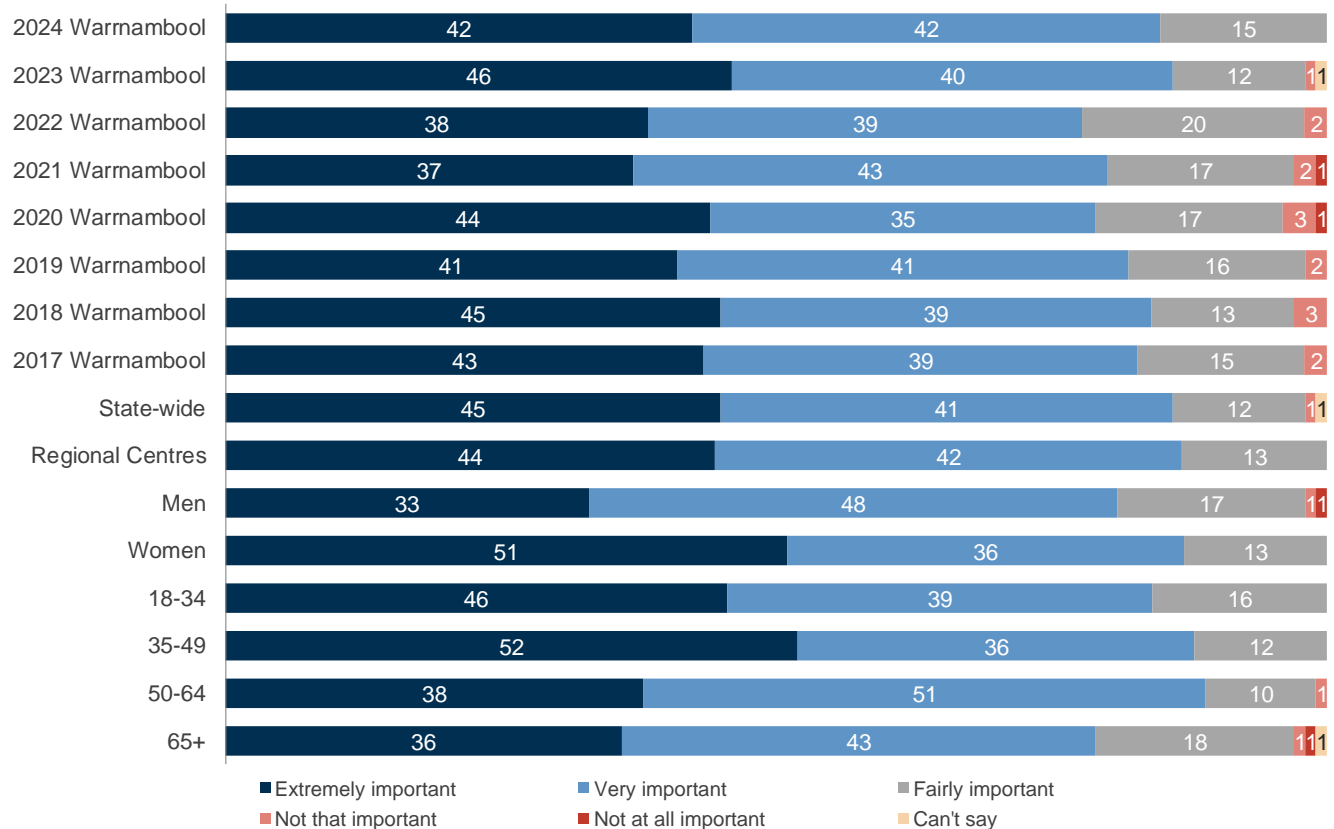
Base: All respondents. Councils asked State-wide: 20 Councils asked group: 3

Note: Please see Appendix A for explanation of significant differences.

## The condition of sealed local roads in your area importance



### 2024 sealed local roads importance (%)



Q1. Firstly, how important should 'The condition of sealed local roads in your area' be as a responsibility for Council?

Base: All respondents. Councils asked State-wide: 20 Councils asked group: 3

J W S R E S E A R C H 67

## The condition of sealed local roads in your area performance



### 2024 sealed local roads performance (index scores)

		2023	2022	2021	2020	2019	2018	2017	2016	2015
65+	56	53	64	61	52	60	59	54	47	56
Men	55	53	62	58	51	56	53	56	48	55
50-64	54	48	60	61	48	57	54	50	47	53
Warrnambool	54	50	60	59	48	58	53	49	49	53
18-34	53	47	53	52	43	58	52	45	50	48
Women	53	48	58	59	45	60	52	43	49	51
35-49	51	51	64	61	48	56	44	49	50	55
Regional Centres	46▼	49	54	60	55	57	54	53	54	55
State-wide	45▼	48	53	57	54	56	53	53	54	55

Q2. How has Council performed on 'The condition of sealed local roads in your area' over the last 12 months?

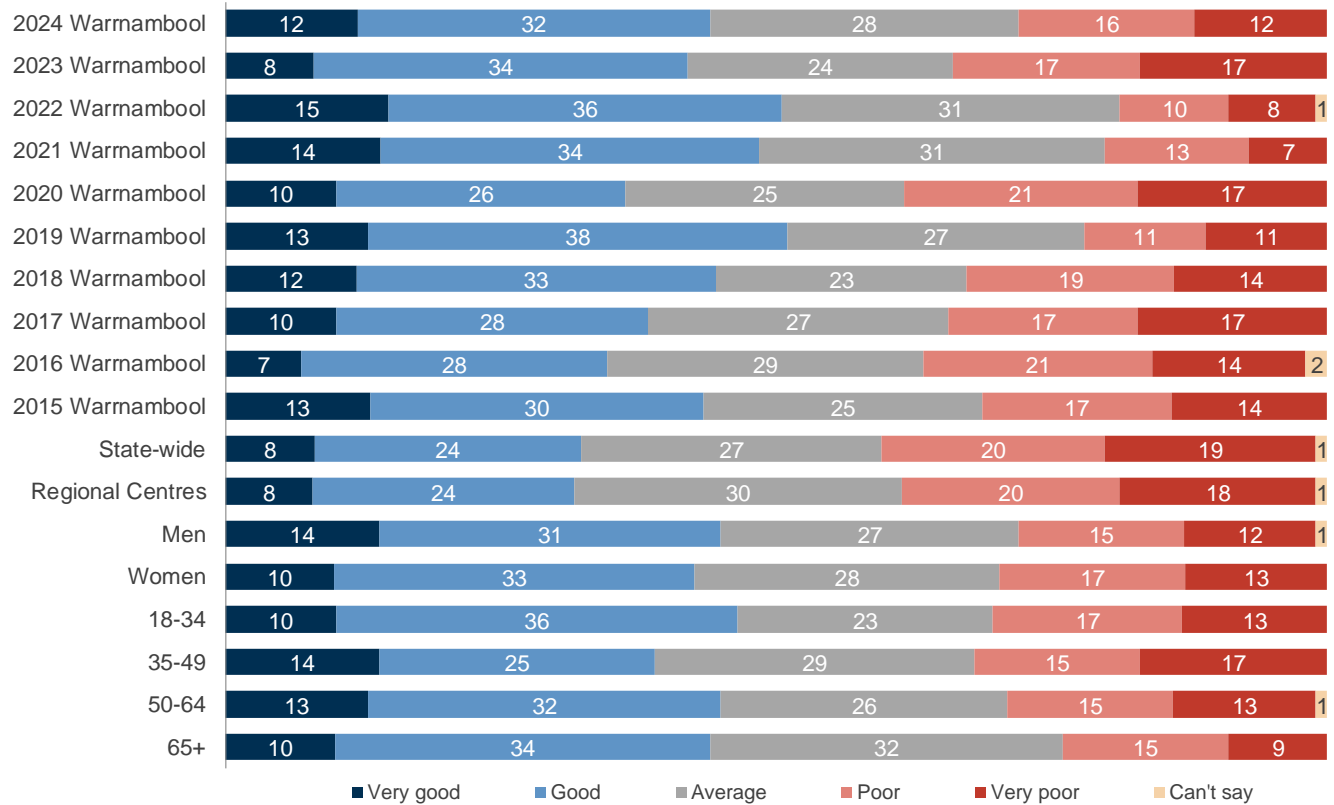
Base: All respondents. Councils asked State-wide: 62 Councils asked group: 9

Note: Please see Appendix A for explanation of significant differences.

## The condition of sealed local roads in your area performance



2024 sealed local roads performance (%)



Q2. How has Council performed on 'The condition of sealed local roads in your area' over the last 12 months?

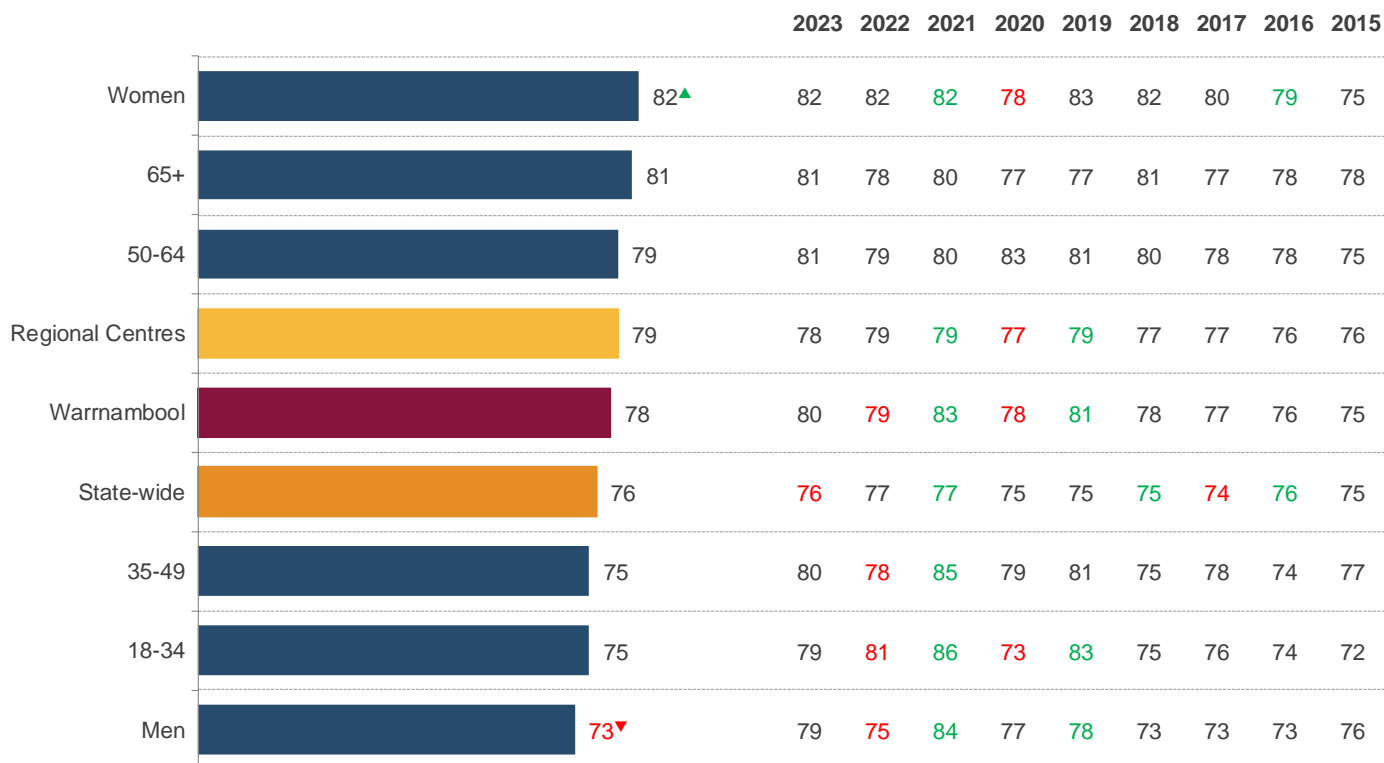
Base: All respondents. Councils asked State-wide: 62 Councils asked group: 9



## Informing the community importance



### 2024 informing community importance (index scores)



Q1. Firstly, how important should 'Informing the community' be as a responsibility for Council?

Base: All respondents. Councils asked State-wide: 18 Councils asked group: 4

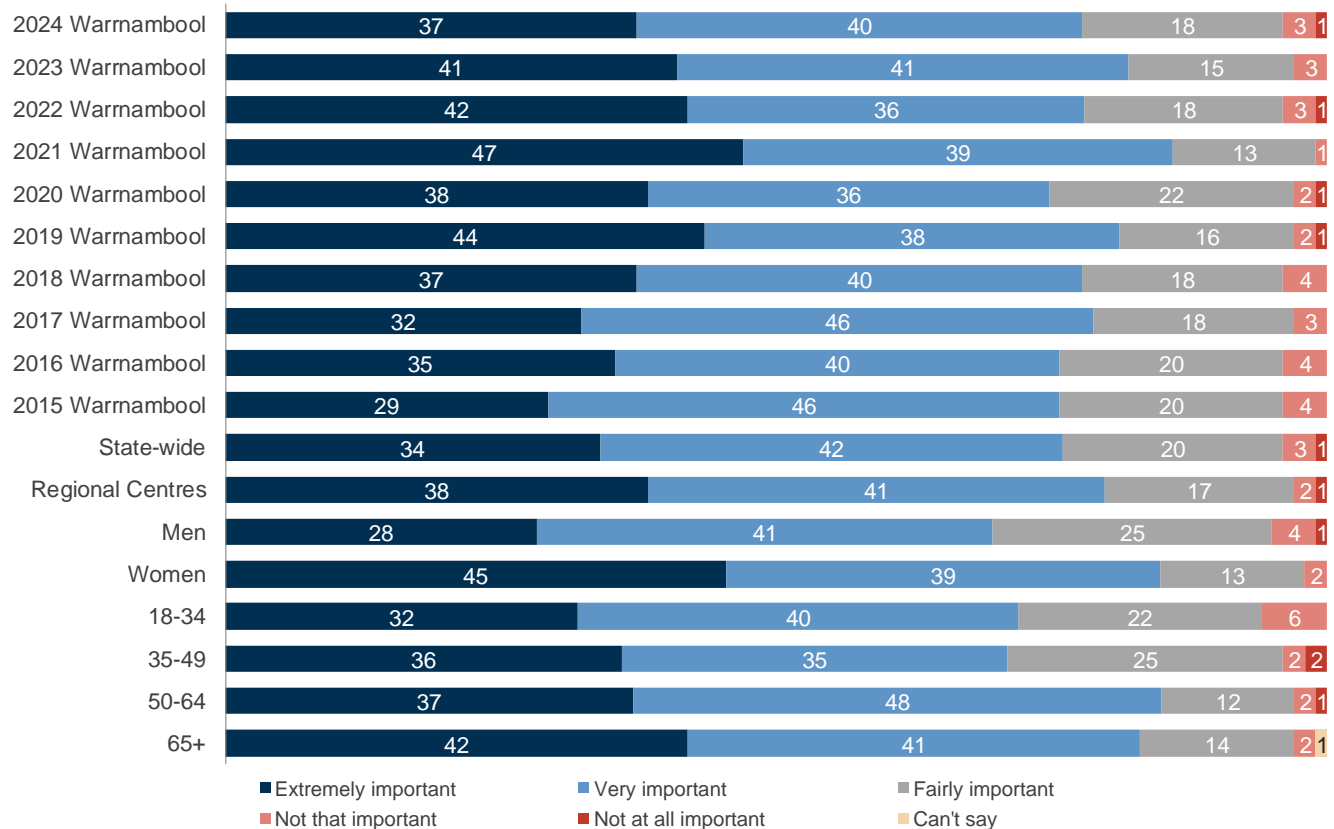
Note: Please see Appendix A for explanation of significant differences.



## Informing the community importance



### 2024 informing community importance (%)



Q1. Firstly, how important should 'Informing the community' be as a responsibility for Council?

Base: All respondents. Councils asked State-wide: 18 Councils asked group: 4

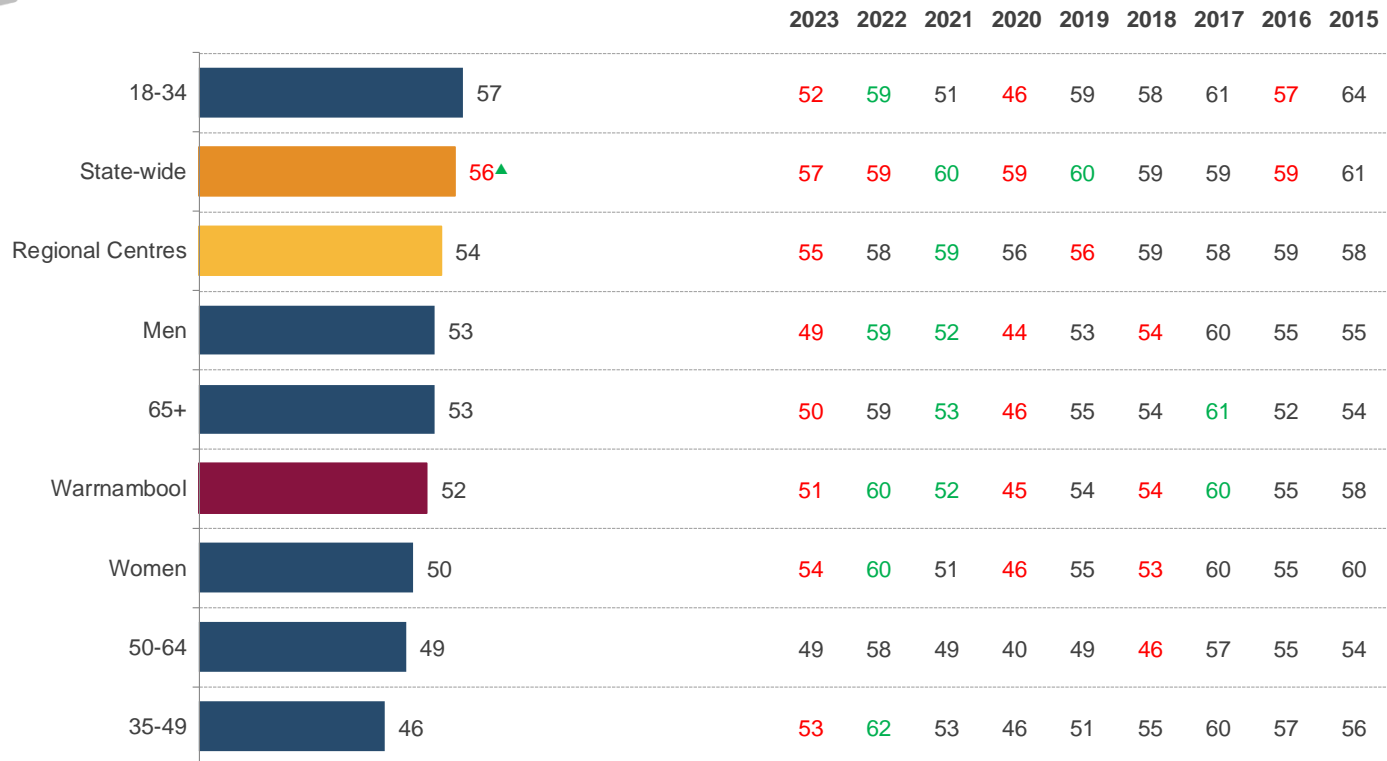




## Informing the community performance



### 2024 informing community performance (index scores)



Q2. How has Council performed on 'Informing the community' over the last 12 months?

Base: All respondents. Councils asked State-wide: 34 Councils asked group: 6

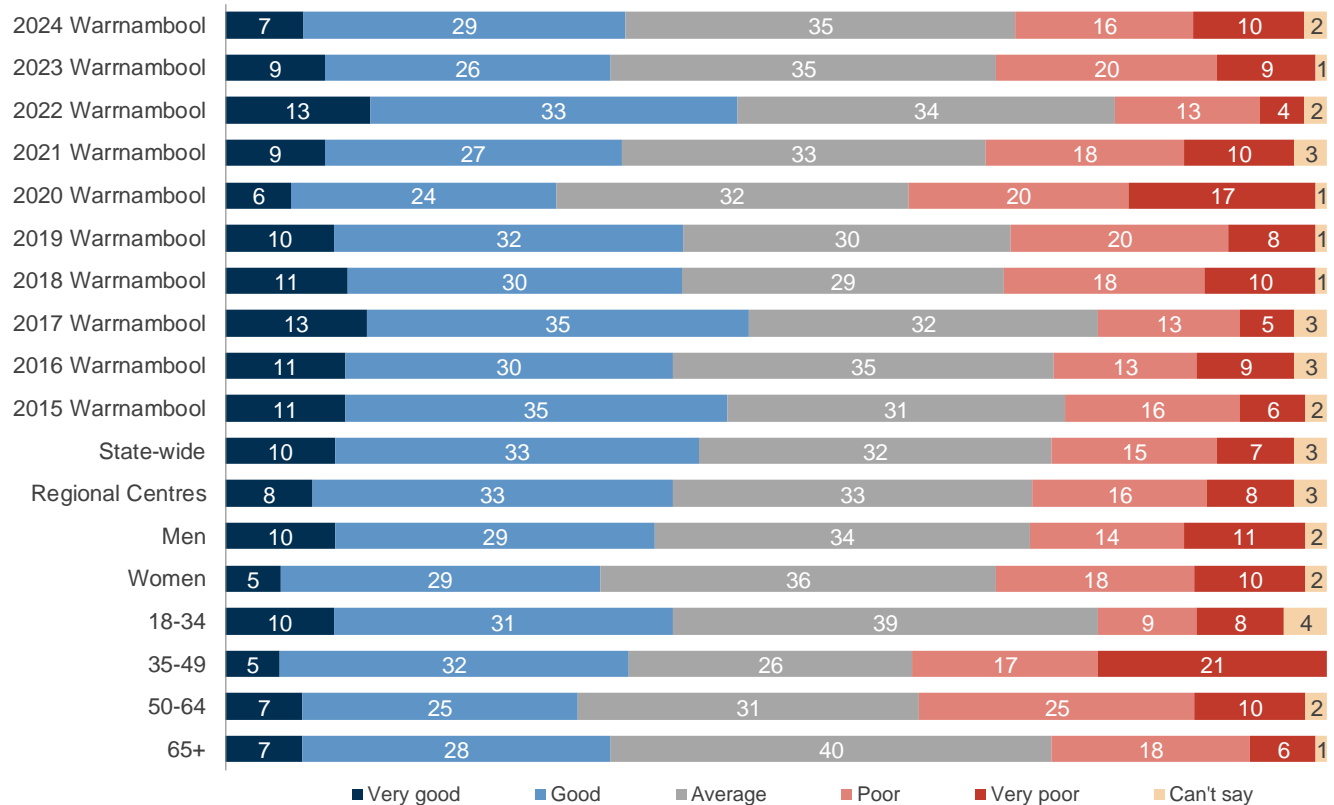
Note: Please see Appendix A for explanation of significant differences.



## Informing the community performance



### 2024 informing community performance (%)



Q2. How has Council performed on 'Informing the community' over the last 12 months?

Base: All respondents. Councils asked State-wide: 34 Councils asked group: 6

# The condition of local streets and footpaths in your area importance



## 2024 streets and footpaths importance (index scores)

		2023	2022	2021	2020	2019	2018	2017	2016	2015
35-49	82	83	79	79	75	80	79	79	75	83
Women	82	82	82	78	76	81	78	80	80	79
Regional Centres	80	81	80	78	78	77	79	77	77	77
State-wide	80	81	81	79	78	77	78	77	77	77
Warrnambool	79	81	78	78	73	78	77	76	77	79
18-34	79	82	75	76	65	78	75	68	75	78
50-64	79	81	82	79	81	77	78	77	79	76
65+	78	78	79	78	76	77	78	80	79	79
Men	77	79	74	77	70	74	76	71	74	79

Q1. Firstly, how important should 'The condition of local streets and footpaths in your area' be as a responsibility for Council?

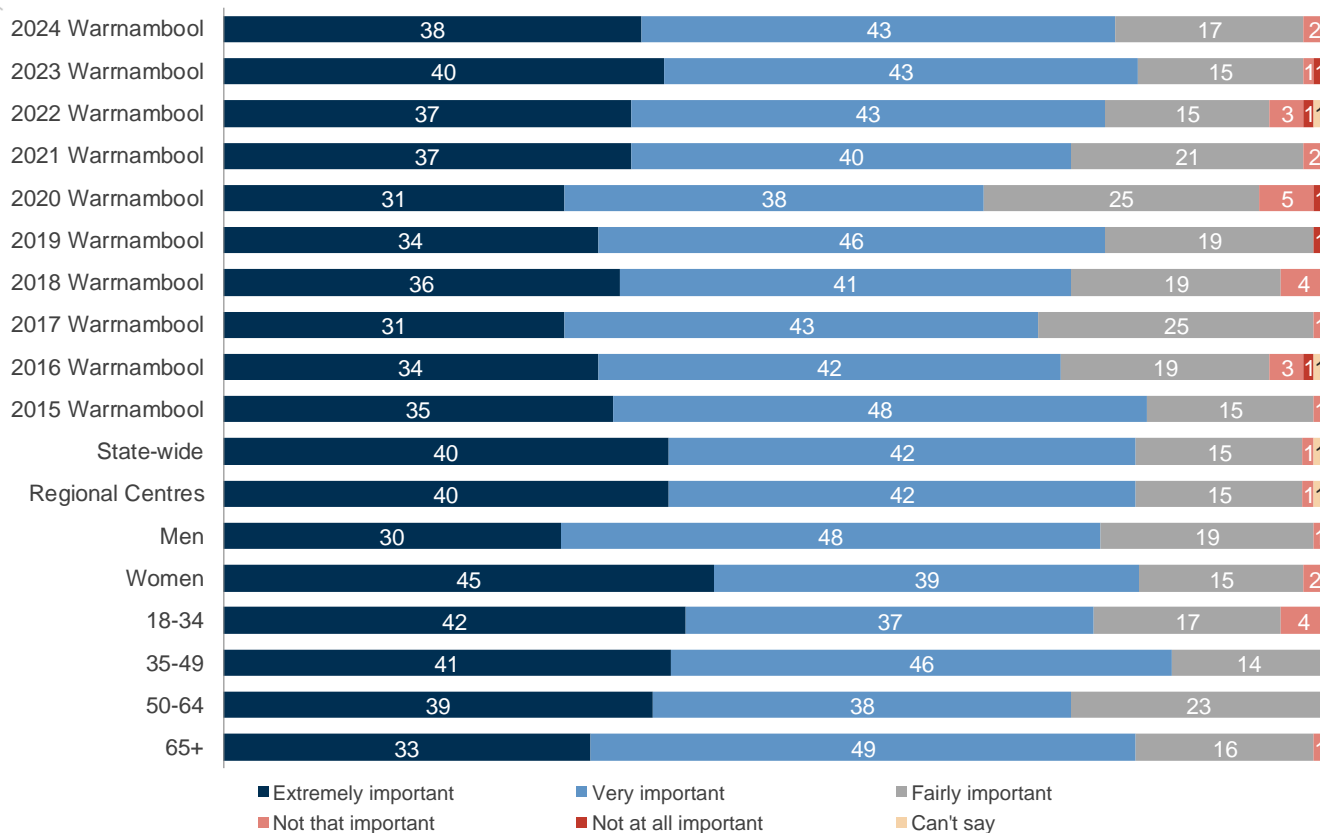
Base: All respondents. Councils asked State-wide: 20 Councils asked group: 4

Note: Please see Appendix A for explanation of significant differences.

## The condition of local streets and footpaths in your area importance



2024 streets and footpaths importance (%)



Q1. Firstly, how important should 'The condition of local streets and footpaths in your area' be as a responsibility for Council?

Base: All respondents. Councils asked State-wide: 20 Councils asked group: 4

## The condition of local streets and footpaths in your area performance



### 2024 streets and footpaths performance (index scores)

		2023	2022	2021	2020	2019	2018	2017	2016	2015
65+	58	55	65	64	57	63	62	56	55	61
Men	58	56	64	65	59	64	57	60	59	69
18-34	56	56	62	66	53	66	57	56	55	70
Warrnambool	56	55	62	64	56	64	58	55	58	65
Women	55	54	61	63	52	64	59	52	56	61
35-49	54	53	61	60	55	65	57	58	62	66
50-64	54	57	60	64	57	62	57	51	60	62
Regional Centres	53▼	53	59	62	59	61	59	57	58	58
State-wide	52▼	52	57	59	58	59	58	57	57	58

Q2. How has Council performed on 'The condition of local streets and footpaths in your area' over the last 12 months?

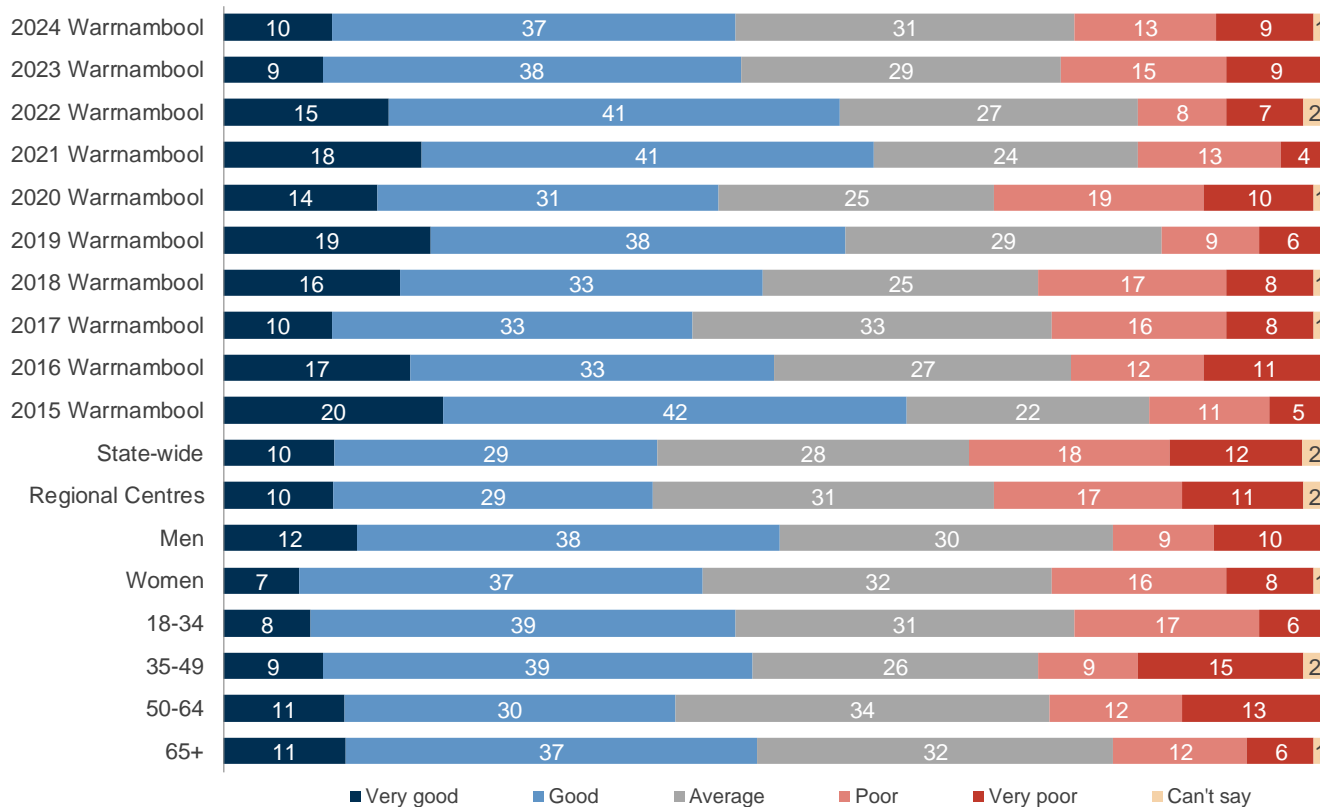
Base: All respondents. Councils asked State-wide: 31 Councils asked group: 6

Note: Please see Appendix A for explanation of significant differences.

## The condition of local streets and footpaths in your area performance



### 2024 streets and footpaths performance (%)



Q2. How has Council performed on 'The condition of local streets and footpaths in your area' over the last 12 months?

Base: All respondents. Councils asked State-wide: 31 Councils asked group: 6



## Traffic management importance



### 2024 traffic management importance (index scores)

		2023	2022	2021	2020	2019	2018	2017	2016	2015
State-wide	74▲	74	73	73	73	73	74	72	72	71
Women	73	74	76	74	70	74	75	73	74	75
65+	73	75	74	79	72	74	75	75	75	76
50-64	72	73	74	73	74	71	74	74	72	74
35-49	71	73	64	73	66	71	70	71	70	72
Warrnambool	70	73	70	73	68	73	74	70	71	73
Regional Centres	70	73	72	74	72	73	74	71	72	72
Men	67	73	64	73	66	71	72	66	68	72
18-34	66	71	68	68	63	74	75	62	67	72

Q1. Firstly, how important should 'Traffic management' be as a responsibility for Council?

Base: All respondents. Councils asked State-wide: 5 Councils asked group: 1

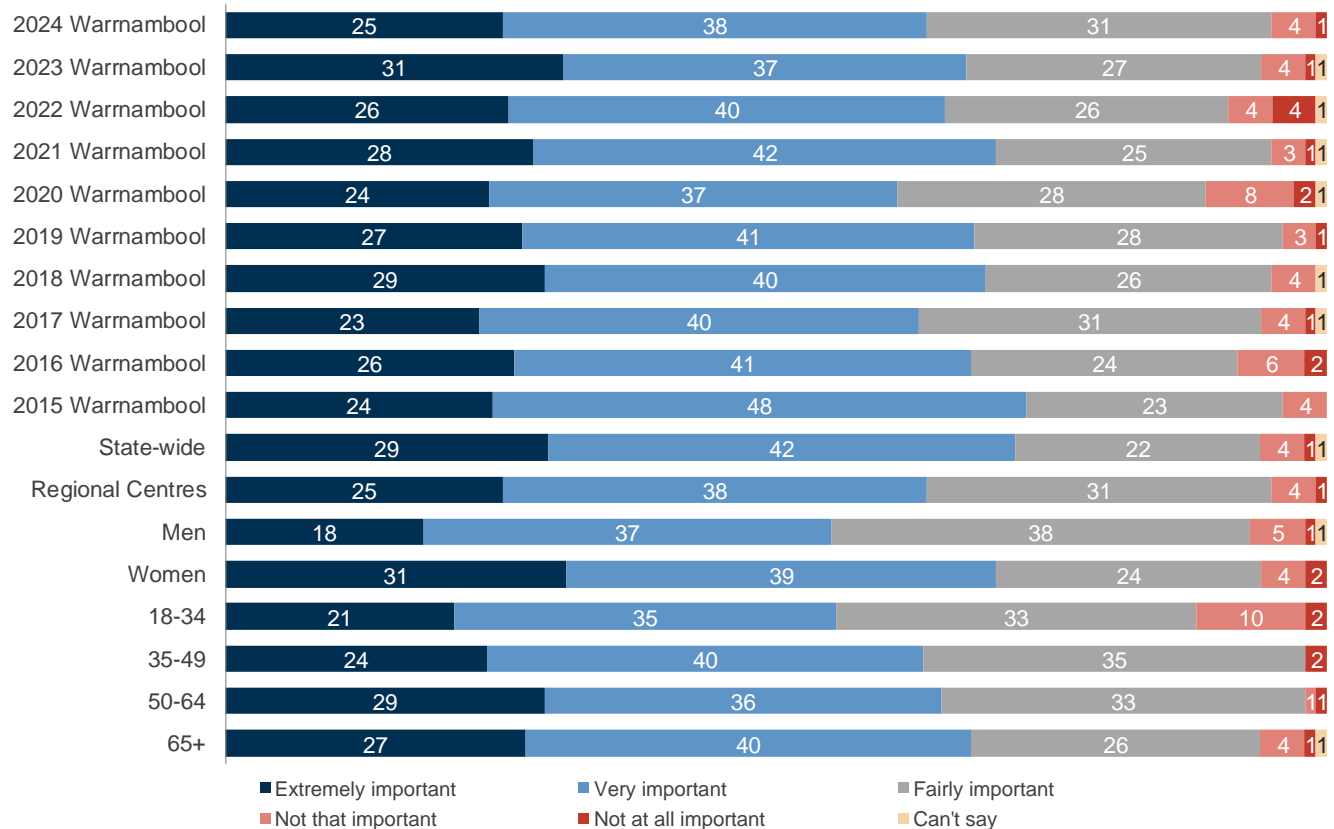
Note: Please see Appendix A for explanation of significant differences.



## Traffic management importance



### 2024 traffic management importance (%)



Q1. Firstly, how important should 'Traffic management' be as a responsibility for Council?

Base: All respondents. Councils asked State-wide: 5 Councils asked group: 1





## Traffic management performance



2024 traffic management performance (index scores)

		2023	2022	2021	2020	2019	2018	2017	2016	2015
18-34	62▲	60	55	68	48	64	53	63	55	65
65+	57	54	53	52	51	59	53	63	61	62
Men	56	57	52	60	50	56	52	60	56	61
Warrnambool	56	57	55	59	50	59	52	61	57	62
Women	56	56	57	58	51	61	53	61	58	63
State-wide	53▼	55	58	59	58	58	57	59	59	60
50-64	53	59	57	56	51	50	52	60	57	57
Regional Centres	53	55	57	60	56	60	56	61	59	62
35-49	49▼	56	56	59	52	59	51	55	55	63

Q2. How has Council performed on 'Traffic management' over the last 12 months?

Base: All respondents. Councils asked State-wide: 12 Councils asked group: 2

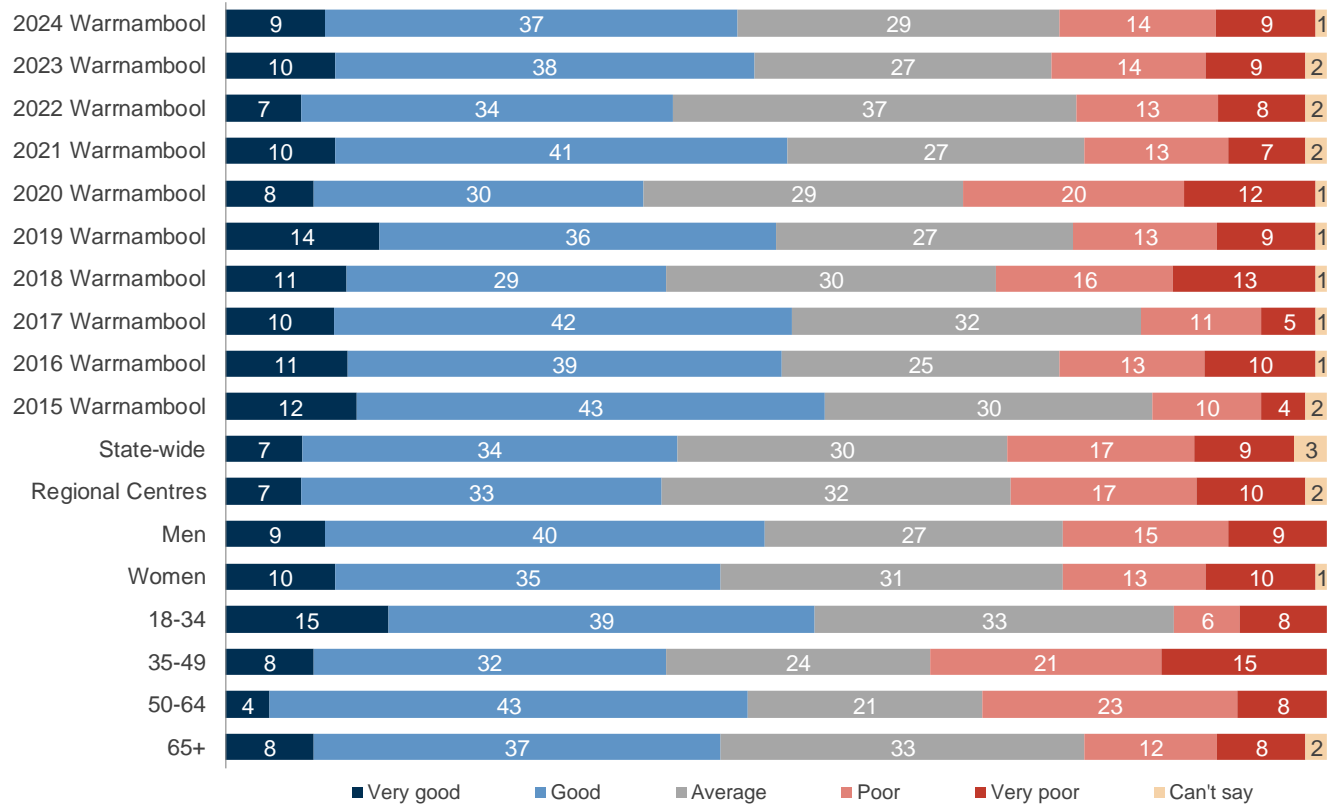
Note: Please see Appendix A for explanation of significant differences.



## Traffic management performance



### 2024 traffic management performance (%)



Q2. How has Council performed on 'Traffic management' over the last 12 months?

Base: All respondents. Councils asked State-wide: 12 Councils asked group: 2



## Parking facilities importance



### 2024 parking importance (index scores)

		2023	2022	2021	2020	2019	2018	2017	2016	2015
Women	78	77	77	76	76	80	80	79	77	78
65+	76	75	76	76	77	79	81	77	80	78
Warrnambool	75	73	72	74	75	78	78	74	75	75
50-64	75	72	72	76	77	78	76	77	74	74
35-49	74	70	70	73	72	76	76	73	72	78
18-34	74	75	69	71	74	79	81	70	75	71
Regional Centres	72▼	74	74	73	75	75	75	72	73	74
Men	71▼	70	66	71	74	76	76	68	73	72
State-wide	71▼	70	72	72	71	71	71	70	70	70

Q1. Firstly, how important should 'Parking facilities' be as a responsibility for Council?

Base: All respondents. Councils asked State-wide: 9 Councils asked group: 4

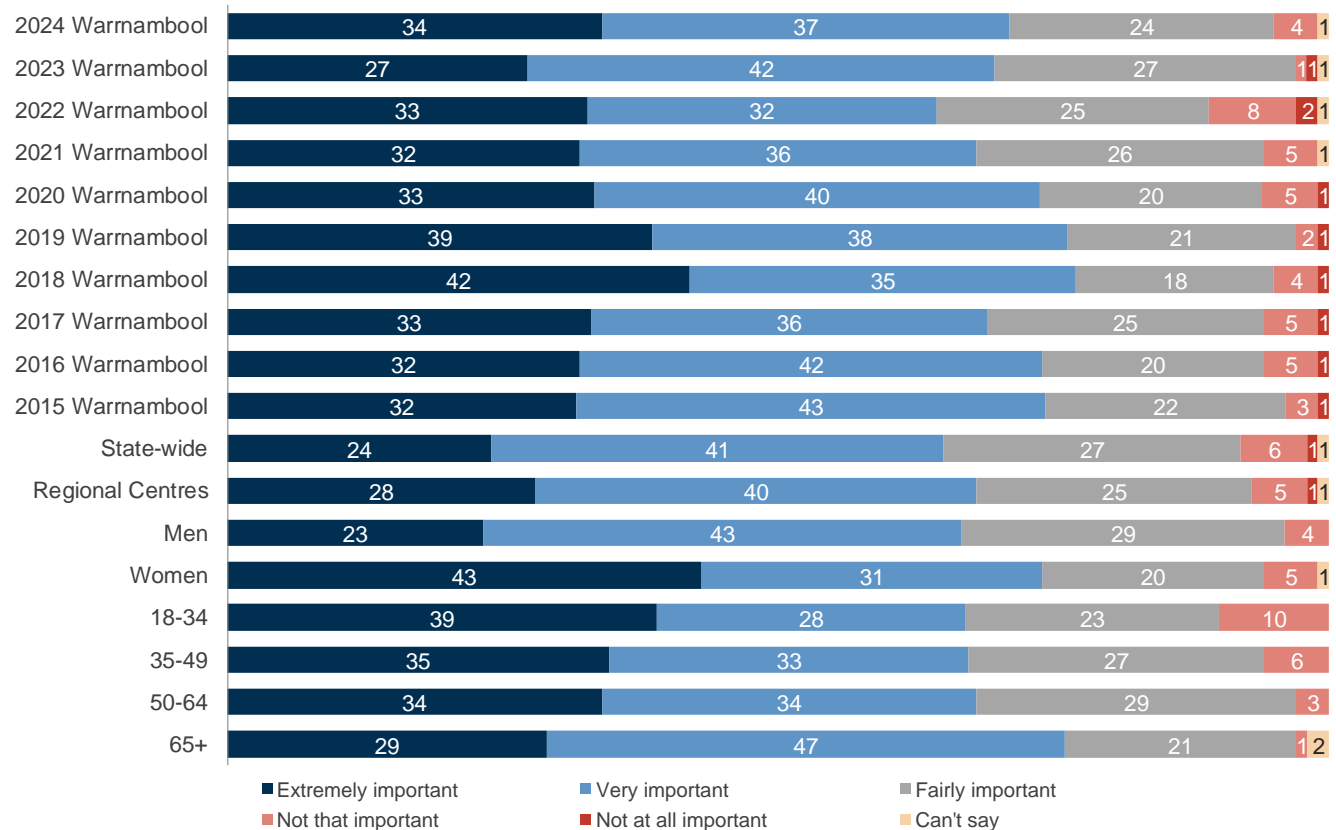
Note: Please see Appendix A for explanation of significant differences.



## Parking facilities importance



### 2024 parking importance (%)



Q1. Firstly, how important should 'Parking facilities' be as a responsibility for Council?

Base: All respondents. Councils asked State-wide: 9 Councils asked group: 4



## Parking facilities performance



### 2024 parking performance (index scores)

		2023	2022	2021	2020	2019	2018	2017	2016	2015
Men	57	51	57	54	41	46	40	51	55	49
35-49	56	53	55	55	42	44	36	54	56	51
18-34	56	47	56	48	34	51	37	45	55	49
Warrnambool	55	51	56	51	38	45	39	49	54	48
State-wide	54	55	57	58	55	56	56	55	56	57
65+	54	53	57	50	40	43	43	50	51	45
Regional Centres	54	53	56	55	49	50	51	52	54	53
Women	53	51	54	48	36	44	39	47	53	47
50-64	51	52	55	52	37	41	41	47	56	47

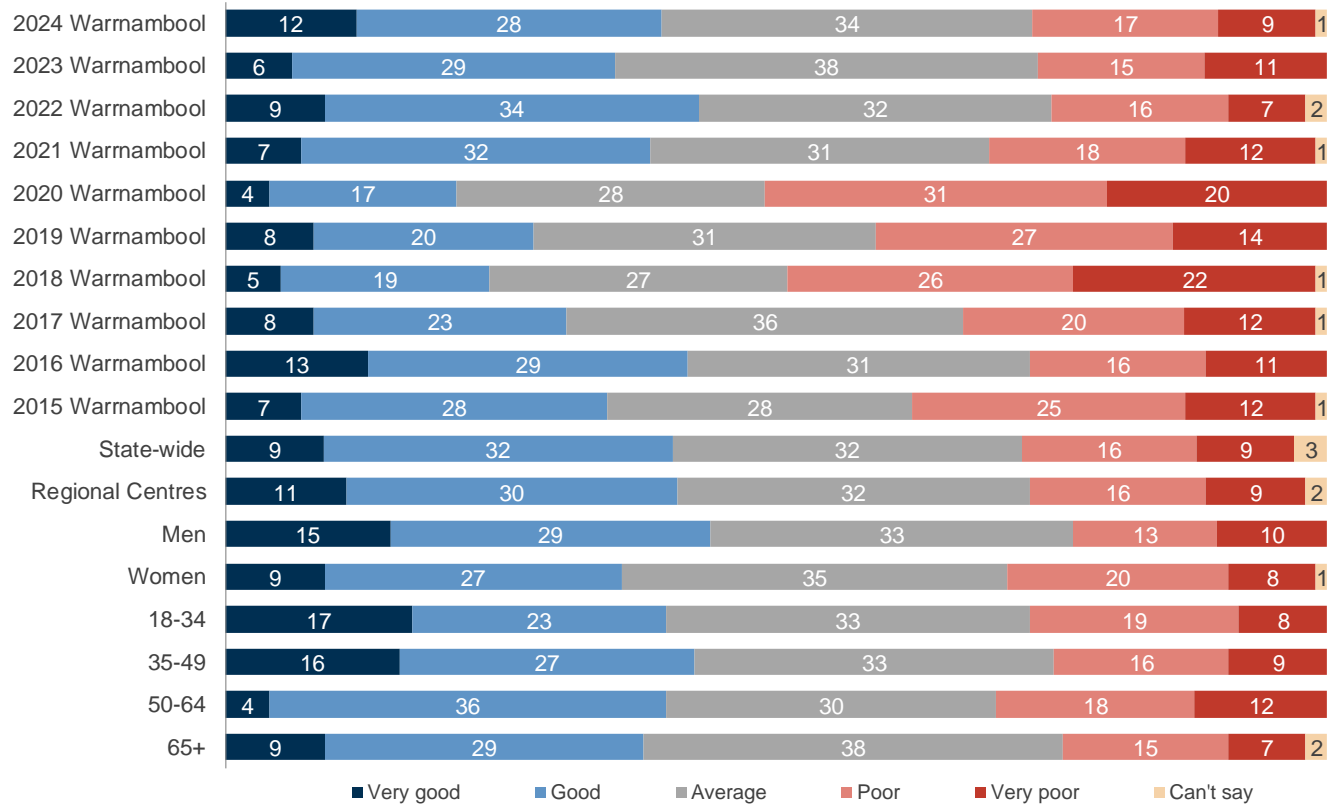
Q2. How has Council performed on 'Parking facilities' over the last 12 months?  
 Base: All respondents. Councils asked State-wide: 17 Councils asked group: 5  
 Note: Please see Appendix A for explanation of significant differences.



## Parking facilities performance



### 2024 parking performance (%)



Q2. How has Council performed on 'Parking facilities' over the last 12 months?

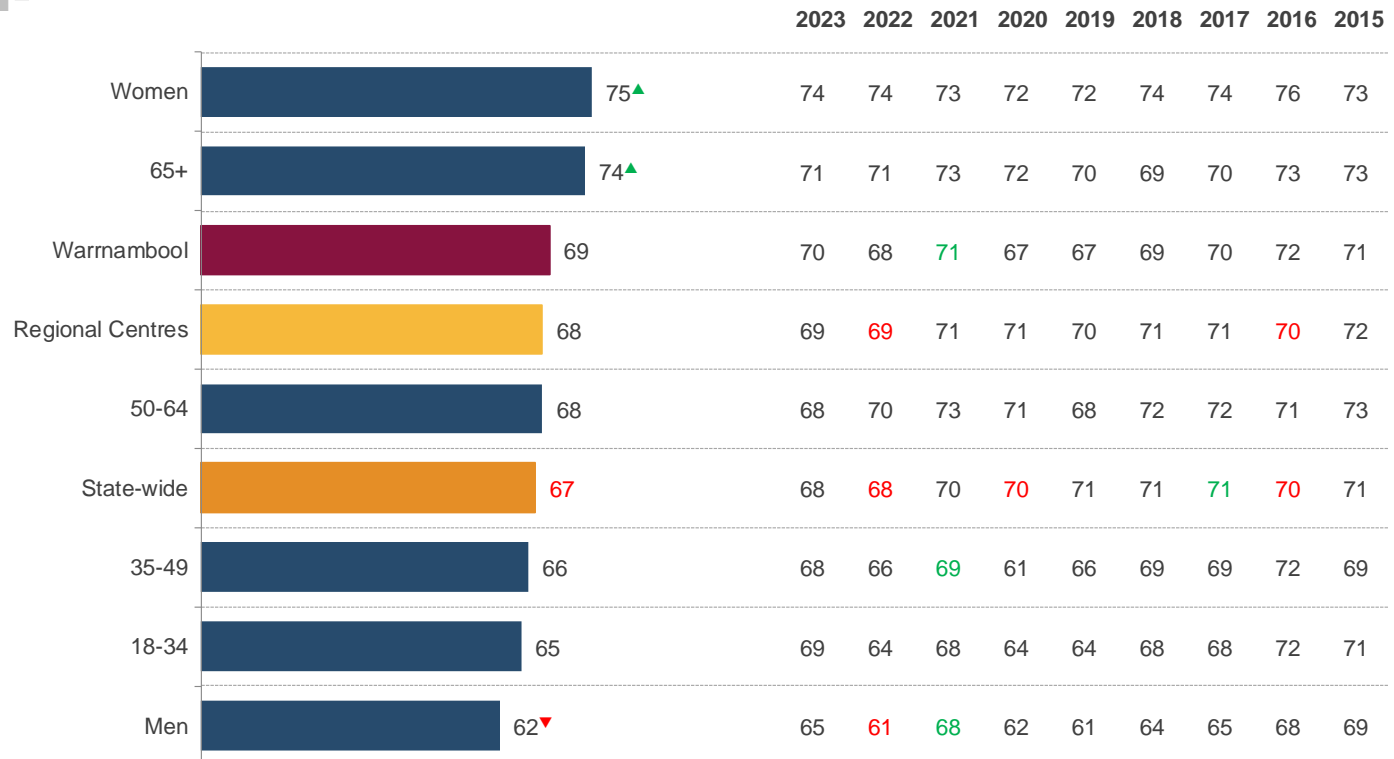
Base: All respondents. Councils asked State-wide: 17 Councils asked group: 5



## Enforcement of local laws importance



### 2024 law enforcement importance (index scores)



Q1. Firstly, how important should 'Enforcement of local laws' be as a responsibility for Council?

Base: All respondents. Councils asked State-wide: 17 Councils asked group: 3

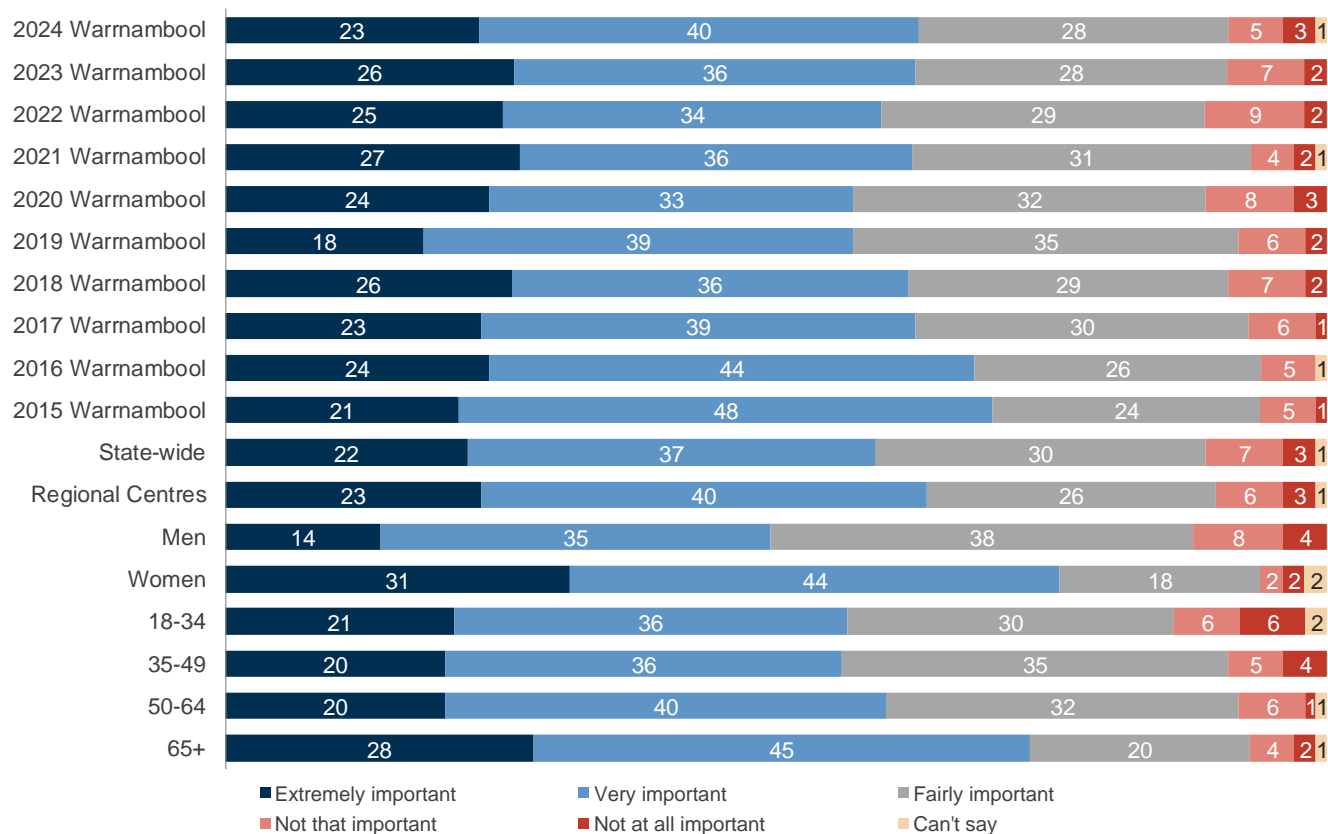
Note: Please see Appendix A for explanation of significant differences.



## Enforcement of local laws importance



### 2024 law enforcement importance (%)



Q1. Firstly, how important should 'Enforcement of local laws' be as a responsibility for Council?

Base: All respondents. Councils asked State-wide: 17 Councils asked group: 3





## Enforcement of local laws performance



### 2024 law enforcement performance (index scores)

		2023	2022	2021	2020	2019	2018	2017	2016	2015
50-64	65	63	68	69	62	72	64	64	64	65
18-34	65	72	65	70	65	72	66	66	68	74
Women	64	67	70	72	63	73	67	68	69	70
Warrnambool	62	66	67	69	63	69	66	67	66	69
Regional Centres	62	64	66	67	64	66	66	66	64	67
State-wide	61	61	63	64	63	64	64	64	63	66
35-49	60	66	69	71	63	66	66	68	63	69
65+	59	62	68	66	64	66	67	68	68	66
Men	59	64	64	66	64	64	64	65	64	68

Q2. How has Council performed on 'Enforcement of local laws' over the last 12 months?

Base: All respondents. Councils asked State-wide: 30 Councils asked group: 4

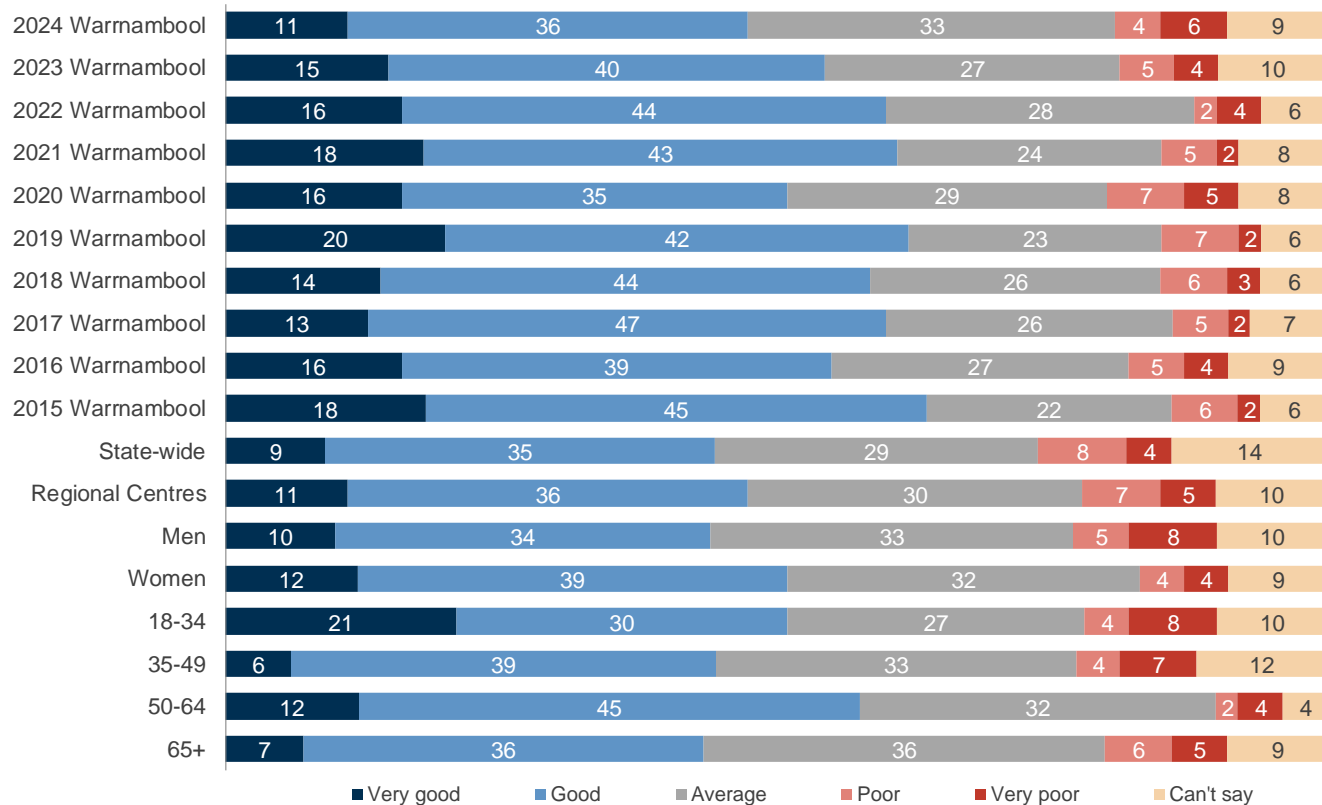
Note: Please see Appendix A for explanation of significant differences.



## Enforcement of local laws performance



2024 law enforcement performance (%)



Q2. How has Council performed on 'Enforcement of local laws' over the last 12 months?

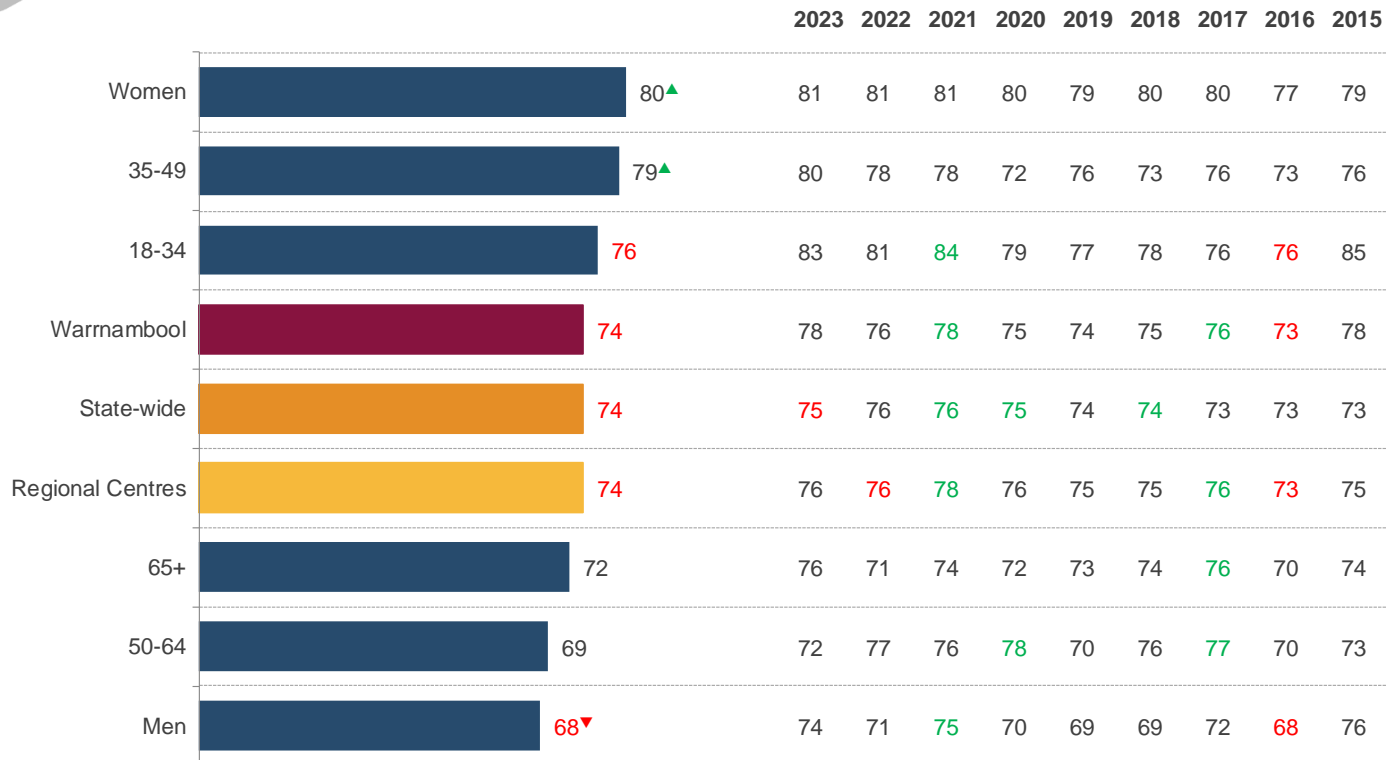
Base: All respondents. Councils asked State-wide: 30 Councils asked group: 4



## Family support services importance



### 2024 family support importance (index scores)



Q1. Firstly, how important should 'Family support services' be as a responsibility for Council?

Base: All respondents. Councils asked State-wide: 13 Councils asked group: 3

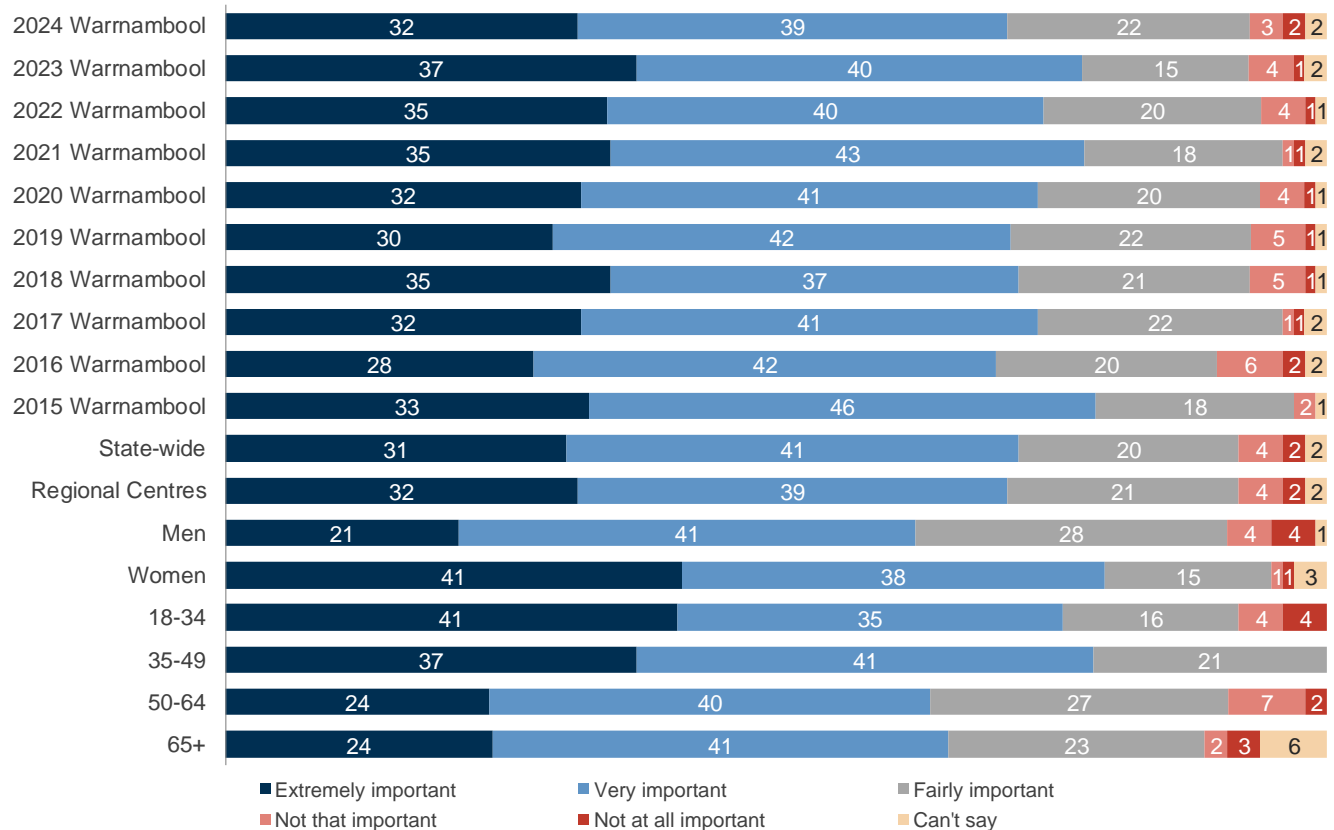
Note: Please see Appendix A for explanation of significant differences.



## Family support services importance



### 2024 family support importance (%)



Q1. Firstly, how important should 'Family support services' be as a responsibility for Council?

Base: All respondents. Councils asked State-wide: 13 Councils asked group: 3



## Family support services performance



### 2024 family support performance (index scores)

		2023	2022	2021	2020	2019	2018	2017	2016	2015
65+	67▲	68	73	72	70	69	70	73	69	72
State-wide	63▲	63	65	66	66	67	66	67	66	67
50-64	63	60	63	69	63	66	63	67	68	64
Regional Centres	62	64	67	66	65	68	66	67	66	66
Women	61	64	70	69	63	71	68	69	67	67
Warrnambool	60	63	68	68	66	70	67	67	67	68
Men	60	63	66	68	69	68	66	66	68	68
18-34	59	62	68	65	63	73	65	66	68	66
35-49	52▼	61	66	68	65	71	70	65	64	68

Q2. How has Council performed on 'Family support services' over the last 12 months?

Base: All respondents. Councils asked State-wide: 27 Councils asked group: 5

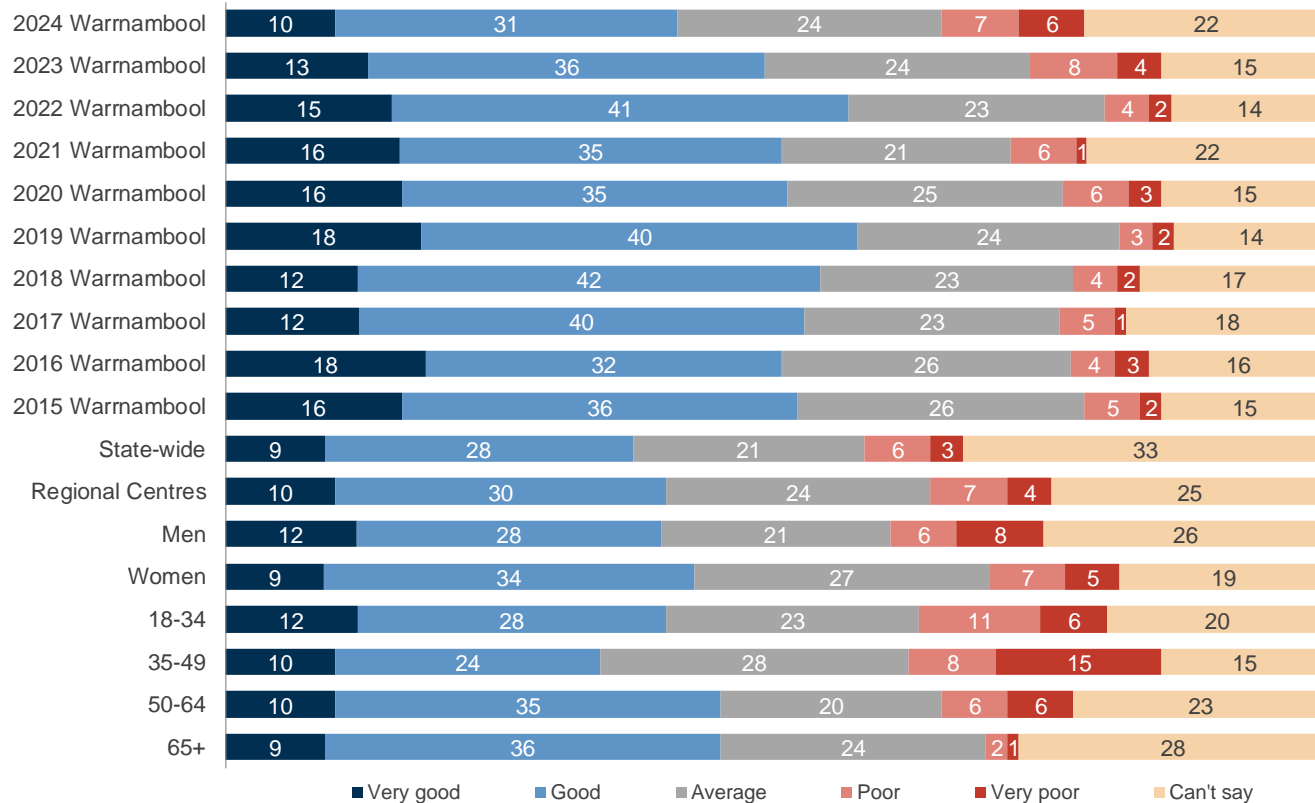
Note: Please see Appendix A for explanation of significant differences.



## Family support services performance



2024 family support performance (%)



Q2. How has Council performed on 'Family support services' over the last 12 months?

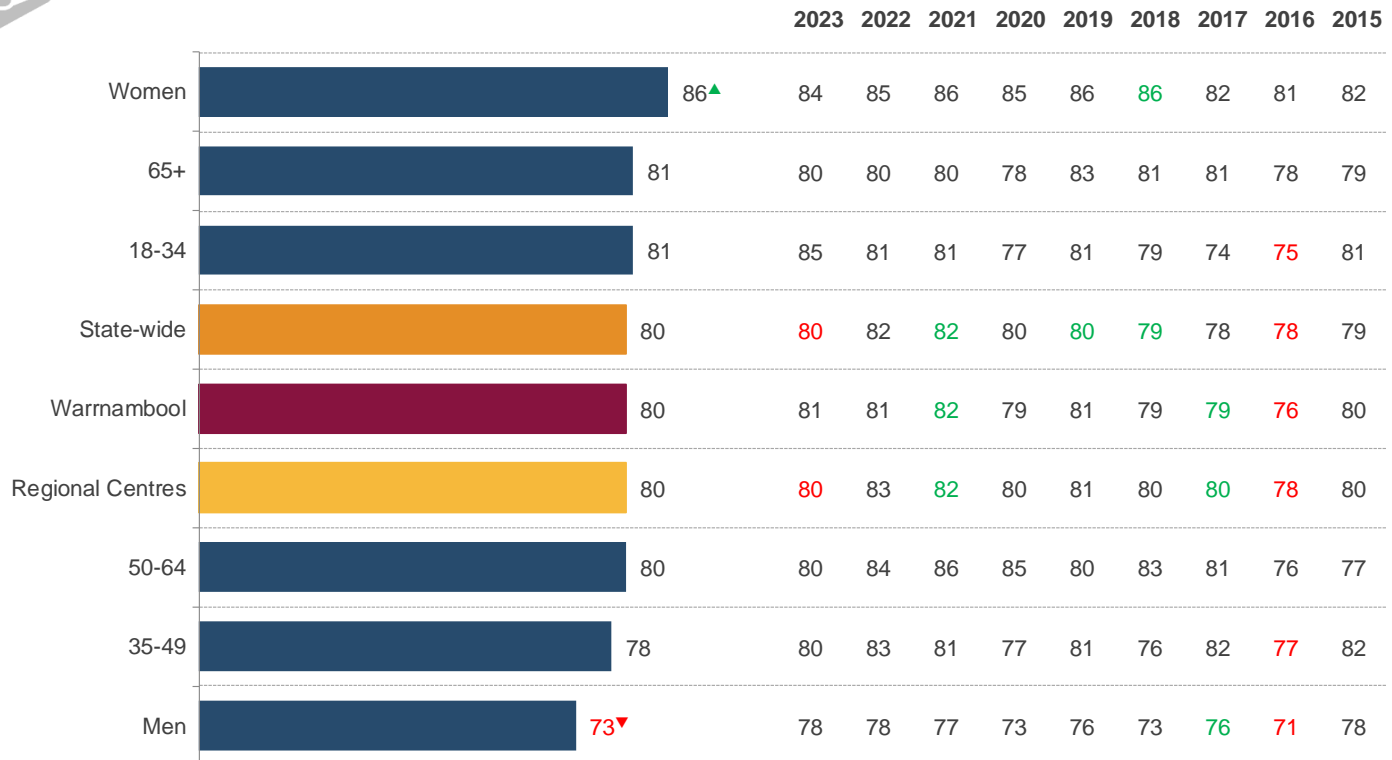
Base: All respondents. Councils asked State-wide: 27 Councils asked group: 5



## Elderly support services importance



### 2024 elderly support importance (index scores)



Q1. Firstly, how important should 'Elderly support services' be as a responsibility for Council?

Base: All respondents. Councils asked State-wide: 9 Councils asked group: 1

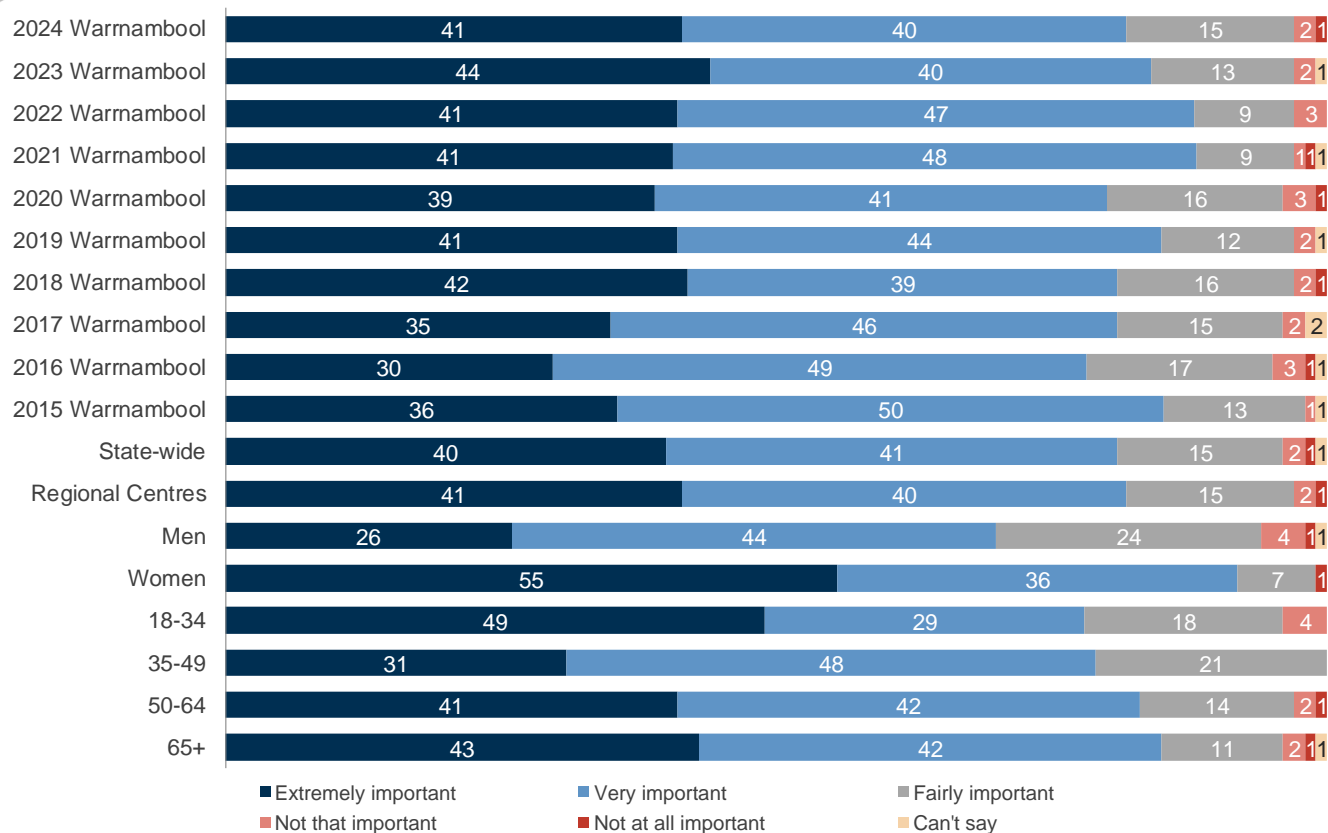
Note: Please see Appendix A for explanation of significant differences.



## Elderly support services importance



### 2024 elderly support importance (%)



Q1. Firstly, how important should 'Elderly support services' be as a responsibility for Council?

Base: All respondents. Councils asked State-wide: 9 Councils asked group: 1

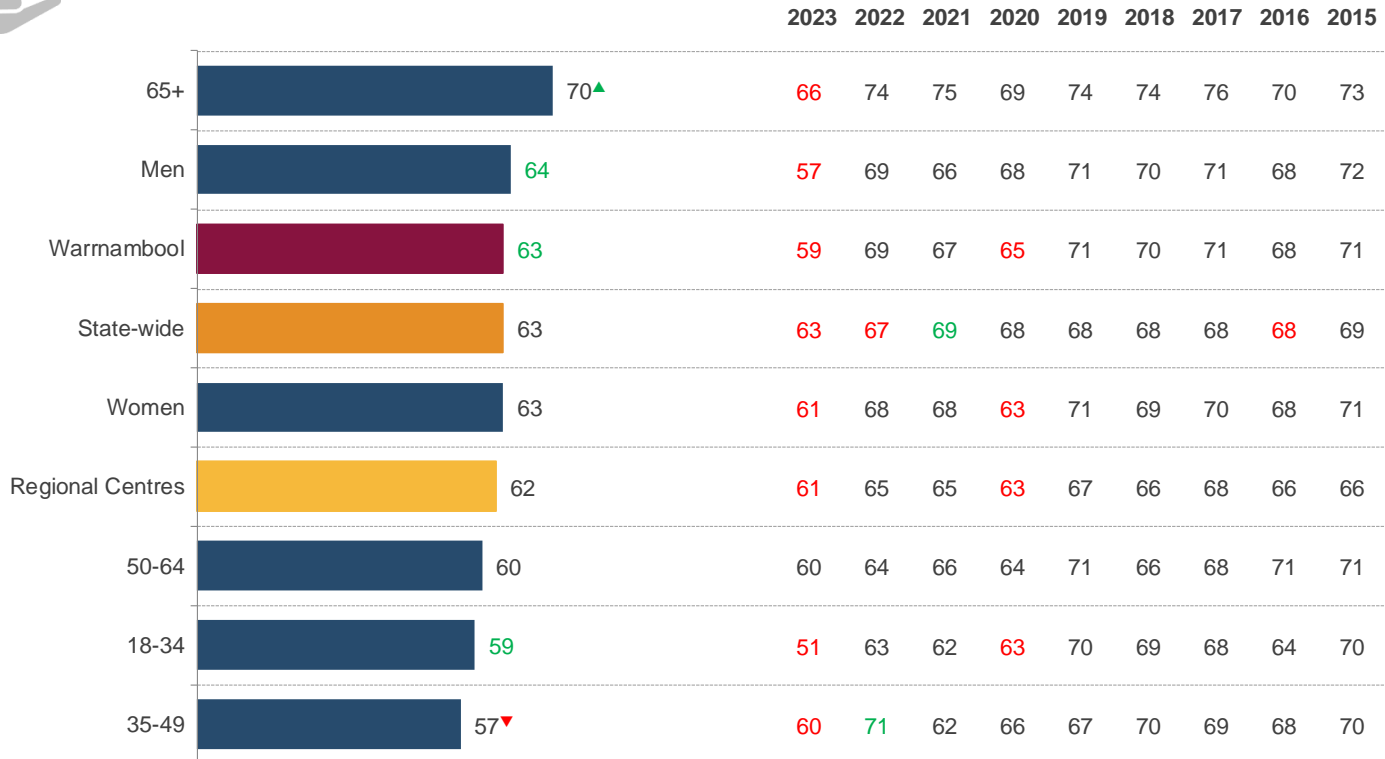




## Elderly support services performance



### 2024 elderly support performance (index scores)



Q2. How has Council performed on 'Elderly support services' over the last 12 months?

Base: All respondents. Councils asked State-wide: 23 Councils asked group: 3

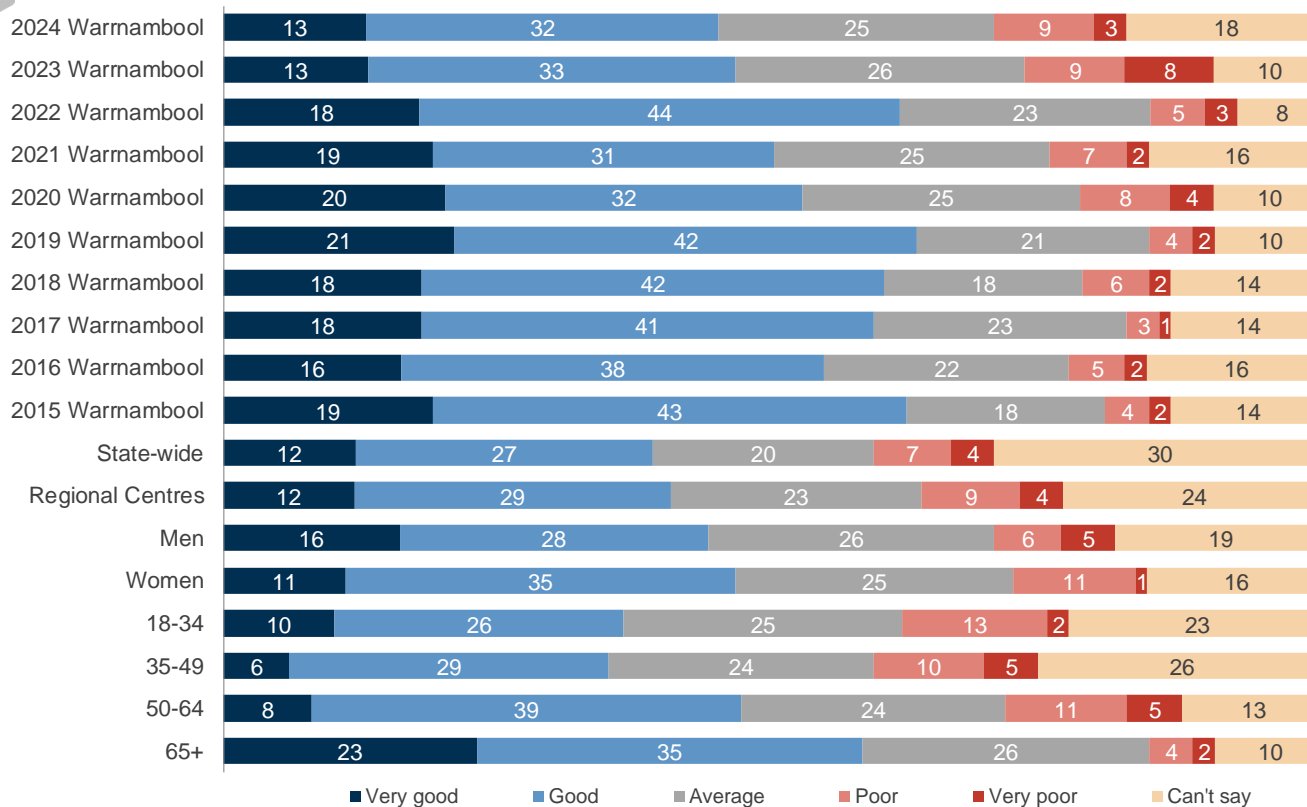
Note: Please see Appendix A for explanation of significant differences.



## Elderly support services performance



### 2024 elderly support performance (%)



Q2. How has Council performed on 'Elderly support services' over the last 12 months?

Base: All respondents. Councils asked State-wide: 23 Councils asked group: 3



## Disadvantaged support services performance



### 2024 disadvantaged support performance (index scores)

		2023	2022	2021	2020	2019	2018	2017	2016	2015
65+	61▲	61	67	67	63	64	65	65	62	65
50-64	59	58	60	65	58	66	60	59	59	61
Men	59	61	65	67	65	67	65	65	63	64
State-wide	58▲	59	62	63	60	62	61	61	61	62
Warrnambool	55	59	63	64	61	66	63	63	61	63
Regional Centres	54	58	62	63	59	63	61	63	59	61
18-34	53	56	61	64	61	70	64	64	59	62
Women	52	57	62	62	58	66	62	61	60	62
35-49	43▼	59	64	61	60	64	64	63	64	66

Q2. How has Council performed on 'Disadvantaged support services' over the last 12 months?

Base: All respondents. Councils asked State-wide: 10 Councils asked group: 2

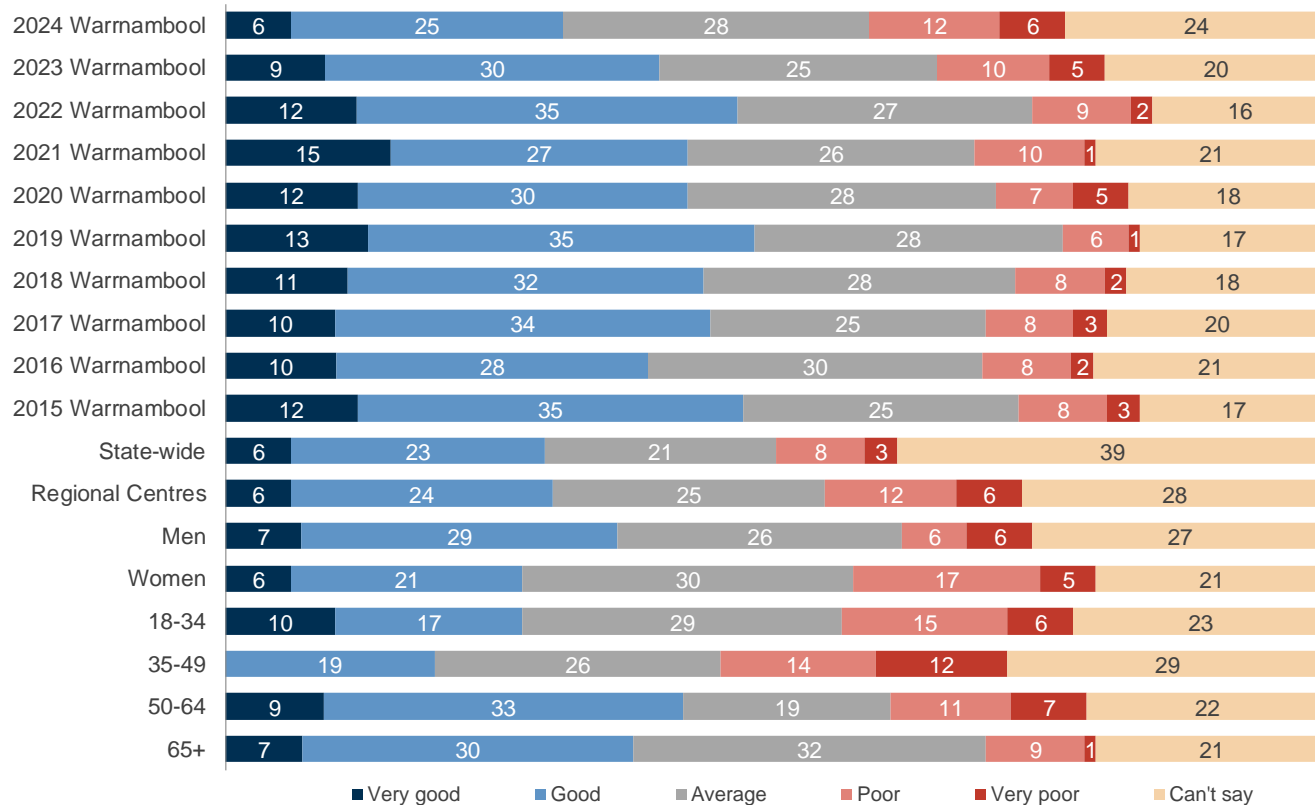
Note: Please see Appendix A for explanation of significant differences.



## Disadvantaged support services performance



2024 disadvantaged support performance (%)



Q2. How has Council performed on 'Disadvantaged support services' over the last 12 months?

Base: All respondents. Councils asked State-wide: 10 Councils asked group: 2



## Recreational facilities importance



### 2024 recreational facilities importance (index scores)

		2023	2022	2021	2020	2019	2018	2017	2016	2015
35-49	82▲	75	79	77	72	71	70	75	76	79
18-34	79	77	72	72	67	76	77	72	79	74
Women	77	76	77	75	72	74	76	75	78	73
Warrnambool	76	75	75	74	71	73	74	74	75	75
Men	75	72	72	73	71	72	71	72	72	76
50-64	74	75	76	73	77	75	75	75	75	72
State-wide	73▼	73	74	74	72	72	73	72	73	72
Regional Centres	73▼	73	75	74	72	72	74	73	73	72
65+	71▼	73	73	75	72	70	73	73	70	73

Q1. Firstly, how important should 'Recreational facilities' be as a responsibility for Council?

Base: All respondents. Councils asked State-wide: 25 Councils asked group: 4

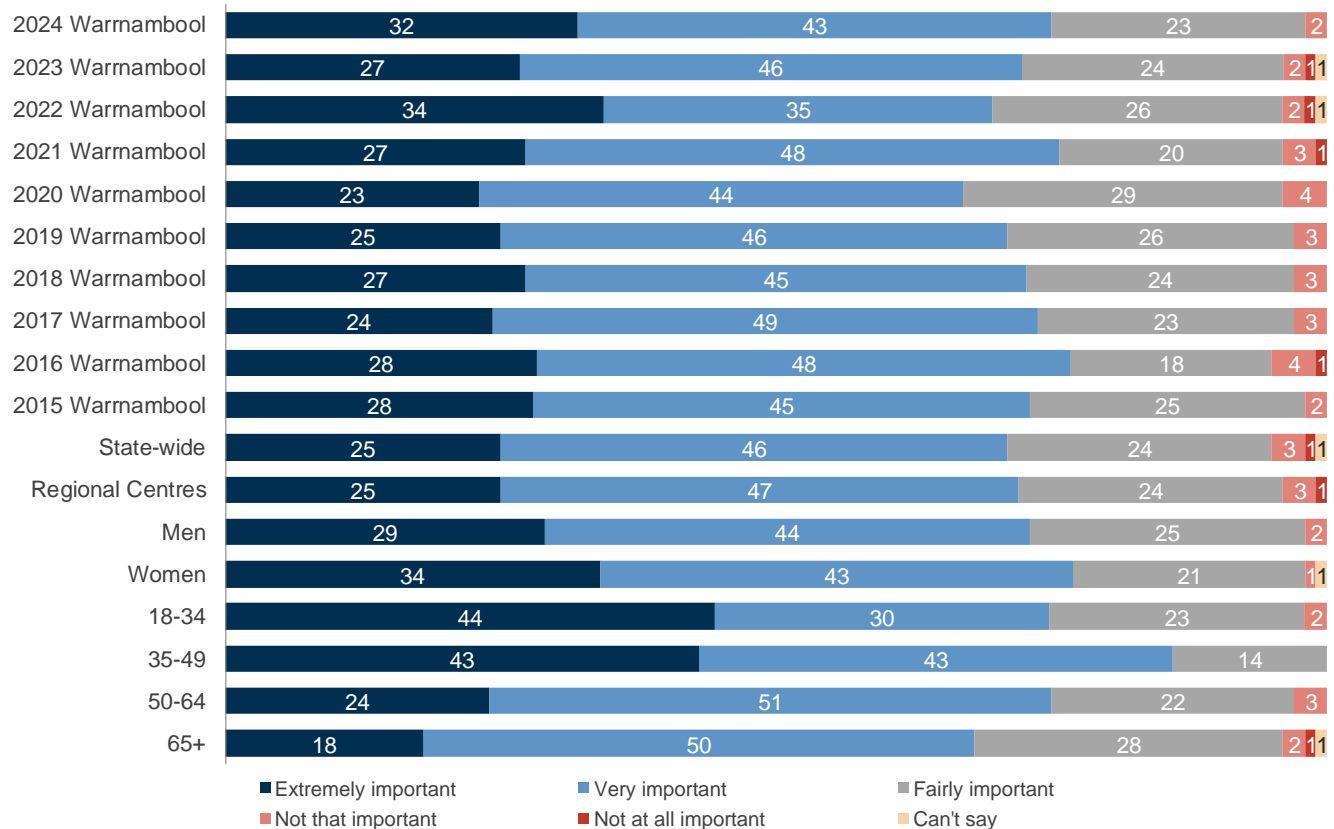
Note: Please see Appendix A for explanation of significant differences.



## Recreational facilities importance



### 2024 recreational facilities importance (%)



Q1. Firstly, how important should 'Recreational facilities' be as a responsibility for Council?

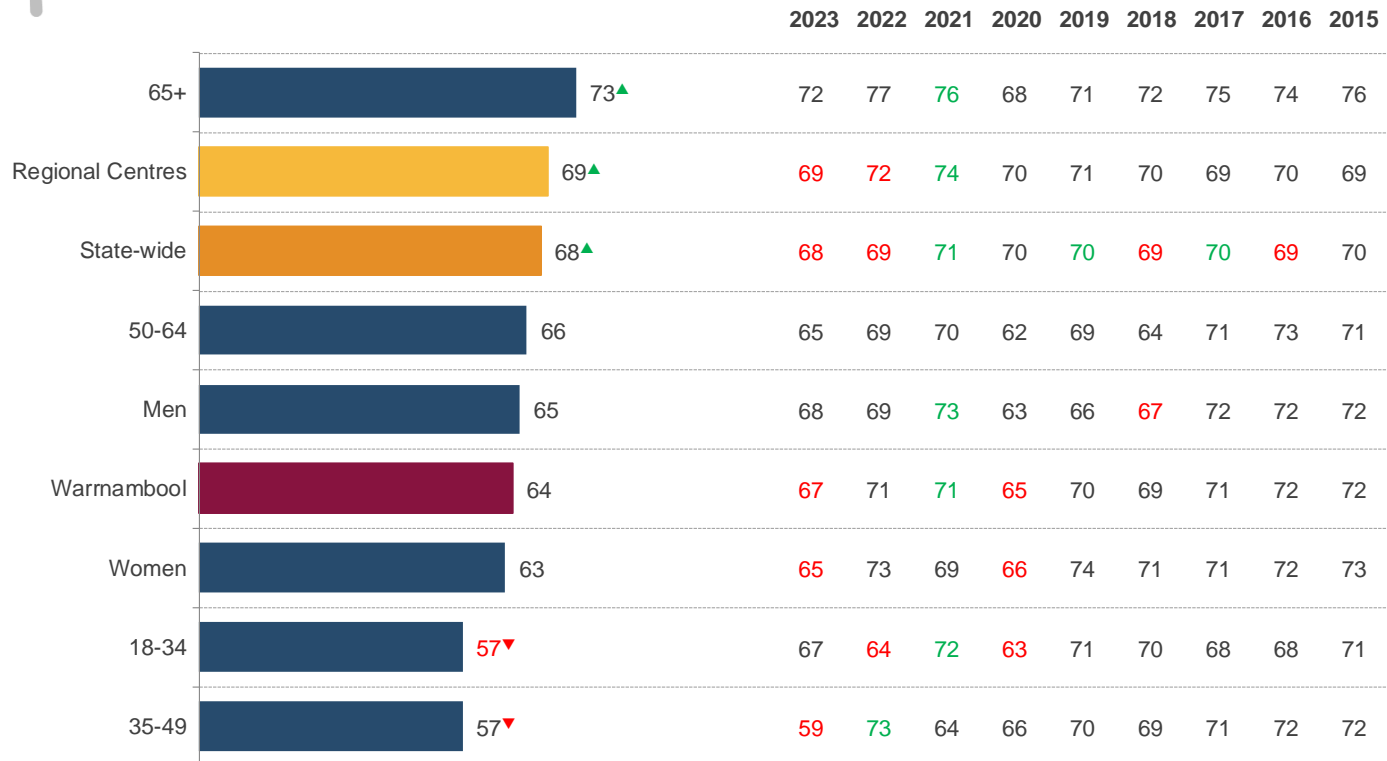
Base: All respondents. Councils asked State-wide: 25 Councils asked group: 4



## Recreational facilities performance



### 2024 recreational facilities performance (index scores)



Q2. How has Council performed on 'Recreational facilities' over the last 12 months?

Base: All respondents. Councils asked State-wide: 40 Councils asked group: 6

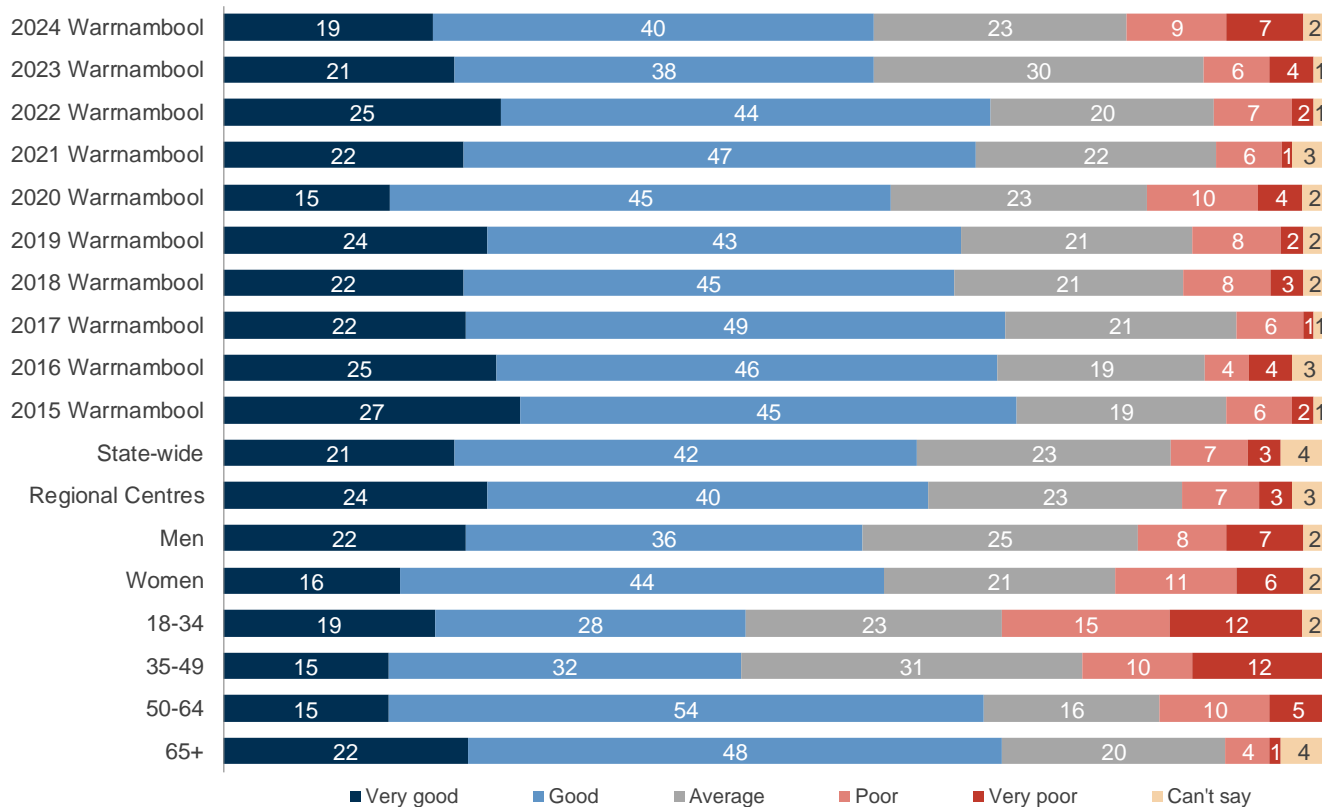
Note: Please see Appendix A for explanation of significant differences.



## Recreational facilities performance



2024 recreational facilities performance (%)



Q2. How has Council performed on 'Recreational facilities' over the last 12 months?

Base: All respondents. Councils asked State-wide: 40 Councils asked group: 6





## The appearance of public areas importance



### 2024 public areas importance (index scores)

		2023	2022	2021	2020	2019	2018	2017	2016	2015
18-34	77	78	76	77	64	74	76	65	80	72
Women	77	78	79	76	73	76	79	75	78	75
Warrnambool	76	76	76	76	71	74	76	73	77	76
65+	75	76	76	74	73	74	75	77	75	76
50-64	75	75	77	78	80	76	75	74	76	74
State-wide	74▼	74	75	75	74	73	74	74	74	73
Regional Centres	74▼	75	75	74	74	73	74	74	74	74
Men	74	75	72	76	69	72	73	71	76	77
35-49	74	75	74	76	71	73	78	76	77	80

Q1. Firstly, how important should 'The appearance of public areas' be as a responsibility for Council?

Base: All respondents. Councils asked State-wide: 24 Councils asked group: 4

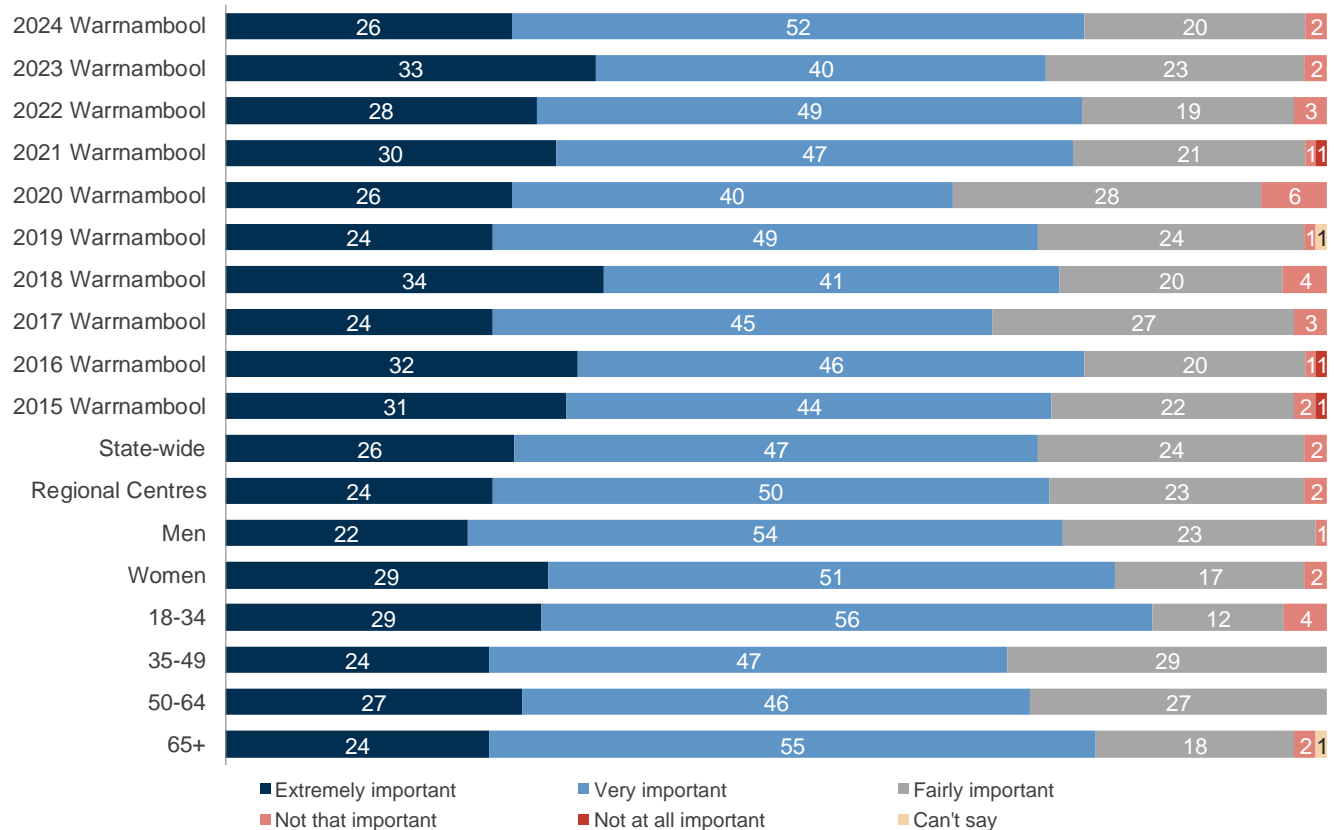
Note: Please see Appendix A for explanation of significant differences.



## The appearance of public areas importance



### 2024 public areas importance (%)



Q1. Firstly, how important should 'The appearance of public areas' be as a responsibility for Council?

Base: All respondents. Councils asked State-wide: 24 Councils asked group: 4



## The appearance of public areas performance



### 2024 public areas performance (index scores)

		2023	2022	2021	2020	2019	2018	2017	2016	2015
65+	76▲	75	79	78	75	80	77	78	78	78
Women	72	76	77	74	72	80	75	74	75	77
50-64	72	74	76	76	72	77	73	74	76	75
Warrnambool	71	73	76	76	71	79	74	74	76	77
Regional Centres	70	71	73	75	72	74	73	73	73	72
Men	69	70	75	77	69	77	73	73	78	77
State-wide	68▼	67	71	73	72	72	71	71	71	72
35-49	68	71	78	73	74	76	76	76	81	79
18-34	65▼	71	71	75	63	81	70	68	72	78

Q2. How has Council performed on 'The appearance of public areas' over the last 12 months?

Base: All respondents. Councils asked State-wide: 42 Councils asked group: 5

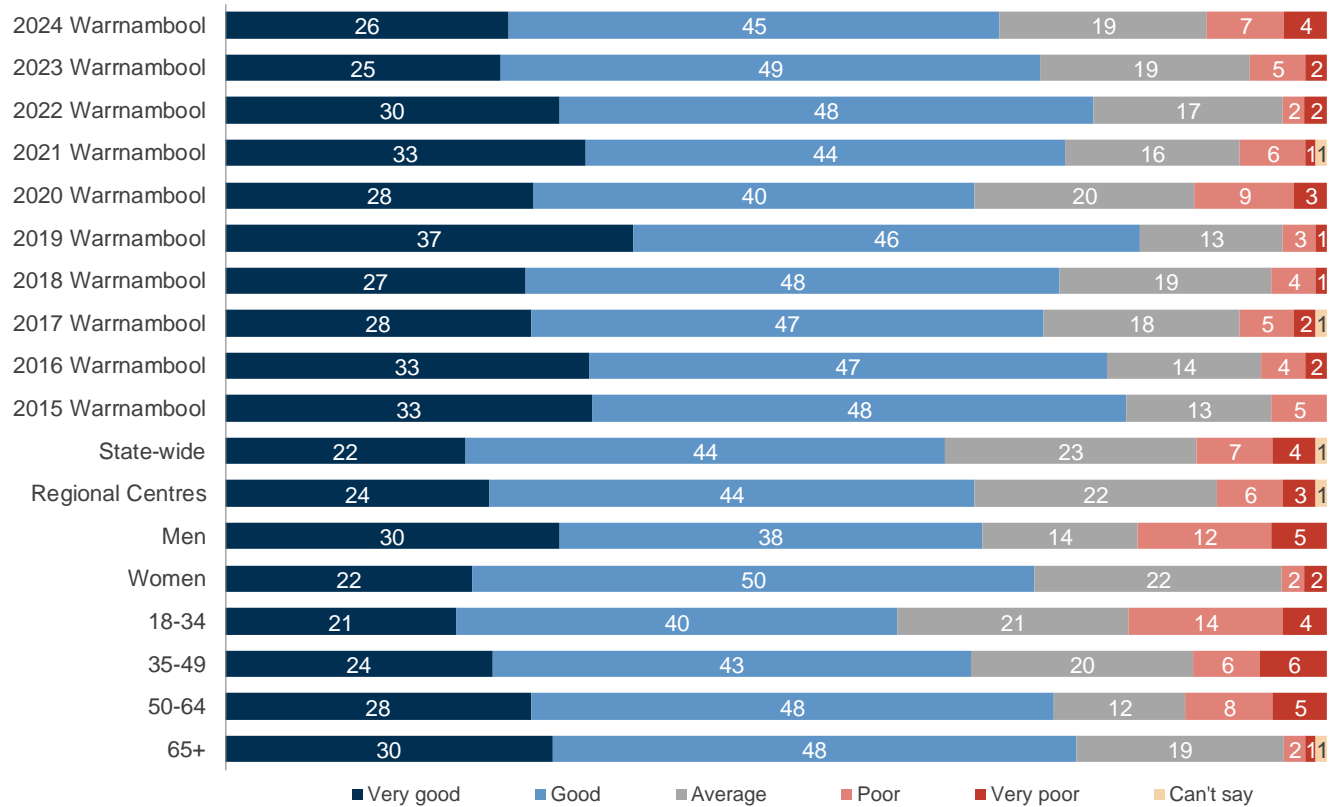
Note: Please see Appendix A for explanation of significant differences.



## The appearance of public areas performance



2024 public areas performance (%)



Q2. How has Council performed on 'The appearance of public areas' over the last 12 months?

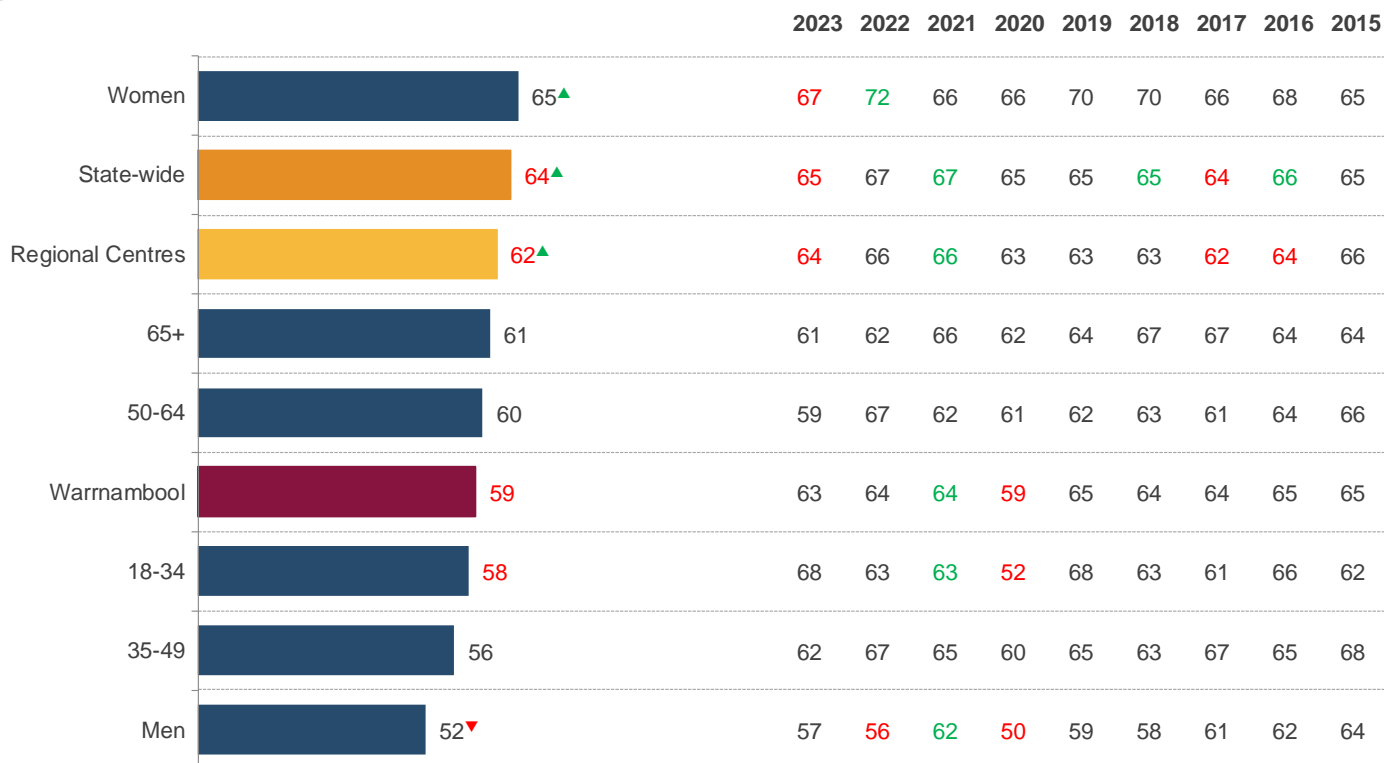
Base: All respondents. Councils asked State-wide: 42 Councils asked group: 5



## Art centres and libraries importance



2024 art centres and libraries importance (index scores)



Q1. Firstly, how important should 'Art centres and libraries' be as a responsibility for Council?

Base: All respondents. Councils asked State-wide: 17 Councils asked group: 4

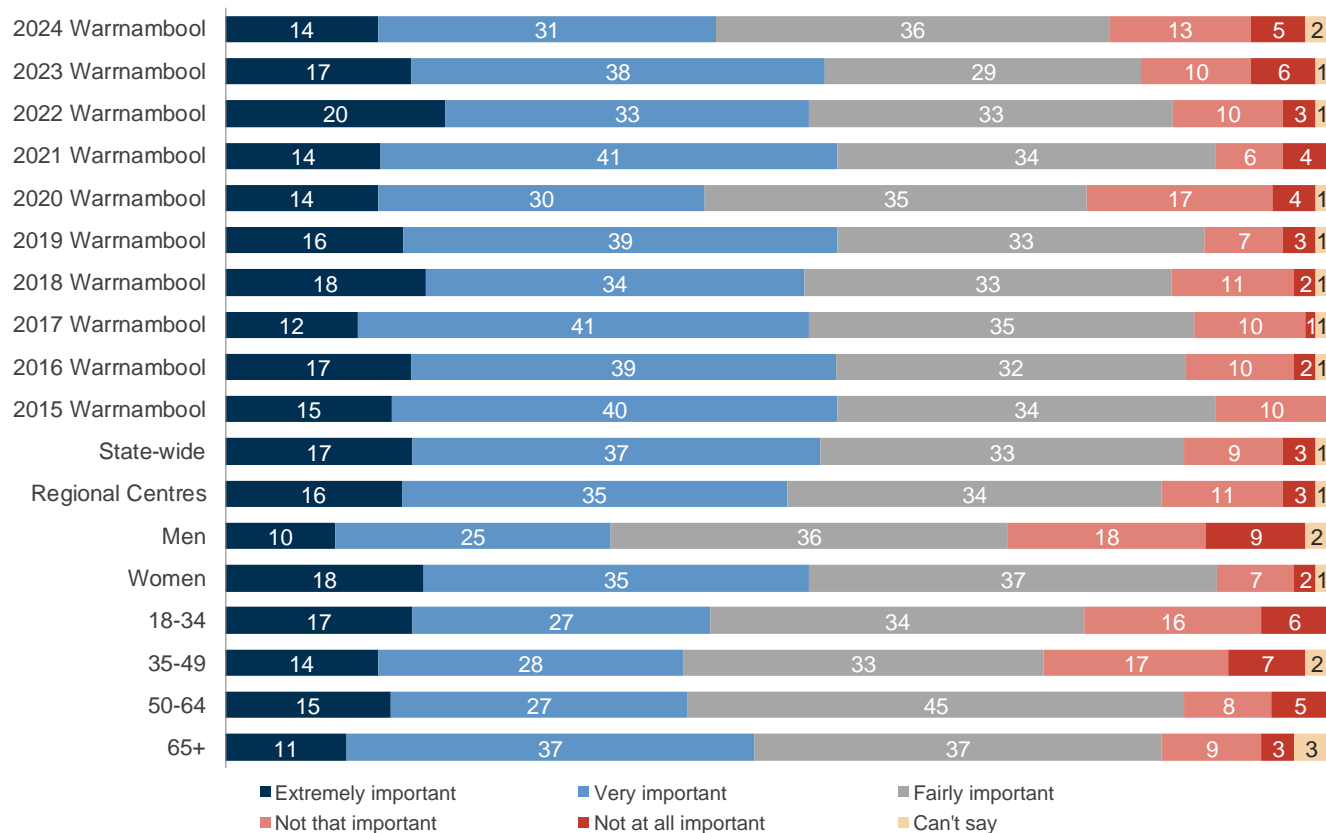
Note: Please see Appendix A for explanation of significant differences.



## Art centres and libraries importance



2024 art centres and libraries importance (%)



Q1. Firstly, how important should 'Art centres and libraries' be as a responsibility for Council?

Base: All respondents. Councils asked State-wide: 17 Councils asked group: 4



## Art centres and libraries performance



### 2024 art centres and libraries performance (index scores)

		2023	2022	2021	2020	2019	2018	2017	2016	2015
50-64	78	72	69	69	67	70	72	69	74	74
Women	78▲	81	73	71	69	75	73	73	74	78
Regional Centres	75	77	76	75	74	74	76	75	75	75
18-34	74	83	67	65	69	77	70	68	73	77
65+	74	72	73	73	71	72	72	75	75	77
Warrnambool	74	76	70	68	69	73	72	72	74	76
State-wide	73	73	73	74	74	74	74	73	72	73
35-49	69	76	69	66	66	72	75	76	77	76
Men	69▼	71	66	65	69	71	71	71	75	74

Q2. How has Council performed on 'Art centres and libraries' over the last 12 months?

Base: All respondents. Councils asked State-wide: 28 Councils asked group: 5

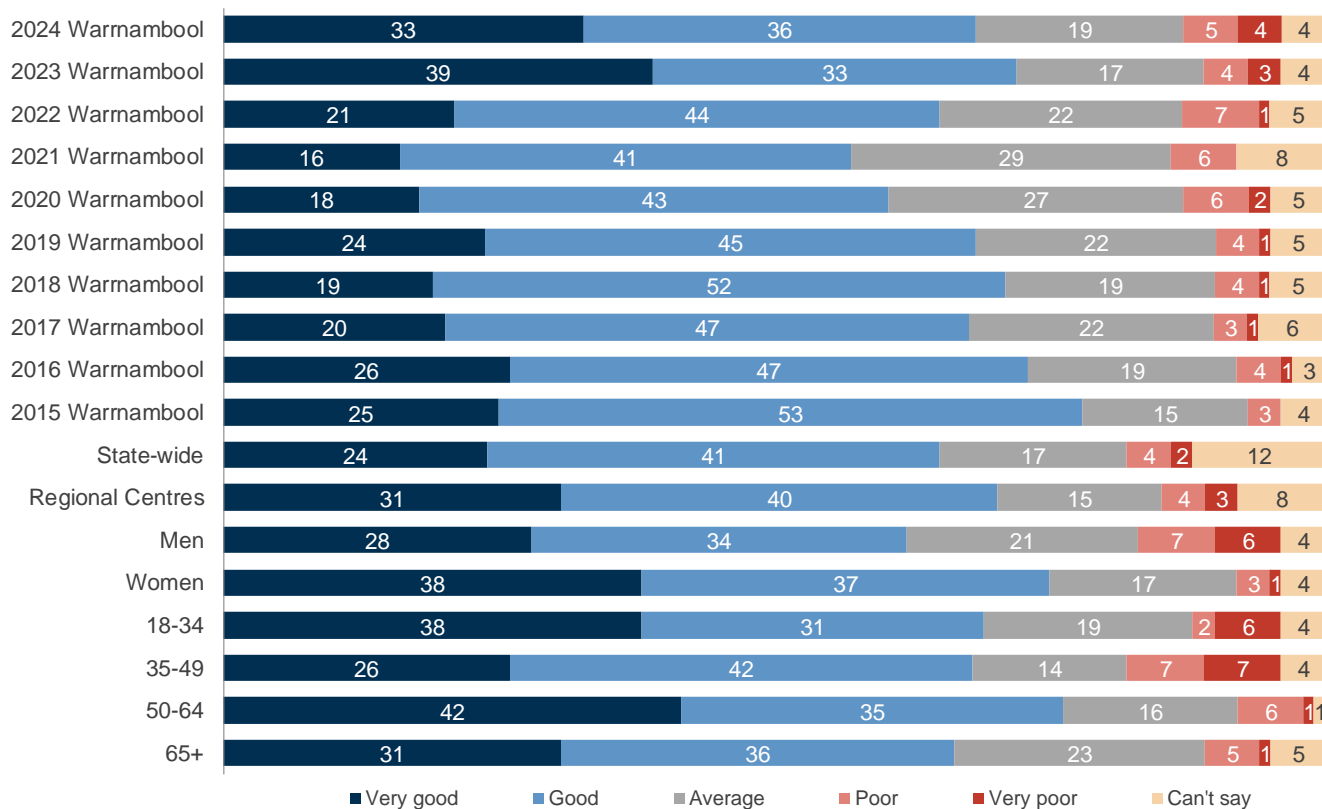
Note: Please see Appendix A for explanation of significant differences.



## Art centres and libraries performance



2024 art centres and libraries performance (%)



Q2. How has Council performed on 'Art centres and libraries' over the last 12 months?

Base: All respondents. Councils asked State-wide: 28 Councils asked group: 5

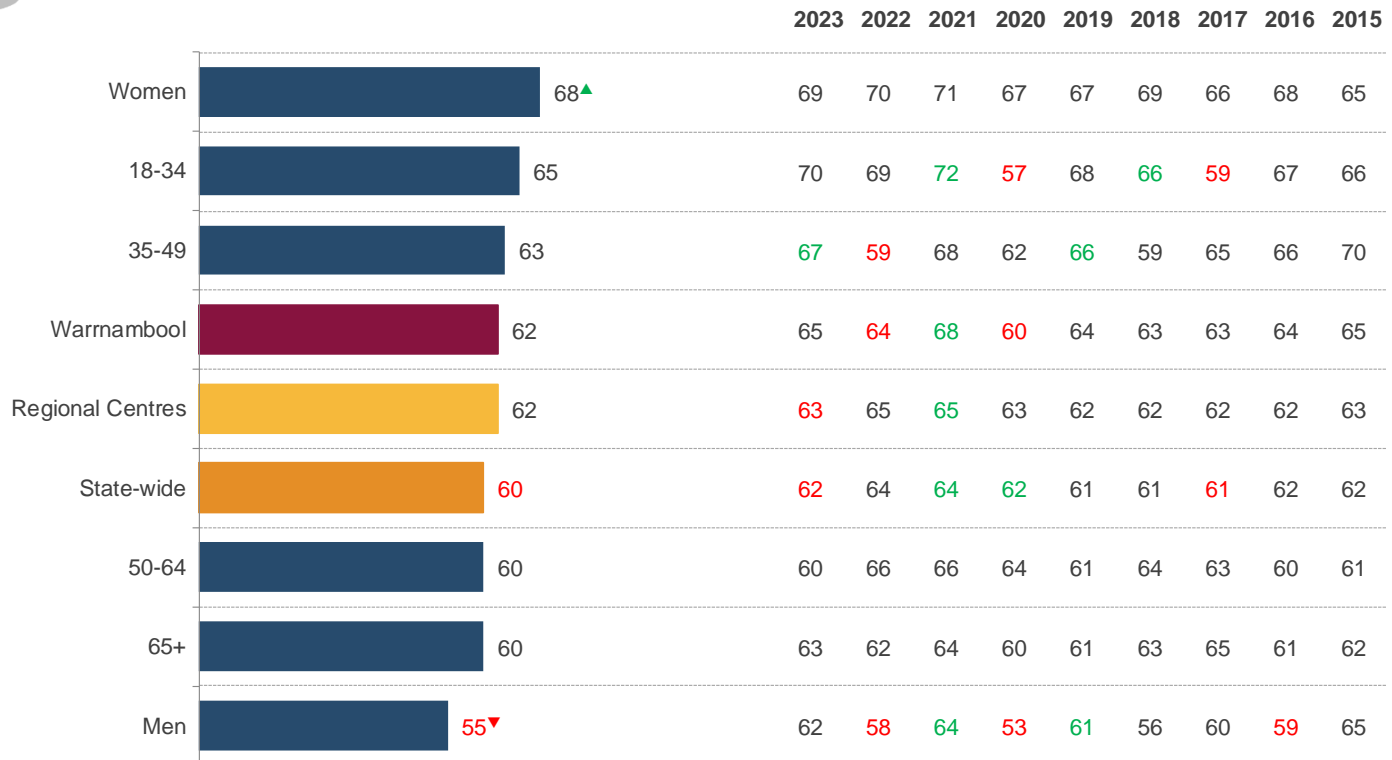




## Community and cultural activities importance



2024 community and cultural activities importance (index scores)



Q1. Firstly, how important should 'Community and cultural activities' be as a responsibility for Council?

Base: All respondents. Councils asked State-wide: 15 Councils asked group: 4

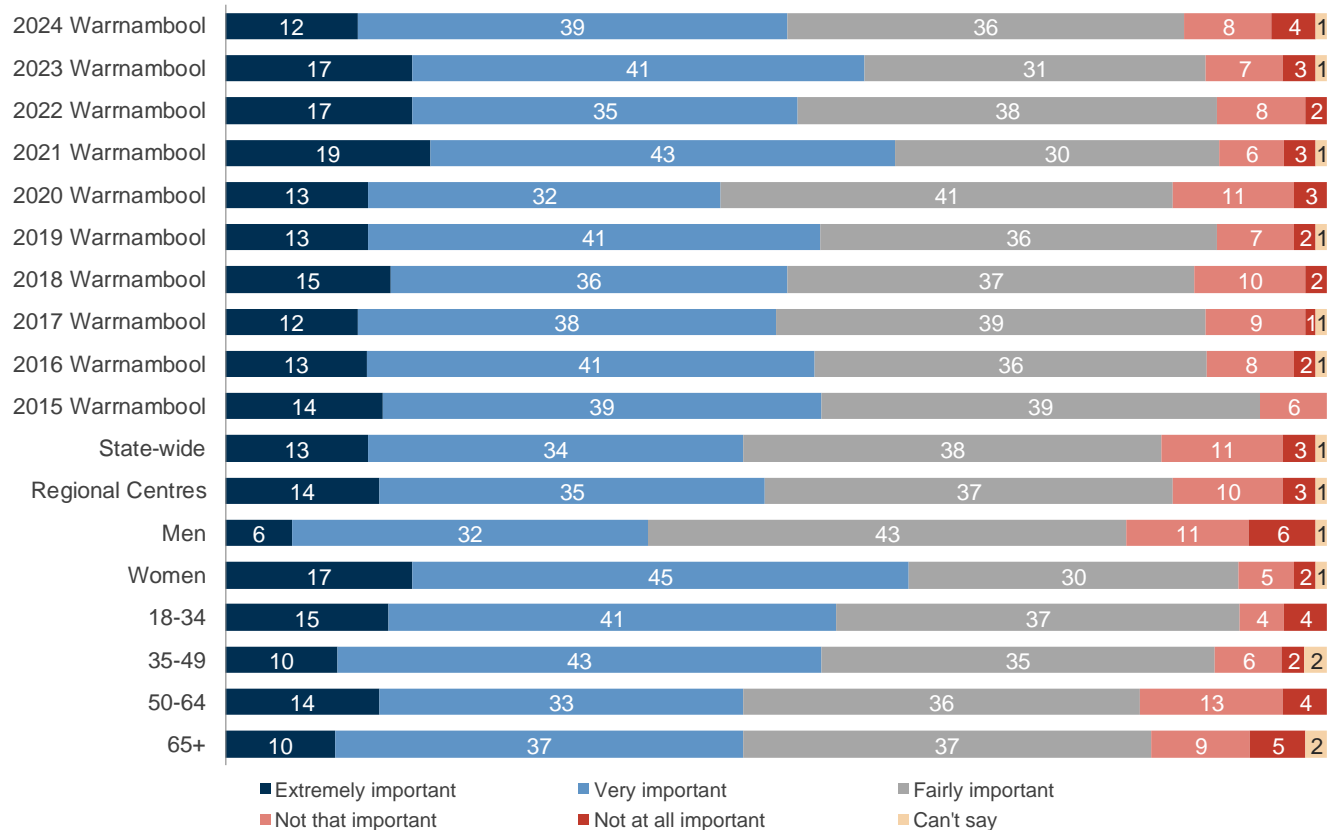
Note: Please see Appendix A for explanation of significant differences.



## Community and cultural activities importance



2024 community and cultural activities importance (%)



Q1. Firstly, how important should 'Community and cultural activities' be as a responsibility for Council?

Base: All respondents. Councils asked State-wide: 15 Councils asked group: 4



## Community and cultural activities performance



### 2024 community and cultural activities performance (index scores)

		2023	2022	2021	2020	2019	2018	2017	2016	2015
35-49	67	63	65	63	66	68	66	72	75	74
State-wide	66	66	65	65	68	69	69	69	69	69
50-64	65	62	63	65	60	70	65	66	67	67
Regional Centres	65	66	65	65	69	69	68	69	69	69
Women	64	66	69	64	64	72	69	69	71	71
Warrnambool	64	65	66	64	65	70	66	68	71	70
Men	64	63	63	63	66	67	63	67	70	69
65+	63	65	69	66	67	69	65	71	70	70
18-34	62	68	66	61	66	73	68	63	70	69

Q2. How has Council performed on 'Community and cultural activities' over the last 12 months?

Base: All respondents. Councils asked State-wide: 26 Councils asked group: 6

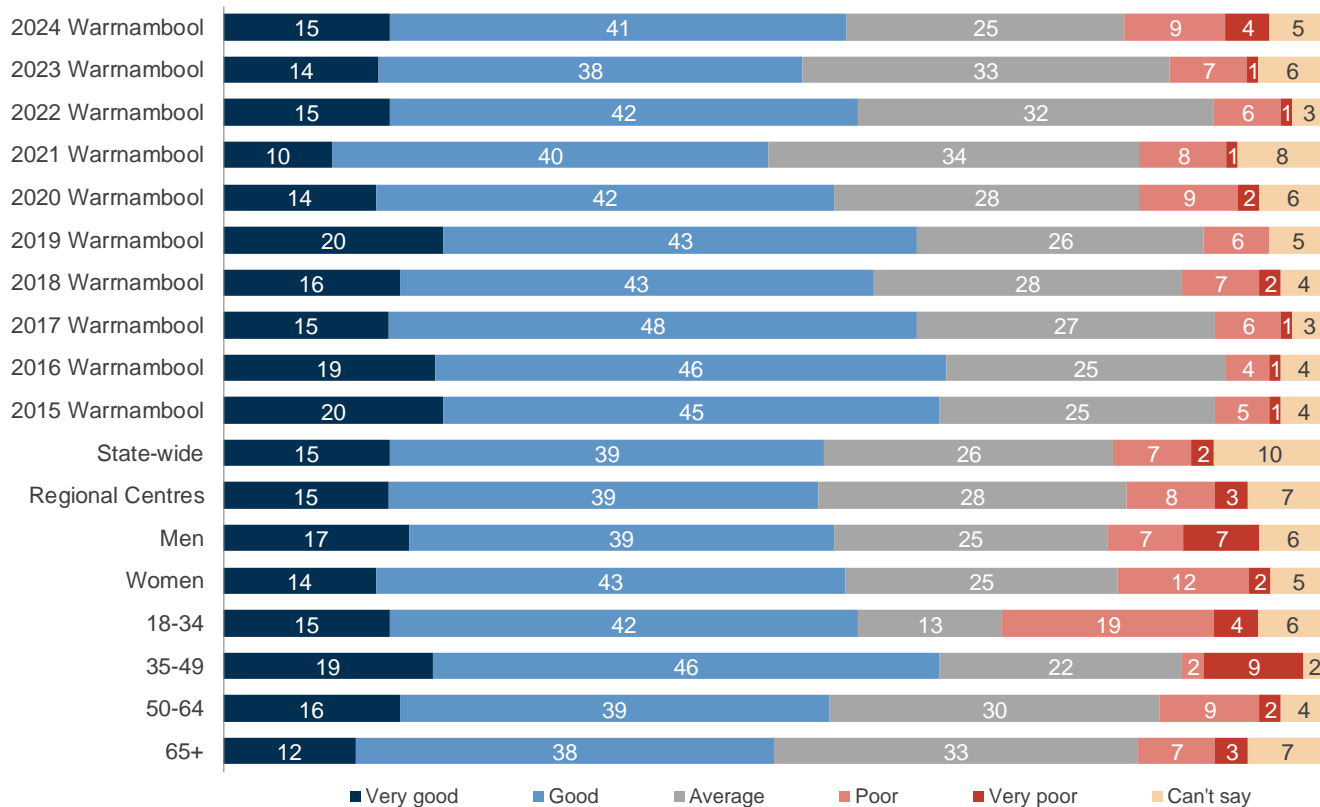
Note: Please see Appendix A for explanation of significant differences.



## Community and cultural activities performance



2024 community and cultural activities performance (%)



Q2. How has Council performed on 'Community and cultural activities' over the last 12 months?

Base: All respondents. Councils asked State-wide: 26 Councils asked group: 6



## Waste management importance



### 2024 waste management importance (index scores)

		2023	2022	2021	2020	2019	2018	2017	2016	2015
50-64	84	78	82	84	85	80	82	80	78	77
18-34	83	81	74	80	76	80	78	70	78	77
Women	83	83	82	82	82	83	83	81	81	78
Warrnambool	82	81	80	82	79	81	80	77	77	78
State-wide	81	81	82	82	82	81	81	79	80	79
65+	81	81	82	83	78	81	83	81	78	80
Regional Centres	81	81	83	82	82	80	81	79	79	80
Men	81	79	79	83	76	78	77	73	74	78
35-49	80	84	85	82	78	83	78	79	75	80

Q1. Firstly, how important should 'Waste management' be as a responsibility for Council?

Base: All respondents. Councils asked State-wide: 24 Councils asked group: 4

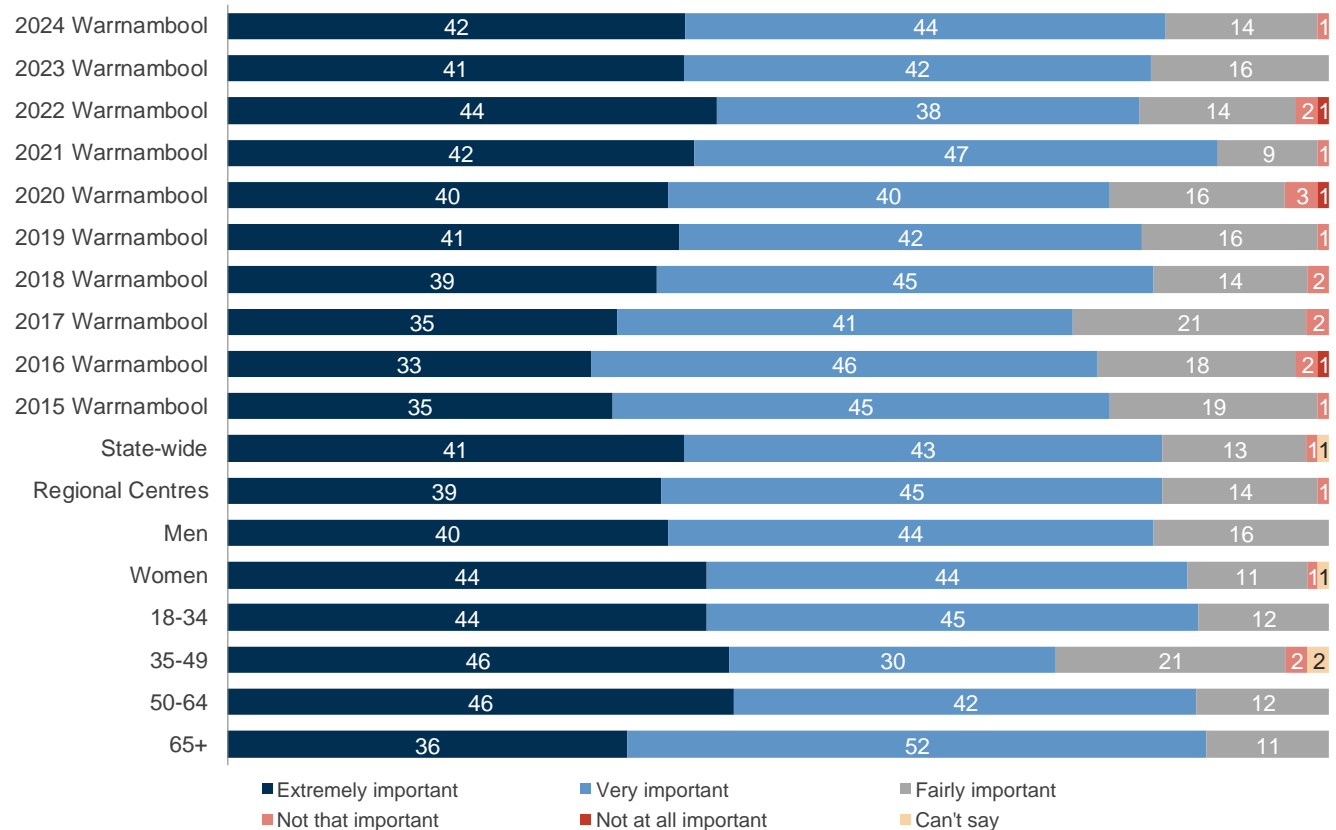
Note: Please see Appendix A for explanation of significant differences.



## Waste management importance



### 2024 waste management importance (%)



Q1. Firstly, how important should 'Waste management' be as a responsibility for Council?  
 Base: All respondents. Councils asked State-wide: 24 Councils asked group: 4



## Waste management performance



### 2024 waste management performance (index scores)

		2023	2022	2021	2020	2019	2018	2017	2016	2015
65+	74▲	76	75	75	71	70	69	73	76	75
18-34	69	67	71	71	63	72	66	69	66	78
Men	69	69	72	72	67	66	65	70	71	75
Warrnambool	69	70	73	71	66	68	67	70	70	74
Women	69	70	75	71	65	69	68	70	70	74
50-64	67	66	72	69	65	64	66	63	69	70
State-wide	67	66	68	69	65	68	70	71	70	72
Regional Centres	66▼	67	68	69	66	68	70	69	69	71
35-49	62	66	75	67	64	63	64	72	70	73

Q2. How has Council performed on 'Waste management' over the last 12 months?

Base: All respondents. Councils asked State-wide: 62 Councils asked group: 9

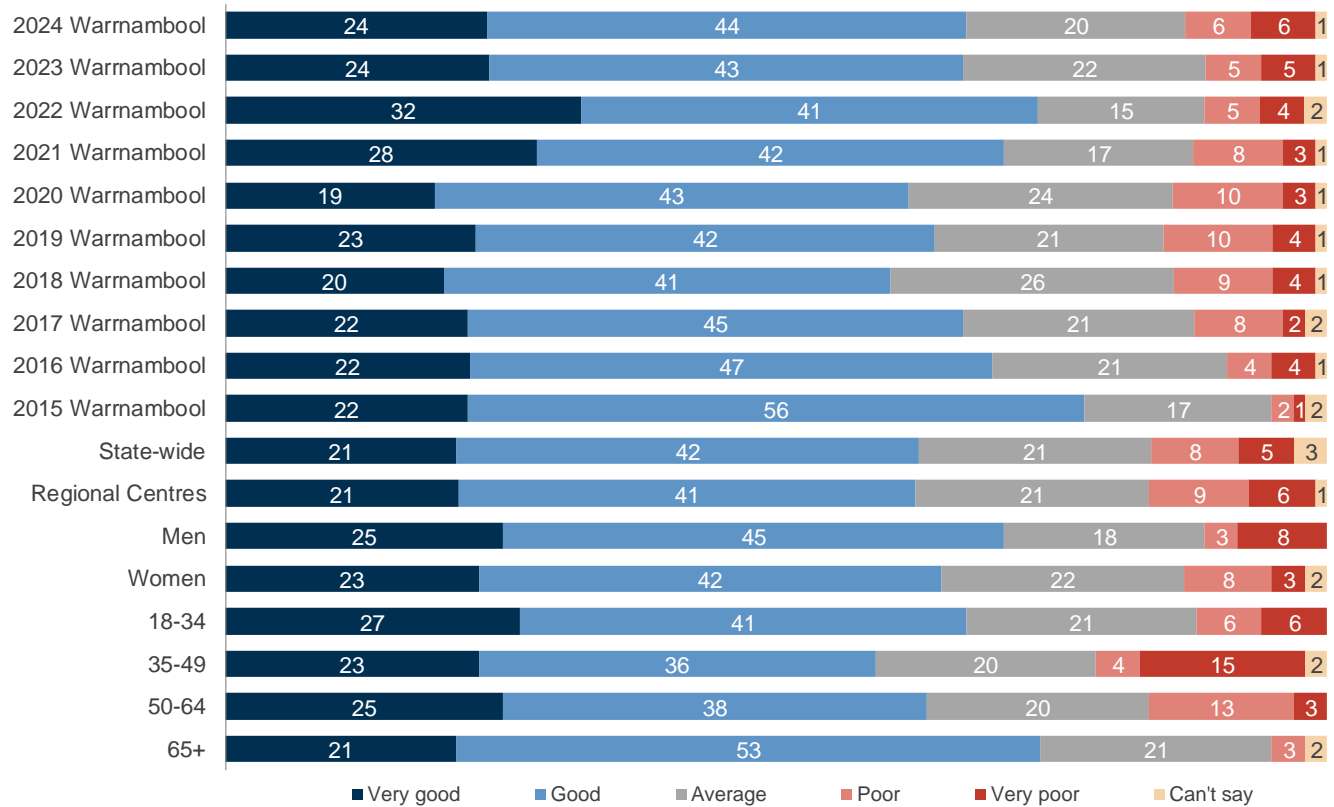
Note: Please see Appendix A for explanation of significant differences.



## Waste management performance



### 2024 waste management performance (%)



Q2. How has Council performed on 'Waste management' over the last 12 months?

Base: All respondents. Councils asked State-wide: 62 Councils asked group: 9



## Business and community development and tourism importance



### 2024 business/development/tourism importance (index scores)

		2023	2022	2021	2020	2019	2018	2017	2016	2015
Women	71	74	75	75	76	76	75	74	78	76
35-49	71	71	72	74	73	75	73	73	76	78
Regional Centres	70	72	73	73	73	73	74	74	73	73
Warrnambool	70	73	72	75	74	73	75	73	76	76
65+	70	71	70	72	71	71	74	76	74	74
50-64	69	73	71	78	75	71	75	73	75	75
18-34	69	76	75	77	77	75	76	71	77	77
Men	68	71	69	75	72	71	74	73	73	76
State-wide	67▼	67	69	70	67	65	66	67	67	67

Q1. Firstly, how important should 'Business and community development and tourism' be as a responsibility for Council?

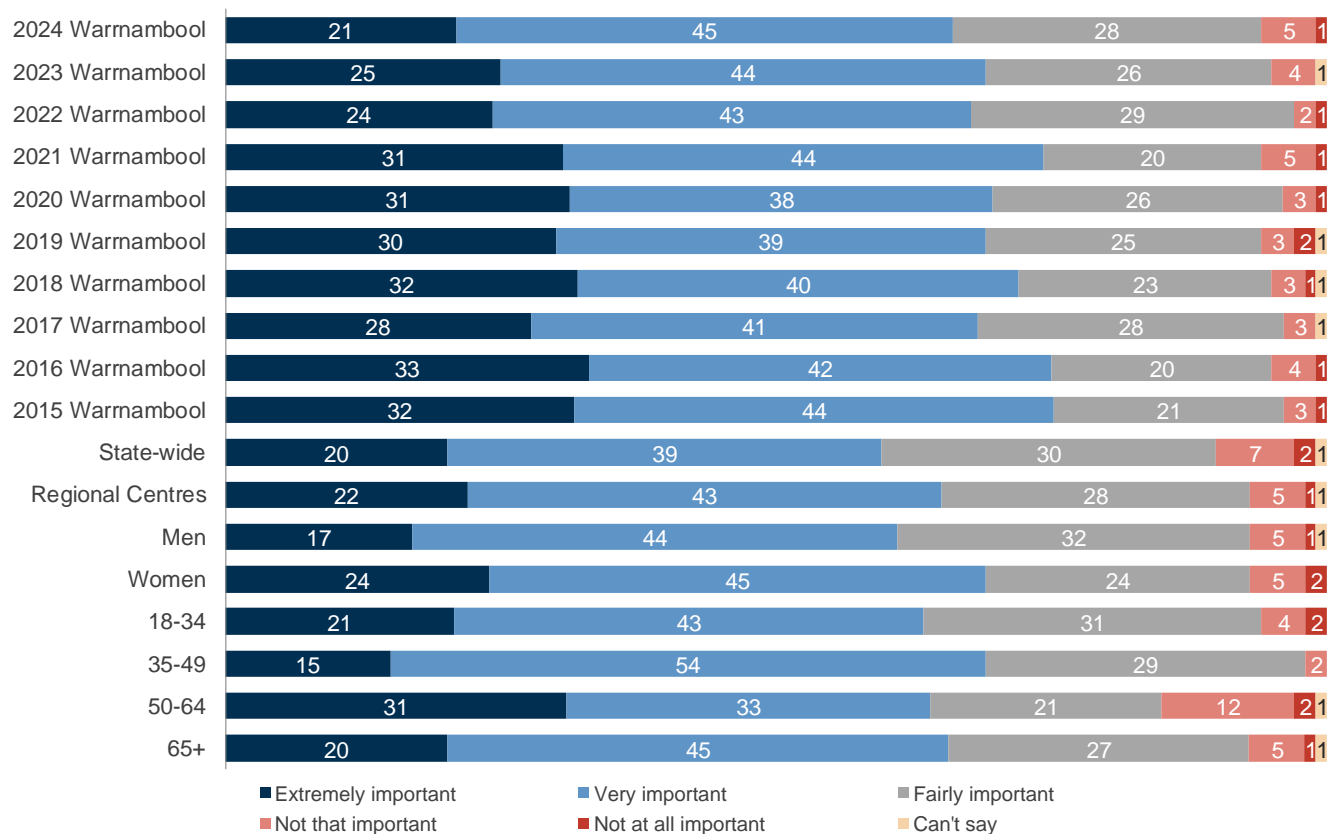
Base: All respondents. Councils asked State-wide: 19 Councils asked group: 4

Note: Please see Appendix A for explanation of significant differences.

## Business and community development and tourism importance



2024 business/development/tourism importance (%)



Q1. Firstly, how important should 'Business and community development and tourism' be as a responsibility for Council?

Base: All respondents. Councils asked State-wide: 19 Councils asked group: 4

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## Business and community development and tourism performance



### 2024 business/development/tourism performance (index scores)

		2023	2022	2021	2020	2019	2018	2017	2016	2015
18-34	64	65	62	58	59	70	60	63	65	61
65+	63	63	69	64	61	68	63	68	64	57
Women	63	67	65	63	60	69	62	63	66	59
Warrnambool	61	63	64	61	60	67	60	64	65	58
50-64	59	60	62	61	57	64	56	61	63	56
Regional Centres	59	61	62	62	60	61	59	61	62	63
Men	58	59	63	59	59	66	57	65	63	56
State-wide	57▼	59	60	61	59	61	60	61	60	61
35-49	54▼	62	63	62	60	65	60	65	66	56

Q2. How has Council performed on 'Business and community development and tourism' over the last 12 months?

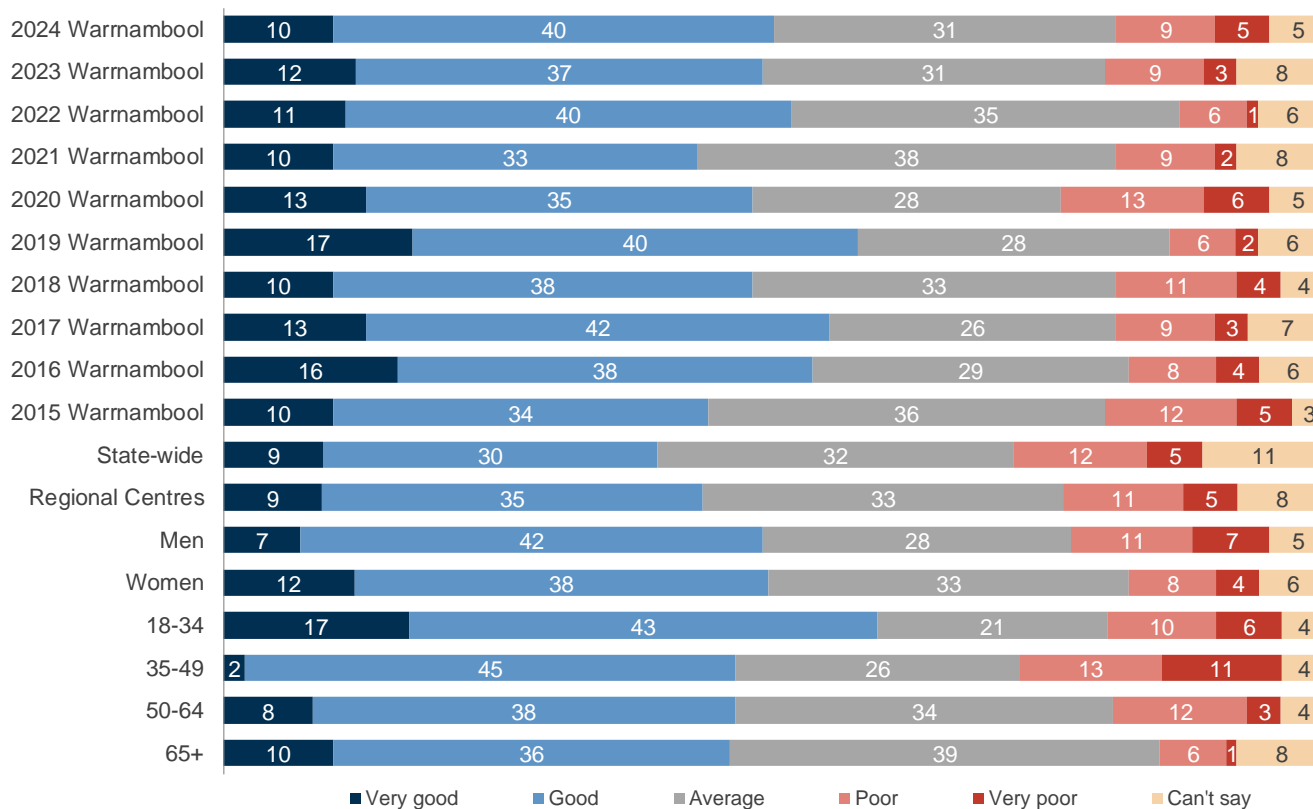
Base: All respondents. Councils asked State-wide: 27 Councils asked group: 4

Note: Please see Appendix A for explanation of significant differences.

## Business and community development and tourism performance



2024 business/development/tourism performance (%)



Q2. How has Council performed on 'Business and community development and tourism' over the last 12 months?

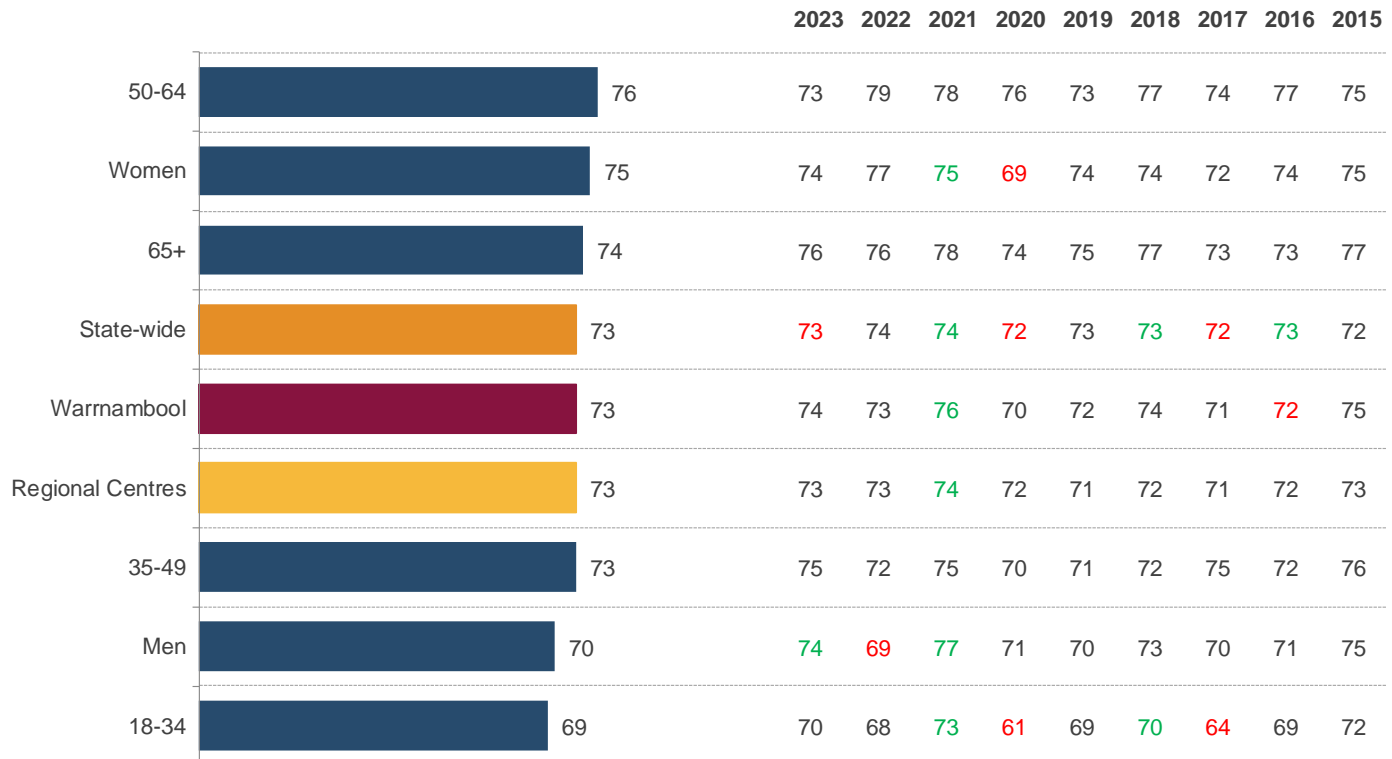
Base: All respondents. Councils asked State-wide: 27 Councils asked group: 4



## Council's general town planning policy importance



### 2024 town planning importance (index scores)



Q1. Firstly, how important should 'Council's general town planning policy' be as a responsibility for Council?

Base: All respondents. Councils asked State-wide: 8 Councils asked group: 1

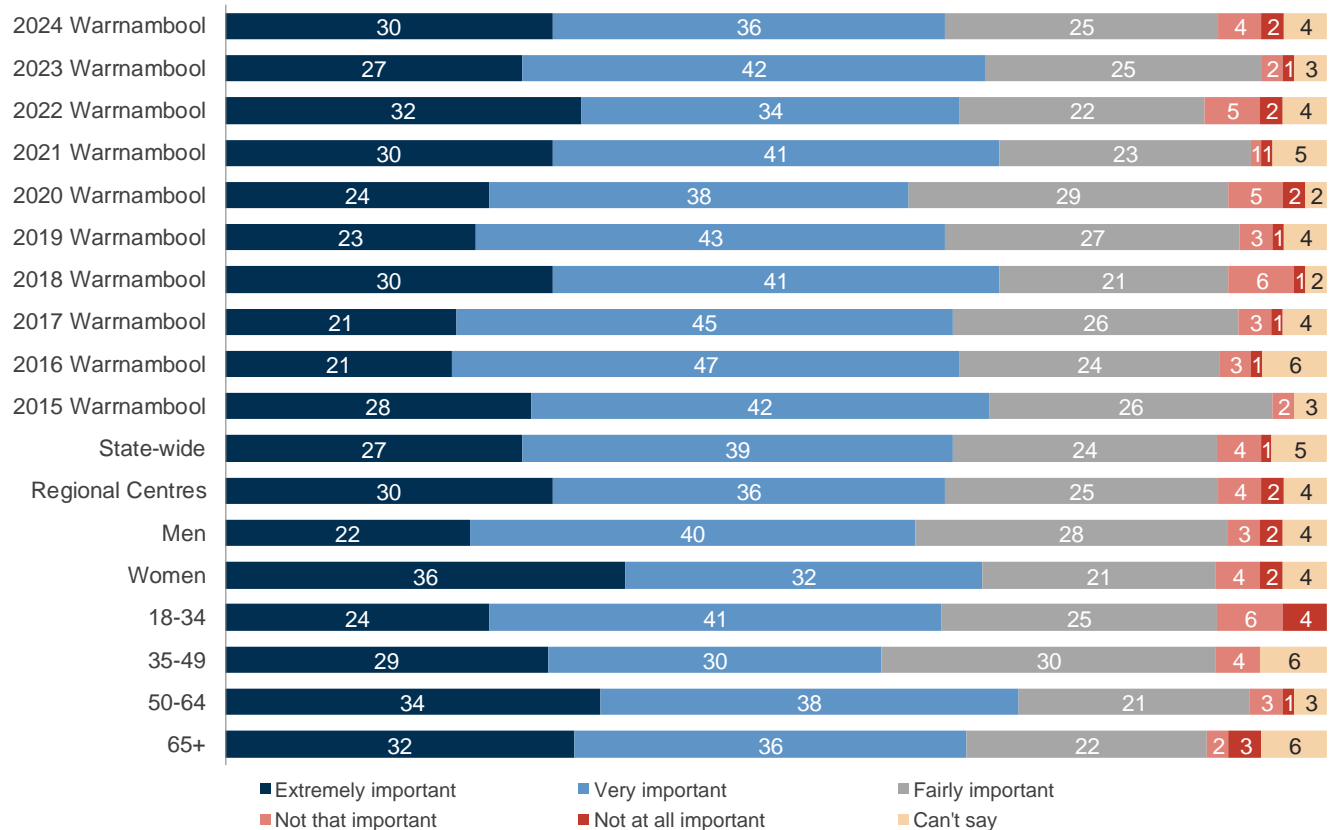
Note: Please see Appendix A for explanation of significant differences.



## Council's general town planning policy importance



### 2024 town planning importance (%)



Q1. Firstly, how important should 'Council's general town planning policy' be as a responsibility for Council?

Base: All respondents. Councils asked State-wide: 8 Councils asked group: 1

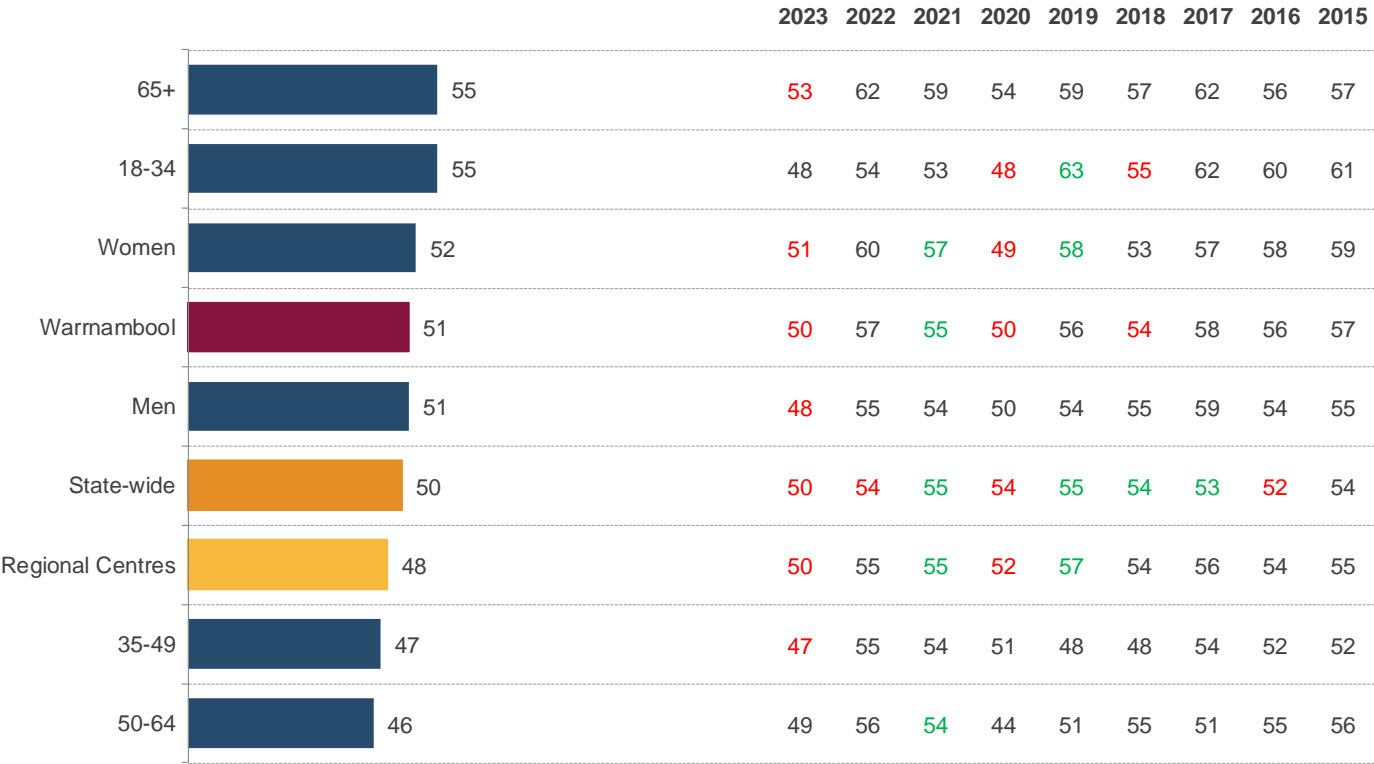
J W S R E S E A R C H 125



# Council’s general town planning policy performance



2024 town planning performance (index scores)



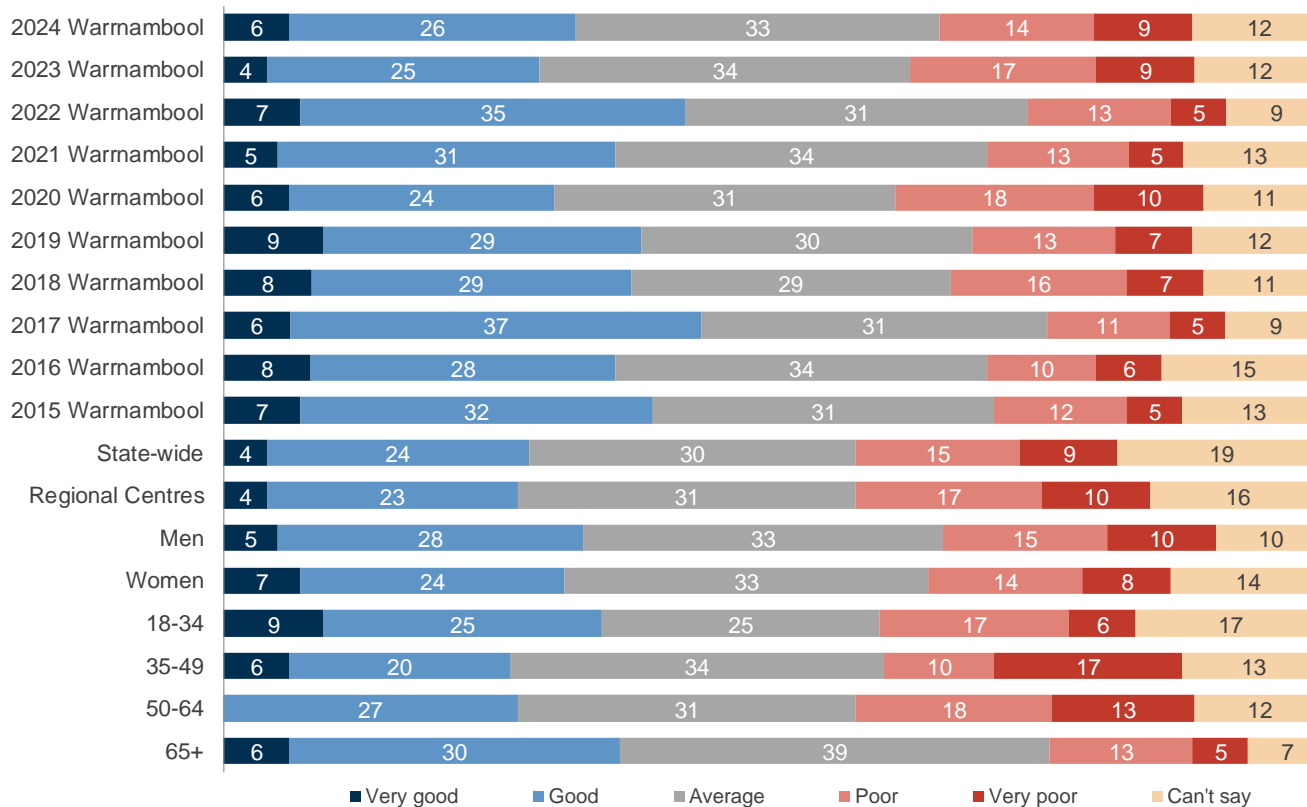
Q2. How has Council performed on 'Council's general town planning policy' over the last 12 months?  
Base: All respondents. Councils asked State-wide: 19 Councils asked group: 2  
Note: Please see Appendix A for explanation of significant differences.



## Council's general town planning policy performance



### 2024 town planning performance (%)



Q2. How has Council performed on 'Council's general town planning policy' over the last 12 months?

Base: All respondents. Councils asked State-wide: 19 Councils asked group: 2

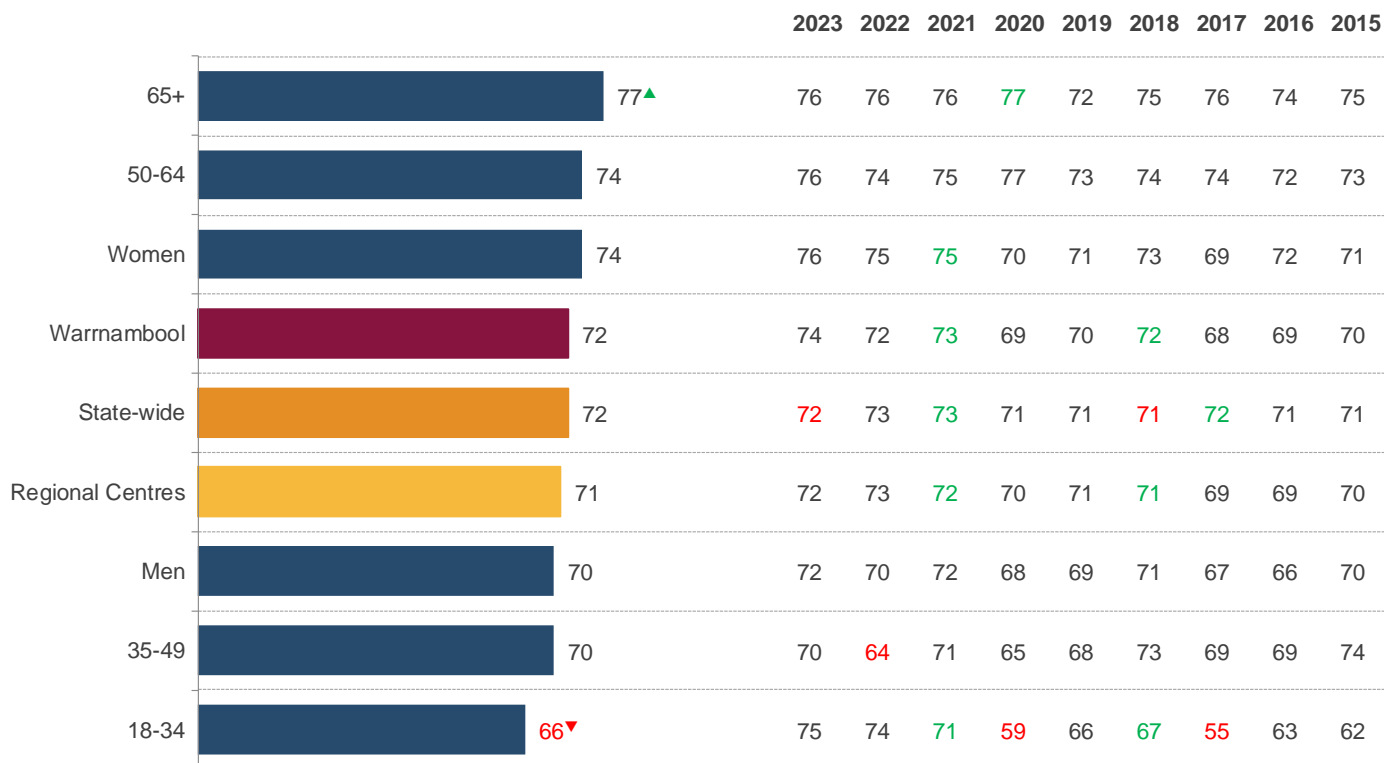




## Planning and building permits importance



### 2024 planning and building permits importance (index scores)



Q1. Firstly, how important should 'Planning and building permits' be as a responsibility for Council?

Base: All respondents. Councils asked State-wide: 18 Councils asked group: 4

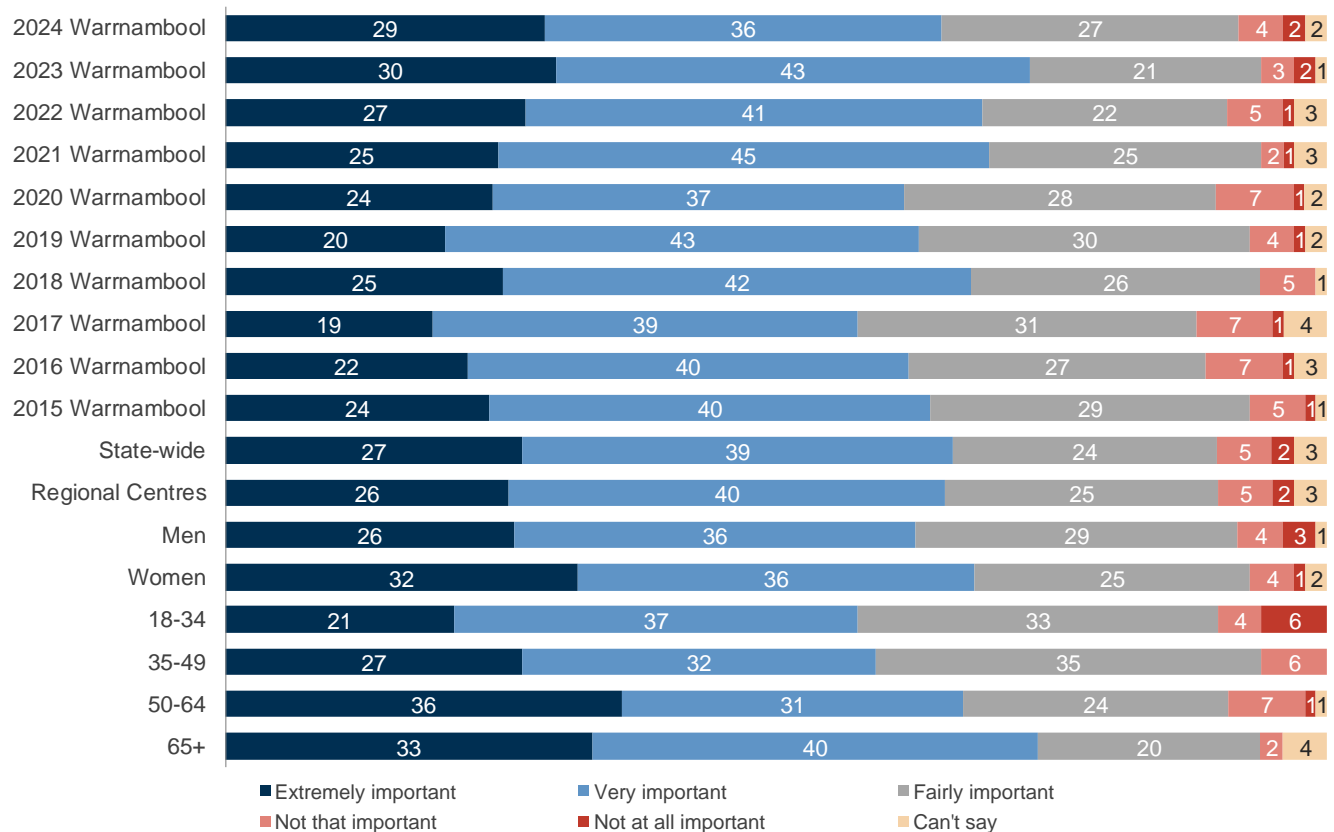
Note: Please see Appendix A for explanation of significant differences.



## Planning and building permits importance



2024 planning and building permits importance (%)



Q1. Firstly, how important should 'Planning and building permits' be as a responsibility for Council?

Base: All respondents. Councils asked State-wide: 18 Councils asked group: 4

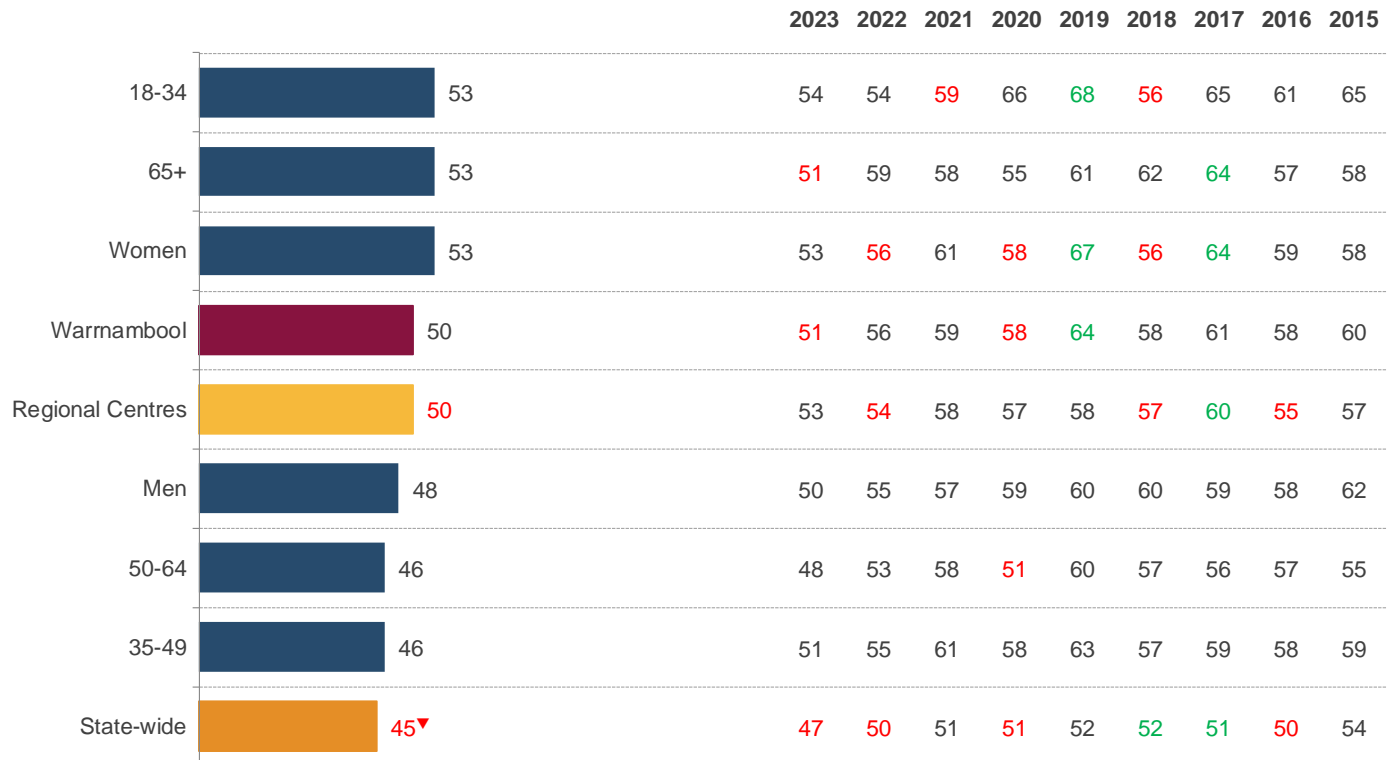
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## Planning and building permits performance



### 2024 planning and building permits performance (index scores)



Q2. How has Council performed on 'Planning and building permits' over the last 12 months?

Base: All respondents. Councils asked State-wide: 29 Councils asked group: 5

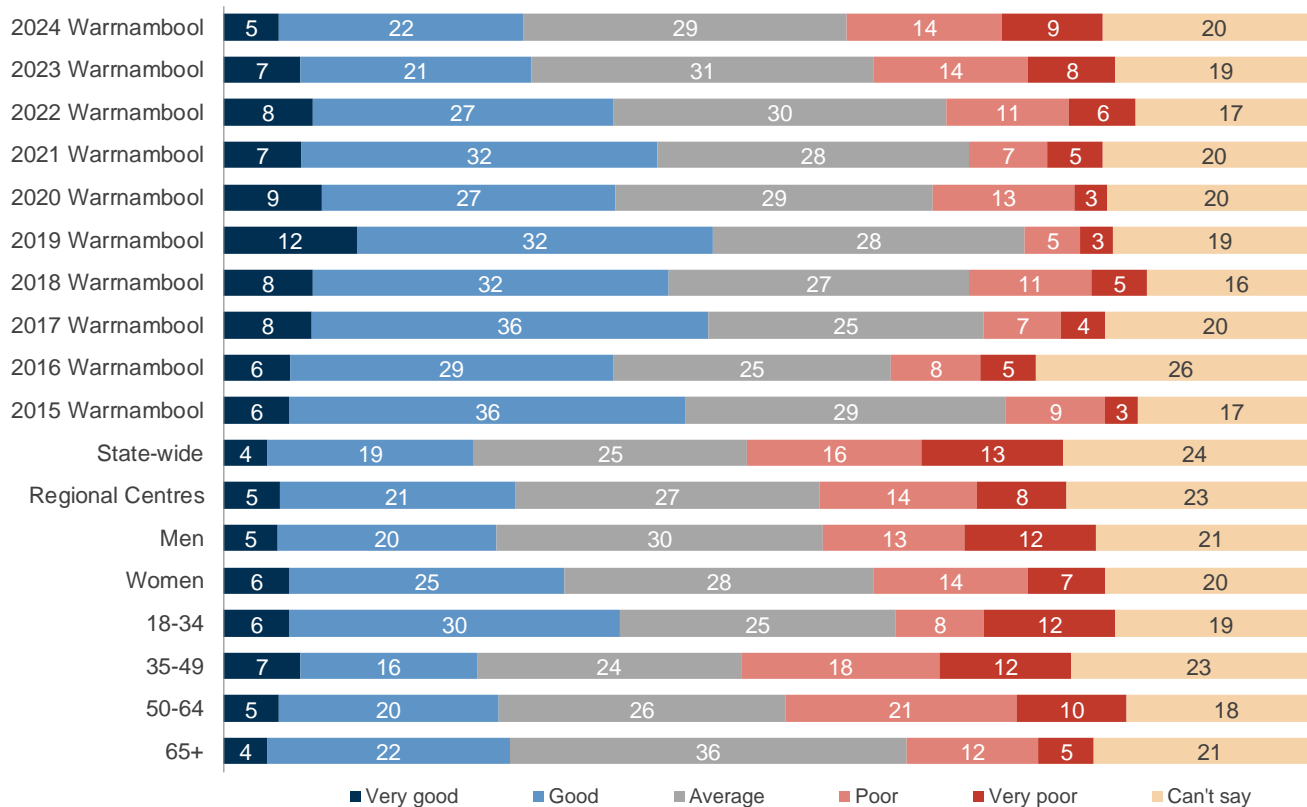
Note: Please see Appendix A for explanation of significant differences.



## Planning and building permits performance



2024 planning and building permits performance (%)



Q2. How has Council performed on 'Planning and building permits' over the last 12 months?

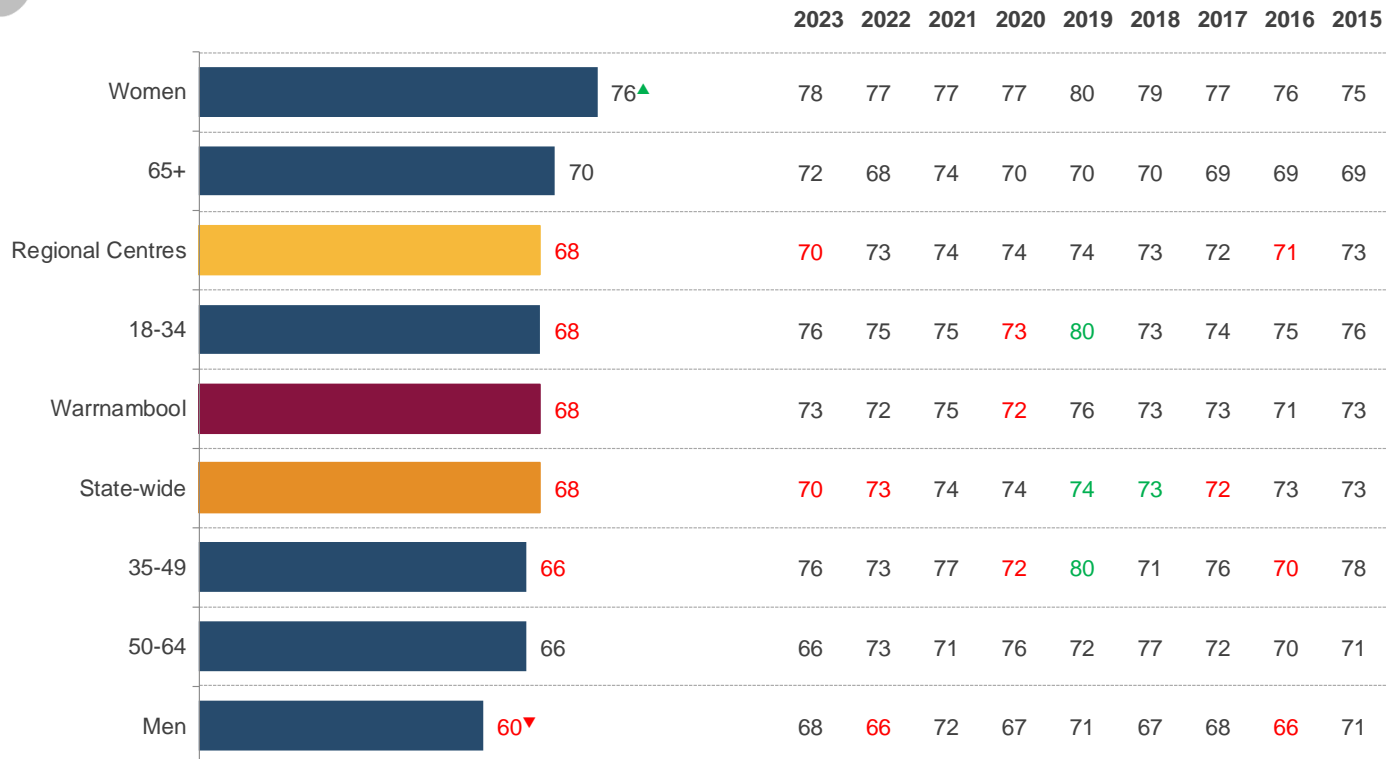
Base: All respondents. Councils asked State-wide: 29 Councils asked group: 5



## Environmental sustainability importance



### 2024 environmental sustainability importance (index scores)



Q1. Firstly, how important should 'Environmental sustainability' be as a responsibility for Council?

Base: All respondents. Councils asked State-wide: 22 Councils asked group: 4

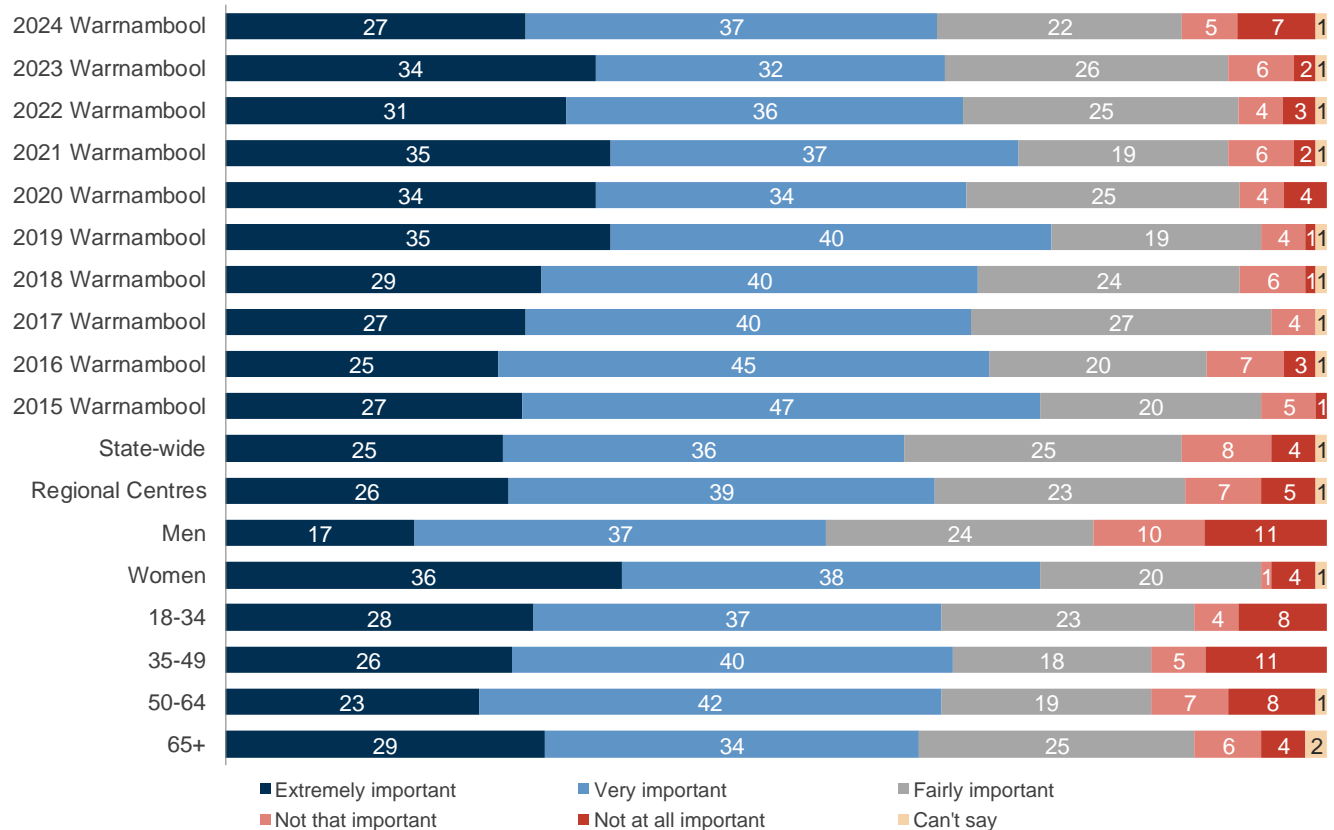
Note: Please see Appendix A for explanation of significant differences.



## Environmental sustainability importance



### 2024 environmental sustainability importance (%)



Q1. Firstly, how important should 'Environmental sustainability' be as a responsibility for Council?

Base: All respondents. Councils asked State-wide: 22 Councils asked group: 4



## Environmental sustainability performance



### 2024 environmental sustainability performance (index scores)

		2023	2022	2021	2020	2019	2018	2017	2016	2015
65+	64	63	67	66	64	66	63	66	63	64
Men	62	60	65	61	62	59	61	66	63	65
Regional Centres	61	61	62	62	61	63	64	65	63	63
State-wide	60	60	61	62	60	62	63	64	63	64
Warrnambool	60	61	66	62	61	61	62	63	63	65
18-34	60	58	68	57	61	61	64	61	65	67
Women	59	62	67	63	60	63	63	60	62	65
50-64	58	58	66	63	57	58	60	59	58	62
35-49	57	63	61	64	60	59	61	68	63	65

Q2. How has Council performed on 'Environmental sustainability' over the last 12 months?

Base: All respondents. Councils asked State-wide: 34 Councils asked group: 6

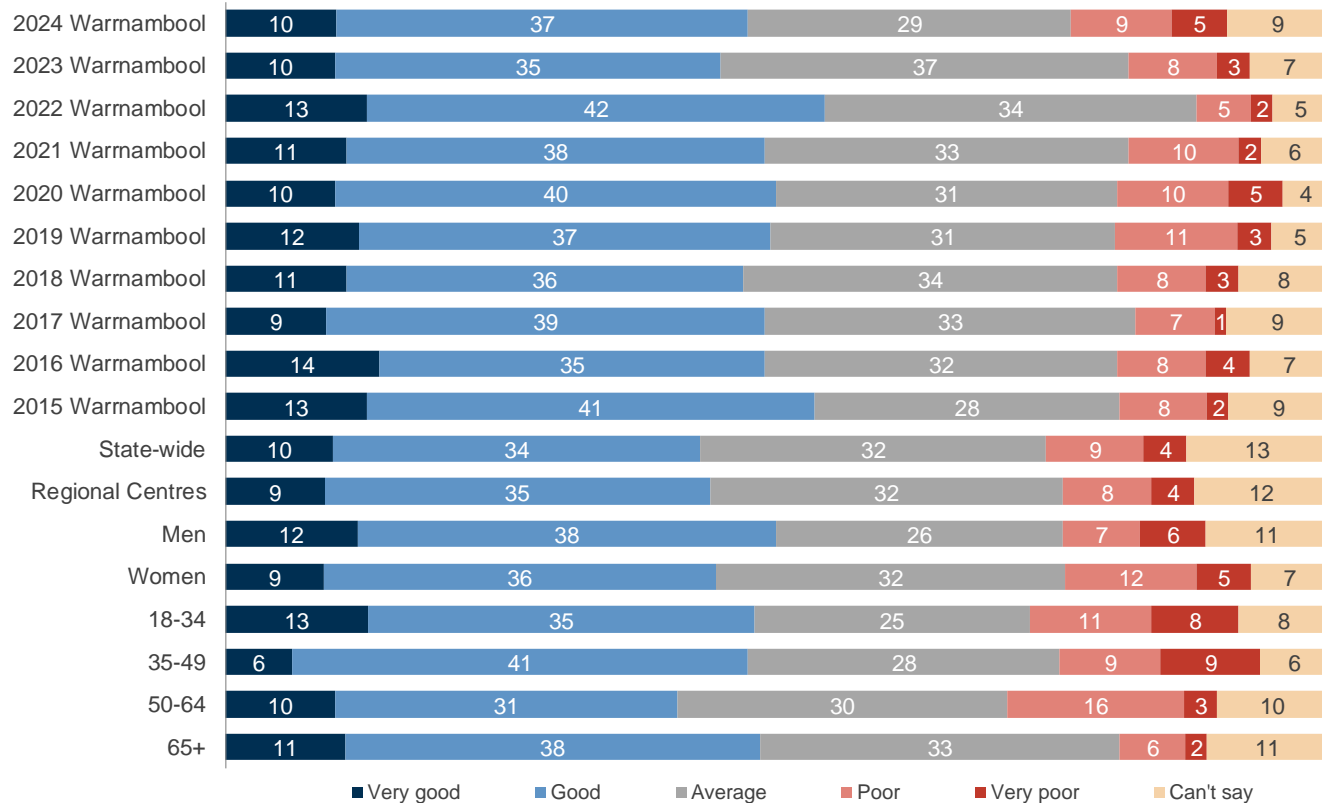
Note: Please see Appendix A for explanation of significant differences.



## Environmental sustainability performance



2024 environmental sustainability performance (%)



Q2. How has Council performed on 'Environmental sustainability' over the last 12 months?

Base: All respondents. Councils asked State-wide: 34 Councils asked group: 6





## Emergency and disaster management importance



### 2024 emergency and disaster management importance (index scores)

		2023	2022	2021	2020	2019	2018	2017	2016	2015
Women	84▲	82	84	82	83	85	87	82	n/a	n/a
18-34	83▲	82	78	81	81	79	84	79	n/a	n/a
Regional Centres	80	80	80	81	81	81	82	80	80	81
State-wide	80	80	81	81	80	81	81	80	80	80
Warrnambool	78	78	78	79	77	79	83	79	n/a	n/a
50-64	77	77	76	78	78	77	81	79	n/a	n/a
65+	76	76	76	79	76	78	83	79	n/a	n/a
35-49	73	77	83	76	71	80	83	77	n/a	n/a
Men	71▼	73	72	75	71	72	79	75	n/a	n/a

Q1. Firstly, how important should 'Emergency and disaster management' be as a responsibility for Council?

Base: All respondents. Councils asked State-wide: 15 Councils asked group: 3

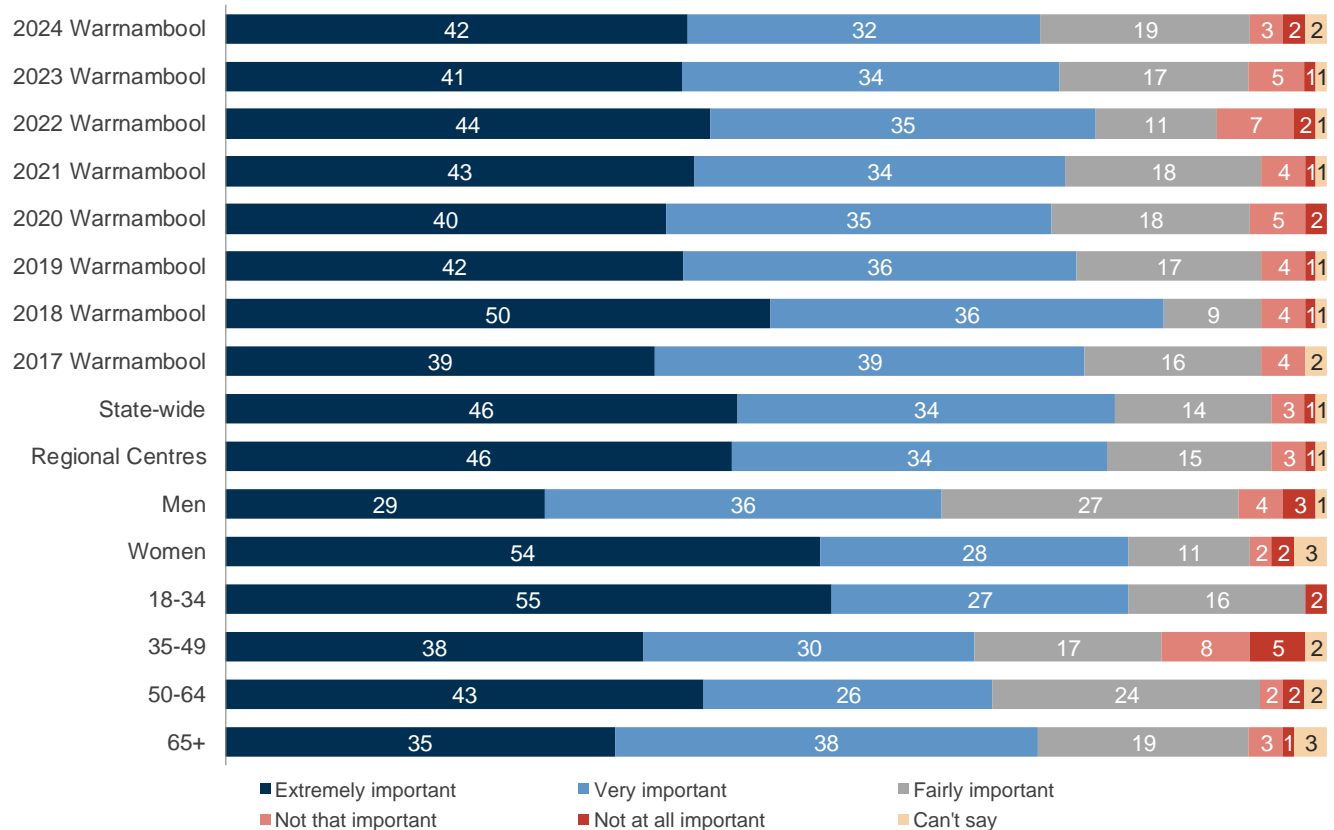
Note: Please see Appendix A for explanation of significant differences.



## Emergency and disaster management importance



2024 emergency and disaster management importance (%)



Q1. Firstly, how important should 'Emergency and disaster management' be as a responsibility for Council?

Base: All respondents. Councils asked State-wide: 15 Councils asked group: 3

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## Emergency and disaster management performance



### 2024 emergency and disaster management performance (index scores)

		2023	2022	2021	2020	2019	2018	2017	2016	2015
65+	68	66	71	72	71	75	73	76	73	71
Regional Centres	66	65	67	72	70	75	73	70	68	68
State-wide	65	65	66	71	68	72	71	70	69	70
Women	65	68	73	71	66	78	79	73	72	73
Warrnambool	65	66	71	70	67	74	75	73	70	72
18-34	64	65	70	72	64	73	78	73	69	76
Men	64	65	69	70	68	70	71	73	67	72
35-49	63	66	73	67	67	75	79	72	66	71
50-64	60	68	68	68	65	74	71	70	69	68

Q2. How has Council performed on 'Emergency and disaster management' over the last 12 months?

Base: All respondents. Councils asked State-wide: 25 Councils asked group: 4

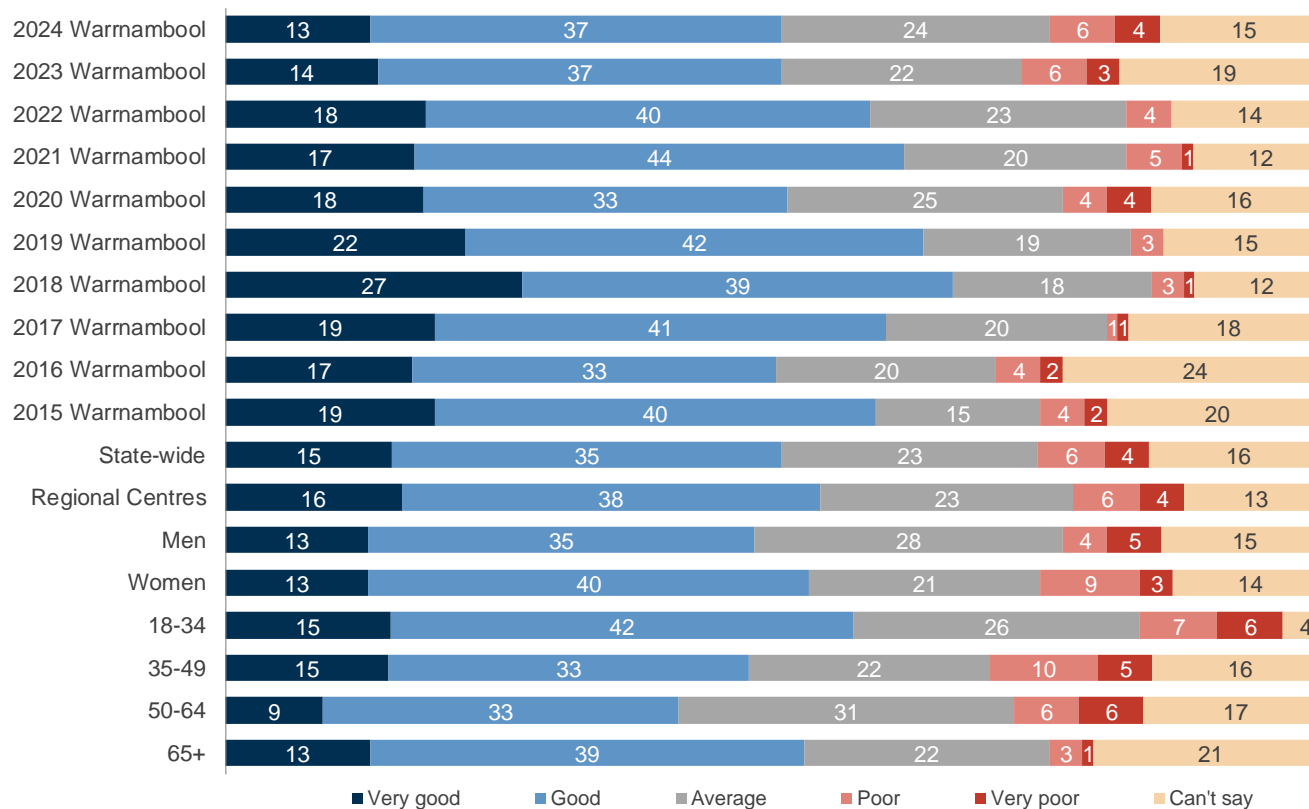
Note: Please see Appendix A for explanation of significant differences.



## Emergency and disaster management performance



2024 emergency and disaster management performance (%)



Q2. How has Council performed on 'Emergency and disaster management' over the last 12 months?

Base: All respondents. Councils asked State-wide: 25 Councils asked group: 4



## Planning for population growth in the area importance



2024 population growth importance (index scores)

		2023	2022	2021	2020	2019	2018	2017	2016	2015
Women	81	79	80	75	78	78	75	77	76	76
50-64	80	81	78	78	81	76	79	77	78	80
65+	80	77	78	77	74	74	76	78	78	73
Warrnambool	78	78	78	77	75	76	76	76	76	75
35-49	77	75	82	76	75	78	77	79	73	79
Regional Centres	77	78	78	77	77	75	75	75	76	76
18-34	77	81	74	77	72	75	71	71	74	70
Men	75	77	75	79	72	73	76	75	75	74
State-wide	75▼	76	77	76	76	77	77	76	76	75

Q1. Firstly, how important should 'Planning for population growth in the area' be as a responsibility for Council?

Base: All respondents. Councils asked State-wide: 9 Councils asked group: 3

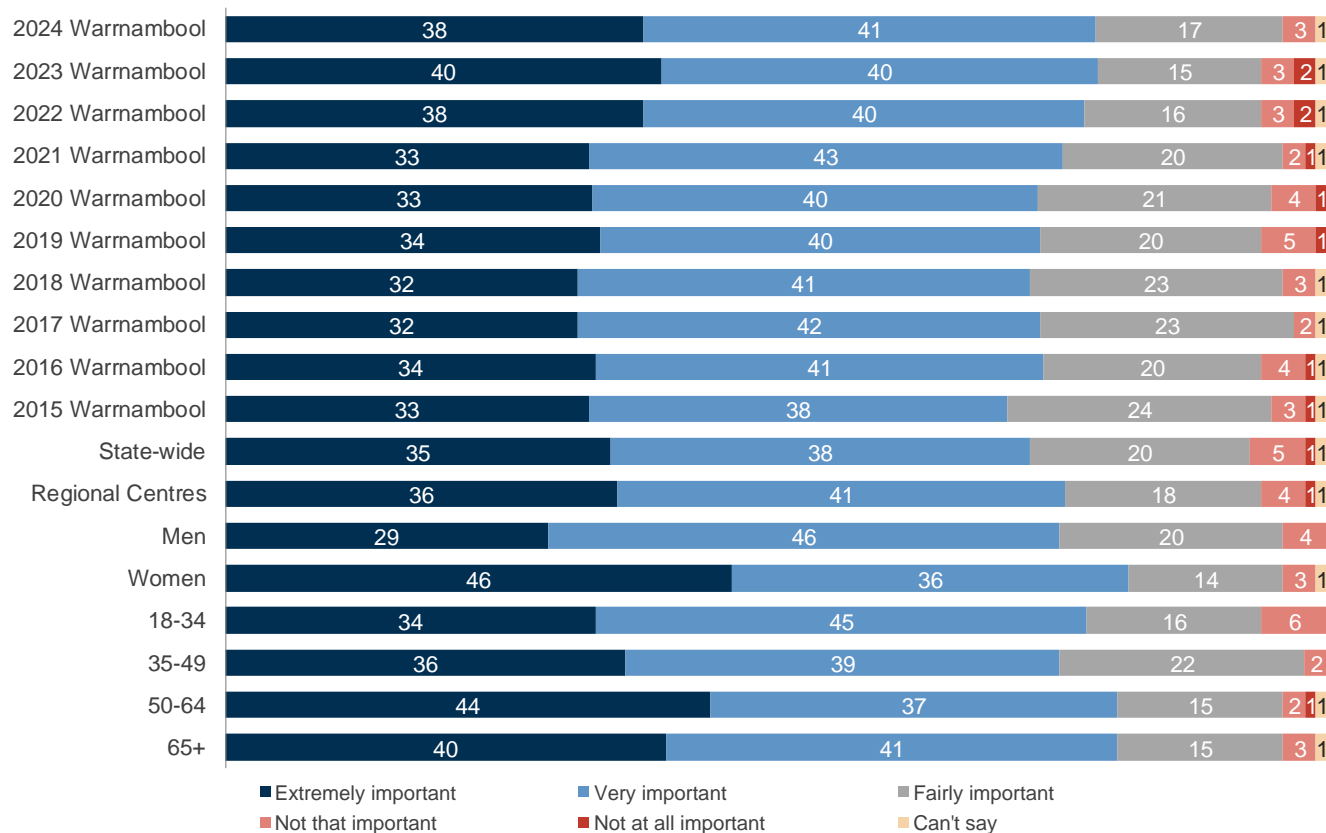
Note: Please see Appendix A for explanation of significant differences.



## Planning for population growth in the area importance



### 2024 population growth importance (%)



Q1. Firstly, how important should 'Planning for population growth in the area' be as a responsibility for Council?

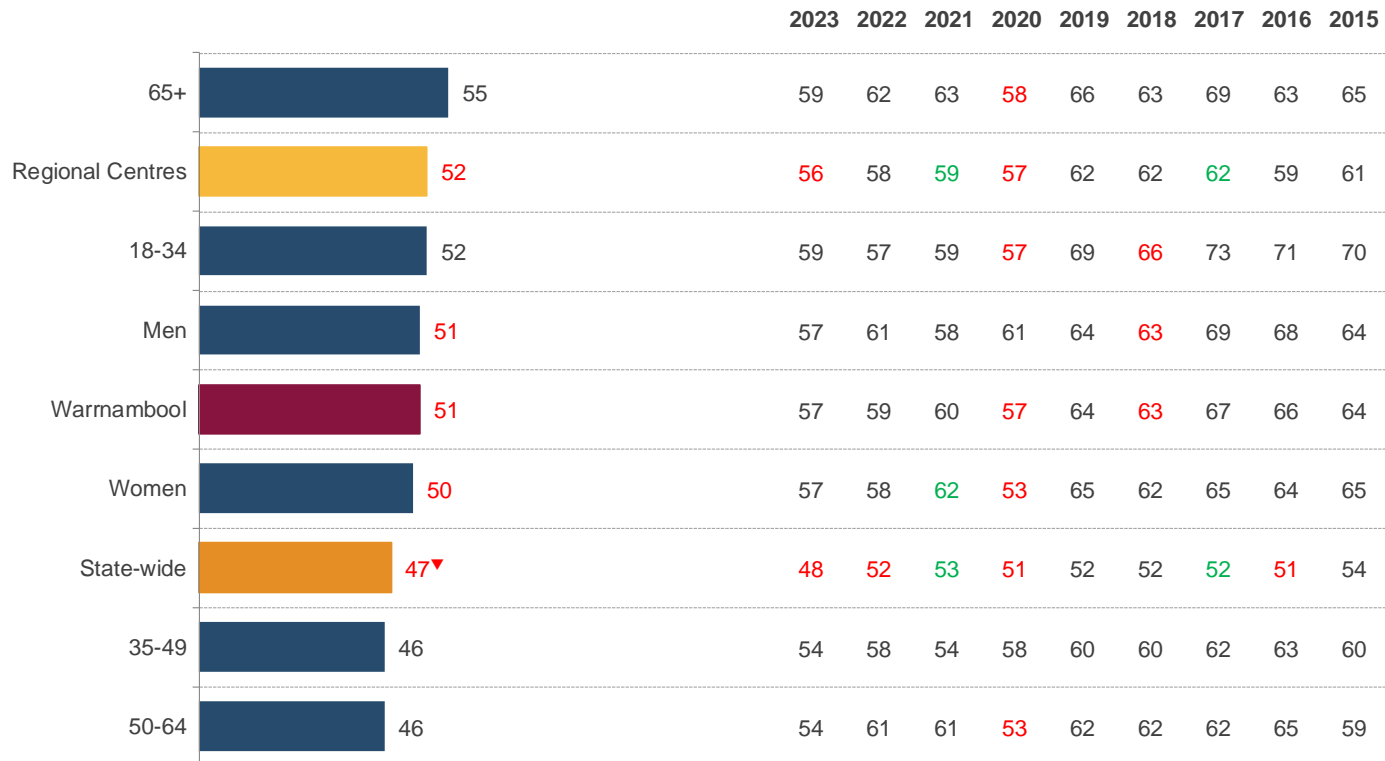
Base: All respondents. Councils asked State-wide: 9 Councils asked group: 3



## Planning for population growth in the area performance



### 2024 population growth performance (index scores)



Q2. How has Council performed on 'Planning for population growth in the area' over the last 12 months?

Base: All respondents. Councils asked State-wide: 17 Councils asked group: 4

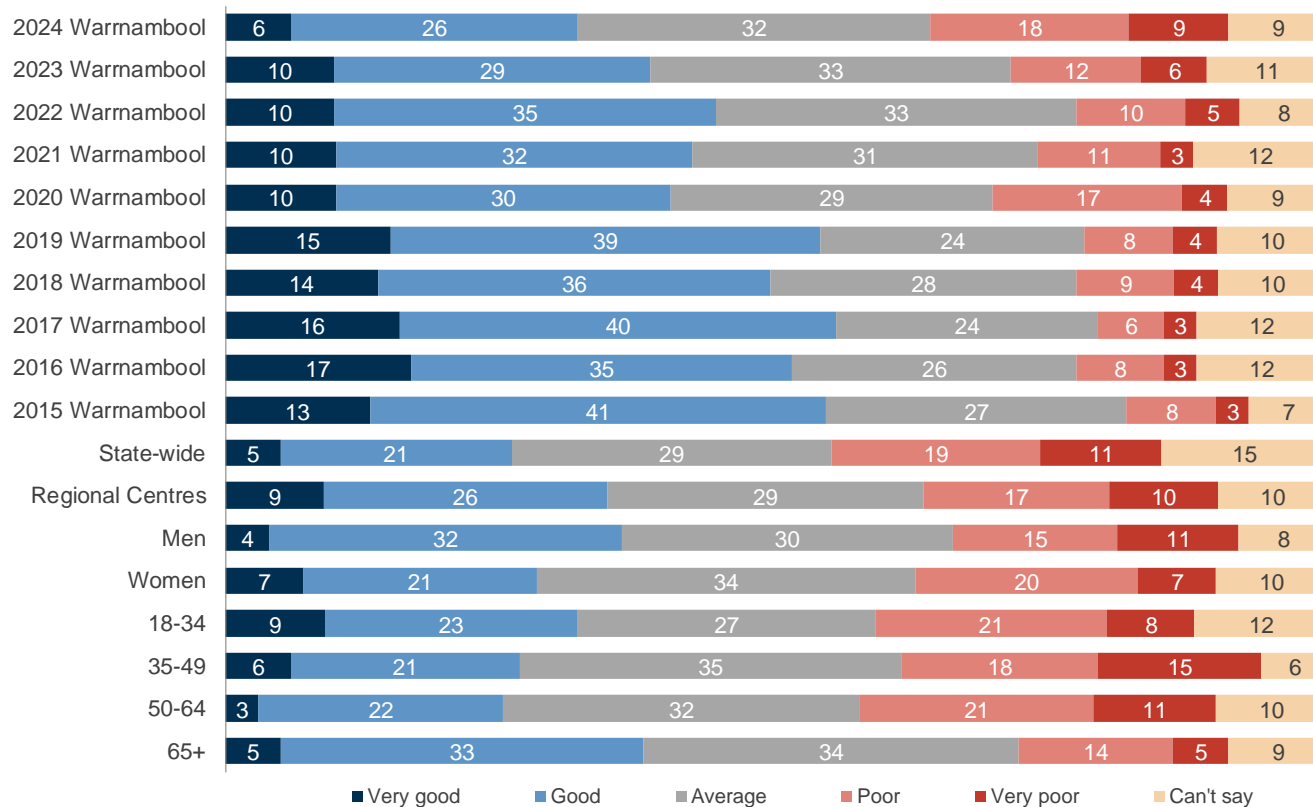
Note: Please see Appendix A for explanation of significant differences.



## Planning for population growth in the area performance



2024 population growth performance (%)



Q2. How has Council performed on 'Planning for population growth in the area' over the last 12 months?

Base: All respondents. Councils asked State-wide: 17 Councils asked group: 4





## Business and community development importance



### 2024 business/community development importance (index scores)

		2023	2022	2021	2020	2019	2018	2017	2016	2015
35-49	73	71	76	72	72	74	71	70	n/a	n/a
Women	72▲	73	76	73	72	74	72	73	n/a	n/a
18-34	69	76	73	77	68	75	70	68	n/a	n/a
Regional Centres	69	70	71	73	71	72	71	73	n/a	n/a
State-wide	69	68	70	70	69	69	69	70	70	69
Warrnambool	68	71	72	74	70	72	71	71	n/a	n/a
50-64	67	68	70	76	70	68	72	71	n/a	n/a
65+	65	70	68	71	70	72	71	73	n/a	n/a
Men	64▼	70	68	74	68	70	70	68	n/a	n/a

Q1. Firstly, how important should 'Business and community development' be as a responsibility for Council?

Base: All respondents. Councils asked State-wide: 8 Councils asked group: 2

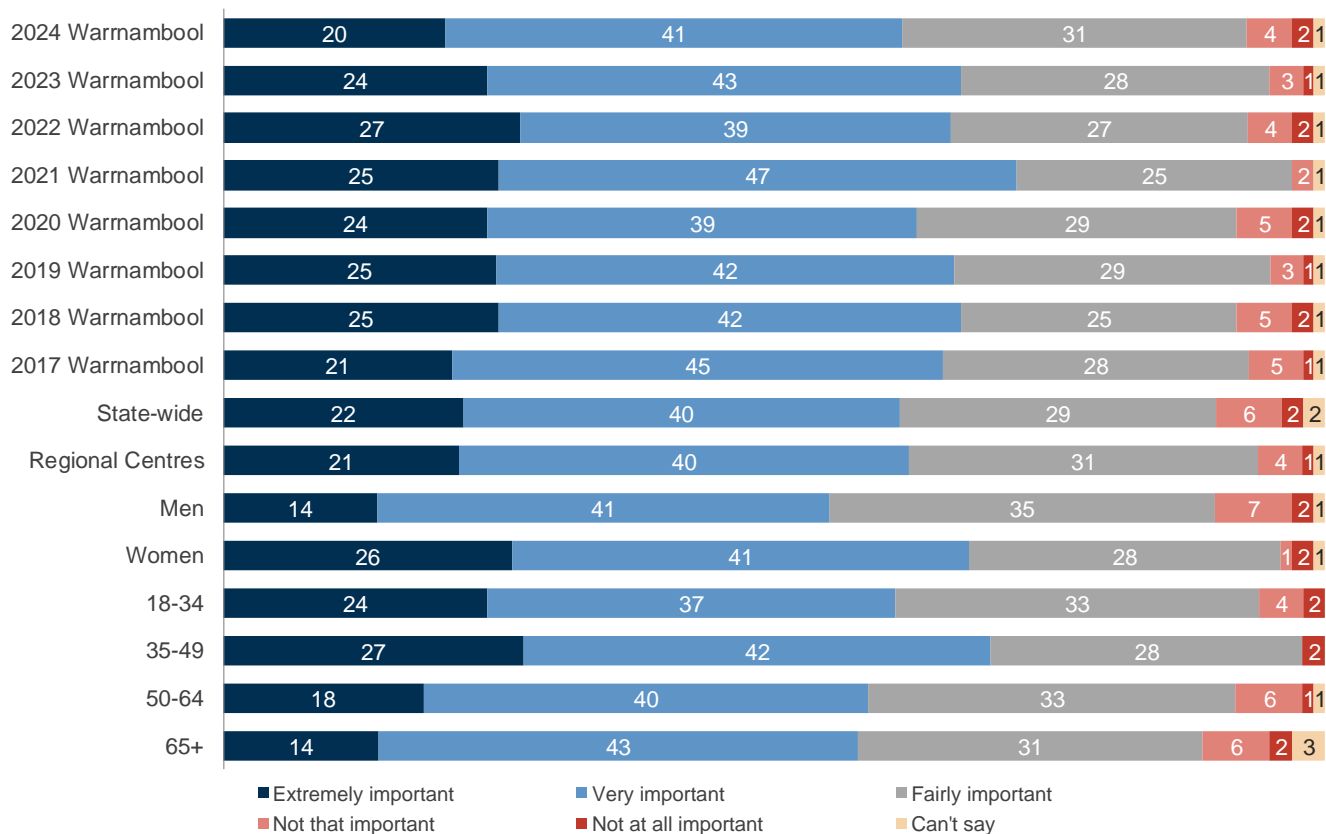
Note: Please see Appendix A for explanation of significant differences.



## Business and community development importance



### 2024 business/community development importance (%)



Q1. Firstly, how important should 'Business and community development' be as a responsibility for Council?

Base: All respondents. Councils asked State-wide: 8 Councils asked group: 2



## Business and community development performance



### 2024 business/community development performance (index scores)

		2023	2022	2021	2020	2019	2018	2017	2016	2015
65+	60	57	66	61	56	64	57	67	54	52
Women	58	62	64	60	54	63	55	61	58	54
18-34	58	61	62	59	52	63	55	62	62	57
Warrnambool	57	58	62	60	53	61	55	62	58	54
State-wide	57	57	58	60	59	61	60	60	60	60
Men	56	54	61	60	52	59	56	63	58	54
50-64	56	54	59	58	51	60	53	57	56	49
Regional Centres	55	57	58	61	58	61	55	58	61	54
35-49	54	59	60	61	52	57	55	61	59	54

Q2. How has Council performed on 'Business and community development' over the last 12 months?

Base: All respondents. Councils asked State-wide: 14 Councils asked group: 4

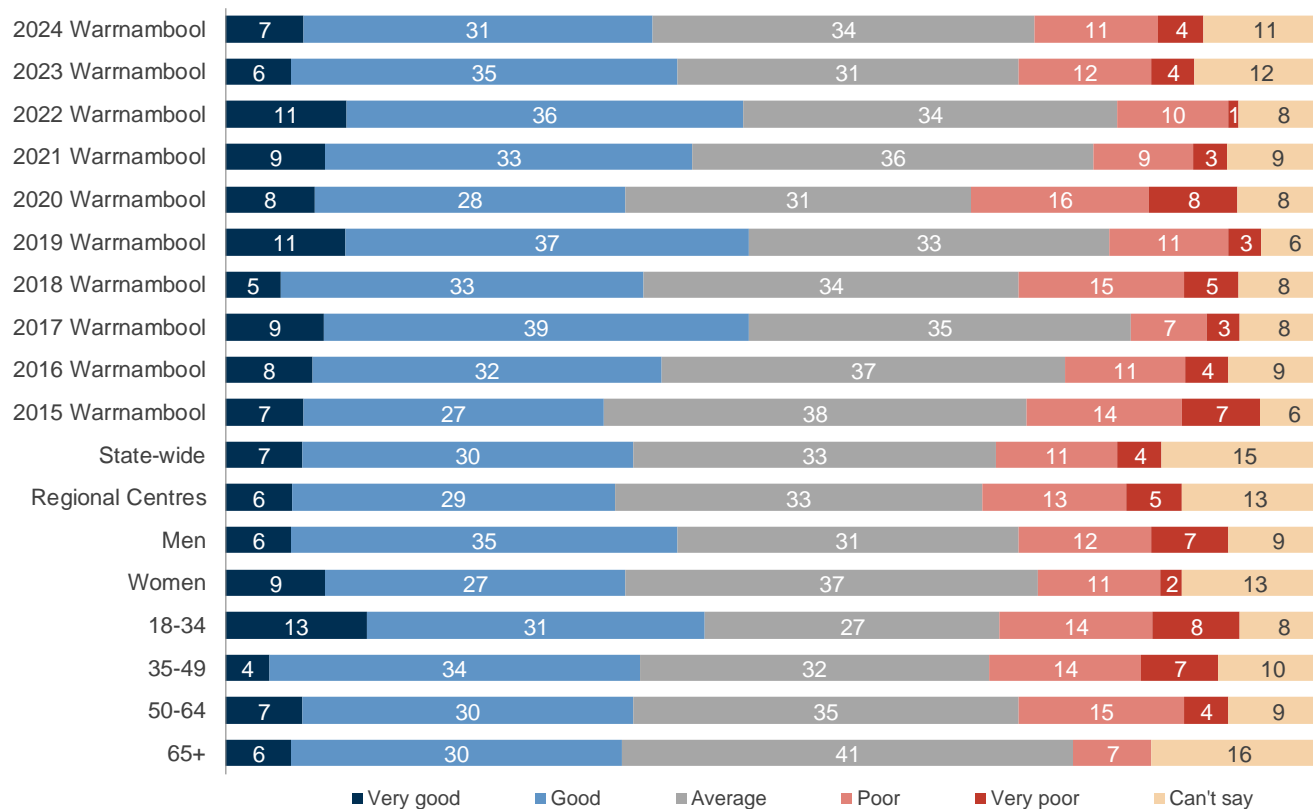
Note: Please see Appendix A for explanation of significant differences.



## Business and community development performance



2024 business/community development performance (%)



Q2. How has Council performed on 'Business and community development' over the last 12 months?

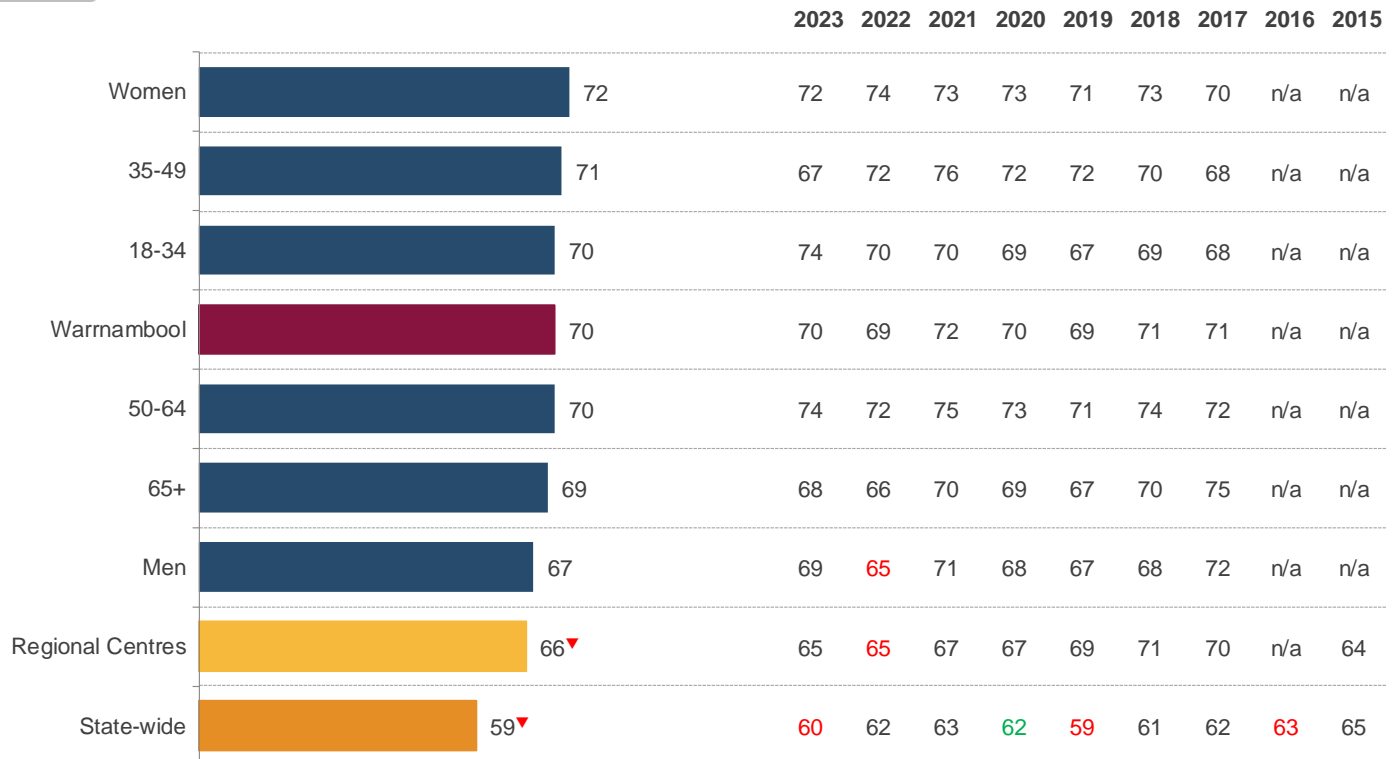
Base: All respondents. Councils asked State-wide: 14 Councils asked group: 4



## Tourism development importance



### 2024 tourism development importance (index scores)



Q1. Firstly, how important should 'Tourism development' be as a responsibility for Council?

Base: All respondents. Councils asked State-wide: 7 Councils asked group: 2

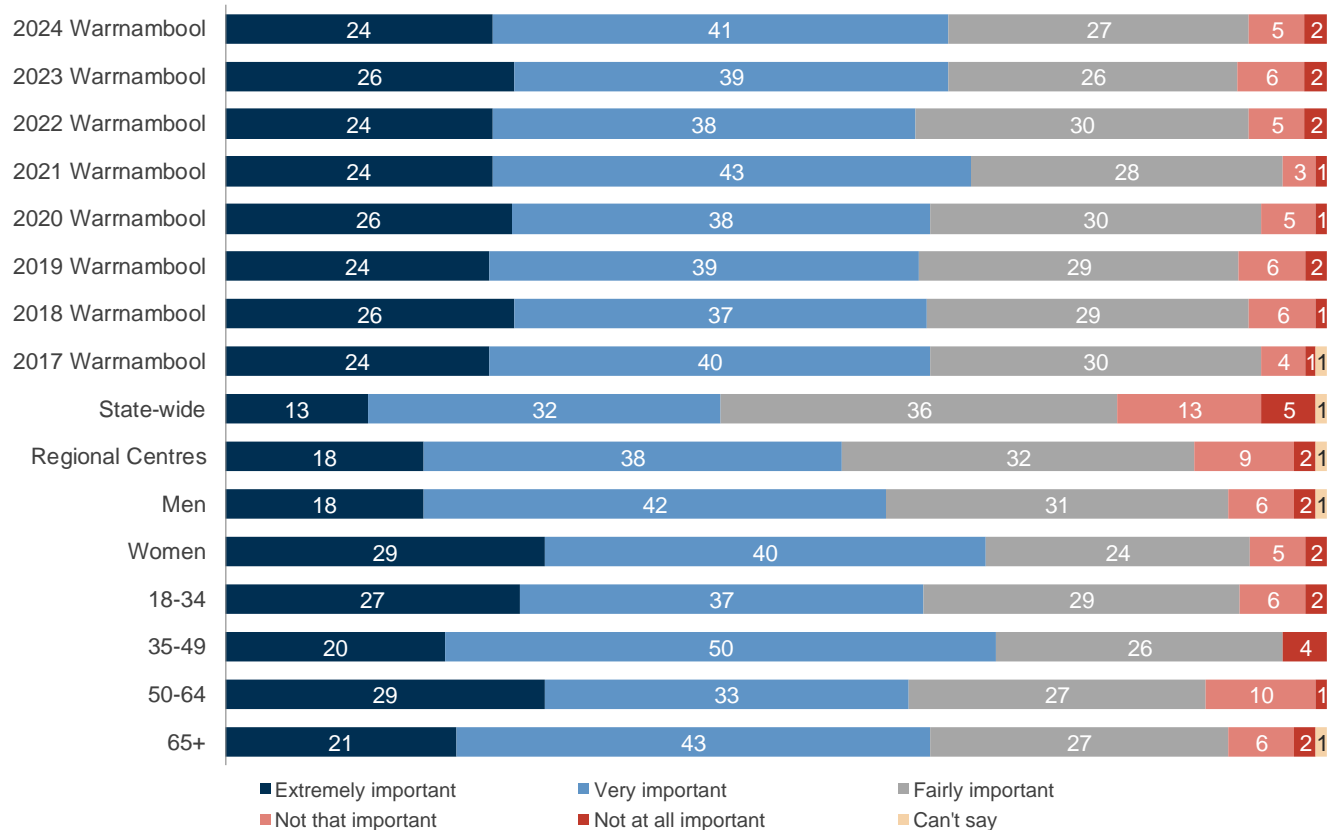
Note: Please see Appendix A for explanation of significant differences.



## Tourism development importance



### 2024 tourism development importance (%)



Q1. Firstly, how important should 'Tourism development' be as a responsibility for Council?

Base: All respondents. Councils asked State-wide: 7 Councils asked group: 2

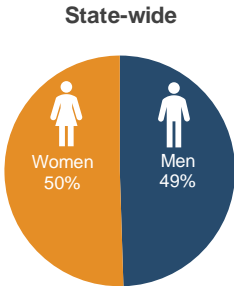
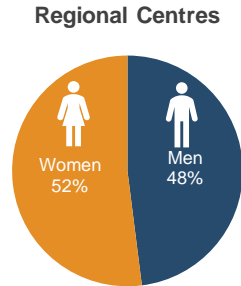
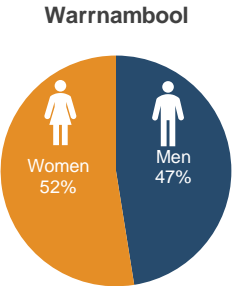
# Detailed demographics



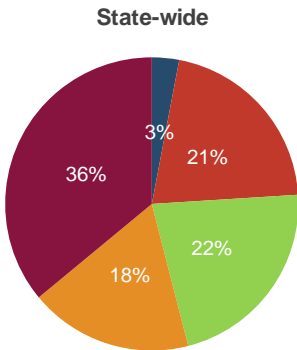
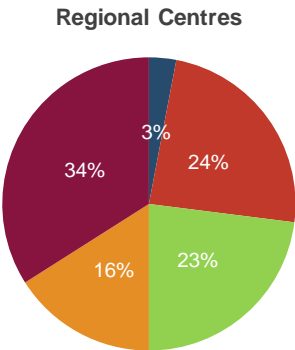
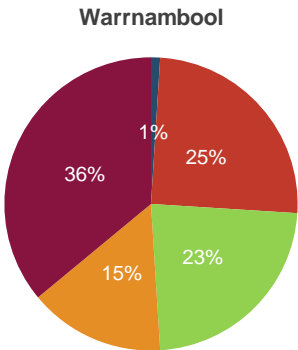


# Gender and age profile

## 2024 gender



## 2024 age



■ 18-24 ■ 25-34 ■ 35-49 ■ 50-64 ■ 65+    ■ 18-24 ■ 25-34 ■ 35-49 ■ 50-64 ■ 65+    ■ 18-24 ■ 25-34 ■ 35-49 ■ 50-64 ■ 65+

S3. How would you describe your gender? / S4. To which of the following age groups do you belong?  
Base: All respondents. Councils asked State-wide: 62 Councils asked group: 9  
<1% of respondents in each of Warrnambool City Council, Regional Centres and State-wide did not describe their gender as male or female.  
Please note that for the reason of simplifying reporting, interlocking age and gender reporting has not been included in this report. Interlocking age and gender analysis is still available in the dashboard and data tables provided alongside this report.



# **Appendix A: Index scores, margins of error and significant differences**





# Appendix A: Index Scores

## Index Scores

Many questions ask respondents to rate council performance on a five-point scale, for example, from ‘very good’ to ‘very poor’, with ‘can’t say’ also a possible response category. To facilitate ease of reporting and comparison of results over time, starting from the 2012 survey and measured against the state-wide result and the council group, an ‘Index Score’ has been calculated for such measures.

The Index Score is calculated and represented as a score out of 100 (on a 0 to 100 scale), with ‘can’t say’ responses excluded from the analysis. The ‘% RESULT’ for each scale category is multiplied by the ‘INDEX FACTOR’. This produces an ‘INDEX VALUE’ for each category, which are then summed to produce the ‘INDEX SCORE’, equating to ‘60’ in the following example.

Similarly, an Index Score has been calculated for the Core question ‘Performance direction in the last 12 months’, based on the following scale for each performance measure category, with ‘Can’t say’ responses excluded from the calculation.

SCALE CATEGORIES	% RESULT	INDEX FACTOR	INDEX VALUE
Very good	9%	100	9
Good	40%	75	30
Average	37%	50	19
Poor	9%	25	2
Very poor	4%	0	0
Can’t say	1%	--	INDEX SCORE 60

SCALE CATEGORIES	% RESULT	INDEX FACTOR	INDEX VALUE
Improved	36%	100	36
Stayed the same	40%	50	20
Deteriorated	23%	0	0
Can’t say	1%	--	INDEX SCORE 56

Please note that the horizontal (x) axis of the index score bar charts in this report is displayed on a scale from 20 to 100.

Appendix A:  
Margins of error



The sample size for the 2024 State-wide Local Government Community Satisfaction Survey for Warrnambool City Council was n=400. Unless otherwise noted, this is the total sample base for all reported charts and tables.

The maximum margin of error on a sample of approximately n=400 interviews is +/-4.9% at the 95% confidence level for results around 50%. Margins of error will be larger for any sub-samples. As an example, a result of 50% can be read confidently as falling midway in the range 45.1% - 54.9%.

Maximum margins of error are listed in the table below, based on a population of 28,100 people aged 18 years or over for Warrnambool City Council, according to ABS estimates.

Demographic	Actual survey sample size	Weighted base	Maximum margin of error at 95% confidence interval
Warrnambool City Council	400	400	+/-4.9
Men	197	189	+/-7.0
Women	201	209	+/-6.9
18-34 years	52	104	+/-13.7
35-49 years	49	91	+/-14.1
50-64 years	90	62	+/-10.4
65+ years	209	143	+/-6.8

## Appendix A: Index score significant difference calculation

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The test applied to the Indexes was an Independent Mean Test, as follows:

$$Z \text{ Score} = (\$1 - \$2) / \text{Sqrt} ((\$5^2 / \$3) + (\$6^2 / \$4))$$

Where:

- \$1 = Index Score 1
- \$2 = Index Score 2
- \$3 = unweighted sample count 1
- \$4 = unweighted sample count 2
- \$5 = standard deviation 1
- \$6 = standard deviation 2

All figures can be sourced from the detailed cross tabulations.

The test was applied at the 95% confidence interval, so if the Z Score was greater than +/- 1.954 the scores are significantly different.

## **Appendix B: Further project information**



## Appendix B: Further information

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Further information about the report and explanations about the State-wide Local Government Community Satisfaction Survey can be found in this section including:

- Background and objectives
- Analysis and reporting
- Glossary of terms

### Detailed survey tabulations

Detailed survey tabulations are available in supplied Excel file.

### Contacts

For further queries about the conduct and reporting of the 2024 State-wide Local Government Community Satisfaction Survey, please contact JWS Research on

**(03) 8685 8555** or via email:

**[admin@jwsresearch.com](mailto:admin@jwsresearch.com)**

## Appendix B: Survey methodology and sampling



The 2024 results are compared with previous years, as detailed below:

- 2023, n=400 completed interviews, conducted in the period of 27<sup>th</sup> January – 19<sup>th</sup> March.
- 2022, n=400 completed interviews, conducted in the period of 27<sup>th</sup> January – 24<sup>th</sup> March.
- 2021, n=400 completed interviews, conducted in the period of 28<sup>th</sup> January – 18<sup>th</sup> March.
- 2020, n=400 completed interviews, conducted in the period of 30<sup>th</sup> January – 22<sup>nd</sup> March.
- 2019, n=400 completed interviews, conducted in the period of 1<sup>st</sup> February – 30<sup>th</sup> March.
- 2018, n=400 completed interviews, conducted in the period of 1<sup>st</sup> February – 30<sup>th</sup> March.
- 2017, n=400 completed interviews, conducted in the period of 1<sup>st</sup> February – 30<sup>th</sup> March.
- 2016, n=400 completed interviews, conducted in the period of 1<sup>st</sup> February – 30<sup>th</sup> March.
- 2015, n=400 completed interviews, conducted in the period of 1<sup>st</sup> February – 30<sup>th</sup> March.

Minimum quotas of gender within age groups were applied during the fieldwork phase. Post-survey weighting was then conducted to ensure accurate representation of the age and gender profile of the Warrnambool City Council area.

Any variation of +/-1% between individual results and net scores in this report or the detailed survey tabulations is due to rounding. In reporting, '—' denotes not mentioned and '0%' denotes mentioned by less than 1% of respondents. 'Net' scores refer to two or more response categories being combined into one category for simplicity of reporting.

This survey was conducted by Computer Assisted Telephone Interviewing (CATI) as a representative random probability survey of residents aged 18+ years in Warrnambool City Council.

Survey sample matched to the demographic profile of Warrnambool City Council as determined by the most recent ABS population estimates was purchased from an accredited supplier of publicly available phone records, including up to 60% mobile phone numbers to cater to the diversity of residents within Warrnambool City Council, particularly younger people.

A total of n=400 completed interviews were achieved in Warrnambool City Council. Survey fieldwork was conducted in the period of 29<sup>th</sup> January – 18<sup>th</sup> March, 2024.

## Appendix B: Analysis and reporting

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All participating councils are listed in the State-wide report published on the DGS website. In 2024, 62 of the 79 Councils throughout Victoria participated in this survey. For consistency of analysis and reporting across all projects, Local Government Victoria has aligned its presentation of data to use standard council groupings. Accordingly, the council reports for the community satisfaction survey provide analysis using these standard council groupings. Please note that councils participating across 2012-2024 vary slightly.

### Council Groups

Warrnambool City Council is classified as a Regional Centres council according to the following classification list:

- Metropolitan, Interface, Regional Centres, Large Rural & Small Rural.

Councils participating in the Regional Centres group are:

- Ballarat, Greater Bendigo, Greater Geelong, Horsham, Latrobe, Mildura, Wangaratta, Warrnambool and Wodonga.

Wherever appropriate, results for Warrnambool City Council for this 2024 State-wide Local Government Community Satisfaction Survey have been compared against other participating councils in the Regional Centres group and on a state-wide basis. Please note that council groupings changed for 2015, and as such comparisons to council group results before that time cannot be made within the reported charts.



## Appendix B: Core, optional and tailored questions



### Core, optional and tailored questions

Over and above necessary geographic and demographic questions required to ensure sample representativeness, a base set of questions for the 2024 State-wide Local Government Community Satisfaction Survey was designated as 'Core' and therefore compulsory inclusions for all participating Councils.

These core questions comprised:

- Overall performance last 12 months (Overall performance)
- Value for money in services and infrastructure (Value for money)
- Contact in last 12 months (Contact)
- Rating of contact (Customer service)
- Overall council direction last 12 months (Council direction)
- Community consultation and engagement (Consultation)
- Decisions made in the interest of the community (Making community decisions)
- Condition of sealed local roads (Sealed local roads)
- Waste management

Reporting of results for these core questions can always be compared against other participating councils in the council group and against all participating councils state-wide. Alternatively, some questions in the 2024 State-wide Local Government Community Satisfaction Survey were optional. Councils also had the ability to ask tailored questions specific only to their council.

## Appendix B: Analysis and reporting

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### Reporting

Every council that participated in the 2024 State-wide Local Government Community Satisfaction Survey receives a customised report. In addition, the State government is supplied with this State-wide summary report of the aggregate results of 'Core' and 'Optional' questions asked across all council areas surveyed, which is available at:

<https://www.localgovernment.vic.gov.au/our-programs/council-community-satisfaction-survey>

Tailored questions commissioned by individual councils are reported only to the commissioning council and not otherwise shared unless by express written approval of the commissioning council.

## Appendix B: Glossary of terms



**Core questions:** Compulsory inclusion questions for all councils participating in the CSS.

**CSS:** 2024 Victorian Local Government Community Satisfaction Survey.

**Council group:** One of five classified groups, comprising: metropolitan, interface, regional centres, large rural and small rural.

**Council group average:** The average result for all participating councils in the council group.

**Highest / lowest:** The result described is the highest or lowest result across a particular demographic sub-group e.g. men, for the specific question being reported. Reference to the result for a demographic sub-group being the highest or lowest does not imply that it is significantly higher or lower, unless this is specifically mentioned.

**Index score:** A score calculated and represented as a score out of 100 (on a 0 to 100 scale). This score is sometimes reported as a figure in brackets next to the category being described, e.g. men 50+ (60).

**Optional questions:** Questions which councils had an option to include or not.

**Percentages:** Also referred to as 'detailed results', meaning the proportion of responses, expressed as a percentage.

**Sample:** The number of completed interviews, e.g. for a council or within a demographic sub-group.

**Significantly higher / lower:** The result described is significantly higher or lower than the comparison result based on a statistical significance test at the 95% confidence limit. If the result referenced is statistically higher or lower then this will be specifically mentioned, however not all significantly higher or lower results are referenced in summary reporting.

**State-wide average:** The average result for all participating councils in the State.

**Tailored questions:** Individual questions tailored by and only reported to the commissioning council.

**Weighting:** Weighting factors are applied to the sample for each council based on available age and gender proportions from ABS census information to ensure reported results are proportionate to the actual population of the council, rather than the achieved survey sample.

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**Katrina Cox**  
Director of Client Services  
[kcox@jwsresearch.com](mailto:kcox@jwsresearch.com)



J W S R E S E A R C H

## 7.6. North of Merri DCP - Planning Scheme Amendment

**DIRECTORATE :** City Growth

**Purpose:**

*This report provides information on the need to amend the Warrnambool Planning Scheme to make corrections to the North of Merri Development Contributions Plan and the North of Merri Structure Plan, and recommends that a request for authorisation to prepare and exhibit the amendment be submitted to the Minister for Planning*

### Executive Summary

- The North of Merri DCP includes a requirement for the existing high voltage powerlines to be realigned underground.
- The costs associated with the underground works have been estimated at significantly more than allowed for in the DCP.
- A planning scheme amendment is required to amend the DCP, structure plan and other planning provisions to remove reference from underground to enable the realignment of the powerlines to be overhead.

---

**MOVED:** CR DEBBIE ARNOTT  
**SECONDED:** CR ANGIE PASPALIARIS

**That Council:**

1. In accordance with Section 8A of the Planning and Environment Act 1987 (the Act) request authorisation from the Minister for Planning to prepare a Planning Scheme Amendment to the Warrnambool Planning Scheme to correct references within the North of Merri Development Contributions Plan and North of Merri Structure plan to provide overhead powerlines instead of underground powerlines.
2. Following the authorisation of the Minister for Planning in accordance with Section 9 of the Act, and pursuant to Sections 17 and 19 of the Act, prepare and exhibit an amendment to the Warrnambool Planning Scheme to correct references within the North of Merri Development Contributions Plan and North of Merri Structure plan to provide overhead powerlines instead of underground powerlines.
3. Request an exemption from the notice requirements at Section 19(1)(b) of the Act.
4. Request reduced notice from 1 month to 2 weeks at Section 19(4)(b) of the Act.

---

**CARRIED - 7:0**

### Background

Planning and development of the North of Merri residential growth area is underpinned by the North of Merri Structure Plan and the North of Merri Development Contributions Plan.

A structure plan is a land use plan that sets out a long term vision for how the area will develop in the future.

A development contributions plan (DCP) is a mechanism used to levy new development for contributions to planned infrastructure needed by the future community.

The North of Merri Structure Plan and the North of Merri DCP are Incorporated Documents in the Warrnambool Planning Scheme, which means they are given the same statutory weight as other planning scheme provisions.

However, any change to an Incorporated Document requires an amendment to the planning scheme.

## Issues

The North of Merri DCP was incorporated into the planning scheme in 2012. The DCP identifies an infrastructure project *IN01 underground powerline. High voltage power lines - undergrounding of existing high voltage power lines. New power lines to be provided within Wollaston Road reserve.*

The amendment is required as the construction costs associated with the undergrounding of the existing high voltage powerlines have increased significantly. During the detailed engineering design process for the Wollaston Road upgrade, consultation with Powercor (relevant authority) determined that the cost of the undergrounding requirements were significantly greater than had been allowed for in the Development Contributions Plan and would impact the viability of surrounding residential developments. It is also important to note that it is not common to underground high voltage powerlines such as these.

The DCP amount (indexed to 2024) only allocates approximately \$1.2 million for this project, whereby the preliminary advice from Powercor estimates this project would cost \$11 million if Council were required to underground the high voltage powerlines. The preliminary estimate from Powercor to realign the powerlines overhead are around \$2 million.

As a result, the Development Contributions Plan will need to be amended to remove any references to the undergrounding of the existing high voltage powerlines. The powerlines are proposed to be realigned from their current location, however this is to occur above ground.

This change is necessary to support the further development of and delivery of housing to the North of the Merri River growth area, as it will result in reduced costs to Council.

## Financial Impact

The amendment and the subsequent change from underground to overhead power line provision will result in reduced costs to Council which will help support growth and the delivery of housing within the growth area. The DCP costs (indexed to 2024) are approximately \$1.2 million. The preliminary estimate from Powercor shows the costs at around \$11 million for underground provision, and around \$2 million for overhead powerline provision. Proceeding with the overhead option will enable a significant proportion of the costs to be recovered via the DCP, with the remaining costs allocated to Council's budget.

## Legislation / Policy / Council Plan Context

### 3 A strong economy

3.1 Build on competitive strengths: Council will support initiatives that foster ongoing development and investment in the industries which underpin Warrnambool's economic strengths and comparative advantages

### 4 A connected, inclusive place

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

### 5 An effective Council

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

### Timing

The planning scheme amendment process will commence once Council has received authorisation from the Minister for Planning to prepare the amendment. Initial discussions with the Department of Transport and Planning indicated that reduced notice from one month to two weeks may be appropriate given the significant community benefit of the reduced costs, and that this in turn would facilitate the delivery of infrastructure and housing in this key growth area.

### Community Impact / Consultation

Discussions have already occurred with the developers within this area, and the changes to the planning scheme are technical in nature, and it is considered that net community benefit will result from the significantly reduced costs to Council. Accordingly it is recommended that reduced notice will be appropriate in order to expediate the planning scheme amendment and enable the works to commence in line with the upgrade of Wollaston Road. Reduced notice would still require formal exhibition of the amendment, by placing a notice in the Warrnambool Standard and on Council's website.

### Legal Risk / Impact

Risks will be managed by the legislative provisions of the Planning and Environment Act 1987.

### Officers' Declaration Of Interest

None declared

### Collaborative Procurement

Not applicable

### Conclusion

Amending the planning scheme to enable the high voltage powerlines to be realigned overhead rather than underground is necessary to enable the works to proceed in line with the upgrade of Wollaston Road. The change will result in significant savings to Council, which will in turn facilitate the delivery of the Wollaston Road upgrade and the delivery of housing.

### ATTACHMENTS

Nil

### 7.7. Planning Scheme Amendment C213warr - Riverview Terrace Rezoning And Surrounds - Submissions Received Post Exhibition

- *Cr Arnott declared a conflict of interest and left the meeting at 6.36pm.*

**DIRECTORATE :** City Growth

**Purpose:**

***This report considers submissions to Planning Scheme Amendment C213warr and recommends that Council resolves to refer the submissions to an Independent Planning Panel appointed by the Minister for Planning.***

#### Executive Summary

- Amendment C213warr seeks to rezone land at Riverview Terrace (Nos.31, 32, 1/30, 2/30, 3/30/ 4/30, 5/30 and 6/30) land at Hopkins Point Road (Nos. 4, 6 and 10-12) and all of the lots within Casuarina Court, Warrnambool, to the General Residential Zone 1. A combined planning application for a 2 lot subdivision at 32 Riverview Terrace is also proposed.
- Council resolved at its meeting on 6<sup>th</sup> February 2023, to request authorisation from the Minister of Planning to prepare and exhibit the planning scheme amendment and 2 lot subdivision at 32 Riverview Terrace.
- Authorisation was granted by the Minister on 26<sup>th</sup> February 2024.
- The exhibition period for the amendment was from 18<sup>th</sup> April to 20<sup>th</sup> May 2024. Council received four submissions from neighbouring properties and two submissions from government agencies.
- Council received four submissions from neighbouring properties. Concerns raised in the submissions generally relate to the:
  - potential for smaller lot sizes under the proposed rezoning from the Rural Living Zone (RLZ) to General Residential Zone (GRZ) and its impact on the biodiversity of the area
  - impact that future development on the proposed two lot subdivision may have on view sharing on neighbouring properties.
- **Attachment 1** tables the concerns raised in submissions and the officer's recommendation in response to each submission.
- **Attachment 2** outlines the PP2022-0060 planning permit conditions that attach to the two lot subdivision of 32 Riverview Terrace, Warrnambool, which forms part of the joint application.
- It is recommended that Council endorse its position on the submissions on the basis of the officer's response to those submissions, and request the Minister for Planning to appoint an Independent Panel to consider the submissions.

---

**MOVED:** CR MAX TAYLOR

**SECONDED:** CR ANGIE PASPALIARIS

That Council

1. Receives and considers all submissions made to Amendment C213warr to the Warrnambool Planning Scheme.
2. Endorses the officer response to issues raised by submissions outlined in Attachment 1, as the basis for Council's submission to the Independent Planning Panel.



3. Requests that the Minister for Planning appoint an Independent Planning Panel to review the submissions received to Amendment C213warr, in accordance with Part 8 of the Planning and Environment Act 1987
4. Refers all submissions to the independent Planning Panel to be appointed by the Minister for Planning.
5. Writes to all submitters, informing them of Council's decision.

CARRIED - 6:0

## Background

Historically all of the land subject to the amendment request has been within the Rural Living Zone for over 20 years.

The proponent, Myers Planning, has requested Council prepare an amendment to the Warrnambool Planning Scheme to rezone the land to the General Residential Zone 1 (GRZ). The GRZ is consistent with the zoning of surrounding land to the west and east, and will provide some landowners with modest development opportunities.

In this location, the Rural Living Zone has a minimum subdivision lot size of 6,000m<sup>2</sup> with an average lot size of 10,000m<sup>2</sup>. The proposed subdivision application (see Figure 2) is currently prohibited, therefore the rezoning must occur before the application can be considered.

Pursuant to Section 96A of the Planning and Environment Act, a planning application can be considered concurrently with a planning scheme amendment, which is what the proponent has applied for. Section 96C of the Act requires a draft planning permit to be exhibited as part of the combined process. The draft permit was exhibited as part of the planning scheme amendment.

The proposal seeks to rezone land at 31, and 32-34 Riverview Terrace; Serendipity Drive (Nos. 1/30, 2/.30, 3/30, 4/30, 5/30 and 6/30 Riverview Terrace); Casuarina Court, and 4, 6, and 10-12 Hopkins Point Road, Warrnambool from Rural Living Zone to General Residential Zone 1. The amendment also deletes Schedule 2 of the Design and Development Overlay from the land and applies Schedule 17 of the Design and Development Overlay, with a number of minor changes to the content of Schedule 17. Planning permit application PP2022-0060 seeks approval for the two (2) lot subdivision of the land at Lot 1 PS 317314K, known as 32 Riverview Terrace, Warrnambool.

The current zoning is inappropriate when considered against the existing pattern of development within the area, adjoining land zonings, and the purpose of the Rural Living Zone, which is, inter alia, is 'to provide for residential use in a rural environment', and 'to provide for agricultural land uses which do not adversely affect the amenity of surrounding land uses'.

Land affected by the amendment is outlined in red in Figure 1.

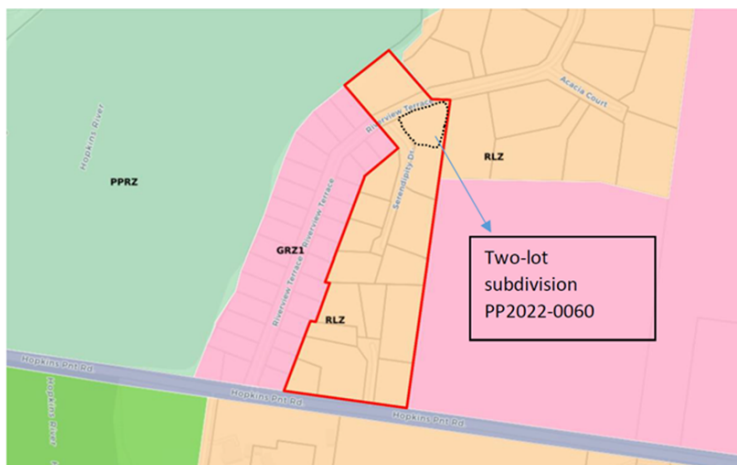


Figure 1 - Land affected by this amendment

The proposed two lot subdivision of 32 Riverview Terrace is detailed in Figure 2.

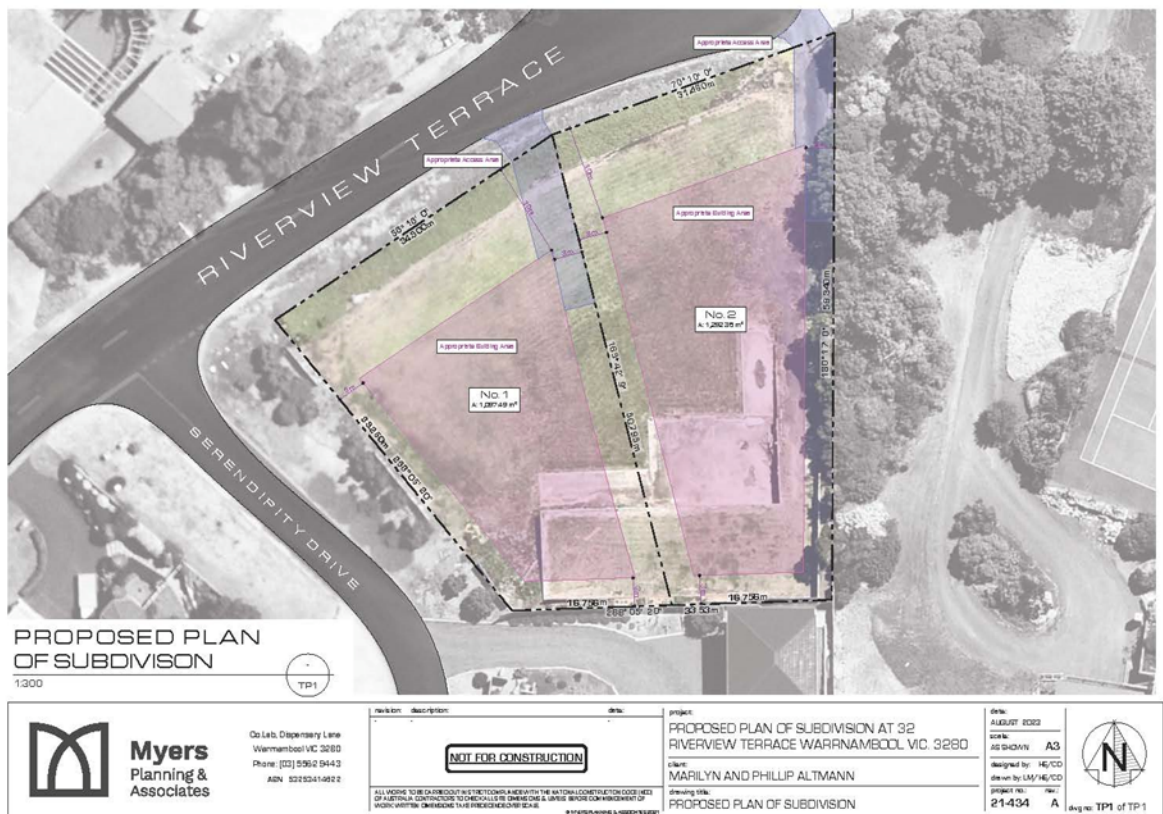


Figure 2 – proposed two lot subdivision of 32 Riverview Terrace, Warrnambool (PP2022-0060)

The Logans Beach Strategic Framework Plan (2017) recommends rezoning of the subject area to the General Residential Zone. However following an assessment of the area, together with consultation with the residents, the plan does not support the inclusion of the land to the north known as the 'Motang Estate'. Accordingly the Motang Estate land is not included in the amendment.

The Logans Beach Strategic Framework Plan also recommends rezoning of the land on the south side of Hopkins Point Road (Logans Beach area) to the Neighbourhood Residential Zone. In 2019, Council requested authorisation from the Minister for Planning to prepare an amendment to implement the recommendations of the Logans Beach Strategic Framework Plan. The Minister for Planning refused authorisation for the amendment based on concerns regarding potential impacts on the landscape values, proposed density and character of the land on the south side of Hopkins Point Road (Logans Beach area).

Discussions were held with officers at the Department of Environment, Land, Water and Planning (DELWP) (now DTP) who are comfortable with Council proceeding with the rezoning of the land on the north side of Hopkins Point Road. DTP consider the two areas quite distinct and do not consider the refusal grounds of authorisation are relevant to the north side of Hopkins Point Road. However a considerable amount of further strategic work, with a substantial budget cost, will need to be undertaken before DTP would further consider the rezoning of land within the Logans Beach area on the south side of Hopkins Point Road.

The amendment was authorised by the Department of Transport and Planning and was on public exhibition between 18<sup>th</sup> April and 20<sup>th</sup> May, 2024.

Six submissions were received. Two submissions were from government agencies; Wannon Water and DEECA.

Two submissions are from residents living in Motang Estate, one combined submission from residents living in Riverview Terrace abutting the subject sites, and one submission from a resident living in Casuarina Court.

## Issues

**Submission 1** has no objection to the proposed two-lot subdivision at 32 Riverview Terrace, Warrnambool, and the rezoning of the lots located on the northern part of the site, which are accessed via Serendipity Drive. However, the submission raises concerns that further subdivision of Nos. 4, 6, and 10-12 Hopkins Point Road will lead to a reduction in flora and fauna, resulting in biodiversity loss.

**Response:** The surrounding areas, to the east and west of those lots to which the amendment applies, are zoned GRZ and are generally smaller in area than the RLZ lots. Consequently, the RLZ land to which the amendment applies is considered in light of neighbouring property.

The lot sizes within the RLZ to which C213 applies are consistently smaller than the minimum expectation of 6,000m<sup>2</sup> to 10,000m<sup>2</sup> for the Rural Living Zone in this location, with some lots measuring less than 2,000m<sup>2</sup>. This disparity renders the subject sites incompatible with the established purpose of the Rural Living Zone. It is held that the Rural Living Zone is not the appropriate zone for the subject sites, and that the General Residential Zone is the more appropriate zone.

The topography of a number of the lots proposed to be rezoned, together with the siting of existing dwellings on those lots, challenges whether these rezoned lots have the potential to be further developed in the future.

**Submission 2** (3 neighbours combined) similarly express concerns about the loss of biodiversity and the alteration of neighbourhood character resulting from the rezoning and loss of vegetation. They reference general clauses in the planning scheme that address landscape values and biodiversity.

**Response:** No environmental or landscape overlay applies to the area of concern to the submitters. The area affected by the amendment is not identified within the Scheme as having significant environmental or landscape value (Clause 02.03-2), except for No. 31 Riverview Terrace, which remains covered by an Environmental Significance Overlay.

The sites are currently an isolated patch surrounded by highly developed areas to the east (Hopkins Heights Growth Area) and west. Again, the topography of a number of the lots proposed to be rezoned, together with the siting of existing dwellings on those lots, provides minimal opportunities for these rezoned lots to be further developed in the future. Therefore significant loss of biodiversity would not be anticipated. Additionally, the lot sizes within the subject area to be rezoned consistently fall below the minimum expectation of 0.6 hectares for the rural living zone, and the area does not meet the purpose of the Rural Living Zone, which is predominately to provide for residential use in a rural environment.

**Submissions 3 and 4** primarily aim to ensure a fair sharing of views and to prevent future development on 32 Riverview Terrace from obstructing their views. Submission 4 raises concerns about potential inconsistencies between the Planning Scheme Amendment and the Planning Permit Application. The submitters request further assessment of the impact of the subdivision of 32 Riverview Terrace to be conducted to safeguard the existing views and amenities of their two properties located in Banksia Drive and also Lot 234 of the Hopkins Heights development in light of the construction of multiple dwellings.

**Response:** The submissions presupposes a stage of development, while this amendment seeks rezoning and subdivision.

Concerns about built form will be addressed at the development stage.

Development Design Overlay 17 (DDO17) outlines requirements for future developments, particularly concerning building height, landscape character and view sharing. Any future development proposed will be assessed by the requirements of DDO17.

The proponent is currently collaborating with submitters 3 and 4 to resolve their submissions, as they directly relate to the land and proposed subdivision at 32 Riverview Terrace.

**Submissions 5 and 6** are from government agencies, Wannon Water and DEECA. Wannon Water raised no objection to the planning scheme amendment but requested permit conditions related to servicing be added to the permit. DEECA's submission requests clarification regarding vegetation removal at the access points to 32 Riverview Terrace.

### Benefits

The amendment will enable a small increase in the provision of General Residential zoned land within the existing settlement of Warrnambool, consistent with the strategic directions of the Warrnambool Planning Scheme. It is also clear that the subject sites to be rezoned do not meet the purpose of the Rural Living Zone; the lots are fully serviced, located within the urban settlement boundary and surrounded by existing General Residential zoned land to the east and west.

The General Residential Zone is a more appropriate zone for the subject sites.

### Financial Impact

Costs associated with the panel hearing for Amendment C213warr can be met within the 2024/25 City Strategy and Development Budget and all statutory fees will be paid by the proponent.

### Legislation / Policy / Council Plan Context

#### 4 A connected, inclusive place

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

#### 5 An effective Council

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

### Timing

Amendment C213warr was exhibited from 18 April to 20 May 2024. A Directions Hearing is scheduled for the week beginning 29 July 2024, and the panel hearing is scheduled for the week beginning 26 August 2024.

### Community Impact / Consultation

Public exhibition of the amendment was undertaken in accordance with the requirements of the *Planning and Environment Act 1987*. This included 63 letters to affected and adjoining landowners, relevant government agencies and Prescribed Ministers. Notice was also placed in the Warrnambool Standard and in the Government Gazette. Amendment documentation was also available on Council's website.

### Legal Risk / Impact

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

### Officers' Declaration of Interest

None declared.

### Collaborative Procurement

Not applicable

### Conclusion

The amendment proposes to correct an anomalous zone that currently applies to the subject sites. The application of DDO17 to sites within the amendment provides guidance on built form, vegetation, view sharing and character. The assessment of submissions is attached, and it is recommended that the amendment be progressed to the next step in the planning scheme amendment process and that the submissions be referred to an Independent Planning Panel for further consideration. See **Attachment 3** for a copy of the Planning Scheme Amendment flowchart.

### ATTACHMENTS

1. Attachment 1 Response to submissions on C213warr (1) [7.7.1 - 13 pages]
2. Attachment 2 Warrnambool C213warr DRAFT Planning Permit Exhibition (1) [7.7.2 - 7 pages]
3. Attachment 3 Planning Scheme Amendment Flowchart [7.7.3 - 1 page]

- *Cr Arnott returned to the meeting at 6.40pm.*

Submission Number	In support of	Summary of submission	Officer's response to the submission	Officer's recommendation
1	Partly support	<p>No objection to the proposed two lot subdivision at 32 Riverview Terrace, Warrnambool.</p> <p>Objects to the proposed rezoning from Rural Living Zone (RLZ) to General Residential Zone (GRZ) given that this will enable further subdivision of lot 4, 6 and 10-12 Hopkins Point Rd. The creation of smaller lots has the potential to harm biodiversity provided on those sites. Such biodiversity includes the Yellow Tail Black Cockatoo, koalas and kangaroo, along with a wide variety of bird species. Submitters hold the view that adding additional dwellings, specifically on lots numbered 4, 6, and 10-12 Hopkins Point Road, will lead to a reduction in flora and fauna. They argue that this represents careless and unnecessary urbanization within an area that lacks an abundance of treed land, unlike some other areas.</p>	<ul style="list-style-type: none"> <li>There is strategic support for the proposed rezoning from RLZ to GRZ given that the subject sites are located within the urban settlement boundary, are fully serviced and land to the east and west of those properties proposed to be rezoned is zoned GRZ.</li> <li>The subject sites are not located in an area that represents rural living nor meets the purpose of the Rural Living Zone, which is predominantly to provide for residential use in a rural environment. The Rural Living zone is considered to be anomalous.</li> <li>In regards to concerns that the proposed rezoning will have on biodiversity, the application of DDO17 to the subject sites are appropriate tools that will manage development and manage vegetation protection.</li> </ul>	No change to the amendment and refer submission to a panel
Submission Number	In support of	Summary of submission	Officer's response to the submission	Officer's recommendation
		Concerns relate to the impact on the neighbourhood character and on the biodiversity of the	<ul style="list-style-type: none"> <li>The surrounding areas on both sides of the area subject to the amendment have are zoned GRZ.</li> </ul>	

<p><b>2</b> <b>(Combined submission)</b></p>	<p>No</p>	<p>area that includes indigenous birds and mammals such as ring-tailed possums and koalas.</p> <p>The submission references the Council plan 2021-2025 and specific Scheme provisions, notably Clause 11.03-2S addressing growth areas, and Clause 02.03-2 focusing on environmental and landscape values, particularly biodiversity.</p> <p>The submission also underscores the potential repercussions of such rezoning on the mental health of the submitters, who are deeply attached to the qualities that initially drew them to this area and fear losing them</p>	<p>Consequently, the subject site stands as an anomalous Rural Living Zone (RLZ), adjoined by the GRZ. The lot sizes within the subject site are consistently smaller than the minimum expectation of 0.6 hectares for a rural living zone, with certain lots measuring less than 0.2 hectares. This disparity renders the subject sites incompatible with the expected lot sizes of the Rural Living Zone, and importantly, the area does not meet the purpose of the Rural Living Zone, which is predominately to provide for residential use in a rural environment.</p> <ul style="list-style-type: none"> <li>• The dense vegetation and tree canopy on the area subject to the amendment is predominantly concentrated in the southern part, surrounding Causurina Court. In contrast, the northern side of the site (lots adjacent to Serendipity Drive) lack significant vegetation density, as evident from aerial maps (Fig 1 below). This disparity compromises the site's potential to serve as a robust habitat corridor, resembling more of an isolated patch. In contrast, the area covered by the ESO2 to the west of</li> </ul>	<p>No change to the amendment and refer submission to a panel</p>
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			<p>the subject site functions more effectively as a biodiversity corridor. (Figure 2). Additionally, Hopkins Point Road to the south acts as a physical barrier, disconnecting the site from the southern lands zoned as rural living zones. This barrier impedes the migration of mammals mentioned in the submission across the area, posing a significant risk to their habitat.</p> <ul style="list-style-type: none"><li>• It is important to note that the topography of a number of the lots proposed to be rezoned, particularly those within Casuarina Court, together with the siting of existing dwellings on those lots, provides minimal opportunities for these rezoned lots to be further developed in the future. Therefore significant loss of biodiversity would not be anticipated.</li><li>• No environmental or landscape overlay applies to the area of concern to the submitters. The area affected by the amendment is not identified within the Scheme as having significant environmental or landscape value (Clause 02.03-2), except for No 31 Riverview Terrace, which remains covered by</li></ul>	
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			<p>an Environmental Significance Overlay (Figure.2).</p> <ul style="list-style-type: none"><li>Regarding the natural character and views concern, the DDO17 that is proposed by this amendment is intended to exercise a level of control over future developments, particularly concerning building height, landscape character, and view sharing. The application of DDO17 as an overlay covering the area is to minimize the impact of future development on the concerns being raised.</li></ul> <p>DDO17 objectives include:</p> <ul style="list-style-type: none"><li><i>To re-establish the vegetated setting for the site using indigenous coastal species.</i></li><li><i>To minimise the visual impact of development from key public viewing locations.</i></li><li><i>To ensure buildings and structures are sited so as to minimise visual intrusion on views to the ocean.</i></li><li><i>To ensure buildings and structures are strategically sited so as to maximise the degree to which the development is absorbed in the landscape.</i></li></ul>	
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			<p>In Clause 2 Building an works seeks to:</p> <ul style="list-style-type: none"><li>• <i>Ensure that the height, siting and setback of development provides for the reasonable sharing of views.</i></li><li>• <i>Provide sufficient space in the frontage setback for canopy trees and under storey planting.</i></li><li>• <i>Ensure that the siting and design of development enhances the coastal landscape character of the area.</i></li><li>• <i>For land north of Hopkins Point Road, reduce building height to 5.0 metres close to the ridgeline.</i></li></ul> <p>Given that the area is established, it's unlikely that all lots will seek subdivision in the future, as some have steep topography or layouts unsuitable for subdivision. Furthermore, a Section 173 agreement applies to lots 1 to 6 of PS431497k (lots in Serendipity Drive), regulating aspects such as screen planting, building height, and envelopes. This additional layer of protection enhances the measures in place for these lots.</p>	
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	No	Is a co-signatory to Submission 2		No change to the amendment and refer submission to a panel
	No	Is a co-signatory to Submission 2		No change to the amendment and refer submission to a panel
Submission Number	In support of	Summary of submission	Officer's response to the submission	Officer's recommendation
3	No – requests further information	<p>The submitter criticizes the exhibited view shed analysis for failing to provide a credible assessment.</p> <p>The submitter highlights the objective of the proposed DDO17 regarding the view sharing and minimising visual intrusion on views to the ocean.</p> <p>The submitter requested that Council require the proponent to provide:</p> <ul style="list-style-type: none"> <li>AHD levels at the corners of the building envelopes shown on the exhibited proposed plan of subdivision</li> </ul>	<p>The section 96A application is for a combined planning permit and planning scheme amendment. The planning permit application (PP2022-0060) is for a two lot subdivision at 32 Riverview Terrace. No building works are proposed.</p> <p>The submissions (3 &amp; 4) presupposes a stage of development, while this amendment seeks rezoning and subdivision.</p> <p>Concerns about built form will be addressed at the development stage. Development Design Overlay 17 (DDO17) outlines requirements for future developments, particularly</p>	No change to the amendment and refer submission to a panel

		<ul style="list-style-type: none"> <li>• floor levels of submitter's veranda and living areas.</li> <li>• a three-dimensional building envelope showing the maximum height of buildings on the subdivided allotments.</li> <li>• A condition on the proposed permit that requires the plan of subdivision submitted for certification to include a restriction preventing the construction of any building and the planning of vegetation which exceeds the maximum height on the building envelope.</li> </ul>	<p>concerning building height, landscape character and view sharing.</p> <p>DDO17, Clause 2 Heights and Building Form recommends that development be kept below the future mature tree canopy height to a maximum of 7.5m above natural ground level.</p> <p>Any future development proposed will be assessed by the requirements of DDO17.</p>	
Submission Number	In support of	Summary of submission	Officer's response to the submission	Officer's recommendation
4	Supports introduction of DDO 17 but request further view shed analysis	Myers Planning View shed Analysis fails to adequately capture views from their property to the west.	PP2022-0060 is for a two lot subdivision. Lot 1 will have a site area of 1,097sqm and Lot 2 of 1,292sqm. Refer to response to submission 3 above.	No change to the amendment and refer submission to a panel

	before approval of the PP application	Requests that further assessment provided as to how built form on the proposed subdivided lots can achieve the objectives of DDO17 and the impact of future development on those lots on views from 2 Banksia Drive and Lot 234 of the Hopkins Heights.	NB. The proponent is collaborating with Mr. and Mrs. Castle, and Mr. and Mrs. Emeny to resolve their submissions. Every effort (including a height pole assessment to confirm any impact on views) will be made to resolve their submissions prior to the Panel hearing.	
Submission Number	In support of	Summary of submission	Officer's response to the submission	Officer's recommendation
5 Wannon Water	Yes, no objection to the amendment providing any permit includes some extra conditions	<p>Wannon Water requests any planning permit to include the following conditions:</p> <ol style="list-style-type: none"> <li>1. The developer is to provide at their own cost the required water supply works necessary to serve each of the lots created by the Plan of Subdivision.</li> <li>2. The developer is to provide at their own cost the required sewerage works necessary to serve each of the lots created by the Plan of Subdivision.</li> </ol> <p>An extension of the sewer main will be required to service Lot 2 and this is to be constructed and acceptance tested under the supervision of a consulting engineer in accordance with the plans and specifications approved by Wannon Water.</p> <ol style="list-style-type: none"> <li>3. The developer is to provide at their own cost any internal water supply works necessary to eliminate</li> </ol>	Discussions have occurred with Wannon Water who have advised that the inclusion of their conditions on the planning permit is required to inform the developer upfront of the servicing needs for the 2 lot subdivision, including the requirement to extend the sewer main to service lot 2. It is considered appropriate to include Wannon Water's conditions in the permit.	Submission has been resolved; refer to Panel for information only.

		water supply pipework from crossing any adjoining lot boundary created by the plan of subdivision. 4. The plan of Subdivision submitted for certification must be referred to Wannon Water in accordance with Section 8 of the Subdivision Act.		
Submission Number	In support of	Summary of submission	Officer's response to the submission	Officer's recommendation
<b>6 Department Energy Environment &amp; Climate Action (DEECA)</b>	Yes DEECA has identified no obstacles to the proposal to rezone the land, delete DDO2 and apply DDO17 but have requested clarification regarding native vegetation impacts resulting from the proposed crossover for Lot 1 (Clause 52.17).	1-DEECA reminds Council to consider the potential impacts of the rezoning of the subject site on the abutting Crown land being Crown Allotment 2007, Parish of Mepunga (Hopkins River) 2-Supports the DDO17 objective that seeks to re-establish the vegetated setting for the site using indigenous coastal species 3-It is unclear whether the proposed access location for proposed Lot 1 is in an area clear of native vegetation. If a location clear of native vegetation is not available or feasible for the access, incorporate the native vegetation removal into the draft planning permit.	According to Figure 3 (attached) during the period (2014-2024), no native vegetation has been present in the area where the crossover to Lot 1 is to be created. The only vegetation present consists of shrubs and grass. The provision of an access point to Lot 1 will not remove any native vegetation.	No native vegetation will be removed due to the introduction of the access point in Lot 1; DEECA will be provided with this clarification.  Refer submission to Panel if unable to be resolved.





Figure 2 The area affected by the amendment (bounded in red) is not identified within the Scheme as having significant environmental or landscape value (Clause 02.03-2), except for Lot 31, which remains covered by an Environmental Significance Overlay.







Figure 3: The aerial map of Lot 32 Riverview Terrace in April 2014 (top) and January 2024 (bottom). The current condition shows that, no native vegetation is present in the area where the crossover to Lot 1 is created. The only vegetation present consists of shrubs and grass. The blue arrow in the top right shows the location where the photo was taken in January 2024.

Planning Permit NoPP2022-0060

Form 9 – Section 96J

**PLANNING PERMIT GRANTED  
UNDER SECTION 96I OF THE  
PLANNING AND  
ENVIRONMENT ACT 1987**

**Permit No.:** PP2022-0060  
**Planning Scheme:** Warrnambool  
**Responsible Authority:** Warrnambool City Council

**ADDRESS OF THE LAND:****Lot 1 PS317314K****32 Riverview Terrace WARRNAMBOOL****THE PERMIT ALLOWS:**Two (2) Lot Subdivision in Accordance With the  
Endorsed Plans**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT****Layout not altered**

1. The subdivision as shown on the endorsed plans must not be altered without the prior written consent of the responsible authority.

**Other Utilities**

2. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and gas (where it is proposed to be connected) services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.
3. All existing and proposed easements and sites for existing and required utility services and roads must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.
4. The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.
5. The owner of the land must enter into an agreement with:
  - a) A telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and

<b>Date Issued:</b>	<b>Signature for the Responsible Authority:</b>
<b>Date Permit comes into Operation:</b> (or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)	

## IMPORTANT INFORMATION ABOUT THIS PERMIT

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### WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit. The permit was granted by the Minister under section 96I of the **Planning and Environment Act 1987** on approval of Amendment No. C213warr to the Warrnambool Planning Scheme.

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### WHEN DOES THE PERMIT BEGIN?

The permit operates from a day specified in the permit being a day on or after the day on which the amendment to which the permit applies comes into operation.

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### WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if—
  - the development or any stage of it does not start within the time specified in the permit; or
  - the development requires the certification of a plan of subdivision or consolidation under the **Subdivision Act 1988** and the plan is not certified within two years of the issue of a permit, unless the permit contains a different provision; or
  - the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
2. A permit for the use of land expires if—
  - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
  - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if—
  - the development or any stage of it does not start within the time specified in the permit; or
  - the development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit; or
  - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
  - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision—
  - the use or development of any stage is to be taken to have started when the plan is certified; and
  - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

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### WHAT ABOUT REVIEWS?

- In accordance with section 96M of the **Planning and Environment Act 1987**, the applicant may not apply to the Victorian Civil and Administrative Tribunal for a review of any condition in this permit.

- b) A suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.
6. Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:
- a) A telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and
  - b) A suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

### Stormwater Management Plan

7. Before the commencement of construction a detailed Stormwater Management Plan is to be submitted to and endorsed by the Responsible Authority. The stormwater works must be designed in accordance with the current Responsible Authority's Design Guidelines, the endorsed application plans and must include:
- a) Identification of any existing drainage on the site.
  - b) Details of how the works on the land are to be drained and/or retarded.
  - c) Computations in support of the proposed drainage.
  - d) A proposed Legal Point of Discharge.
  - e) An underground drainage system to convey minor flows (as defined by the IDM) to the Legal Point of Discharge or retention system for the development;
  - f) Details of how the storm water discharge from the development will be limited such that post development flows up to the 20% AEP do not exceed pre-development flows;
  - g) Evidence that storm water runoff resulting from a 1% AEP storm event is able to pass through the development via reserves and/or easements, or be retained within lots without causing damage or nuisance to adjoining property.
  - h) Details and measures to enhance stormwater discharge quality from the site and protect downstream waterways in accordance with Clause 56.07-4 of the Planning Scheme;

<b>Date Issued:</b>	<b>Signature for the Responsible Authority:</b>
<b>Date Permit comes into Operation:</b> <small>(or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)</small>	



## IMPORTANT INFORMATION ABOUT THIS PERMIT

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### WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit. The permit was granted by the Minister under section 96I of the **Planning and Environment Act 1987** on approval of Amendment No. C213warr to the Warrnambool Planning Scheme.

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### WHEN DOES THE PERMIT BEGIN?

The permit operates from a day specified in the permit being a day on or after the day on which the amendment to which the permit applies comes into operation.

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### WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if—
  - the development or any stage of it does not start within the time specified in the permit; or
  - the development requires the certification of a plan of subdivision or consolidation under the **Subdivision Act 1988** and the plan is not certified within two years of the issue of a permit, unless the permit contains a different provision; or
  - the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
2. A permit for the use of land expires if—
  - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
  - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if—
  - the development or any stage of it does not start within the time specified in the permit; or
  - the development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit; or
  - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
  - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision—
  - the use or development of any stage is to be taken to have started when the plan is certified; and
  - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

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### WHAT ABOUT REVIEWS?

- In accordance with section 96M of the **Planning and Environment Act 1987**, the applicant may not apply to the Victorian Civil and Administrative Tribunal for a review of any condition in this permit.

## Stormwater Works

- 8.** The endorsed Stormwater Management Plan is to be implemented to the satisfaction of the Responsible Authority prior to use or occupation of any new dwelling.

#### **Wannon Water conditions**

- 8.9.** The developer is to provide at their own cost the required water supply works necessary to serve each of the lots created by the Plan of Subdivision.

- 9.10.** The developer is to provide at their own cost the required sewerage works necessary to serve each of the lots created by the Plan of Subdivision. An extension of the sewer main will be required to service Lot 2 and this is to be constructed and acceptance tested under the supervision of a consulting engineer in accordance with the plans and specifications approved by Wannon Water.

- 10.11.** The developer is to provide at their own cost any internal water supply works necessary to eliminate water supply pipework from crossing any adjoining lot boundary created by the plan of subdivision.

- 11. 12.** The plan of Subdivision submitted for certification must be referred to Wannon Water in accordance with Section 8 of the Subdivision Act.

#### **NOTES**

##### **Permit Expiry**

- i. In accordance with section 68 of the *Planning and Environment Act 1987*, this permit will expire if any of the following circumstances applies:
  - a. The subdivision is not certified within two (2) years of the date of this permit; or
  - b. The registration of the subdivision is not completed within five (5) years of the date that the plan of subdivision is certified.

In accordance with section 69 of the *Planning and Environment Act 1987*, the responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or within six months afterwards.

##### **Road Reserve Works Permit**

- ii. Before the commencement of any works within the road reserve, a Road Reserve Works Permit must be obtained from Council. All conditions on the Permit must be complied with.

<b>Date Issued:</b>	<b>Signature for the Responsible Authority:</b>
<b>Date Permit comes into Operation:</b> (or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)	

## IMPORTANT INFORMATION ABOUT THIS PERMIT

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### WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit. The permit was granted by the Minister under section 96I of the **Planning and Environment Act 1987** on approval of Amendment No. C213warr to the Warrnambool Planning Scheme.

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### WHEN DOES THE PERMIT BEGIN?

The permit operates from a day specified in the permit being a day on or after the day on which the amendment to which the permit applies comes into operation.

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### WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if—
  - the development or any stage of it does not start within the time specified in the permit; or
  - the development requires the certification of a plan of subdivision or consolidation under the **Subdivision Act 1988** and the plan is not certified within two years of the issue of a permit, unless the permit contains a different provision; or
  - the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
2. A permit for the use of land expires if—
  - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
  - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if—
  - the development or any stage of it does not start within the time specified in the permit; or
  - the development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit; or
  - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
  - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision—
  - the use or development of any stage is to be taken to have started when the plan is certified; and
  - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

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### WHAT ABOUT REVIEWS?

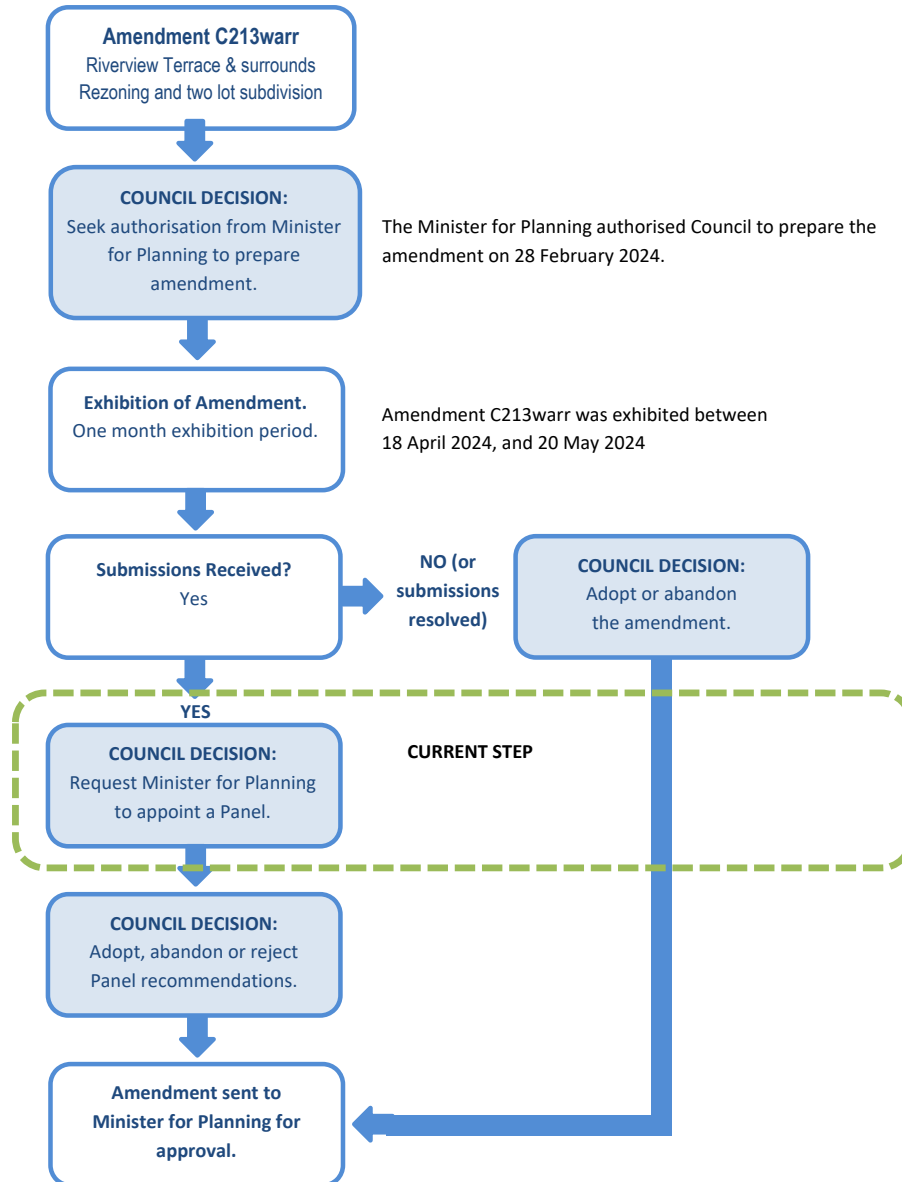
- In accordance with section 96M of the **Planning and Environment Act 1987**, the applicant may not apply to the Victorian Civil and Administrative Tribunal for a review of any condition in this permit.

## Asset Protection Permit



- iii. Before the commencement of any physical works to the site, an Asset Protection Permit must be obtained from Council. The purpose of this permit is to protect Council assets from damage which can result from the works and from the movement of heavy equipment and materials on and off the site. All conditions on the Permit must be complied with.
- iv. Discharge of Polluted Water Polluted drainage must be treated and/or absorbed on the lot from which it emanates to the satisfaction of the Responsible Authority. Polluted drainage must not be discharged beyond the boundaries of the lot from which it emanates or into a watercourse or easement drain. Refer to Environment Protection Authority Victoria (EPA) guideline

<b>Date Issued:</b>	<b>Signature for the Responsible Authority:</b>
<b>Date Permit comes into Operation:</b> (or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)	

**PLANNING SCHEME AMENDMENT FLOWCHART (AMENDMENT C213warr)**

## 7.8. Planning Application PP2023-0015 - 30 Kruger Street Warrnambool

**DIRECTORATE :** City Growth

**Purpose:**

***This report summarises the planning assessment that provides a recommendation to issue a notice of decision indicating intent to issue a permit to construct two additional dwellings, retain the existing dwelling, demolition of outbuildings and construction of fencing on the land known as 30 Kruger Street, Warrnambool.***

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### Executive Summary

- Council has received an application for the construction of two additional double-storey dwellings at the rear of the site while retaining the existing dwelling (heritage cottage) at the front. It also includes demolition of an existing outbuilding on site and construction of fencing.
- The site is located within the General Residential Zone 1 and covered by Heritage Overlay schedule 321.
- Under the provisions of General Residential Zone 1, a permit is required for the development of two (2) or more dwellings on a lot. Under the provisions of the Heritage Overlay, a permit is required to demolish the outbuildings, to construct new buildings, and to construct a fence.
- The application was subject to public notice, which resulted in nine (9) submissions, all in objection to the proposed development. Grounds of objection related to adverse traffic and parking impacts, loss of privacy from overlooking, increase in density and change in existing heritage character, lack of permeable surfaces, inability to accommodate increase in waste collection, lack of appropriate landscaping, lack of consideration given to energy efficiency, and a perceived decrease in property values as a result of the development.
- The application, including the grounds for objection, have been assessed against the relevant provisions of the Warrnambool Planning Scheme and on balance the application warrants support, where the Officer's recommendation is that a Notice of Decision be issued subject to conditions.

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**MOVED:** CR ANGIE PASPALIARIS

**SECONDED:** CR RICHARD ZIEGELER

That Council, having caused notice of Planning Application No. PP2023-0015 to be given under Section 52 of the *Planning and Environment Act 1987* and or the planning scheme and having considered all the matters required under Section 60 of the Planning and Environment Act 1987 should issue a Notice of Refusal to grant a permit under the provisions of the Warrnambool Planning Scheme in respect of the land known and described Lot 19 PS 1524 PSH WAN TSH WARR, 30 Kruger St WARRNAMBOOL VIC 3280, for the Construction of an additional two (2) dwellings, construction of fence and demolition of existing outbuildings for the following reasons:

1. The scale and density of the development does not respect the existing neighbourhood character of the area, or respond to the features and constraints of the site as required under Clause 55.02 where two additional dwellings represents an overdevelopment of the site.
2. The development would unreasonably impact the amenity of residents within Kruger Street through the generation of additional traffic and the noise/imposition caused by the additional waste collection.
3. The proposal fails to provide an appropriate landscape outcome and is inconsistent with objective 55.03-8 and Standard B13.

4. The proposal fails to comply with Objective 55.05-5 and Standard B29 which unreasonably impacts the amenity/useability of the area of secluded private open space.
5. The proposal fails to provide convenient parking for residents and visitors as required by clause 55.03-10.

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CARRIED - 7:0

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## Background

The site is a rectangular shape and contains a total area of 910m<sup>2</sup>. The block is orientated towards Kruger Street to the south with a front title boundary approximately 20m wide and a lot depth of approximately 45m. The site contains an existing historic single storey dwelling which fronts onto Kruger Street. The dwelling is a late nineteenth century villa with the later addition of a front verandah and rear extension. The existing dwelling contains three (3) bedrooms, a living area, kitchen, and a bathroom. There is also an existing detached double garage (built in the late 90s) to the east of the dwelling which is accessed via an existing concrete crossover located on the eastern end of the front boundary, and two garden sheds located behind the existing dwelling adjacent to western boundary. No significant vegetation is observed on the land.

The site is located within an established residential neighbourhood where the surrounding lots along Kruger Street are similarly improved with small cottages historically developed for workers. The single storey dwellings dominate the prevailing character on conventional sized residential lots along the street. The dwellings are typically traditionally designed with hipped roofs, brick veneer or weatherboard cladding and have consistent setback and siting characteristics.

Kruger Street is a narrow one-way Street with line marked on-street car parking spaces provided on the north side of the Street.

The proposal seeks to construct two additional double storey dwellings to the back of the existing heritage cottage. The development will follow the demolition of the existing detached garage and two garden sheds within the site. The proposed dwellings will be sited in a 'side by side' arrangement with a party wall separating the dwellings. A significant site cut is proposed to the rear of the site and secluded private open space for the dwellings are proposed in this area. The proposed built form includes hipped roof profiles, linea weatherboard cladding to the first floor levels, masonry brickwork to the ground floor levels and *Colorbond* steel roofing. Each of the double storey dwellings include three (3) bedrooms, two (2) bathrooms, an open plan kitchen/meals/living area and a double garage. The existing single storey dwelling contains three (3) bedrooms, a living area, kitchen, and a bathroom.

A previous application of similar nature at the subject site was decided at Tribunal, where that decision remains as relevant when assessing the current proposal.

## Issues

As a result of public notification, Council received eight submissions objecting to the development with the key areas of concern being:

- Impact on Amenity
- Impact on the existing built form
- Landscaping concerns
- Heritage Impact Concerns
- Traffic & Parking Concerns
- On-Site Safety Concerns
- Impact on Property Value and other concerns

A planning assessment has been carried out which assessed the proposal against the relevant provisions and policies within the Warrnambool Planning Scheme as well as the grounds raised by objectors where it has been concluded that on balance the application should be supported.

A copy of the delegate report has been included as an attachment (**Attachment A**) to this report, however, the following summary/discussion is provided in relation to the key issues:

- The site is located within a Heritage Overlay identified as the Kruger Street Precinct and also located within the General Residential Zone within inner Warrnambool.
- Planning policy generally seeks to encourage development, including higher density residential development within areas that are well serviced/in close proximity to activity centres which the site is.
- In contrast to the above point, the site is also located within the Heritage Overlay which generally seeks to limit the extent of development that occurs in order to protect identified heritage assets. However, clause 02.03-5 (Built Environment and Heritage) notes that heritage and character should not preclude infill development, rather that appropriate development should adhere to the range of design considerations, demonstrating that some level of change within heritage areas is envisaged.
- The assessment of the application considers whether the proposed development struck the right balance between providing additional housing while not unreasonably impacting the amenity of neighbouring residents, and unreasonably eroding the heritage fabric of the site/wider heritage precinct.
- Following the complete assessment of the application the following conclusion was made:
  - Despite the variety of policy directives, the site is located within an area where increased densities could occur and while the heritage overlay applies, the development provides an appropriate balance between providing a reasonably designed infill development without unreasonably eroding the heritage character of the site/area.
  - While the new dwellings are elevated, the combination of the setback from the street and the site excavation will assist with the development not being an unreasonably dominant element within the Kruger Street streetscape.
  - The development will assist with providing an alternative housing product through the provision of one two-bedroom dwelling in addition to two new three-bedroom dwelling. Furthermore, the smaller land size associated with each dwelling should also result in a more affordable product either for purchase or rent.
  - The siting and scale of the development is reasonable and would not result in any unreasonable impacts to the amenity of adjoining properties as demonstrated by the compliance with Clause 55 standards and objectives.

#### Previous Application and Tribunal Precedent

In August 2011 a planning permit application was made to Council for *“Partial demolition of existing garage, construction of two (2) double storey dwellings and a three (3) lot subdivision and common property”* which upon public notice received 12 objections.

Objectors raised concerns relating to:

- Over development of the site and the neighbourhood
- Development at odds with the Heritage character
- Overlooking concerns;
- Likelihood of parking on nature strip (particularly the visitors)
- Increase in traffic volume to the street;

- Limiting access by emergency and service vehicles to the street
- Noise concerns
- Likelihood of occupants from new dwellings leaving bins out for collection on other nature strips in the street
- Overshadowing concerns

The decision of the Council to issue a Notice of Decision to approve the development was appealed by objectors, and was eventually refused in April 2013 by order of the Tribunal<sup>[1]</sup>. Given the similarities of the proposals and nature of the objections in question, it is useful to summarise the main grounds the Member relied on to overturn Council's decision at the time:

- a) The inadequacy of landscaping within the development including the driveway, paved areas and around the building.
- b) The car parking layout requires several tight and awkward manoeuvres and fail to provide convenient and efficient movement within the development.
- c) The dwellings entry for the western townhouse is hidden and lacking sense of identity.
- d) Generally poor amenity for future residents.

The referenced grounds were seen to fail to achieve compliance with specific objectives of Clause 55, namely 55.03-8 (landscaping), 55.03-9 (access), and 55.03-10 (parking location). Indeed the Tribunal Member specifically foreshadowed the likelihood of a repeat application, and set out the matters which required address, as follows:

*It is likely that a new permit application will be made. For the record, I set out my findings with respect neighbourhood character, overlooking and garbage collection as follows:*

- *The insertion of double storey dwellings in the backyard-scape is likely to be problematic in many circumstances. In the context of this site, there is some scope for this given that there are some examples of backyard development in the street. However, given the size of these dwellings, greater setbacks are required to provide for landscaping to soften the appearance of the development to the side and rear to achieve an outcome that may be acceptable in the neighbourhood setting.*
- *Concerns about overlooking can be resolved through some thought being given to the placement and design of windows.*
- *Arrangements can be made for satisfactory collection of waste and other materials for recycling, albeit that Kruger Street is narrow.*

*44. I caution the applicant against simply seeking to tinker with this design. A better design response is required.*

The policies and planning controls applicable to the site are more or less the same and have not significantly changed since the decision of the Tribunal. As the current proposal for the site is similar to the previous proposal, it is equally useful to summarise whether the current proposal is 'a tinkering', or a legitimate response that has addressed the past shortcomings.

The increased side and rear setbacks, despite causing issue to the heritage advisor, is a required response in relation to 55.03-8. Council's Environment department has pointed out that the specific species shown on the landscaping plan are perhaps not suited to the circumstances, however this can be addressed via a revised landscaping plan. Crucially, there is now at least some chance for significant plants to survive in some capacity, leading to the softening of buildings from neighbour's perspectives, and a reasonable area of secluded private open space that includes a landscaped outcome.

The removal of the rear section of the existing dwelling, and subsequent removal of awkward internal traffic movements, has assisted in improving overall access. The ability for vehicles to enter and exit in a forwards direction with fewer internal movements is an improvement from previous versions.

The overall concept of two additional side-by-side dwellings remains from the original application; however, there is a better sense of address for the rear dwellings through centralised pedestrian access points rather than to the side. Given the interplay between presentation of the front façade, provisions of adequate space for vehicle movements, and the need for space at the rear for private open space, this issue will perhaps never be perfectly solved. Without any presence to the street/public domain, the 'sense of identity' issue is one that can be imperfect if the other substantive issues are adequately addressed. Pushing the western dwelling's entry to a more prominent visual location would not lead to an improved outcome.

Finally, from an overall amenity perspective, the design change to a more traditional layout with ground level private open space commensurate with the size of the dwellings is seen as a substantive positive change. It is reasonable to conclude that the current design would lead to improved amenity for future residents.

By way of review, a previous application of the same nature was supported by Council officers and Councillors, but eventually overturned by Tribunal on the basis of some reasonably specific grounds. While the current assessment is not limited to these grounds only, it is clear that the applicant has attempted to improve the design response as it relates to these discrete items. It is fair to point out that the design response remains imperfect, and in fact that the attempt to address some of these concerns has led to concessions in other areas. However, if it is reasonable to follow the Tribunal's guidance to conclude that the introduction of two new double-storey dwellings can lead to a reasonable outcome as it relates to heritage considerations, and that the current design has made improvements relating to the issues as previously raised, it is equally reasonable to arrive at the recommendation below.

[\[1\]](#) White & Ors v Warrnambool CC & Anor [2013] VCAT 406

## Financial Impact

The costs associated with the assessment of the application and any subsequent reviews have been allowed for in the City Strategy and Development budget.

## Legislation / Policy / Council Plan Context

### 4 A connected, inclusive place

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

### 5 An effective Council

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

## Timing

The application is already outside of statutory timeframes.

## Community Impact / Consultation

In line with Council's delegation policy, as a result of having more than 6 objections, a Hearing of Submissions meeting was held with Councillors on 28 May 2024, and the decision cannot be made under delegation.

The application was also internally referred to Council's infrastructure department and heritage advisor, where comments provided have been included in the assessment of the application. No external referrals were required or undertaken.

### Legal Risk / Impact

The proposal has been assessed against all relevant requirements of the Warrnambool Planning Scheme and the Planning and Environment Act 1987.

### Officers' Declaration of Interest

No conflict of interest has been declared.

### Collaborative Procurement

N/A

### Conclusion

After review of the planning application documentation, referral advice and concerns raised by objectors, and following an assessment of the proposal against the relevant provisions of the Warrnambool Planning Scheme, the application warrants support and is recommended for approval.

### ATTACHMENTS

1. Attachment 1 - delegate report - 30 Kruger Street [7.8.1 - 48 pages]
2. Attachment 2 - Development Plans and Application Documentation - 30 Kruger Street [7.8.2 - 54 pages]



# Planning Assessment Report

## Application Details:

<b>Application is for:</b>	Construction of an additional two (2) dwellings, construction of fence and demolition of existing outbuildings	
<b>Applicant Name:</b>	Myers Planning Group	
<b>Application Number:</b>	PP2023-0015	
<b>Date Received</b>	2 February 2023	<b>Further info</b> – Not requested. Section 57A amendment received on 4/10/2023 & 17/4/2024
<b>Statutory Days</b>	64 Days @ 6 June 2024	<b>Notice period:</b> Original application advertised for 14 days from 14 March 2023. Amended plans under Section 57 were re-advertised for 14 days from 15 October 2023 Amended plans under Section 57 were re-advertised for 14 days from 26 April 2024
<b>Planner:</b>	Senior Statutory Planner	
<b>Land/Address:</b>	Lot 19 PS 1524, 30 Kruger St WARRNAMBOOL VIC 3280	
<b>Zoning:</b>	General Residential Zone (GRZ1)	
<b>Overlays:</b>	Heritage Overlay (HO321)	
<b>Under what clause(s) is a permit required?</b>	Clause 32.08-6 (GRZ) Construct two or more dwellings Clause 43.01-1 (HO) Buildings and works, fencing and demolition	
<b>Title Restrictions?</b>	Nil	
<b>Current use and development:</b>	Residential land with one existing dwelling and associated outbuildings	

## Proposal

The proposal seeks approval for the construction of an additional two double-storey dwellings at the rear of the site along with the demolition of the existing garage and outbuildings. The existing dwelling (heritage cottage) on the site will be retained. The details of the proposal are as follows:

### Existing dwelling and demolition

The existing dwelling located at the front of the site is proposed to be retained without any external alterations to the front facade. The existing detached garage including the driveway located to the east side of the dwelling and two outbuildings located at the rear of the existing dwelling are proposed to be demolished, along with a rear extension currently containing the existing kitchen and bath. A new detached single garage and a tandem car parking space is proposed to be constructed to the rear of the existing dwelling. The dwelling currently contains three (3) bedrooms, a living area, kitchen, and a bathroom, and will be internally modified to reduce to 2 bedrooms.

### New Dwellings

The two double-storey dwellings are proposed to be constructed behind the existing dwelling. The dwellings are arranged side by side and will be attached down their length along a shared wall at both ground and first floor levels. Unit 1 will be on the west side and

unit 2 will be on the eastern side. The dwellings utilise mirrored designs and each unit comprises open plan living/meals and kitchen area, powder room, laundry and double garage at ground level and three bedrooms including master bedroom with walk-in robe and ensuite, rumpus room and bathroom. The secluded private open space (SPOS) for each unit is proposed at the rear setback.

Unit 1 will have minimum of 1.61m side (west) setback and 4.9m rear (north) setback while unit 2 will have minimum of 1.84m side (east) setback and 5.4m rear setback at ground level.

The first floors of the units will be slightly recessed from the ground level at the sides increasing the minimum side setbacks by 0.8 metres for Unit 1 and 0.6 metres for Unit 2. The first floors will be cantilevered at the rear by 300mm and reducing the rear setback by 300mm.

The units will have a hipped roof form and overall maximum height of the dwellings will be approximately 6.6 metres above natural ground level at front. A 2m site cut is proposed at the rear.

The dwellings are proposed to be constructed and finished in a combination of brick (*Oatmeal Masonry*), linea weatherboard cladding (*Beige Royal or similar warm tones*), timber cladding (*silvertop ash or similar*) and Colorbond roofing (*Shale Grey or Light-Mid tones*).

#### **Access and driveway**

The vehicular access to the new dwellings and for the existing dwelling is proposed to be provided via a 3m wide driveway extending from the site frontage and running along the south east side boundary.

#### **Fencing**

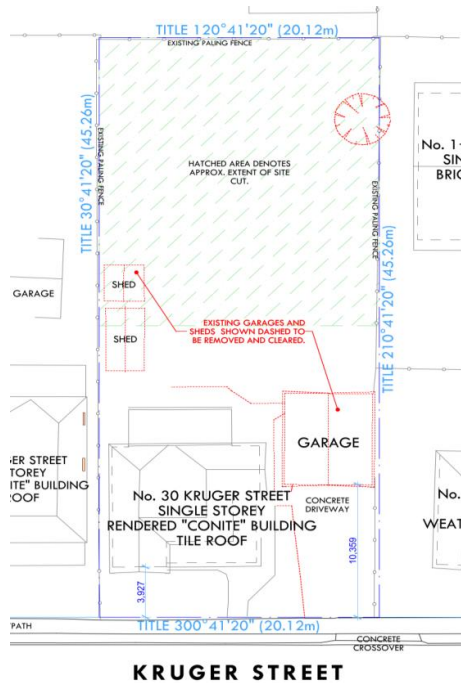
A new 900mm high rendered brick wall with letterbox inserts is proposed from the front boundary along the internal driveway, converting to timber pickets before reaching the line of the front wall of the existing dwelling. A 'wing fence' then connects to the dwelling itself, which is shown as 1.8m high palings. Any existing boundary fencing is shown as being replaced by 1.8m palings on both side and rear boundaries. As the site requires 2m retaining walls at the northern (rear) boundary, the fence at this point will be 3.8m higher than ground level.

#### **Landscaping**

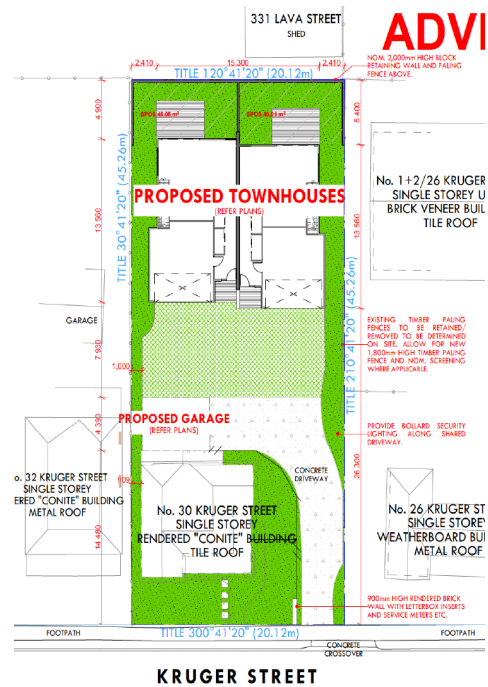
A landscape plan has been submitted in association with the proposed development on the site. The proposed landscaping includes;

- Planting to the front and side of the existing dwelling including the provision of 3 canopy trees, a range of large and small shrubs.
- Concrete and permeable surface for the proposed driveway, concrete pavers and permeable toppings to the sides of both dwellings and permeable decking at the rear of both new dwellings.
- Small and large shrubs and including 2 canopy trees within the SPOS area (at the rear) of each dwelling of the proposed dwellings.
- Large screening shrubs and three canopy trees within the common area.

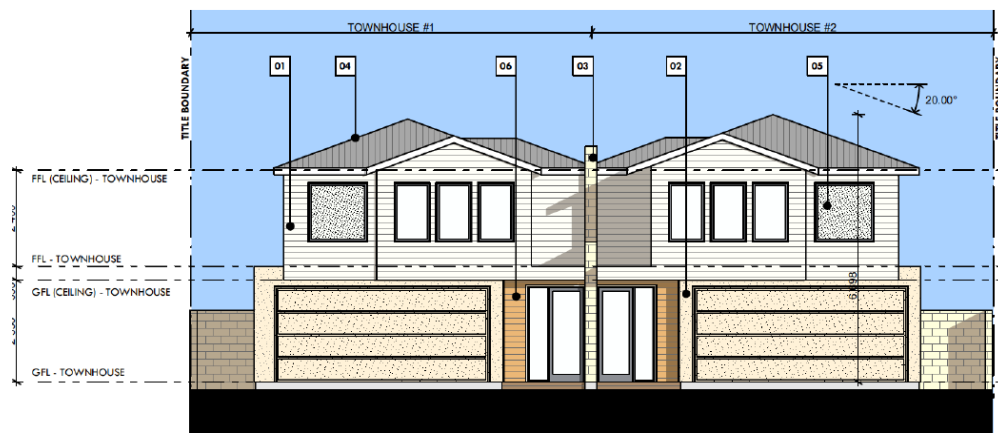
Figure 1: Proposed plans and elevations (Source: Application documents)



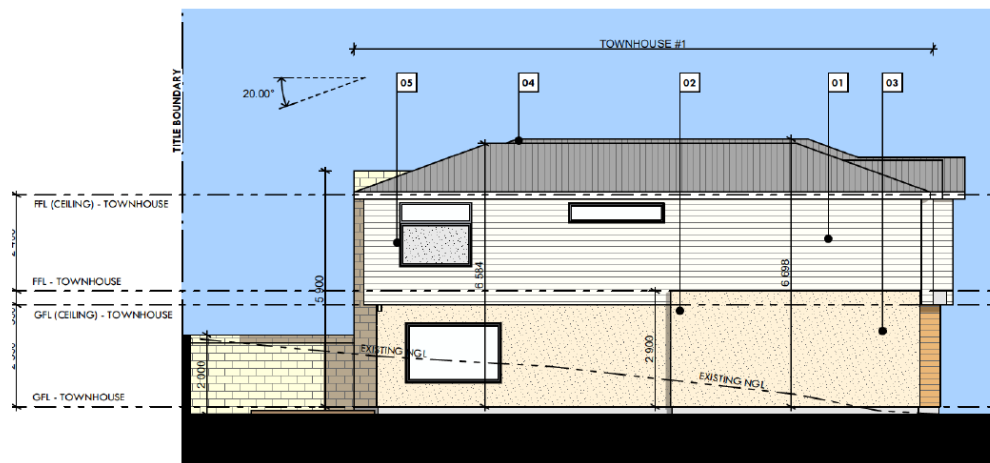
Proposed demolition Plan



Proposed site plan



**1 SOUTH ELEVATION (TOWNHOUSES)**  
Scale 1:100



**2 WEST ELEVATION (TOWNHOUSES)**  
Scale 1:100

Proposed south and west elevation.

[illegible]

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## Subject Site & Locality

### Subject Site

The site is a rectangular shape and contains a total area of 910m<sup>2</sup>. The block is orientated towards Kruger Street to the south with a front title boundary of approximately 20m and a lot depth of approximately 45m. The property does not contain any easements and is not bound to any restrictions imposed on title. The site shares a common boundary with residential properties to the rear (fronting Lava Street), a similar sized lot to the west developed with a single dwelling and to the east another similar sized site with original dwelling which has been later subdivided and developed with a further two (2) dwellings at the rear.

The subject site contains an existing historic single storey dwelling which has a 3.9m setback to Kruger Street. The dwelling is a late nineteenth century villa with a later addition of a front verandah and rear extension. The existing dwelling contains three (3) bedrooms, a living area, kitchen, and a bathroom. There is also an existing detached double garage (built in the late 90s) to the east of the dwelling which is accessed via an existing concrete crossover located on the eastern end of the front boundary. The double garage is located towards the rear and setback approximately 10m from the front boundary; two garden sheds are located behind the existing dwelling adjacent to western boundary.

**Figure 2: Aerial image of the subject site (Source: Nearmap January 2024)**



### Kruger Street

Kruger Street is located between Hyland and Murray Streets and runs approximately south-east to north-west. Kruger Street is a very narrow bitumen street (approx. 5.5m wide), and is contained by a narrow grassy verge to the north where topographically the land is elevated compared to the south. Designated line marked on-street car parking spaces are available on the north side of the street. The street has established concrete footpaths, kerb and channels and concrete crossovers. Infill development is evident within Kruger Street however, single dwelling sites account for the majority to the lots within the street.

### Heritage Significance

A central portion of Kruger Street is identified with historic significance as the Kruger Street Heritage Precinct (HO321) with the following identified:

*“The precinct tells an important story of subdivision and small workers houses developed in small streets. The housing stock is modest and predominantly ranges from late nineteenth century to early twentieth century housing, with some interwar houses. Dwellings have limited setbacks due to the small size of the blocks. Few fences remain in their original state, although the majority are appropriate. Some early cottages have been remodelled in the Edwardian period, as well as later. Importantly, the street retains a single storey character. The dwellings in Kruger Street have a good degree of integrity, and are in good condition.”*

The dwelling is recognised as a contributory element to the Kruger Street Heritage Precinct

### Wider Locality

Within the wider locality of Warrnambool, Kruger Street is located centrally with close proximity (approx. 250m west) of the central business district. The site is approximately 500 m to the south of Raglan Pde / Princes Highway West (TRZ2) being the primary arterial road through Warrnambool. The site is also located with proximity to areas of public open space and facilities to the west including the Friendlies Society Park/Victoria Park Reserve and the Warrnambool Showgrounds Reserve and the Warrnambool Base Hospital facility on Ryot Street to the south east.

The surrounding land use context is residential, primarily comprising single detached dwellings generally single storey in built form with some examples of unit development within Kruger Street and the wider Lava Street and Koroit Street areas.



**Figure 3: Aerial image of subject site in wider area (source: Nearmaps January 2024)**



**Photo 1: Subject site (Source: Site inspection photos, November 2023)**



**Photo 2: View looking west from the subject site along Kruger Street (Source: Site inspection photos, November 2023).**





**Photo 3: View looking east from the subject site along Kruger Street (Source: Site inspection photos, November 2023).**



#### Aboriginal Cultural Heritage

The site is identified as being within an *area of cultural heritage sensitivity* pursuant to the Aboriginal Heritage Regulations 2018 (the AHRs).

Pursuant to the Regulation 10 of the AHRs, the construction of three (3) or more dwellings on a lot is an exempt activity if the allotment is –

- a) not within 200 metres of the coastal waters of Victoria, any sea within the limits of Victoria or the Murray River; and is
- b) less than 0.11 hectares

As the description is consistent with the proposal, a Cultural Heritage Management Plan is not required to be prepared in accordance with Regulation 7 of the AHRs.

#### Bushfire Management

The subject land is not located within a Bushfire Prone Area.

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## Permit/Site History

For planning application PP2011-0219, a Notice of Decision was issued on 13 June 2012 for partial demolition of existing garage, construction of two double storey dwellings and three lot subdivision. The decision was set aside by the Tribunal on 5 April 2013 and no permit was issued.

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## Consultation

### Consultation with applicant

- Council had initial correspondence with the applicant on 10<sup>th</sup> March 2023 where a number of concerns were raised with the proposal. The applicant responded the same day submitting a copy of the missing Swept Path Analysis plans and noting it was anticipated they would respond to each of the points raised following the public notice period.
- An email was received from the applicant on 9 May 2023 responding to the objections received for the application and submitting their comments on some of concerns previously raised by council, which included;
  - o *Disagree with the requirement of the single garage side setback and submits that it has negligible impact and a setback makes would make turning circle tight.*
  - o *Permeable pavers to hardstand will be provided.*
  - o *No Landscape plan is submitted but commented that submitted garden area plan demonstrates that an acceptable portion of the site can set aside for landscaping.*
- After a meeting with the applicant, an email was sent to the applicant on 9 August 2023, raising several concerns including the following;
  - o The tightness of the car parking turning areas;
  - o Insufficient landscaping within the site;
  - o Design details show that the development does not satisfactorily meeting the Clause 55 objectives including Landscaping, car parking, solar access to SPOS area etc.
  - o Overall, it is suggested that the proposal is an overdevelopment for the site and Council would not support the development in its current position.
- On 28 September 2023, the applicant lodged a section 57A amendment to the application and the following were submitted;

- A Landscape Plan for the site.
- Revised plans showing minor changes to the proposal as follows;
  - minor changes to the height (965mm)
  - 200mm setback of detach garage from the western boundary and provide separate shed for storage.
  - Revised colours and materials.
  - Internal fencing for the existing dwelling.
- The amended application was subject to re-notification.
- Various correspondence occurred with the permit applicant between 30 October 2023 and November 2023 where council continued to express concerns with the application. The application got to a position where it was to go to the December 2023 council meeting for a decision however days before the meeting the applicant requested that a decision be deferred as they intended to further amend the proposal.
- A second S57A amendment was lodged on 4 April 2024 which sought to address the Officer's concerns and included a full set of amended development plans.
- An RFI was sent on 9 April 2024 in relation to the amended plans which sought additional detail and clarification.
- A response was received on 17 April 2024 and included a subsequent set of amended plans.
- The amended application was subject to re-notification, and the plans dated 17 April 2024 and marked as 'Revision No. 04' are the plans now being assessed.

## Public Notification

The application has been advertised pursuant to Section 52 of the *Planning and Environment Act 1987*, on three occasions by way of:

- Letters to adjoining and adjacent properties owners and occupiers (as detailed on the aerial photograph below);
- A sign being placed on the site; and
- A notice on Council's website.

**Figure 4: Properties notified (Source: Council records)**



The final notification has been carried out correctly. A statutory declaration dated 13 May 2024 was provided by the applicant.

During the life of the application Council has received objections to the proposed development from nine (9) people.

All objections were lodged by owners or occupiers of nearby residential land in Kruger Street and Lava Street.

The key issues that were raised in the objections are summarised below;

### Impact on Amenity

- Loss of natural light; which may cause garden to die and decrease enjoyment potential of outdoor space.
- Loss of privacy from overlooking and direct views into existing dwellings on adjoining sites.
- Increase in density negatively impacts function and sustainability of the neighbourhood.
- Increase in noise pollution and disruptions and disturbances from increased density.
- Overshadowing concerns and impact on solar access preventing adjoining properties functioning as passive solar design.
- Lack of permeability and volume of hardstand surface area will negatively increase stormwater runoff will increase the likelihood of adjoining properties being inundated with water.
- Waste storage, street can't accommodate more bins to be collected for waste collection, forcing people to walk off the roads on bin collection times.
- Accessibility of dwellings are inadequate given no bedrooms are located on the ground floor level.

Impact on the existing built form

- Visual presentation of the dwellings not keeping with the existing character of the area.
- Large and bulky built form with excessive 7.5m height will dominate the skyline and the view lines.

Landscaping concerns

- Little green space provided between dwellings not within character of the street which have established and well maintained front gardens.
- Small amount of vegetation that is shown in some of the drawings may be disingenuous and tokenistic.

Heritage Impact Concerns

- Not in line with the 'Heritage Guidelines' which state the 'Upper floor additions are generally not appropriate'.
- Not in line with heritage values and cultural significance
- Form and appearance of the proposed dwellings are not in keeping with the appearance of single storey dwellings located within the heritage precinct.
- Windows to the top level are excessive in size.

Traffic & Parking Concerns

- Proposed car parking arrangement does not provide convenient car parking and required turning manoeuvres for vehicles.
- Garages may not be used for parking and future residents will end up parking on the street
- Narrow one-way street cannot accommodate additional residential traffic.
- Increase in number of cars exiting the property, culminates the lack of clear visibility to see people walking the pavement from the east of the site.
- Increased congestion on the street may impact access for emergency vehicles.
- On street parking already impacted by hospital staff and cannot accommodate additional congestion.
- Safety concerns for the building operations blocking traffic on the street, narrow one-way street may become congested with construction operations.

On-Site Safety Concerns

- Safety concerns; design of garages and driveway pose a safety risk for vehicle collision on the site
- Risk of vehicle accelerating on site through a neighbouring fence

Impact on Property Value and other concerns

- Loss of property value
- Impact on future development of the surrounding sites.
- Lack of consideration given to energy efficiency and sustainability of the property.

All objections received have been provided to the applicant for their consideration with any response provided circulated to the objectors. Neither clarification nor amended plans has led to any objector withdrawing their submission.

In line with Council's instrument of delegation at the time that this application was submitted, as more than six (6) objections were received the proposal must be decided at a Council meeting.

Accordingly, a consultation meeting with councillors was held at Council offices on 4 July 2023 with a second meeting held on 28 May 2024.

Following the applicant's response and the consultation meetings, there were no changes to the existing objections and no objections were withdrawn.

The grounds of objection will be addressed in a later section of the report.

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## Referrals

### SECTION 55 REFERRALS:

None required

### SECTION 52 REFERRALS:

None required.

### INTERNAL REFERRALS:

#### Heritage Advisor

The various versions of plans were all referred to Council's Heritage Advisor with the following being the most recent comments received:

- *Commentary as per last response remains. Please see below for response:*
  - *The precinct guidelines note: [Secondary development in rear yards is limited due to allotment size and limited existing crossover locations.](#)*
  - *It is noted that the design has utilised forms, particularly the roof, to reference the typical character of the precinct. However, given the above, and the visibility of the upper level of Townhouse 2 through the driveway, the proportion of popped out gable and roof pitch should be revised to better reflect that of the Edwardian style villas within the precinct; [Comment stands noting the roof pitch.](#)*
  - *Window proportions to the front upper façade of the townhouses should also be revised to better reflect the proportion of the Edwardian style villas, and should at a minimum (if kept as a square opening) incorporate a central vertical mullion. [Comment stands – review proportion \(typically a double sash window configuration to the gable end façade and single sash to the receding facade . . . proportions are taller and skinner than what is shown\).](#)*
  - *Consideration could be given to a double sash window proportion to the gable, and single sash window proportion to the bathroom; [Comment stands as per above](#)*
  - *Where appropriate from a sight lines standpoint, consideration could be given to raising the driveway picket fence to 1.2m, to provide consistency of height to future fences throughout the precinct. [The newly proposed 1.8m high paling fence to the existing dwelling to remove upper open detailed band, in order to simplify and avoid creating a 'busy' visual.](#)*
- *Amendment commentary:*
  - *Removal of the lean-to to the rear of the original dwelling is supportable;*
  - *The location of the new, stand alone garage located to the rear of the original dwelling is supportable, as it is visually obscured from the street by the original dwelling;*



- *1,800 high front fence to the front of the original dwelling to be amended, as per the above commentary;*
- *Ongoing heritage commentary has been concerned around the mass and scale of the proposed townhouses, in relation to their siting on the high side of the site, high visibility through the driveway sightlines, and their impact on the streetscape of the HO. With the re-siting of the townhouses further forward on the property, this impact is increased. Original commentary around overdevelopment of the site and contextual response, mass and scale stands.*

#### *Assessment Officer's note*

Concerns about material and colours, minor detail design changes could be resolved through conditions if a permit were issued. Discussion about whether or not the development is in keeping with the heritage guidelines is assessed in future sections.

#### Infrastructure Department

A response was received on the 6 October 2023; no objections were raised subject to the following:

- *The design of the future dwellings and the future garage for the existing dwelling is required to provide evidence that standard vehicles entering from Kruger Street in a forward direction and parking in any garage can, in one movement, manoeuvre within the confines of the lot so that it may enter Kruger Street in a forwards direction.*
- *The standard conditions related to storm water management, storm water works, and notes on asset protection, road reserves and discharge of polluted water must apply on any permit issued.*

#### *Assessment Officer's note*

The submitted swept path assessment was not updated for amended plans, which now shows a 200mm setback of the detached garage from the west boundary, and this will only further limit the space available for vehicle turning.

#### Building Department

A response was received on the 9 March 2023 and no objections were made.

#### Waste Management Unit

A response received on 17 November 2023 and the following comments were made;

- *There is limited capacity for kerb side collection bins for three properties on the one lot.*
- *Currently no-standing zone along with on-street parking.*
- *Kerb side bins need to be accessible for collection and this includes being at least 1m apart.*

#### Assessment Officer's note

Since the site has 20m site frontage, arrangement can be made for satisfactory collection of waste.

#### Natural Environment and Sustainability Unit

A response received on 16 November 2023, and below comments were made;

- *The rear of the property would be in shading for the majority of the day and the plant selections aren't suitable.*
- *Although the chosen plants are hardy, the canopy trees which grow up to 8-9m in height and 5-6m in width once mature, are not suitable for such a small space.*

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## Zone

### Clause 32.08 General Residential Zone (Schedule 1) GRZ1

The purpose of the zone is to:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage development that respects the neighbourhood character of the area.*
- *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

#### Permit requirement

Pursuant to Clause 32.08-6, a planning permit is required for the construction of two or more dwellings on a lot.

#### Decision Guidelines

Pursuant to Clause 32.08-13 the relevant decision guidelines include the following:

##### **General**

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of this zone.*
- *The objectives set out in a schedule to this zone.*
- *Any other decision guidelines specified in a schedule to this zone.*
- *The impact of overshadowing on existing rooftop solar energy facilities on dwellings on adjoining lots in a General Residential Zone.*

##### **Dwellings and residential buildings**

- *For the construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings, the objectives, standards and decision guidelines of Clause 55.*

#### Assessment

The subject site is located on the north side of Kruger Street and slopes down towards the south. Kruger Street is a narrow one-way street with designated on-street car parking spaces on one side of the road. The proposed two double-storey dwellings will be located behind a single-storey heritage cottage and access will be provided by a driveway extended from Kruger Street.

The area is predominantly occupied by single-storey dwellings including heritage cottages. There are few double-storey dwellings also evident in the vicinity. The area has a mix of built form and styles including Edwardian-style heritage cottages, interwar houses, and semi-contemporary houses located along the street. The landscaped front gardens are consistently maintained and most of the back yards are vegetated and relatively large.

The area has undergone some level of change over the years and a few in-fill unit developments have occurred within the vicinity. The proposed development is similar in nature and therefore not entirely uncommon in the area. Further, the proposed building design has incorporated a simple building style with pitched roof form to contribute to the



contemporary style built form and complement the existing built form character. The retention of the single-storey heritage cottage at the front of the site will retain the size and nature of the front yard which could accommodate landscaping in line with prevailing character.

Provisionally setting aside heritage considerations, the provision of two additional dwellings on the site is appropriate given the size of the land and location within Warrnambool. The form and scale of the development represents an emerging character which will continue to evolve as the city continues to grow. Furthermore, the resultant bulk and mass of the two storey form is reasonable within the neighbourhood context and is setback 2.4 from each side boundary which assists with limiting potential offsite amenity impacts.

The development within the zone must meet the requirements of Clause 55. An assessment against the provisions has been undertaken and attached to this report. It is concluded that the proposed development adheres to all of the objections and the majority of standards found within Clause 55. One variation to a standard is sought being Standard B29 with the variation considered reasonable as discussed below.

#### Clause 55.05-5 Solar Access to Open Space Objective - Standard B29

The SPOS areas of the new dwellings is located on the north side. The northern boundary is defined by a 2 metre high retaining wall plus 1.8 metre high fence (total height 3.8 metres) which requires the SPOS to have a minimum depth of 5.4 metres.

The SPOS of Dwelling 2 will have a depth of 5.4 metres however the SPOS of Dwelling 1 will have a depth of 4.9 metres.

Despite the non-compliance with the standard for Dwelling 1, the outcome is still considered reasonable as the overshadowing diagrams demonstrate that the extent of shadowing into the SPOS associated throughout the day does not impact the entire area and therefore represents an appropriate level of solar access. The staggering of the two dwellings is seen as a reasonable design response; while there are negative aspects of the standard not being met, there are equally positive vehicle movement impacts by way of re-assigning that 0.5m to the front of Unit 1.

#### Garden Area requirement

According to Clause 32.08-4, 35% of the subject site must set aside as designated garden area given the lot exceeds 650m<sup>2</sup> in area.

The site area is 910sqm and the minimum garden area provision of 35% requires a minimum area of 318.5 m<sup>2</sup>.

The garden area plan submitted by the applicant shows that an area of 322 square metres (35.3 percent) can be considered garden area thereby satisfying the mandatory requirement.

#### Building height

The development must not exceed 11m or 3 storeys at any point. The proposed dwellings are double storey and maximum height will be approximately 6.6m.

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### **Overlays**

#### **Clause 43.01 Heritage Overlay (HO321)**

The site is subject to Heritage Overlay and schedule 321 is applicable to the site.

#### Purpose

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To conserve and enhance heritage places of natural or cultural significance.*
- *To conserve and enhance those elements which contribute to the significance of heritage places.*

- To ensure that development does not adversely affect the significance of heritage places.
- To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

#### Permit requirements

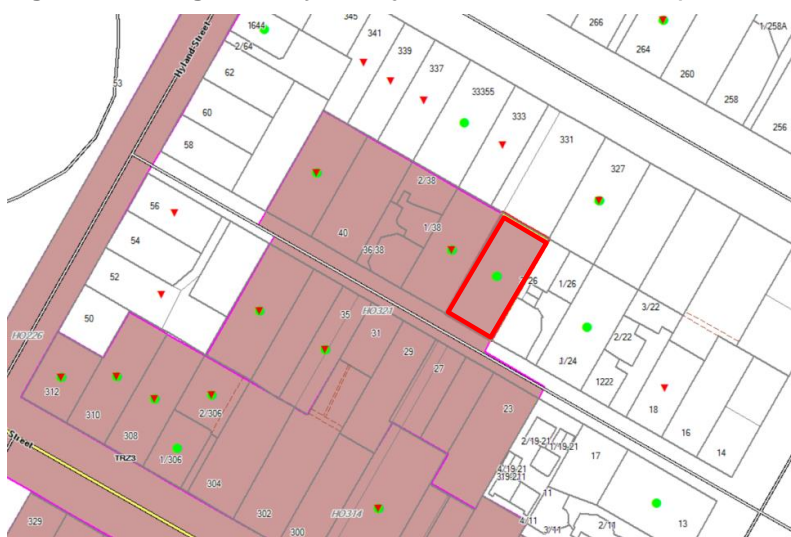
Pursuant to Clause 43.01-1 a permit is required to demolish or remove a building, to construct a building or construct or carry out works and to construct a fence.

#### Heritage Design Guidelines

The relevant decision guidelines include:

- The Municipal Planning Strategy and Planning Policy Framework.
- The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.
- Any applicable statement of significance, heritage study and any applicable conservation policy.
- Any applicable heritage design guideline specified in the schedule to this overlay.
- Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.
- Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.
- Whether the demolition, removal or external alteration will adversely affect the significance, character or appearance of the heritage place.
- Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.

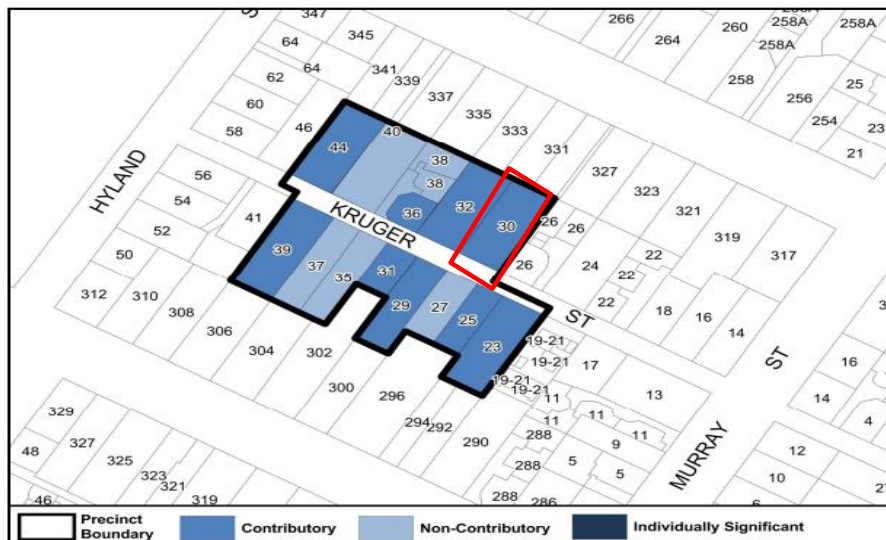
**Figure 6: Heritage Overlay – Subject site and surrounds (Source: Exponare)**



**Warrnambool City Council – Heritage Guidelines 2012**

The subject site located within the Kruger Street Precinct (21). The existing dwelling is identified as being 'Contributory' within the Precinct.

**Figure 7: Subject site within Kruger Street Precinct (Source: Warrnambool Heritage Guidelines 2015)**



**Photo 4: Existing dwelling – photo taken from across Kruger Street looking north towards subject site (Source; Site inspection photos- November 2023)**



The Significance identified within the Kruger Street Precinct under the Heritage Guidelines (Warrnambool City Council, 2015):

*"The Kruger Street Precinct is located between Hyland and Murray Streets and runs approximately south-east to north-west. Kruger Street is a very narrow bitumen pavement, and limited grassy verges on either side. The street has concrete footpaths, curb and channels and most crossovers are also concrete. The precinct tells an important story of subdivision and small workers houses developed in small streets. The housing stock is modest and predominantly ranges from late nineteenth century to early twentieth century housing, with some interwar houses. Dwellings have limited setbacks due to the small size of the blocks. Few fences remain in their original state, although the majority are appropriate. Some early cottages have been remodeled in the Edwardian period, as well as later. Importantly, the street retains a single storey character. Kruger Streets have a good degree of integrity, and are in good condition".*

Contributory elements are identified as:

- *Mixed housing stock,*
- *Small blocks,*
- *Some Edwardian era remodelling of early cottages,*
- *predominantly single storey,*
- *Minimal setback."*

Section 3 of the Warrnambool City Council Heritage Guidelines provides guidance on the key considerations for applications within the Heritage Overlay. The relevant sections to this application is

Section 3.2 Demolition

Objectives:

- *To ensure the conservation of heritage places.*
- *To ensure that significant places are protected from demolition or removal, except in extraordinary situations.*

Relevant Guidelines:

- *Demolition is acceptable where the subject building, part of a building or structure has been identified as having no significance, is not contributory to the significance of the heritage place, or is intrusive.*

Section 3.4 New Buildings in a Heritage Precinct

Objectives:

- *To ensure that new buildings adjacent to heritage buildings or in heritage areas are sympathetic to significance and character of the heritage place.*
- *To encourage consideration of the context of the heritage place when designing a new building.*
- *To ensure that new buildings are compatible to and do not overwhelm the significant heritage places that are visually connected to them.*

## Relevant Guidelines:

- *Significance, character and setting:* New building design should relate to the significance of the heritage place and the character of the adjoining buildings and the surrounding heritage place. A preferred approach is to design new buildings in a contemporary manner that is sympathetic to the surrounding area.
- *Visual setting:* New building should always visually relate to the heritage place that is connected to it. New buildings should not visually dominate or obscure views or sightlines to nearby historic buildings.
- *Form, massing and height (scale and bulk):* New buildings should be recessive and never visually dominate or obscure views to contributory buildings in the streetscape. The form, massing, height and bulk of the infill building should reflect the predominant height and proportions of adjacent buildings in the street. In designing new buildings in a historic street, area or group of buildings the height and proportions of the new building should reflect the predominant height and proportions of adjacent buildings and the area. The size and shape of the new building on the site should relate to the surrounding buildings. New buildings should not dominate over significant places.
- *Setback:* If there are uniform setbacks for adjacent significant buildings and/or the street, it is advisable to maintain the setback in any new building. To retain the character of the area the setbacks and orientation of existing streetscapes should be retained. This is especially important for buildings facing the street. Side setbacks and setbacks to laneways should be respected as well as street setbacks.
- *Materials, colour, and details:* New building design should relate to and use as reference points, the materials, colour and details of adjacent buildings and the surrounding heritage place. Materials and finishes should be compatible to existing buildings in the streetscape to ensure that the infill building does not stand out. New materials may be introduced provided that they are complimentary to the significance of the heritage precinct.
- *Roofs:* Roof shape and material should relate to adjoining historic buildings and the surrounding heritage place.
- *Openings:* The proportions and spacing of door and window openings should relate to those of adjoining historic buildings and the surrounding heritage place. New openings should be avoided where possible and existing access points should be utilised.
- *Orientation:* New buildings should be orientated to relate to existing surrounding patterns.
- *Provision for cars i.e. crossovers* - These should reflect the nature of adjoining historic buildings and the rhythm of the area. Existing access points should be utilised where possible. New crossovers should be discouraged.
- *Fencing:* New fencing should be simple, compatible in height with adjoining historic fences, and of a suitable material and spacing to the building and surrounding fences. The exact reproduction of traditional fence styles should be avoided.
- *Details:* Reproduction of period detailing on new infill buildings such as cast iron lacework and timber decoration to gables is inappropriate. Contemporary detailing,



*however, which is sympathetic to other buildings in the street is encouraged. As with additions and alterations to a significant building, a new building should be recognisable as a product of its time and not create a false impression of age or a style.*

- *Design: The new building should be recognisable as a product of its time and not create a false impression of age or a style. The proportions and spacing of door and window openings should relate to those of adjoining historic buildings and the surrounding heritage place. Their general shape should match characteristics of heritage buildings.*
- *Outbuildings - In most of the City of Warrnambool heritage areas, carports and garages are not traditional street elements. For this reason, carports or garages should not be dominant elements in infill development. Location of garages in front of the dwelling or incorporated into the dwelling should be avoided as there is little opportunity to articulate a garage to respect the street patterning. Garages, sheds and other outbuildings should be erected of similar or compatible materials to the primary building. In residential situations, garages or carports should generally not be located in front of the house. Care should be taken that these are not subject to excess detail and that they are kept simple in design.*
- *Landscaping: New landscaping should be compatible with the character of any surrounding heritage buildings*
- *Rear Infill: It is not always possible to add to a building to the rear in a way that it will not be seen from the street. In these cases the design of the infill must be subservient to the significant elements of the property and the significant aspects of the heritage area. Visibility section drawings determine view lines and design of rear additions. As with additions and alterations to a significant building, a new building should be recognisable as a product of its time and not create a false impression of age or an earlier style.*
- *Good and sensitive design of new buildings in heritage areas is essential for retaining the heritage streetscape character. Good design is essentially about designing in context and having regard to the site and its surroundings. Consideration should be given to the nature of adjoining and surrounding buildings and the overall significance and character of the heritage area.*

### Section 3.11 Fences and hedges

#### Objectives:

- *To ensure that original and significant fences are retained where possible.*
- *To ensure that new fences are constructed in a manner sympathetic to the significance of the heritage place.*
- *To enhance the understanding and appearance of heritage places through the use of appropriate fences.*

#### Relevant Guidelines:

- *New fences in a heritage area or for historic buildings, where there is no evidence of the original, should be simple in design and reflect fence heights of significant fences in the area, material, style, spacing and openings. Generally, this is below 1.2m in height, with 50% visual permeability. Replication of historical detail in new fences is not appropriate. Individual details can be incorporated to make the fence special.*
- *High solid fences are not acceptable as they can dramatically change the streetscape character by limiting views and altering characteristic street lines established by repetition of existing fence heights. Fences in precinct areas are rarely over 1300mm in height and no new fences should be over this height.*
- *Fence colours should suit the style of the dwelling and be in keeping with the streetscape.*
- *Where no fence was ever intended in a heritage area or for a historic building, alternative options should be encouraged, such as landscaping, window glazing, etc.*

#### Assessment

As per the above Photo 4, the Edwardian style dwelling on the site fronting Kruger Street is identified as a contributory property within the precinct. No alterations or demolition of any component of the existing dwelling is proposed.

The two sheds located behind the dwelling are proposed to be demolished. These outbuildings are later additions to the site and used as storage areas for the dwelling. Demolition of these non-contributory outbuildings is a reasonable outcome with negligible impact on the heritage significance.

The new two double-storey dwellings will be located to the rear of the existing heritage cottage and will not be visually dominating to the street or obscuring views or significant sightlines to nearby buildings. Even though the topography of the site elevates the rear section of the site, the proposed excavation will reduce the visual height impact of the two storey built form particularly when viewed from the surrounding properties.

The design has utilised forms, material and colours, and roof style to reference the typical character of the precinct even though it could be improved further to reflect better Edwardian style villas as per the heritage advisor's comments. The proposed new dwellings relate to the heritage significance whilst providing an appropriate contemporary design without replicating faux heritage elements (such as ornamental or decorative detailing). The existing crossover will be altered to a single crossover for provision of vehicle access and continue to maintain the existing streetscape character of the area.

The proposal incorporates a new 900mm high timber picket fence along the front section of the driveway and a 1.8m high timber paling fence to the rear and east side of the existing dwelling. The existing paling fencing along the eastern boundary is proposed to be retained or replaced as required. It is evident that there are mix of high and low fencing and different styles including live fencing are available along Kruger Street. The proposed new 1.8m high paling fencing along the driveway will not be prominently seen from the street. The section of the proposed 900mm picket fencing will visually integrate with the street and will provide a more permeable fence without dominating the significance of the heritage cottage.

The surrounding heritage buildings have landscaping comprising of a mix of trees, grasses and hedged areas and is a prominent feature in front setbacks of the properties. The proposed development submitted a landscape plan for the site including reasonable landscaping proposed for the front setback and to the side of the existing dwelling. This will respect and enhance the heritage character of the area.

Support for the proposal is not seen to contradict the advice returned from the heritage advisor. In context, the previous application was supported by the advisor at the time, as well as officers and councillors. Indeed, even the VCAT member who overturned the decision concluded the proposal at that time was acceptable having regard to the heritage overlay. The main difference between proposals is that the form has shifted forwards in order to provide more separation at rear and side boundaries, in response to the desire for appropriate landscaping area and secluded private open space. Despite the current advisor rightfully pointing out that this may very well lead to built form being more visible in the public domain, the marginal change is not seen to overturn the general consensus that the infill development can co-exist in the heritage precinct.

Overall, the proposed development retains the existing heritage cottage without any building alterations to respect and maintain the major contributory element within the heritage precinct. The new dwellings will be an infill development for the site and will be well setback from the street minimising the impact on the heritage precinct. The new dwellings will be somewhat buried within the excavated site area and minimise the dominance on the surrounding heritage buildings. Further, the simple contemporary design style, forms and materials are compatible and acceptable within the Heritage Overlay.

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## Planning Policy

### PLANNING POLICY FRAMEWORK (PPF)

The below clauses found within the PPF are the most relevant to the application:

#### *Clause 11 – Settlement*

*Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.*

Settlement planning recognise the need for, as far as practicable contribute to;

- ....
- *A high standard of environmental sustainability, urban design and amenity.*
- *Accessibility.*
- .....

#### *Clause 15 – Built Environment and Heritage*

This section of the scheme is to ensure all new land use and development appropriately responds to its landscape, valued built form and cultural context, and protect places and sites with significant heritage, architectural, aesthetic, scientific and cultural value.

#### *Clause 15.01-2S Building design*

*To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development using the following strategies:*

- *Require development to respond to its context in terms of character*
- *Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.*
- *Ensure development considers and responds to transport movement networks and provides safe access and egress for pedestrians, cyclists and vehicles.*
- *Ensure development provides landscaping that responds to its site context, enhances the built form, creates safe and attractive spaces and supports cooling and greening of urban areas.*



*Clause 15.01-5S Neighbourhood Character*

The objective of this Clause is to recognise, support and protect neighbourhood character, cultural identity, and sense of place through the following strategies;

- *Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.*
- *Ensure the preferred neighbourhood character is consistent with medium and higher density housing outcomes in areas identified for increased housing.*
- *Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by respecting the:*
  - *Pattern of local urban structure and subdivision.*
  - *Underlying natural landscape character and significant vegetation.*
  - *Neighbourhood character values and built form that reflect community identity.*

*Clause 15.03-1S Heritage conservation*

The objective of this Clause is to ensure the conservation of places of heritage significance with the following strategies:

- *Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific, or social significance.*
- *Encourage appropriate development that respects places with identified heritage values.*
- *Retain those elements that contribute to the importance of the heritage place.*
- *Encourage the conservation and restoration of contributory elements of a heritage place.*
- *Ensure an appropriate setting and context for heritage places is maintained or enhanced.*

*Clause 16 – Housing**CI 16.01 Residential Development*

Planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure. Planning should ensure the long term sustainability of new housing, including access to services, walkability to activity centres, public transport, schools and open space. Planning for housing should include the provision of land for affordable housing.

*Clause 16.01-1S Housing Supply*

To facilitate well-located, integrated and diverse housing that meets community needs using the following strategies:

- *Increase the proportion of housing in designated locations in established urban areas (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.*
- *Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.*
- *Identify opportunities for increased residential densities to help consolidate urban areas.*
- *Facilitate diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types.*
- *Encourage the development of well-designed housing that:*
  - *Provides a high level of internal and external amenity.*
  - *Incorporates universal design and adaptable internal dwelling design.*
- .....

## Municipal Planning Strategy (MPS)

The following clauses within the MPS are the most relevant to the application:

- Clause 02.01 Context  
*Warrnambool is Victoria's largest coastal regional city and is the fastest growing economy and population in South West Victoria.*
- Clause 02.02 – Vision  
The Council Plan (2017-2021) sets out the vision for Warrnambool as 'a cosmopolitan city by the sea'. The four objectives relevant to land use planning are as follows:
  - Sustain, enhance and protect the natural environment.
  - Foster a healthy, welcoming city that is socially and culturally rich.
  - Maintain and improve the physical places and visual appeal of the city.
  - Develop a smarter economy with diverse and sustainable employment.
- Clause 02.03 – Strategic Directions  
 Clause 02.03-1 – Settlement  
 Urban Design  
*Council's strategic directions for urban design are:*
  - ...
  - *Protecting and enhancing the quality of the built environment.*
 Clause 02.03-5 – Built Environment and Heritage  
 Clause 02.03-6 – Housing  
 Housing diversity  
 Council's strategic directions for housing diversity are:
  - *Providing infill opportunities to accommodate residential development.*
  - *Ensuring future populations have access to a diverse range of housing options including increasing the supply of housing for smaller households.*

## Assessment

The settlement and housing policies generally encourage residential urban consolidation which aims to then promote a diversity of housing types, with a focus on housing affordability and housing growth particularly in locations offering good access to services and transport. The new in-fill developments are expected to be reasonably designed to provide an appropriate level of internal and external amenity for the future expected occupants and to complement the area's neighbourhood character.

The proposal will add two new double-storey dwellings to the backyard of an existing residential property. The context, size, and position of the subject site provides the potential for in-fill development, and the scale and siting of the development in this instance appropriately respect the existing character of the area where there is a degree of expectation for increased residential density, given the policy direction.

Although the proposal does include the development of two double storey dwellings (as well as the retention of the existing dwelling), the new buildings are setback 12 metres behind the rear of the existing dwelling (26.3 metres from the front property boundary) which when combined with the new building being excavated into the site will assist with reducing the overall scale and lessen to dominance when viewed from Kruger Street.

Overall, the development provides a reasonable balance between providing a built form outcome which respects the existing character of the area while also increasing residential densities with suitable locations.

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## Relevant Particular Provisions

### CLAUSE 52.06 – Car Parking

Clause 52.06 is applicable given two (2) new dwellings are proposed on site as outlined by the scope of the clause described at 52.06-1.

The purpose of Clause 52.06 is:

- *To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

#### Clause 52.06-5 Number of car parking spaces required under Table 1

Pursuant table 1, two (2) car parking spaces, with a minimum of one (1) space undercover is required for dwellings with three or more bedrooms. Thus, 6 car parking spaces are required to be provided within the site for the proposed development.

The submitted plans show a single garage and a tandem space for the existing dwelling and two double garages for each new dwelling.

#### Clause 52.06-9 Design standards for car parking spaces

The relevant design standards to be met are as follows;

- *The minimum width of the access driveway is 3m*
- *The access way is designed so that cars can exit the site in a forward direction, given the access way serves four or more car spaces.*
- *Has an internal radius of at least 4m at changes of direction*
- *Car spaces in garages or carports must be at least 6 metres long and 3.5 metres wide for a single space and 5.5 metres wide for a double space measured inside the garage or carport.*
- *Where parking spaces are provided in tandem (one space behind the other) an additional 500 mm in length must be provided between each space.*

The access way width, garages internal dimensions and tandem space dimensions comply with the requirements satisfactorily.

The site provides a large paved area for vehicle turning with the accompanying swept path diagrams prepared by *RedSquare Traffic* demonstrating that vehicles parking in any space could enter and exit the site in a forward direction.

Council's Infrastructure Department have reviewed the plans and raised no objections in relation to vehicle movements/access.

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## Grounds of Objection and Previous Decisions

### Grounds of Objection

While some of the grounds summarised above have been addressed throughout the assessment of the proposal above, a number require further discussion, and have been assessed as follows:

- *Loss of natural light; which may cause garden to die and decrease enjoyment potential of outdoor space.*

The shadow diagrams of the proposed development shows that there would be no significant change to the shadow cast onto the adjoining properties and no adverse impact may occur to the garden or to any existing solar facility on roofs. The associated ResCode standard has been assessed as satisfactory.

- *Increase in noise pollution and disruptions and disturbances from increased density*

The development is not expected to exceed the normal domestic noise levels acceptable within a residential area. An infill development of two additional dwellings on a lot of this size is seen both as a reasonable outcome, and in line with other infill developments in the Warrnambool area.

- *On street parking already impacted by hospital staff and cannot accommodate additional congestion.*

The proposed car parking layout meets the requirements of the particular provision, and provides the required number of car parking spaces for the proposed development. While this does not necessarily equate to no impact on associated on-street parking, it is shown that residents of any approved development have accommodation on site for their parking needs. While parking and general traffic congestion is a known issue in this precinct, the assumed lack of on-street parking in the area does not in and of itself preclude the possibility of positive infill development.

- *Risk of vehicle accelerating on site through a neighbouring fence*

Appropriate planning decisions are not predicated on the ability to foresee and mitigate any and all risks. Provision has been made for vehicles to enter and exit in a forwards direction, and Council's infrastructure department has not objected to the internal layout.

- *Loss of property value*
- *Impact on future development of the surrounding sites.*

The concerns raised regarding the loss of property values and impact on future development have consistently been viewed by the Tribunal as outside the aegis of planning considerations. Council has a requirement to assess the application that is made, and cannot infer any possible precedent, where any future applications will be decided on their own merits.

### **Previous Application Summary of VCAT refusal**

In August 2011 a planning permit application was made to Council for "*Partial demolition of existing garage, construction of two (2) double storey dwellings and a three (3) lot subdivision and common property*" which upon public notice received 12 objections.

Objectors raised concerns relating to:

- Over development of the site and the neighbourhood
- Development at odds with the Heritage character

- Overlooking concerns;
- Likelihood of parking on nature strip (particularly the visitors)
- Increase in traffic volume to the street;
- Limiting access by emergency and service vehicles to the street
- Noise concerns
- Likelihood of occupants from new dwellings leaving bins out for collection on other nature strips in the street
- Overshadowing concerns

The decision of the Council to issue a Notice of Decision to approve the development was appealed by objectors, and was eventually refused in April 2013 by order of the Tribunal<sup>1</sup>. Given the similarities of the proposals and nature of the objections in question, it is useful to summarise the main grounds the Member relied on to overturn Council's decision at the time:

- a) The inadequacy of Landscaping within the development including the driveway, paved areas and around the building.
- b) The car parking layout requires several tight and awkward manoeuvres and fail to provide convenient and efficient movement within the development.
- c) The dwellings entry for the western townhouse is hidden and lacking sense of identity.
- d) Generally poor amenity for future residents.

The referenced grounds were seen to fail to achieve compliance with specific objectives of Clause 55, namely 55.03-8 (landscaping), 55.03-9 (access), and 55.03-10 (parking location). Indeed the Tribunal Member specifically foreshadowed the likelihood of a repeat application, and set out the matters which required address, as follows:

*It is likely that a new permit application will be made. For the record, I set out my findings with respect neighbourhood character, overlooking and garbage collection as follows:*

- *The insertion of double storey dwellings in the backyard-scape is likely to be problematic in many circumstances. In the context of this site, there is some scope for this given that there are some examples of backyard development in the street. However, given the size of these dwellings, greater setbacks are required to provide for landscaping to soften the appearance of the development to the side and rear to achieve an outcome that may be acceptable in the neighbourhood setting.*
- *Concerns about overlooking can be resolved through some thought being given to the placement and design of windows.*
- *Arrangements can be made for satisfactory collection of waste and other materials for recycling, albeit that Kruger Street is narrow.*

*44. I caution the applicant against simply seeking to tinker with this design. A better design response is required.*

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<sup>1</sup> White & Ors v Warrnambool CC & Anor [2013] VCAT 406

The policies and planning controls applicable to the site are more or less the same and have not significantly changed since the decision of the Tribunal. As the current proposal for the site is similar to the previous proposal, it is equally useful to summarise whether the current proposal is 'a tinkering', or a legitimate response that has addressed the past shortcomings.

The increased side and rear setbacks, despite causing issue to the heritage advisor, is a required response in relation to 55.03-8. Council's Environment department has pointed out that the specific species shown on the landscaping plan are perhaps not suited to the circumstances, however this can be addressed via a revised landscaping plan. Crucially, there is now at least some chance for significant plants to survive in some capacity, leading to the softening of buildings from neighbour's perspectives, and a reasonable area of secluded private open space that includes a landscaped outcome.

The removal of the rear section of the existing dwelling, and subsequent removal of awkward internal traffic movements, has assisted in improving overall access. The ability for vehicles to enter and exit in a forwards direction with fewer internal movements is an improvement from previous versions.

The overall concept of two additional side-by-side dwellings remains from the original application; however, there is a better sense of address for the rear dwellings through centralised pedestrian access points rather than to the side. Given the interplay between presentation of the front façade, provisions of adequate space for vehicle movements, and the need for space at the rear for private open space, this issue will perhaps never be perfectly solved. Without any presence to the street/public domain, the 'sense of identity' issue is one that can be imperfect if the other substantive issues are adequately addressed. Pushing the western dwelling's entry to a more prominent visual location would not lead to an improved outcome.

Finally, from an overall amenity perspective, the design change to a more traditional layout with ground level private open space commensurate with the size of the dwellings is seen as a substantive positive change. It is reasonable to conclude that the current design would lead to improved amenity for future residents.

By way of review, a previous application of the same nature was supported by Council officers and councillors, but eventually overturned by Tribunal on the basis of some reasonably specific grounds. While the current assessment is not limited to these grounds only, it is clear that the applicant has attempted to improve the design response as it relates to these discrete items. It is fair to point out that the design response remains imperfect, and in fact that the attempt to address some of these concerns has led to concessions in other areas. However, if it is reasonable to follow the Tribunal's guidance to conclude that the introduction of two new double-storey dwellings can lead to a reasonable outcome as it relates to heritage considerations, and that the current design has made improvements relating to the issues as previously raised, it is equally reasonable to arrive at the recommendation below.

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## Recommendation

That council, having caused notice of Planning Application No. PP2023-0015 to be given under Section 52 of the *Planning and Environment Act 1987* and or the planning scheme and having considered all the matters required under Section 60 of the Planning and Environment Act 1987 should issue a Notice of Decision to grant a permit under the provisions of the Warrnambool Planning Scheme in respect of the land known and described Lot 19 PS 1524 PSH WAN TSH WARR, 30 Kruger St WARRNAMBOOL VIC 3280, for the Construction of an additional two (2) dwellings, construction of fence and demolition of existing outbuildings subject to the following conditions:

1. At all times what the permit allows must be carried out in accordance with the requirements of any document approved under this permit to the satisfaction of the responsible authority.
2. The layout of the development must not be altered from the layout on the approved and endorsed plans without the written consent of the responsible authority.
3. Before the commencement of construction a detailed Stormwater Management Plan is to be submitted to and endorsed by the Responsible Authority. The stormwater works must be designed in accordance with the current Responsible Authority's Design Guidelines, the endorsed application plans and must include:
  - a) Identification of any existing drainage on the site.
  - b) Details of how the works on the land are to be drained and/or retarded.
  - c) Computations in support of the proposed drainage.
  - d) A proposed Legal Point of Discharge for each lot.
  - e) An underground drainage system to convey minor flows (as defined by the IDM) to the Legal Point of Discharge or retention system for the development;
  - f) Details of how the storm water discharge from the development will be limited such that post development flows up to the 20% AEP do not exceed pre-development flows;
  - g) Evidence that storm water runoff resulting from a 1% AEP storm event is able to pass through the development via reserves and/or easements, or be retained within lots without causing damage or nuisance to adjoining property.
  - h) Details and measures to enhance stormwater discharge quality from the site and protect downstream waterways in accordance with Clause 56.07-4 of the Planning Scheme.
4. The endorsed Stormwater Management Plan is to be implemented to the satisfaction of the Responsible Authority prior to the occupation of the new dwelling.
5. Before the development starts, an amended landscape plan must be approved and endorsed by the responsible authority. The amended landscape plan must:
  - a) be prepared to the satisfaction of the responsible authority
  - b) have plans drawn to scale with dimensions
  - c) be submitted to the responsible authority in electronic form
  - d) be generally in accordance with the plans forming part of the application and identified as Faulkner & Chapman 'Landscape Plan' (17 April 2024), but amended to show the following details:
    - i. Selected plantings must include a mixture of native and exotic species;
    - ii. Details of surface finishes of hardstand areas such as pathways and driveways;
    - iii. Details of how the project responds to water sensitive urban design principles, including how storm water will be mitigated, captured, cleaned and stored for onsite use and the location and type of irrigation systems to be used including the location of any rainwater tanks to be used for irrigation;
    - iv. Landscaping and planting within all open areas of the site;

The responsible authority may consent in writing to vary any of these requirements.
6. Before occupation of the development or by such later date as is approved by the Responsible Authority in writing, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority.



7. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority, including that any dead, diseased or damaged plants are to be replaced.
8. To safeguard the amenity, reduce noise nuisance and to prevent environmental pollution during the construction period:
  - a) Stockpiles of top soil, sand, aggregate, spoil or other material shall be stored clear of any drainage path or easement, natural watercourse, footpath, kerb or road surface and shall have measures in place to prevent the movement of such material off site.
  - b) Building operations such as brick cutting, washing tools, concreting and bricklaying shall be undertaken on the building block. The pollutants from these building operations shall be contained on site.
  - c) Builders waste must not be burnt or buried on site. All waste must be contained and removed to a Waste Disposal Depot.
9. This permit will operate from the issued date of this permit.
10. This permit will expire if one of the following circumstances applies:
  - a) The development is not started within two (2) years of the date of this permit.
  - b) The development is not completed within four (4) years of the date of this permit.

The responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or:

  - a) Within six (6) months afterwards for commencement, or
  - b) Within twelve (12) months afterwards for completion.

#### NOTES

- Before the commencement of any works within the road reserve, a Road Reserve Works Permit must be obtained from Council. All conditions on the Permit must be complied with.
- Before the commencement of any physical works to the site, an Asset Protection Permit must be obtained from Council. This purpose of this permit is to protect Council assets from damage which can result from the works and from the movement of heavy equipment and materials on and off the site. All conditions on the Permit must be complied with.
- Polluted drainage must be treated and/or absorbed on the lot from which it emanates to the satisfaction of the Responsible Authority. Polluted drainage must not be discharged beyond the boundaries of the lot from which it emanates or into a watercourse or easement drain.

Refer to Environment Protection Authority Victoria (EPA) guidelines.

Planner  
Responsible:

Delegate:

Signature:

Signature:

Date:

Date:





## Assessment - Two or More Dwellings on a Lot and Residential Buildings (Clause 55)

Refer to Clause 55 of the Planning Scheme for objectives, decision guidelines and a full description of standards.

**APPLICATION:** PP2023-0015

**ADDRESS:** 30 Kruger Street WARRNAMBOOL VIC 3280

### Neighbourhood Character

### Clause 55.02

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<b>B1</b> <b>Neighbourhood Character</b> Design respects existing neighbourhood character or contributes to a preferred neighbourhood character. Development responds to features of the site and surrounding area.	Appropriate design response to the neighbourhood and site.  Design respects the existing or preferred neighbourhood character & responds to site features.	<b>✓ Complies</b> The scale, mass and siting of the proposed development is reasonable when compared to the existing character of the area while also representing a built form outcome sought by the future character of the area noting that that area is identified as accommodating higher residential densities.

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<b>B2</b> <b>Residential Policy</b> Residential development is consistent with housing policies in the PPF, and the MPS. Support medium densities in areas to take advantage of public transport and community infrastructure and services.	1. Application to be accompanied by written statement that explains consistency with relevant housing policy in PPF, VPP and MPS	✓ <b>Complies</b>  Refer to discussion within Delegate Report.
<b>B3</b> <b>Dwelling Diversity</b> Encourages a range of dwelling sizes and types in developments of ten or more dwellings.	2. Developments of ten or more dwellings to provide for: Dwellings with a different number of bedrooms. At least one dwelling containing a kitchen, bath or shower, and a toilet and wash basin at ground floor level.	- <b>N/A</b>
<b>B4</b> <b>Infrastructure</b> Provides appropriate utility services and infrastructure without overloading the capacity.	3. Connection to reticulated sewerage, electricity, gas and drainage services. 4. Capacity of infrastructure and utility services should not be exceeded unreasonably. 5. Provision should be made for upgrading and mitigation of the impact of services or infrastructure where little or no spare capacity exists.	✓ <b>Complies</b> The subject site is well located within an existing urban area. The proposed development will make use of existing infrastructure which already services the site. The developer will be responsible for upgrading this infrastructure if necessary to accommodate the proposed development in order to ensure that the two new dwellings are appropriately serviced.
<b>B5</b> <b>Integration with the Street</b> Integrate the layout of development with the street.	6. Development orientated to front existing and proposed streets. 7. Vehicle and pedestrian links that maintain and enhance local accessibility. 8. High fences in front of dwellings should be avoided if practicable. 9. Development next to public open space should be laid out to complement the open space.	✓ <b>Complies</b> The existing dwelling fronts Kruger Street and the proposed dwellings will be located at the rear of the existing dwelling and appropriately orientated to the internal access way. The absence of front fencing will allow development to integrate with the street.

## Site Layout and Building Massing

## Clause 55.03

■ Title & Objective	■ Standard	■ Complies / Does Not Comply / Variation Required
<b>B6</b> <b>Street Setback</b> The setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.	10. Walls of buildings should be set back from streets: at least the distance specified in the schedule to the zone, or If no distance is specified in the schedule to the zone setbacks should be as set out below. <i>Porches, pergolas and verandahs less than 3.6m high and eaves may encroach not more than 2.5m into the setbacks of this standard.</i>	- <b>N/A</b> The existing street setback will be maintained.
	Existing building on both the abutting allotments facing the same street & site is not on a corner. Min front Setback = average setback of existing buildings on abutting allotments facing the front street or 9m, whichever is the lesser.	- <b>N/A</b>
	Existing building + vacant site either side of the subject site facing the same street & site is not on a corner Min front Setback = same setback of front wall of existing building or 9m, whichever is the lesser.	- <b>N/A</b>
	The site is on a corner Min side setback for front walls = Same setback of existing building or 9m, whichever is the lesser. If no building 6m for streets in a RDZ1 and 4m for other. Min side setback for front walls fronting side street of corner site = same setback of existing building or 3m, whichever is the lesser. Min side setback for side walls on a corner site = same setback of existing building or 2 metres, whichever is lesser	- <b>N/A</b>

■ Title & Objective	■ Standard	■ Complies / Does Not Comply / Variation Required
	There is no existing building on either of the abutting allotments facing the same street & site is not on a corner Min front Setback = 6m in RDZ1 & 4m for other streets.	- N/A
<b>B7</b> <b>Building Height</b> Building height should respect the existing or preferred neighbourhood character.	11. The maximum building height should not exceed that specified in the zone, schedule to the zone or any overlay that applies to the land.	<b>✓ Complies</b> Both new dwellings are single storey and less than 11m in height.
	Where no maximum height is specified, the max height should not exceed 9m, unless the slope of the natural ground level at any cross section wider than 8m of the site is 2.5 degrees or more, in which case the max height should not exceed 10m.	- N/A
	Changes of building height between new and existing should be graduated.	<b>✓ Complies</b> The new dwellings will be double storey and will be reasonable setback from the existing single to minimise the dominance. Further, the proposed excavation will reduce the dwellings prominence and complement within the site and surrounding properties. .
<b>B8</b> <b>Site Coverage</b> Site coverage should respect the existing or preferred neighbourhood character and respond to the features of the site.	12. The site area covered by buildings should not exceed: The max site coverage specified in the schedule to the zone, or If no max site coverage is specified 60%	<b>✓ Complies</b> The total building area will be approximately 332sqm and the site coverage is approximately 36%
<b>B9</b> <b>Permeability</b> Reduce the impact of stormwater run-off on the drainage system and facilitate on-site stormwater infiltration.	13. At least 20% of the site should not be covered by impervious surfaces 14. Stormwater management system be designed: <ul style="list-style-type: none"> <li>Meet best practice performance objectives in <i>Urban Stormwater – Best Practice Environmental Management Guidelines</i></li> <li>Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.</li> </ul>	<b>✓ Complies</b> The total permeable area of the site is approximately 54% and this includes the vehicular access in front of dwellings which is to be with permeable paving. Council's Infrastructure Department reviewed the proposal and considered that the site could accommodate the development subject to prepare a suitable storm water management plan.

■ Title & Objective	■ Standard	■ Complies / Does Not Comply / Variation Required
<b>B10</b> <b>Energy Efficiency</b> Achieve and protect energy efficient dwellings and residential buildings. Ensure orientation and layout reduces fossil fuel energy use and makes appropriate use of daylight and solar energy.	15. Oriented to make appropriate use of solar energy. 16. Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. 17. If practicable the living areas and private open space are to be located on the north side. 18. Solar access for north-facing windows should be maximised.	<b>✓ Complies</b> Each dwelling is provided with living areas and areas of SPOS with a northern orientation. While the SPOS areas of the proposed dwellings and sunken the overshadowing diagrams show that these areas will receive a reasonable amount of direct sun throughout the day.
<b>B11</b> <b>Open Space</b> Integrate layout of development with any public and communal open space provided in or adjacent to the development.	19. Public open spaces should: Be substantially fronted by dwellings. Provide outlook for dwellings. Be designed to protect natural features. Be accessible and usable.	<b>- N/A</b>
<b>B12</b> <b>Safety</b> Layout to provide safety and security for residents and property.	20. Entrances to dwellings and residential buildings should not be isolated or obscured from the street and internal accessways. 21. should not create unsafe spaces along streets and accessways 22. Good lighting, visibility and surveillance of car parks and internal accessways. 23. Protection of private spaces from inappropriate use as public thoroughfares.	<b>✓ Complies</b> The existing dwelling fronts Kruger Street and maintains a good integration with the street. Both new dwelling entrances will appropriately integrate with the internal accessway and the siting of the dwellings also allows for passive surveillance of the accessway with habitable room windows at first floor level

■ Title & Objective	■ Standard	■ Complies / Does Not Comply / Variation Required
<p><b>B13</b>  <b>Landscaping</b>            To provide appropriate landscaping            To encourage:</p> <ul style="list-style-type: none"> <li>■ Development that respects the landscape character of the neighbourhood.</li> <li>■ Development that maintains and enhances habitat for plants and animals in locations of habitat importance.</li> <li>■ The retention of mature vegetation on the site.</li> </ul>	<ul style="list-style-type: none"> <li>24. Landscape layout and design should:</li> <li>25. Protect predominant landscape features of the neighbourhood</li> <li>26. Take into account the soil type and drainage patterns of the site</li> <li>27. Allow for intended veg. growth and structural protection of buildings</li> <li>28. In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals.</li> <li>29. Provide a safe, attractive and functional environment for residents</li> <li>30. Development should:               <ul style="list-style-type: none"> <li>- Provide for the retention or planting of trees, where these are part of the character of neighbourhood.</li> <li>- Provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.</li> </ul> </li> <li>31. Landscape design should specify landscape themes, vegetation location &amp; species, paving &amp; lighting.</li> <li>32. Development should meet any additional landscape requirements specified in a schedule to the zone.</li> </ul>	<p>✓ <b>Complies</b></p> <p>A Landscape Plan has been submitted as part of the permit documentation which demonstrates a landscape outcome across the entire site.</p> <p>The plan shows that there will be 8 canopy trees planted across the site in addition to smaller bushes and ground covers.</p> <p>Plantings are primarily located around the perimeter of the site which will assist with softening the development when viewed from the street and adjoin properties.</p>

■ Title & Objective	■ Standard	■ Complies / Does Not Comply / Variation Required
<p><b>B14</b> <b>Access</b> Ensure the safe, manageable and convenient vehicle access to and from the development. Ensure the number and design of vehicle crossovers respects neighbourhood character.</p>	<p>33. The width of the accessways or car spaces should not exceed: 33% of the street frontage; or 40% if the width of the street frontage is less than 20m.</p> <p>34. For each dwelling fronting a street, only one single- width crossover should be provided.</p> <p>35. The location of crossovers will maximise the retention of on-street car parking spaces.</p> <p>36. Access points to a road in Road Zones to be minimised.</p> <p>Access for service, emergency and delivery vehicles must be provided.</p>	<p>✓ <b>Complies</b> The existing driveway is proposed to be altered and provide 3m wide accessway to provide vehicular access to all dwellings. This will account 15% of the street frontage. One crossover will service all dwellings within the site. The existing crossover to be utilised and no impact on existing on-street car parking..</p>
<p><b>B15</b> <b>Parking Location</b> Provide resident and visitor vehicles with convenient parking. Avoid parking and traffic difficulties in the development and the neighbourhood. Protect residents from vehicular noise within developments.</p>	<p>37. Car parking facilities should be:</p> <ul style="list-style-type: none"> <li>▪ Close and convenient to dwellings.</li> <li>▪ Secure</li> <li>▪ Well ventilated if enclosed</li> </ul> <p>38. Shared accessways, car parks of other dwellings/ residential buildings should be at least 1.5m from the windows of habitable rooms. This setback may be reduced to 1m, where there is a fence at least 1.5m high or window sills are at least 1.4m above the accessway.</p>	<p>✓ <b>Complies</b> Each dwelling will have convenient covered vehicle parking. The existing dwelling will be provided with a single garage to the rear of the dwelling while the two proposed dwelling will be provided with double garages incorporated into the dwelling.</p>



## Amenity Impacts

## Clause 55.04

■ Title & Objective	■ Standard	■ Complies / Does Not Comply / Variation Required
<p><b>B17</b>  <b>Side and Rear Setbacks</b>            Ensure the height and setback respects the existing or preferred neighbourhood character and limits the amenity impacts on existing dwellings.</p>	<p>39. A new building not on or within 200mm of a boundary should be setback from side or rear boundaries:</p> <p>40. At least the distance specified in the schedule to the zone, or 1m+ 0.3m for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.            (refer Diagram B1 for more detail and information about minor encroachments).</p>	<p>✓ <b>Complies</b></p> <p>The dwellings are set back from all boundaries to comply with the required heights at lot boundaries.</p>

■ Title & Objective	■ Standard	■ Complies / Does Not Comply / Variation Required
<p><b>B18</b>  <b>Walls on Boundaries</b>            Ensure the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the amenity impacts on existing dwellings.</p>	<p>41. A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1m of a side or rear boundary of a lot should not abut the boundary for a length of more than:            10m plus 25 % of the remaining length of the boundary of an adjoining lot.            or            Where there are existing or simultaneously constructed walls or carports abutting the boundary of an abutting lot, the length of the existing or simultaneously constructed walls or carports - whichever is the greater.</p> <p>42. A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in effective height of the wall or carport being less than 2m on the abutting property boundary.</p> <p>43. A building set back up to 200mm from a boundary</p> <p>44. A height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1m of a side or rear boundary should not exceed an average of 3.2m with no part higher than 3.6m unless abutting a higher existing or simultaneously constructed wall.</p>	<p>- <b>N/A</b>            No walls are proposed to be located on external boundaries of the subject site..</p>

■ Title & Objective	■ Standard	■ Complies / Does Not Comply / Variation Required
<b>B19</b> <b>Daylight to Existing Windows</b> Allow adequate daylight into existing habitable room windows.	45. Buildings opposite an existing habitable room window should provide a light court of at least 3sqm and a minimum dimension of 1m clear to the sky (this can include land on the adjoining lot).  46. Walls or carports more than 3m in height opposite should be setback from the window at least 50% of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.  <i>Please note: where any existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</i>	<b>✓ Complies</b> The development has been appropriately set back from all habitable room windows to abutting properties to comply with this standard.
<b>B20</b> <b>North Facing Windows</b> Allow adequate solar access to existing north-facing habitable room windows.	47. Buildings should be setback 1m if an existing north-facing habitable window is within 3m of the abutting lot boundary. (Add 0.6m to this setback for every metre of height over 3.6m and add 1m for every metre over 6.9m.)  Refer to 55.04-4 for further clarification (a diagram is included).	<b>- N/A</b> There are no north facing windows on neighbouring properties that are within 3 metres of the site boundary.
<b>B21</b> <b>Overshadowing Open Space</b> Ensure buildings do not significantly overshadow existing secluded private open space.	48. Where sunlight to a private open space of an existing dwelling is reduced, at least 75%, or 40sqm with min. 3m, whichever is the lesser area, of the open space should receive a min. of 5 hours of sunlight between 9 am and 3pm on 22 Sept.  If the existing sunlight to the private open space of an existing dwelling is less than these requirements, the amount of sunlight should not be reduced further.	<b>✓ Complies</b> The orientation of the site means that the development would result in some additional overshadowing of the property to the east and west.  The shadow diagrams provided demonstrate that any additional overshadowing would be limited and not impact entire areas of adjoining SPOS or occur for extend periods during the day.

■ Title & Objective	■ Standard	■ Complies / Does Not Comply / Variation Required
<p><b>B22</b> <b>Overlooking</b> Limit views into existing secluded private open space and habitable room windows.</p>	<p>49. A habitable room window, balcony, terrace, deck or patio with a direct view (measured 45 degree angle from the plane of window or perimeter of balcony, terrace etc. from a height of 1.7m) into an existing habitable window within a horizontal window within a horizontal distance of 9m (see clause for details) should have either:</p> <p>50. A minimum offset of 1.5m from the edge of one window to the other.</p> <p>51. Sill heights of at least 1.7m above floor level.</p> <p>52. Fixed obscure glazing in any part of the window below 1.7m above floor level.</p> <p>53. Permanently fixed external screens to at least 1.7m above floor level and be no more than 25 transparent.</p> <p>54. Obscure glazing below 1.7m above floor level may be openable if there are no direct views as specified in this standard.</p> <p>54. Screens to obscure view should be:</p> <p>55. Perforated panels or trellis with solid translucent panels or a maximum 25% openings.</p> <p>56. Permanent, fixed and durable. Blended into the development. See Clause 55.04-6 for instances where this standard does not apply.</p>	<p>✓ <b>Complies</b> The boundary along the boundaries limit any unreasonable overlooking at ground floor.</p> <p>Windows at first floor level are either highlight windows or provided with opaque glazing to limit any overlooking.</p>
<p><b>B23</b> <b>Internal Views</b> Limit views into existing secluded private open space and habitable room windows of dwellings and residential buildings within the same development.</p>	<p>57. Windows and balconies should to be designed to prevent overlooking of more than 50% of the secluded private open space of a lower level dwelling or residential building within the same development.</p>	<p>✓ <b>Complies</b> There are no issues with internal views within the development. The habitable windows of the new dwellings at first floor level will be located more than 9m from the SPOS area of the existing dwelling. The design of the new dwellings has been considerate of retaining privacy between the two new dwellings.</p>

■ Title & Objective	■ Standard	■ Complies / Does Not Comply / Variation Required
<b>B24</b> <b>Noise Impacts</b> Protect residents from external noise and contain noise sources in developments that may affect existing dwellings.	58. Noise sources should not be located near bedrooms of immediately adjacent existing dwellings. 59. Noise sensitive rooms and private open space should consider noise sources on immediately adjacent properties. 60. Dwellings and residential buildings should be designed to limit noise levels in habitable rooms close to busy roads, railway lines or industry.	<b>✓ Complies</b>

### On-Site Amenity and Facilities

### Clause 55.05

■ Title & Objective	■ Standard	■ Complies / Does Not Comply / Variation Required
<b>B25</b> <b>Accessibility</b> Consider people with limited mobility in the design of developments.	61. Dwelling entries of the ground floor of buildings should be accessible or able to be easily made accessible to people with limited mobility.	<b>✓ Complies</b> The dwellings access has not been specifically designed for people for limited mobility however the new dwellings have at grade entries with step free access provided through the garage.
<b>B26</b> <b>Dwelling Entry</b> Provide a sense of identity to each dwelling/residential building.	62. Entries are to be visible and easily identifiable from streets and other public areas.	<b>✓ Complies</b> Entries front the internal access way/street appropriately
	63. The entries should provide shelter, a sense of personal address and a transitional space.	<b>✓ Complies</b> Both new dwellings are provided with a front porch while the existing dwelling has a verandah.
<b>B27</b> <b>Daylight to New Windows</b> Allow adequate daylight into new habitable room windows.	64. Habitable room windows to face: 65. Outdoor space open to the sky or light court with minimum area of 3sqm and a min. dimension of 1m clear to the sky or; 66. Verandah, provided it is open for at least one third of its perimeter or; 67. A carport provided it has two or more open sides and is open for at least one third of its perimeter.	<b>✓ Complies</b> All habitable windows will open out onto a space clear to the sky which has at least a 3m <sup>2</sup> light court for daylight access..

■ Title & Objective	■ Standard	■ Complies / Does Not Comply / Variation Required
<b>B28</b> <b>Private Open Space</b> Provide reasonable recreation and service needs of residents by adequate private open space	68. Unless specified in the schedule to the zone, a dwelling should have private open space consisting of: <ul style="list-style-type: none"> <li>■ 40sqm with one part at the side or rear of the dwelling/residential building with a minimum dimension of 3m, a minimum area of 25sqm and convenient access from a living room or;</li> <li>■ Balcony - minimum 8sqm, minimum width 1.6m and accessed from living room or;</li> <li>■ Roof-top – minimum 10sqm, minimum width 2m and convenient access from living room.</li> </ul> <i>Please note that balcony requirements in 55.05-4 do not apply to apartment development</i>	<b>✓ Complies</b> More than 25m <sup>2</sup> secluded areas with minimum of 3m dimension is provided for all dwellings and overall 40m <sup>2</sup> private open space is provide for dwellings.
<b>B29</b> <b>Solar Access to Open Space</b> Allow solar access into the secluded private open space of new dwellings/building	69. The private open space should be located on the north side of the dwelling if appropriate.  70. Southern boundary of open space should be setback from any wall on the north of the space at least (2+0.9h), h= height of the wall.	<b>Variation sought</b> Refer discussion in body of report.
<b>B30</b> <b>Storage</b> Provide adequate storage facilities for each dwelling.	71. Each dwelling should have access to a minimum 6m <sup>3</sup> of externally accessible, secure storage space.	<b>✓ Complies</b>

## Detailed Design

## Clause 55.06

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<b>B31</b> <b>Design Detail</b> Encourage design detail that respects the existing or preferred neighbourhood character.	72. Design of buildings should respect the existing or preferred neighbourhood character and address: <ul style="list-style-type: none"> <li>- Façade articulation &amp; detailing.</li> <li>- Window and door proportions.</li> <li>- Roof form.</li> <li>- Verandahs, eaves and parapets.</li> </ul>	<b>✓ Complies</b> The proposed dwellings have appropriate articulation and architectural forms, window proportions with pitched roofs and simple design to complement with the existing mixed character of the area.
	73. Garages and carports should be visually compatible with the development and neighbourhood character.	<b>✓ Complies</b> The garages will be located well away from the street and would not be pointedly seen from the street.
<b>B32</b> <b>Front Fences</b> Encourage front fence design that respects the existing or preferred neighbourhood character	74. The front fence should complement the design of the dwelling or any front fences on adjoining properties.	<b>✓ Complies</b> No fencing along the frontage is proposed. A 900mm high picket fence is proposed along the front section of the driveway and a 1.8m high paling fencing is proposed to seclude the SPOS area of the existing dwelling. These fencing will complement with the other fencing in the vicinity.
<b>B33</b> <b>Common Property</b> Ensure car parking, access areas and other communal open space is practical, attractive and easily maintained. Avoid future management difficulties in common ownership areas.	75. Should be functional and capable of efficient management.	<b>✓ Complies</b> The shared driveway will be a potential common property. It would be capable of efficient management..
	Common property should be functional and capable of efficient management.	
<b>B34</b> <b>Site Services</b> Ensure site services and facilities can be installed and easily maintained and are accessible, adequate and attractive.	76. Dwelling layout and design should provide for sufficient space and facilities for services to be installed and maintained.	<b>✓ Complies</b>
	77. Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and should blend in with the development.	<b>✓ Complies</b> There are adequate space for bin enclosures for each dwelling

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
	78. The site facilities including mailboxes should be located for convenient access.  Bin and recycling enclosures located for convenient access.  Mailboxes provided and located for convenient access as required by Aust. Post.	✓ <b>Complies</b>



FORM 2  
SECTION 52**ADVERTISED**WARRNAMBOOL  
CITY COUNCIL**RE-NOTIFICATION OF AN APPLICATION FOR PLANNING PERMIT**

Amended application plans have recently been lodged by the applicant in accordance with Section 57A of the Planning and Environment Act 1987

The land affected by the application is located at:	<b>30 Kruger St WARRNAMBOOL VIC 3280</b>
The application is for a permit to:	<b>Construction of an additional two (2) dwellings and demolition (Part of the existing dwelling and outbuildings)</b>
The applicant for the permit is:	<b>Myers Planning Group</b>
The application reference number is:	<b>PP2023-0015</b>
You may look at the application and any documents that support the application at the office of the responsible authority	<b>Town Planning Office Warrnambool Civic Centre 25 Liebig Street WARRNAMBOOL 3280</b>
For further reference please contact:	<b>Planning Support Telephone: 03 5559 4800 Email: <a href="mailto:planning@warrnambool.vic.gov.au">planning@warrnambool.vic.gov.au</a></b>

Any person who may be affected by the granting of the permit may object or make other submissions to the Responsible Authority (Warrnambool City Council).

**An objection must** \* **be sent to the Responsible Authority in writing**  
 \* **include the reasons for the objection, and**  
 \* **state how the objector would be affected.**

If you object, the Responsible Authority will tell you its decision.

Objections/Submissions are accepted by:

- post to Town Planning Office, Warrnambool City Council, PO Box 198 Warrnambool 3280
- in person at the Warrnambool Civic Centre, 25 Liebig Street, Warrnambool
- submitting an 'Objection to grant a Planning Permit' form available from [www.warrnambool.vic.gov.au](http://www.warrnambool.vic.gov.au) Click on My Council menu – Form Download – Planning – Objection to grant a Planning Permit form
- email to [planning@warrnambool.vic.gov.au](mailto:planning@warrnambool.vic.gov.au)

The Responsible Authority will not decide on the application before:	<b>10 May 2024</b>
--	--------------------



# Request for Amendment to an Application for a Planning Permit Under Section 55 or 57A of the Planning and Environment Act 1987

# ADVERTISED

## Contact Person (the person to contact regarding this application)

Did you lodge the original Planning Permit application? ☒ Yes ☐ No

First Name [REDACTED]

Company Name (if applicable) Myers Planning & Associates

Street/Postal Address Dispensary Lane

Suburb Warrnambool Post Code 3280

Phone [REDACTED] Mobile [REDACTED]

Email admin@myersplanninggroup.com.au

Are you lodging this request on behalf of someone else (applicant contact/representative) ☒ Yes ☐ No

## Address to Which the Application Applies

Choose the type of formal land description

☒ Street Address ☐ Lot/Plan ☐ Crown Allotment ☐ Other [REDACTED]

Street Address 30 Kruger Street

Suburb Warrnambool Post Code 3280

## Amendment Details

Planning Application Number PP2023-0015

What amendments are to be made to this application?

Key changes include the following:

- Demolition of the lean-to of existing dwelling, internal layout changes to become a two (2) bedroom dwelling, replacement of eastern window.
- Relocation of new single garage.
- Relocation of proposed townhouses, resulting in alteration of setbacks (side and rear). Larger SPOS areas.
- Reduction in overall height.
- Minor detailed design changes of townhouses.
- Alteration to the landscaping response across the site.

Refer to town planning report for details.



### Amendment Details

Does the proposed amendment or act in anyway a registered covenant, section 173 agreement or restriction of title?

☐ Yes ☒ No ☐ Not applicable (no such covenant, section 173 agreement or restriction applies)

State the estimated cost of the proposed development, which includes the amendments.

☒ Unchanged from initial application ☐ Changed from initial application

Has notice of the application been given (advertised)? ☒ Yes ☐ No

### Supporting Documents

#### Plans/Letter

Please supply all plans affected by the proposed changes. Please make sure that all changes are clearly highlighted on any new plans submitted, as failure to do so is likely to result in delays. Highlight the changes by using different colours, highlighter pens or bubbles around amendments etc.

### Fees

After notice has been given, a fee 40% of the application fee for that class of permit or amendment to permit may be payable; and where the class of application is changing to a new class of higher application fee, the difference between the fee for the application to be amended and the fee for the new class, may be charged.

It is likely that this fee will be imposed if you are making changes to your application other than to address concerns raised by objectors.

### Payment Details

**In Person:** Warrnambool City Council Civic Centre, 25 Liebig Street, Warrnambool 8.30am to 5.00pm

**Mail:** PO Box 198, WARRNAMBOOL Victoria 3280

**E-mail** [planning@warrnambool.vic.gov.au](mailto:planning@warrnambool.vic.gov.au)

**Please note once your application is received, an invoice will be forwarded to you via email.**

### Declaration (Please select)

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the application.

Signature:



Date: 3/4/2024

Name of person completing this request Cameron

Privacy Statement: The Warrnambool City Council considers that the responsible handling of personal information is a key aspect of democratic governance, and is strongly committed to protecting an individual's right to privacy. Council will comply with the Information Privacy Principles as set out in the Information Privacy Act, 2000. The information will not be disclosed to any other party unless Council is required to do so by law.

# ADVERTISED

Office Use Only

Application No.:

Date Lodged: / /

## Application for a Planning Permit

The Land

Address of the Land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address \*

Unit No:

St. No.: 30

St. Name: Kruger Street

Suburb/Locality: Warrnambool

Postcode: 3280

Formal Land Description \*

Complete either A or B

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A

Lot No.: 19

☒ Lodged Plan

☐ Title Plan

☐ Plan of Subdivision

No.: 1524

OR

B

Crown Allotment No.:

Section No.:

Parish/Township Name:

The Proposal

For what use, development or other do you require a permit? \*

The construction of two or more dwellings on a lot, associated buildings and works and demolition under the heritage overlay

Estimated cost of development \*

Cost \$ 775,000

You may be required to verify this estimate. Insert '0' if no development proposed

Existing Conditions

Describe how the land is used and developed now \*

See enclosed town planning report.

Title Information

Encumbrances on title \*

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

# ADVERTISED

- ☐ Yes, see enclosed town planning report for additional information
- ☒ No
- ☐ Not applicable (no such encumbrance applies)

## Applicant and Owner Details

Provide details of the applicant and the owner of the land.

### Applicant \*

The person who wants the permit.

#### Name:

Title: Mr

Organisation: Myers Planning Group

#### Postal address:

Unit No:

St. No.:

#### If it is a PO Box, enter the details here:

St. Name: PO Box 207

Suburb/Local ty: Warrnambool

State: VIC

Postcode: 3280

Provide at least one contact phone number \*

#### Contact information for applicant OR contact person below

Business phone: (03) 5562 9443

Email: admin@myersplanninggroup.com.au

Mobile phone:

Fax: --

Where the preferred contact person for the application is different from the applicant, provide details of that person.

#### Name:

Same as applicant ☒

Title:

First Name:

Surname:

Organisation:

#### Postal address:

Unit No:

St. No.:

#### If it is a PO Box, enter the details here:

St. Name:

Suburb/Local ty:

State:

Postcode:

### Owner \*

The person or organisation who owns the land.

## Declaration

This form must be signed by the applicant \*

I declare that I am the applicant, and that all the information in this application is true and correct; and the owner has been notified of the permit application.

Signature

Date: 23/1/2023

Has there been a pre-application meeting with a council planning officer?

☐ No ☒ Yes

If 'Yes', with whom?: Planning Support + Heritage Advisor (email)

Date: 22/11/22

day/month/year



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# ADVERTISED

## REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 02065 FOLIO 917

Security no : 124103393255F

Produced 23/01/2023 05:20 PM

### LAND DESCRIPTION

Lot 19 on Plan of Subdivision 001524.  
PARENT TITLE Volume 01909 Folio 646  
Created by instrument E611676 23/11/1972

### REGISTERED PROPRIETOR

Estate Fee Simple  
Joint Proprietors

[REDACTED]  
VIC 3364  
AV409669D 09/03/2022

### ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AV409670U 09/03/2022  
WESTPAC BANKING CORPORATION

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

### DIAGRAM LOCATION

SEE LP001524 FOR FURTHER DETAILS AND BOUNDARIES

### ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 30 KRUGER STREET WARRNAMBOOL VIC 3280

### ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION  
Effective from 09/03/2022

DOCUMENT END



# Imaged Document Cover Sheet

# ADVERTISED

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	<b>Plan</b>
Document Identification	<b>LP001524</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>23/01/2023 17:21</b>

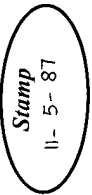
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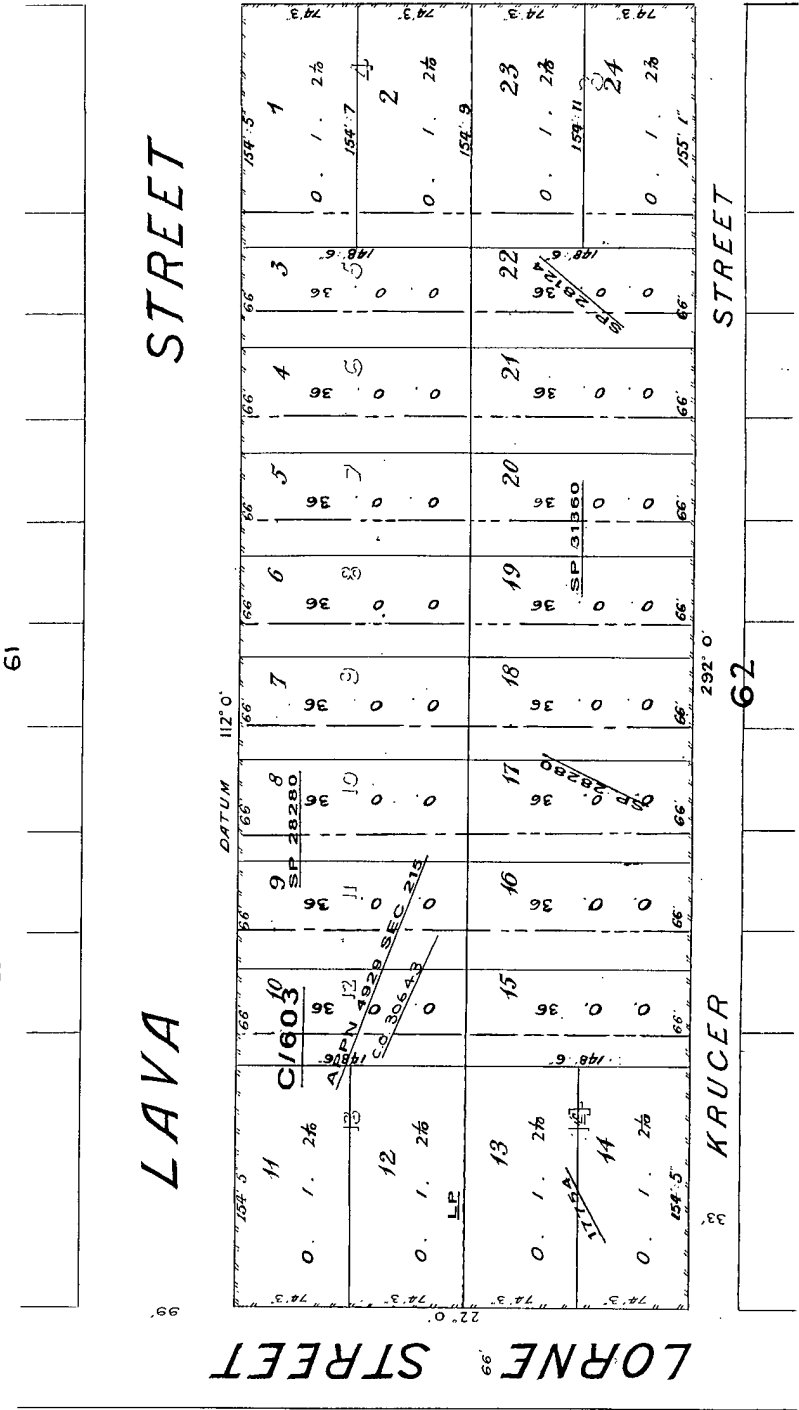
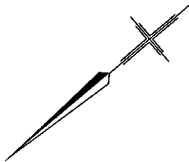
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LP 1524  
EDITION 1

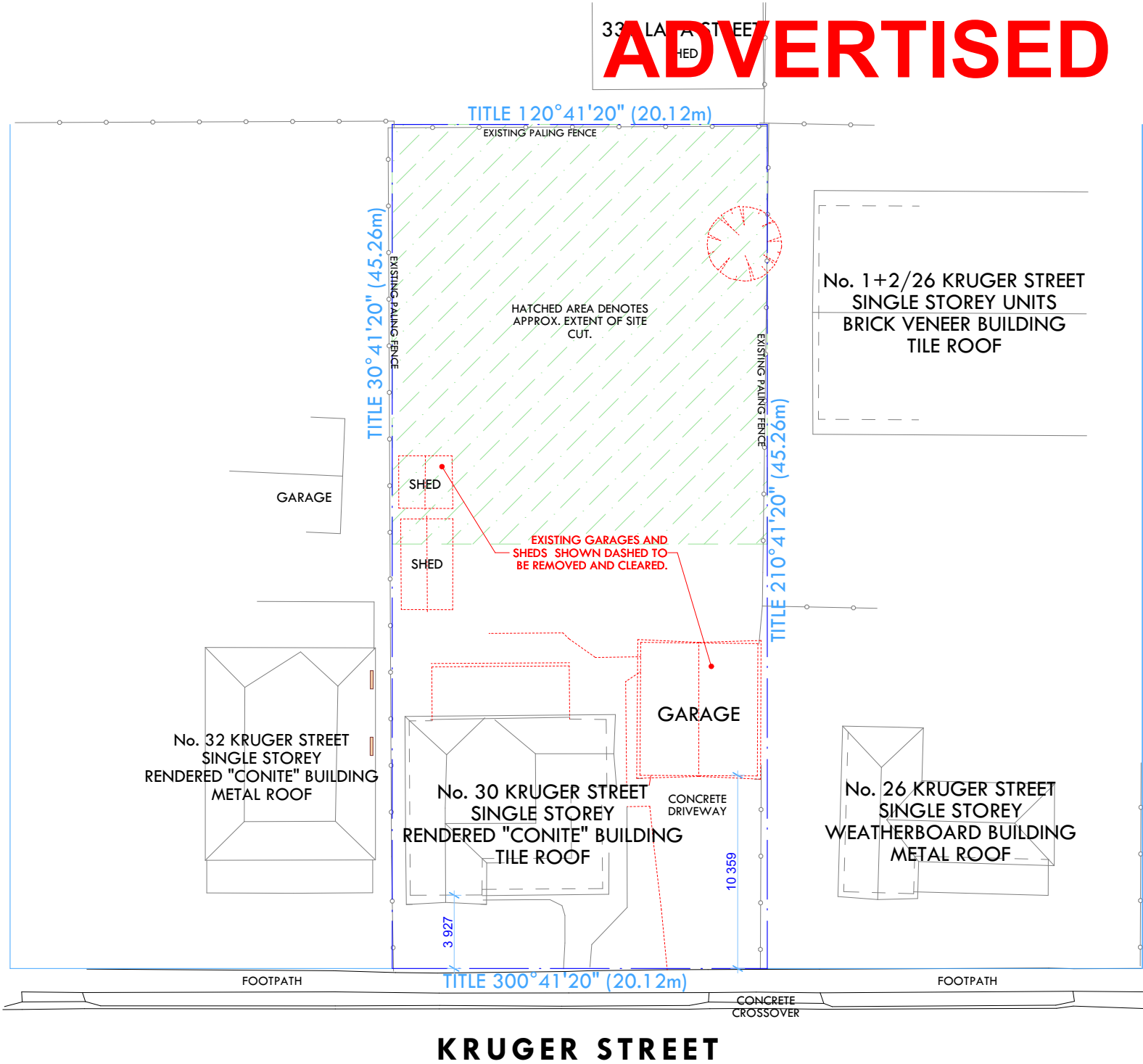


PLAN OF SUBDIVISION OF  
CROWN ALLOTMENTS  
3 4,5,6,7,8,9,10,11,12,13,AND 14  
SECTION 62  
TOWNSHIP OF WARRNAMBOOL  
**PARISH OF WANGOOM**  
COUNTY OF VILLIERS  
VOL-1909 FOL-646  
MEASUREMENTS ARE IN  
FEET AND INCHES





DRAWING No.	DESCRIPTION	REV
TP001	SITE CONTEXT PLAN	04
TP002	DESIGN RESPONSE PLAN	04
TP003	SITE SURVEY	04
TP004	SITE + GARDEN COVERAGE	04
TP100	EXISTING RESIDENCE	04
TP101	PROPOSED TOWNHOUSE GFL	04
TP102	PROPOSED TOWNHOUSE FFL	04
TP200	TOWNHOUSES NORTH + EAST ELEVATION	04
TP201	TOWNHOUSE SOUTH + WEST ELEVATION	04
TP202	OVERALL SOUTH + WEST ELEVATION	04
TP203	PROPOSED STREETScape	04
TP300	DIAGRAMMATIC SECTIONS	04
TP400	9AM SHADOW PLANS - 22/09	04
TP401	12PM SHADOW PLANS - 22/09	04
TP402	3PM SHADOW PLANS - 22/09	04
TP500	STREET VIEWS	04
TP501	STREET VIEWS	04



1 SITE CONTEXT PLAN  
- Scale 1:250

**NOTE**  
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the designer. Refer to verbal dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by Phase Building Design and is to be used only for work when authorised in writing by Phase Building Design.

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Shaun Watton RBP No DP AD 70236

RevID	DATE	DESCRIPTION
01	13/01/2023	TOWN PLANNING ISSUE
02	18/09/2023	AMENDED PLANS + INFORMATION
03	6/03/2024	AMENDED PLANS (house size + location for review)
04	17/04/2024	UPDATED PLANS

Drawn | Checked  
Plot Date: 17/04/2024  
Project NO. 22-016  
Project Status TOWN PLANNING

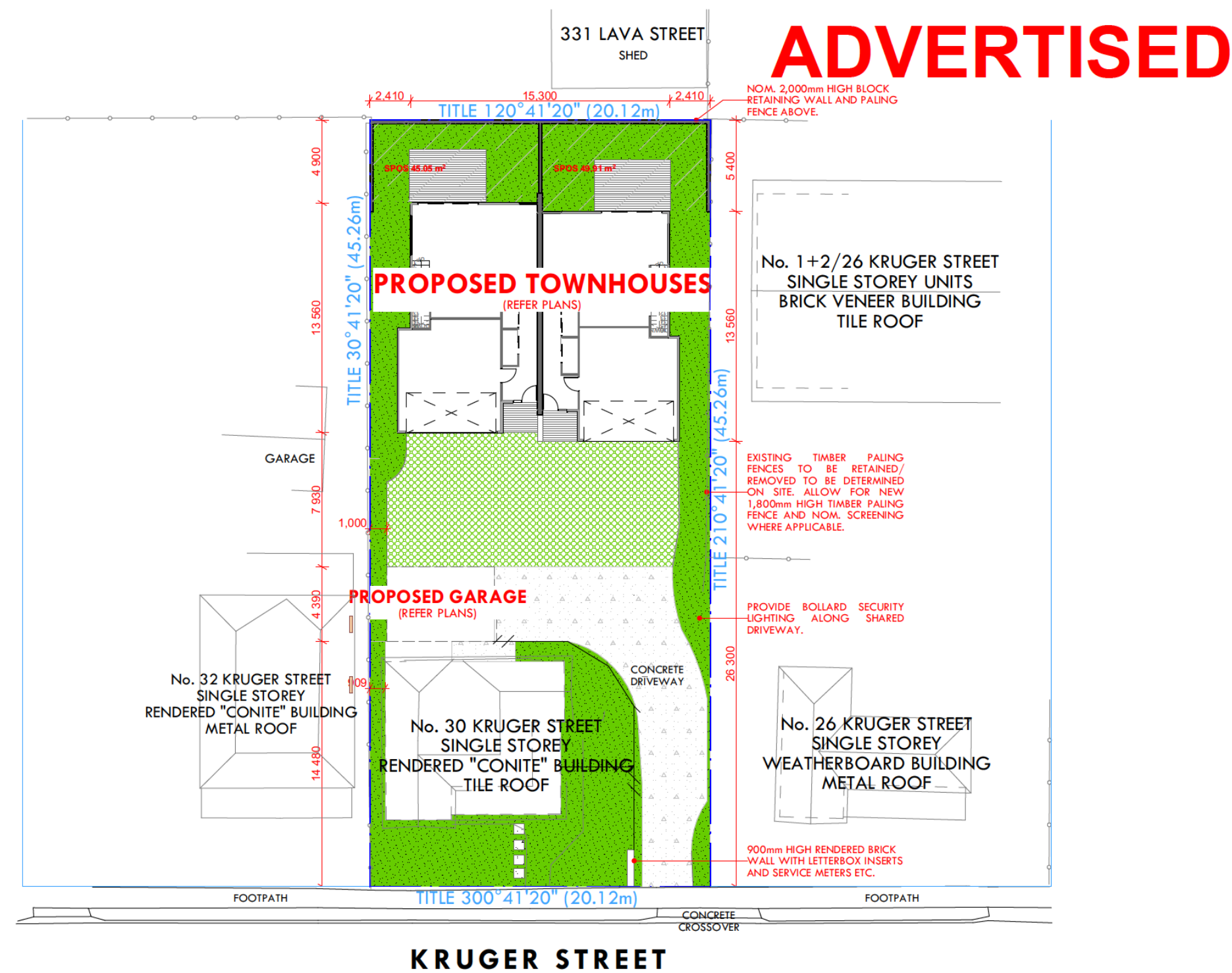
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Site: 30 Kruger Street Warrnambool

Climate Zone tbc  
Wind Region tbc

DRAWING TITLE :  
GENERAL  
SITE CONTEXT PLAN

PROJECT NAME :  
KRUGER STREET TOWNHOUSES

REVISION NO  
04  
DRAWING NO  
TP001  
SCALE  
as noted @A3



**1 DESIGN RESPONSE PLAN**  
Scale 1:250

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RevID	DATE	DESCRIPTION
01	13/01/2023	TOWN PLANNING ISSUE
02	18/09/2023	AMENDED PLANS + INFORMATION
03	6/03/2024	AMENDED PLANS (house size + location for review)
04	17/04/2024	UPDATED PLANS

Drawn | Checked  
Plot Date: 17/04/2024  
Project NO. 22-016  
Project Status TOWN PLANNING

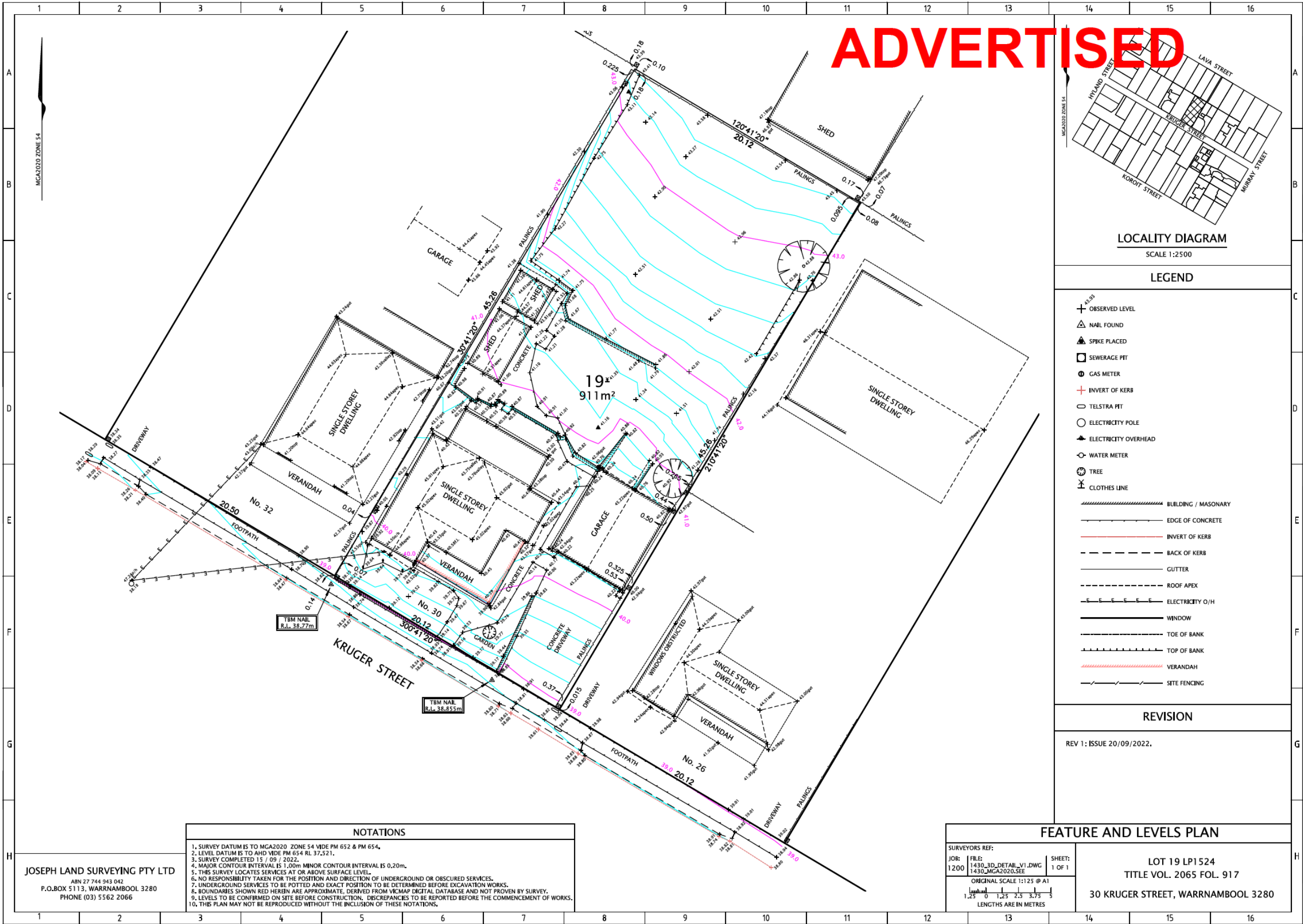
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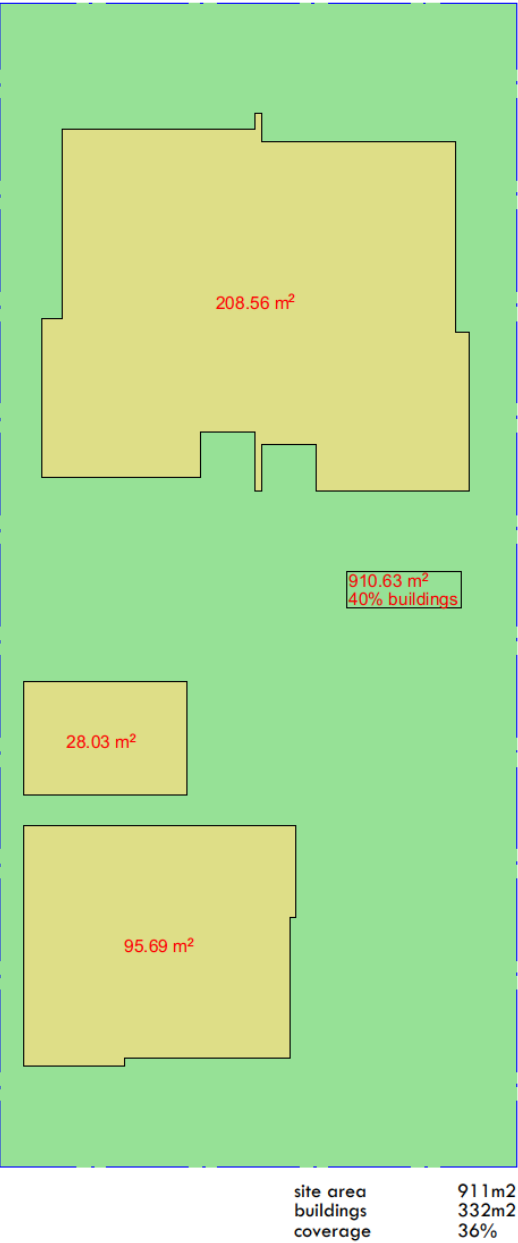
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Wind Region tbc

DRAWING TITLE :  
GENERAL  
**DESIGN RESPONSE PLAN**

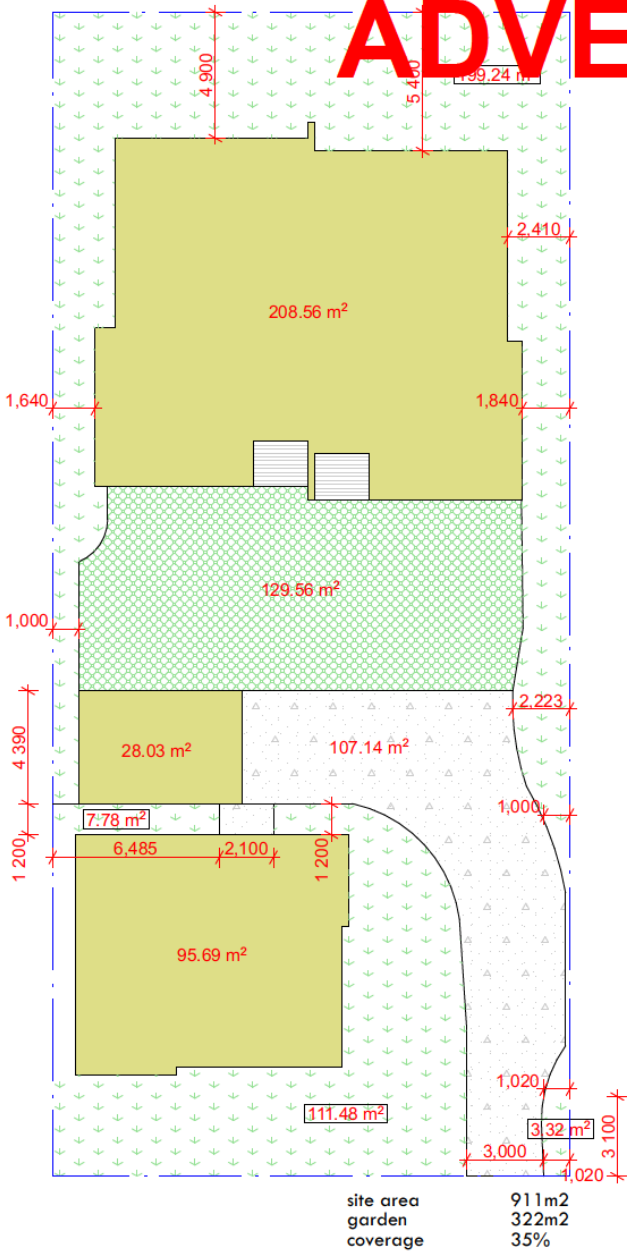
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**KRUGER STREET TOWNHOUSES**

REVISION NO  
**04**  
DRAWING NO  
**TP002**  
SCALE  
as noted @A3





SITE COVERAGE PLAN



GARDEN AREA PLAN

1 SITE ANALYSIS PLANS  
- Scale 1:250

**NOTE**  
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Drawn | Checked: [redacted]  
Plot Date: 17/04/2024  
Project NO: 22-016  
Project Status: TOWN PLANNING

Client: [redacted]  
Site: 30 Kruger Street Warrnambool

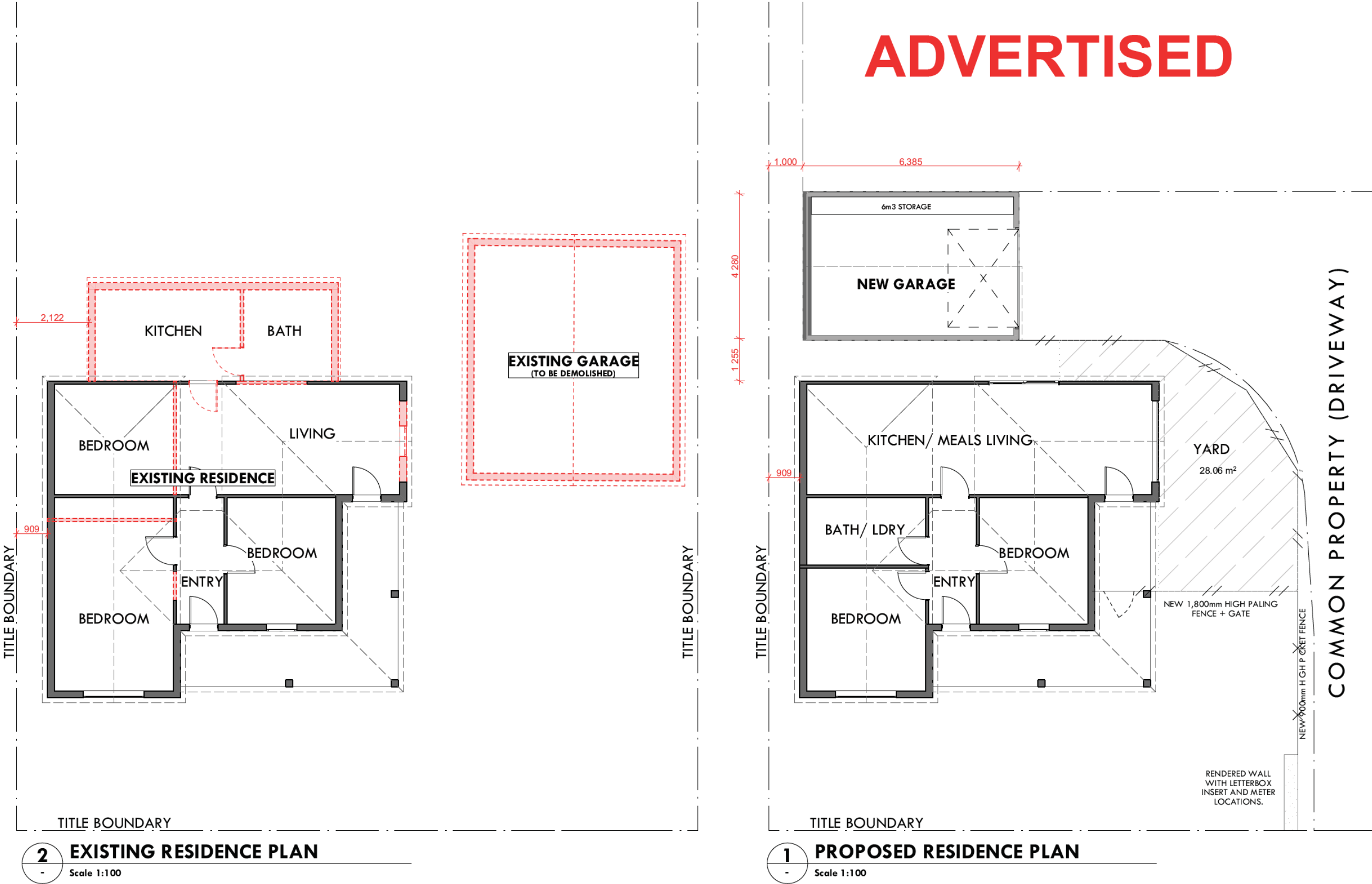
Climate Zone: tbc  
Wind Region: tbc

DRAWING TITLE :  
GENERAL  
SITE + GARDEN COVERAGE

PROJECT NAME :  
KRUGER STREET TOWNHOUSES

REVISION NO  
04  
DRAWING NO  
TP004  
SCALE  
as noted @A3





**NOTE**  
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Drawn | Checked  
Plot Date: 17/04/2024  
Project NO. 22-016  
Project Status TOWN PLANNING

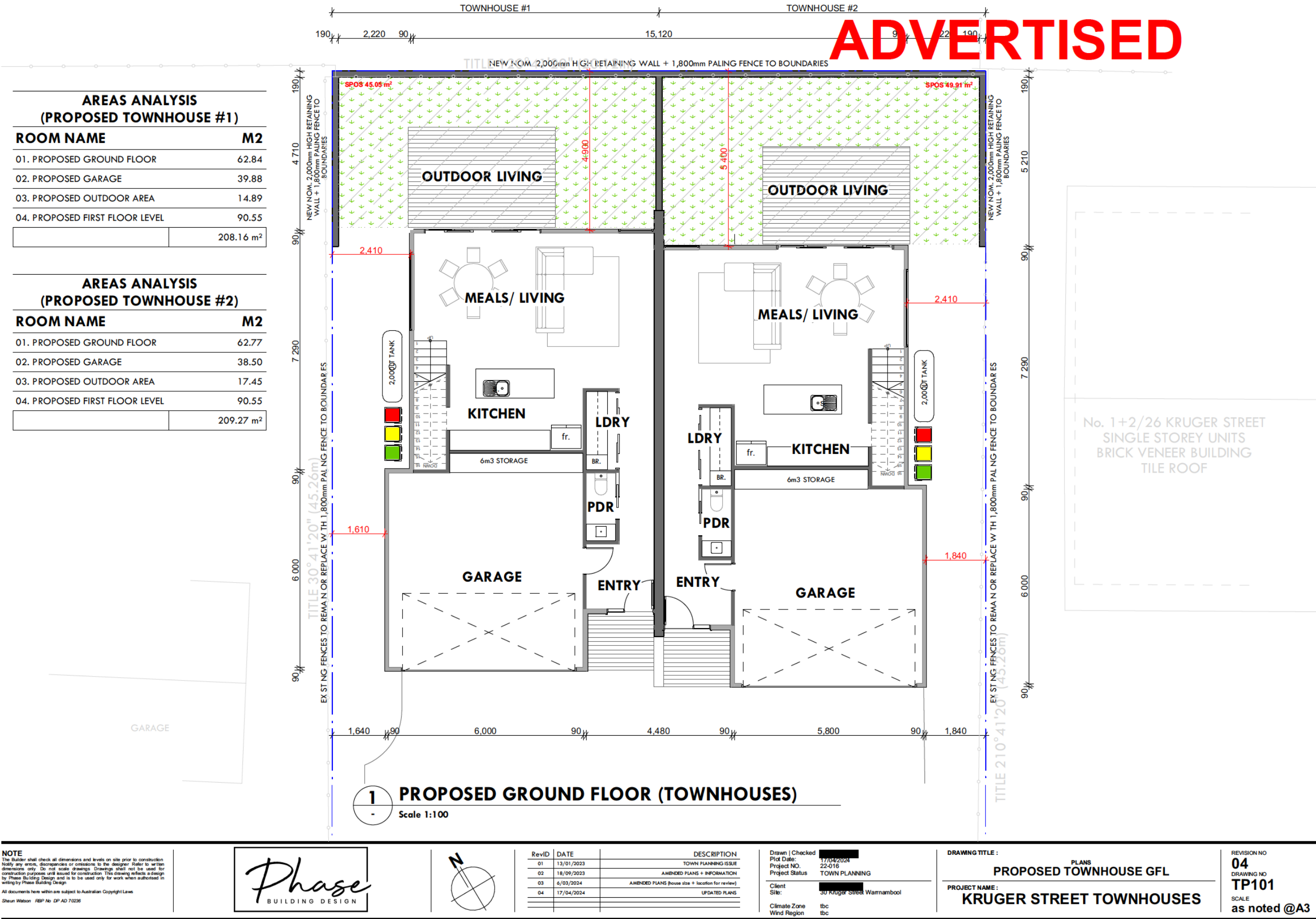
Client: 30 Kruger Street Warrnambool  
Site:

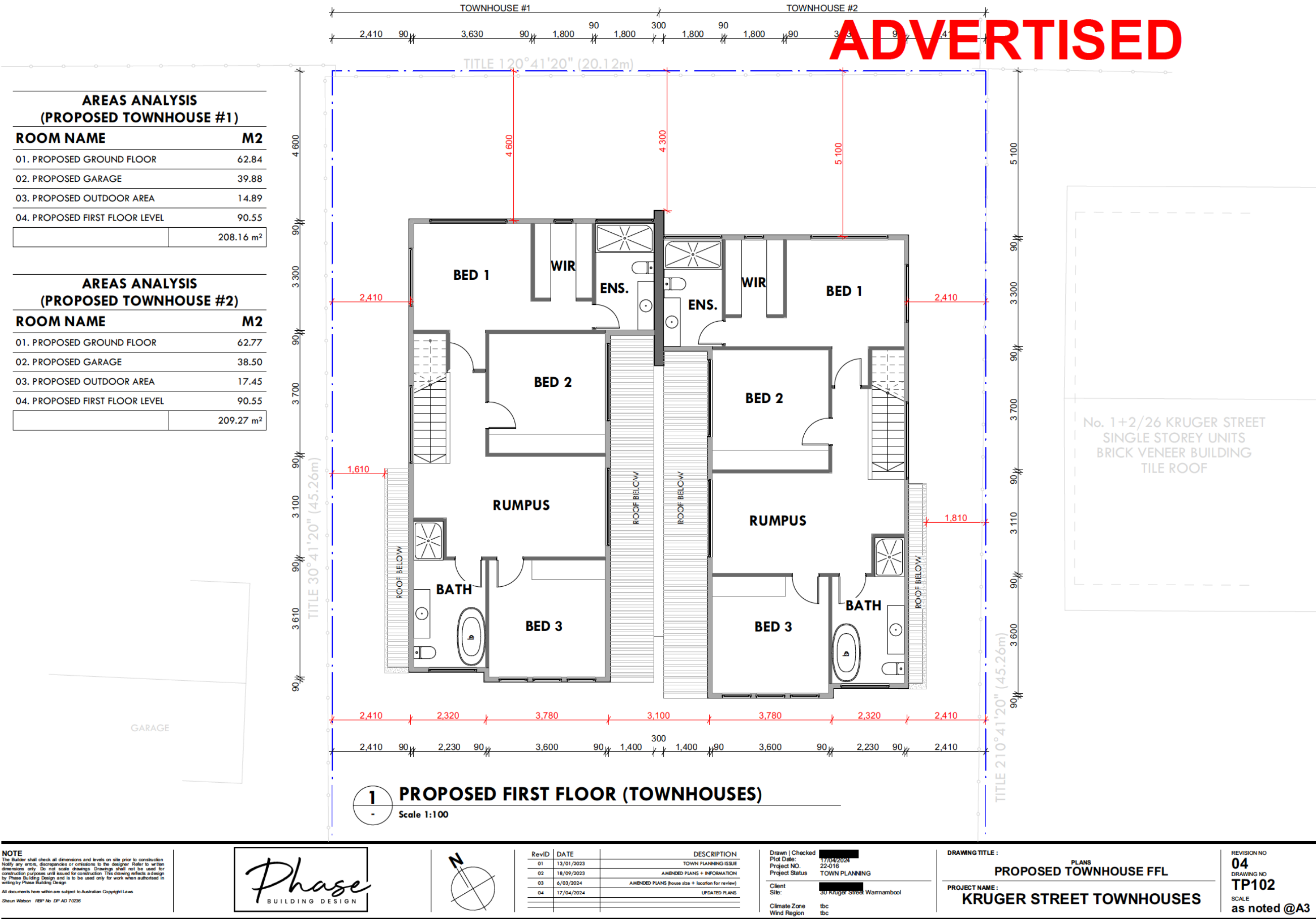
Climate Zone tbc  
Wind Region tbc

DRAWING TITLE :  
PLANS  
EXISTING RESIDENCE

PROJECT NAME :  
KRUGER STREET TOWNHOUSES

REVISION NO  
04  
DRAWING NO  
TP100  
SCALE  
as noted @A3





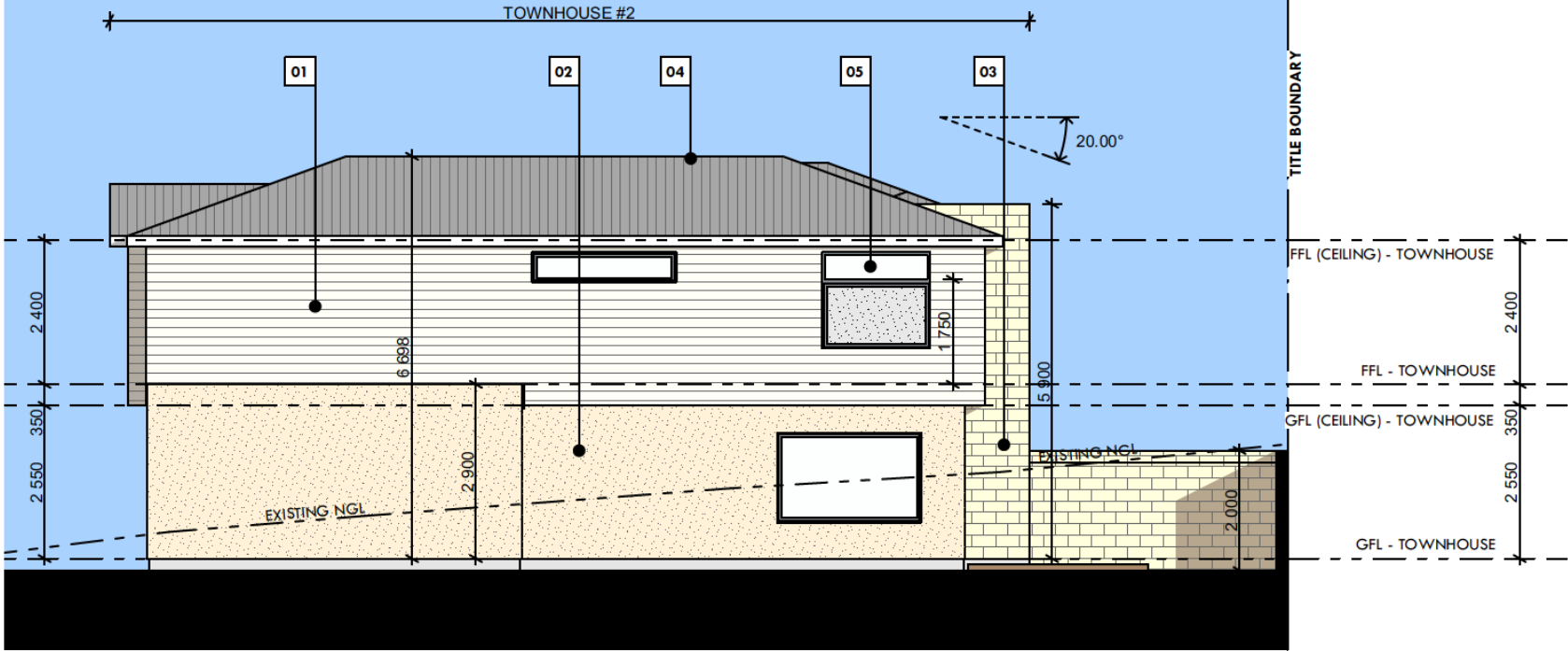








1 NORTH ELEVATION  
Scale 1:100



2 EAST ELEVATION  
Scale 1:100



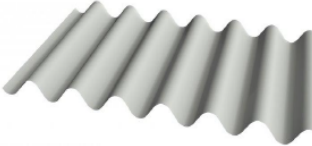
01 - LINEA WEATHERBOARD CLADDING  
(BEIGE ROYAL OR SIMILAR WARM TONES)



02 - RENDER  
(OWL WING OR SIMILAR WARM TONES)



03 - OATMEAL MASONRY



04 - COLORBOND ROOFING  
(SHALE GREY OR LIGHT-MID TONES)



05 - GLASS  
(CLEAR + OPAQUE GLASS AS SELECTED)



06 - FEATURE TIMBER CLADDING  
(SILVERTOP ASH OR SIMILAR)

**NOTE**  
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Sharon Watson RBP No DP AD 70296

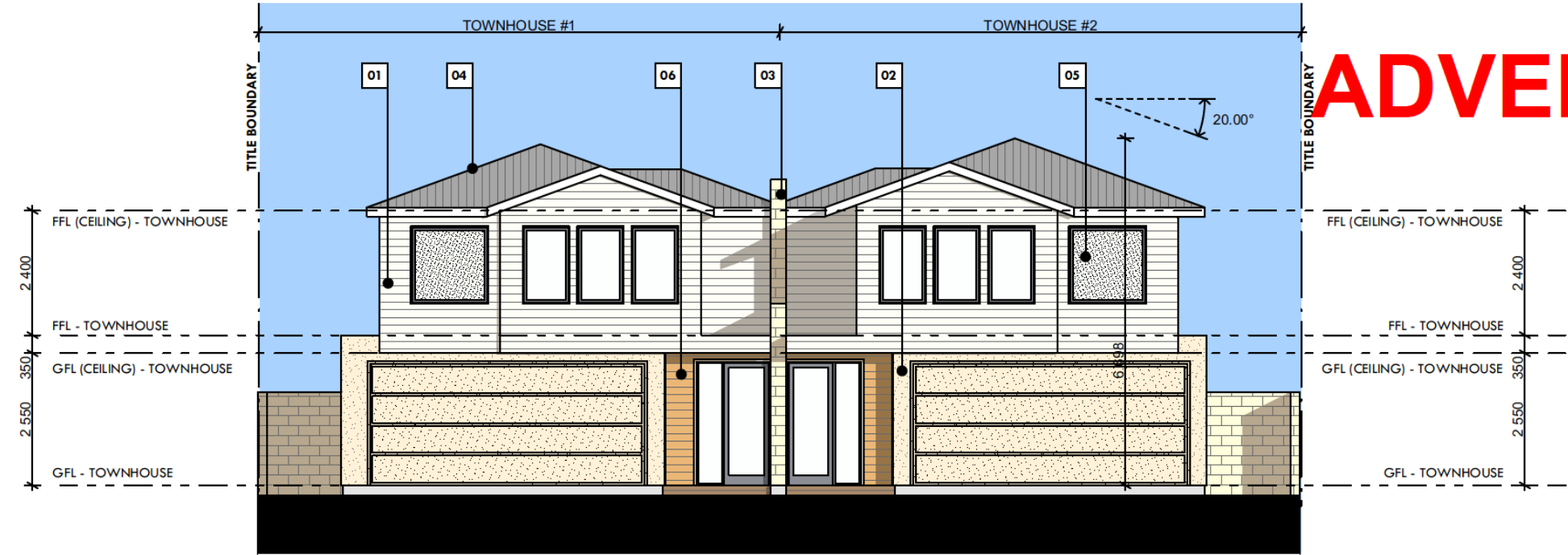


RevID	DATE	DESCRIPTION
01	13/01/2023	TOWN PLANNING ISSUE
02	18/09/2023	AMENDED PLANS + INFORMATION
03	6/03/2024	AMENDED PLANS (house size + location for review)
04	17/04/2024	UPDATED PLANS

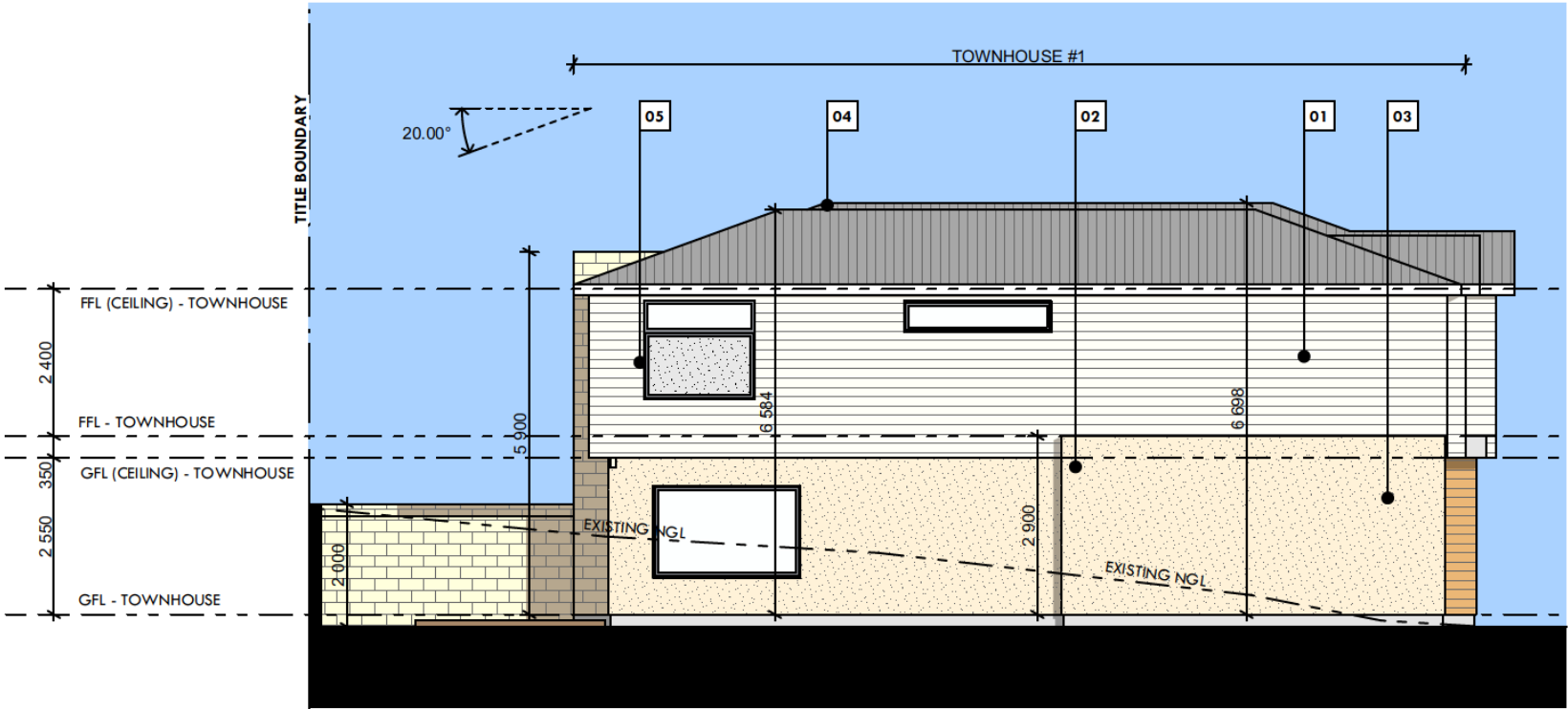
Drawn | Checked  
Plot Date: 17/04/2024  
Project NO. 22-016  
Project Status TOWN PLANNING  
Client Megan  
Site: 30 Kruger Street Warrnambool  
Climate Zone tbc  
Wind Region tbc

DRAWING TITLE :  
ELEVATIONS  
TOWNHOUSES NORTH + EAST ELEVATION  
PROJECT NAME :  
KRUGER STREET TOWNHOUSES

REVISION NO  
04  
DRAWING NO  
TP200  
SCALE  
as noted @A3



1 SOUTH ELEVATION (TOWNHOUSES)  
Scale 1:100



2 WEST ELEVATION (TOWNHOUSES)  
Scale 1:100

ADVERTISED



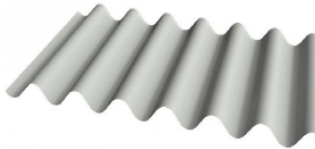
01 - LINEA WEATHERBOARD CLADDING  
(BEIGE ROYAL OR SIMILAR WARM TONES)



02 - RENDER  
(OWL WING OR SIMILAR WARM TONES)



03 - OATMEAL MASONRY



04 - COLORBOND ROOFING  
(SHALE GREY OR LIGHT-MID TONES)



05 - GLASS  
(CLEAR + OPAQUE GLASS AS SELECTED)



06 - FEATURE TIMBER CLADDING  
(SILVERTOP ASH OR SIMILAR)

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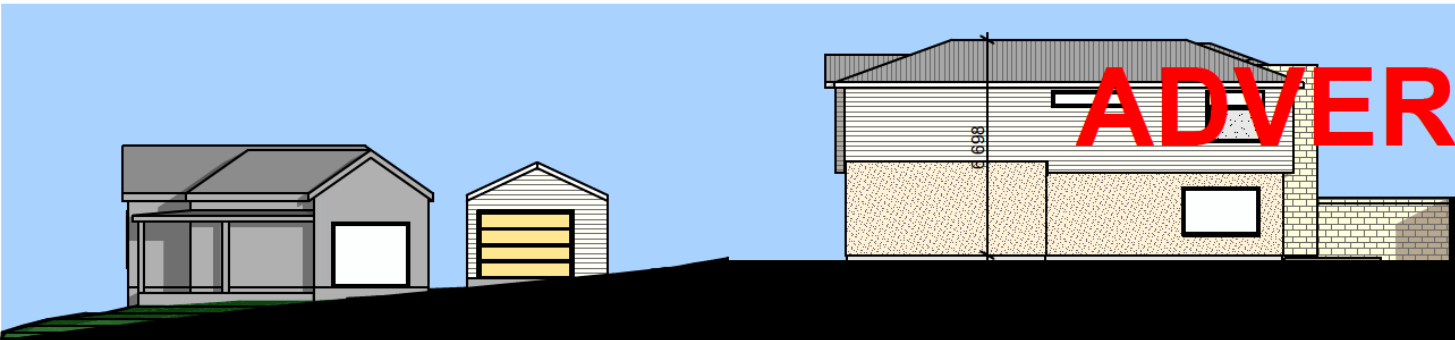


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04	17/04/2024	UPDATED PLANS

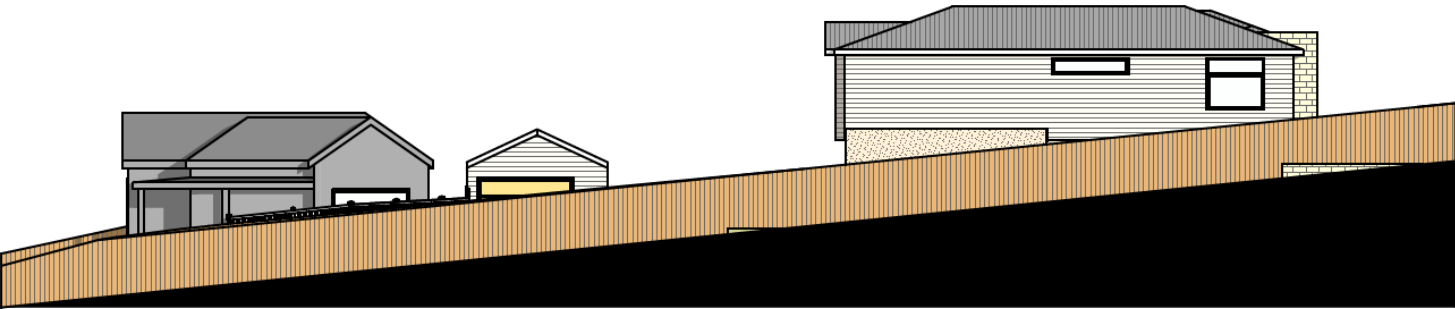
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Plot Date: 17/04/2024  
Project NO. 22-016  
Project Status TOWN PLANNING  
Client 30 Kruger Street Warrnambool  
Site:  
Climate Zone tbc  
Wind Region tbc

DRAWING TITLE :  
ELEVATIONS  
TOWNHOUSE SOUTH + WEST ELEVATION  
PROJECT NAME :  
KRUGER STREET TOWNHOUSES

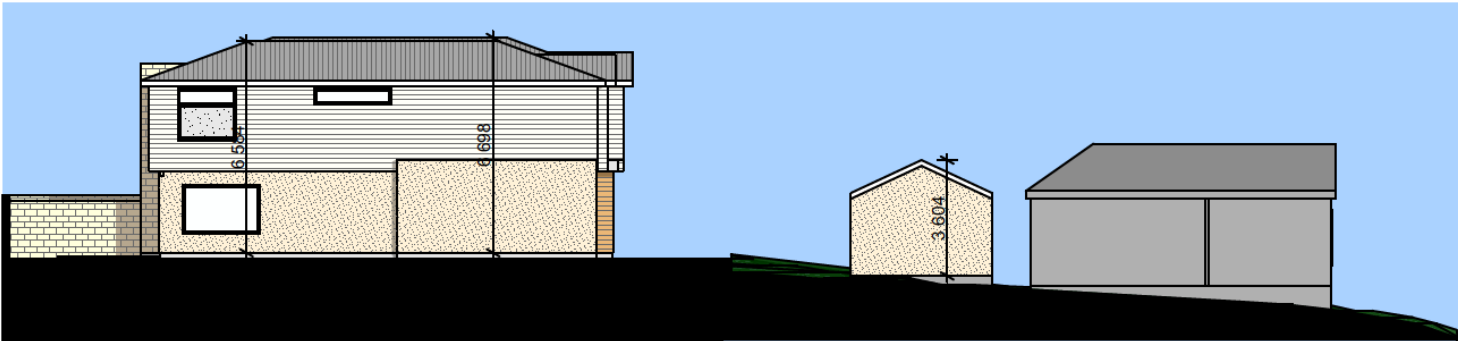
REVISION NO  
04  
DRAWING NO  
TP201  
SCALE  
as noted @A3



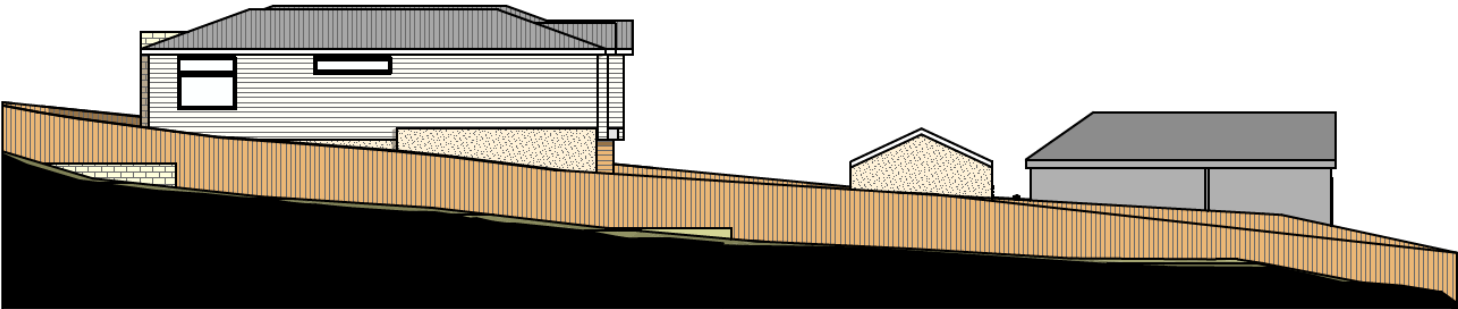
1 EAST ELEVATION (OVERALL DEVELOPMENT)  
Scale 1:200



2 EAST ELEVATION (with fence)  
Scale 1:200



3 WEST ELEVATION (OVERALL DEVELOPMENT)  
Scale 1:200



4 WEST ELEVATION (with fence)  
Scale 1:200

**NOTE**  
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Drawn | Checked  
Plot Date: 17/04/2024  
Project NO. 22-016  
Project Status TOWN PLANNING  
Client  
Site: 30 Kruger Street Warrnambool  
Climate Zone tbc  
Wind Region tbc

DRAWING TITLE :  
ELEVATIONS  
OVERALL SOUTH + WEST ELEVATION  
PROJECT NAME :  
KRUGER STREET TOWNHOUSES

REVISION NO  
04  
DRAWING NO  
TP202  
SCALE  
as noted @A3

ADVERTISED



**1** PROPOSED STREETSCAPE ELEVATION (SOUTH)  
- Scale 1:100

**NOTE**  
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Drawn | Checked  
Plot Date: 17/04/2024  
Project NO. 22-016  
Project Status TOWN PLANNING

Client  
Site: 30 Kruger Street Warrnambool

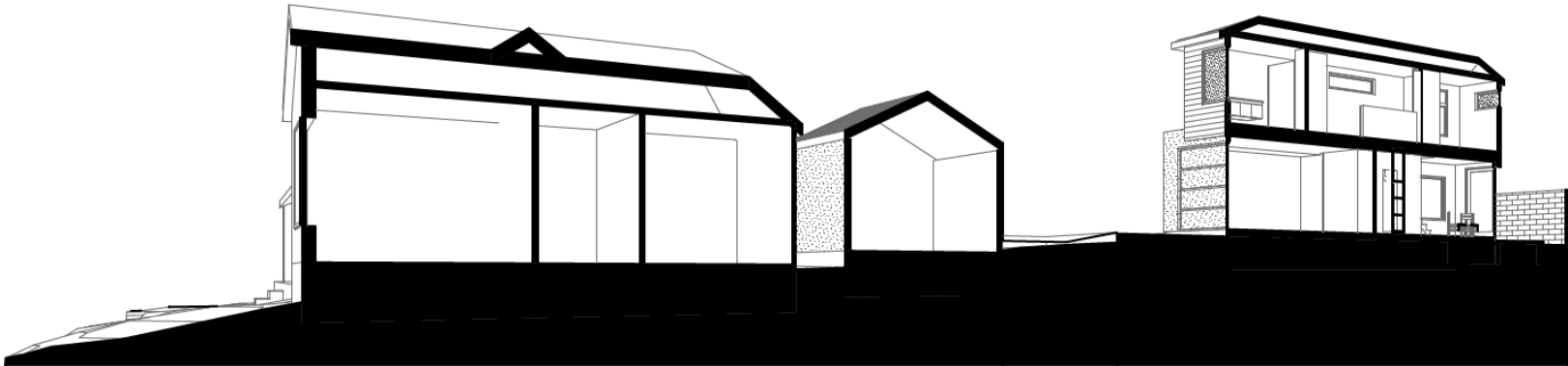
Climate Zone tbc  
Wind Region tbc

DRAWING TITLE :  
ELEVATIONS  
**PROPOSED STREETSCAPE**

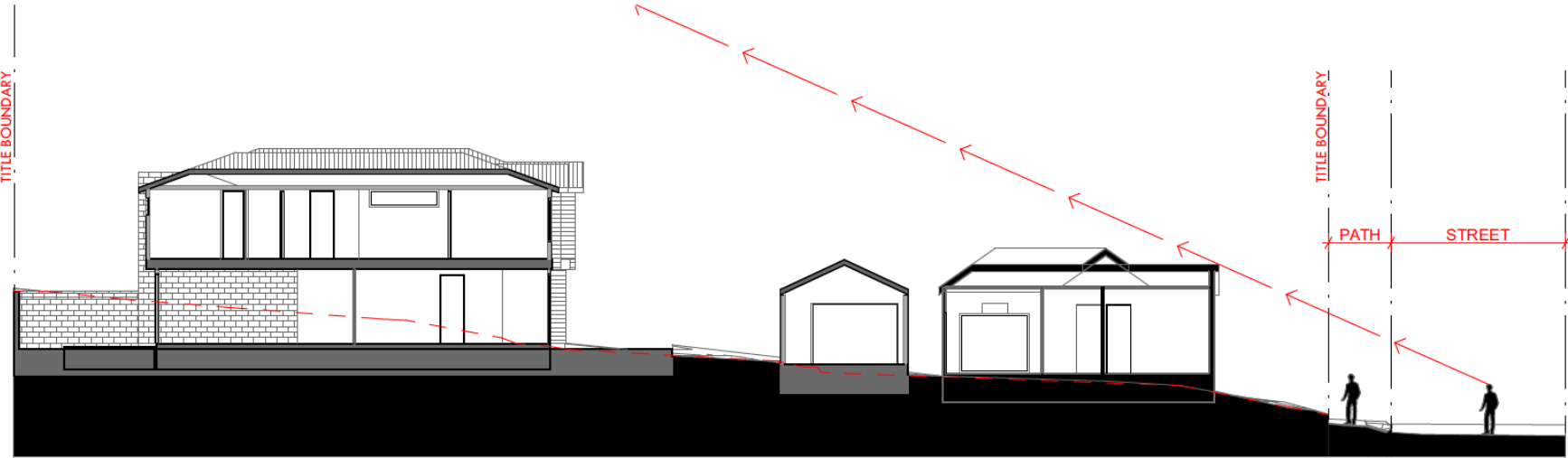
PROJECT NAME :  
**KRUGER STREET TOWNHOUSES**

REVISION NO  
**04**  
DRAWING NO  
**TP203**  
SCALE  
as noted @A3

ADVERTISED



1 DIAGRAMMATIC SECTION  
Scale NTS



2 DIAGRAMMATIC SITE SECTION  
Scale 1:200

**NOTE**  
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04	17/04/2024	UPDATED PLANS

Drawn | Checked  
Plot Date: 17/04/2024  
Project NO. 22-016  
Project Status TOWN PLANNING

Client  
Site: 30 Kruger Street Warrnambool

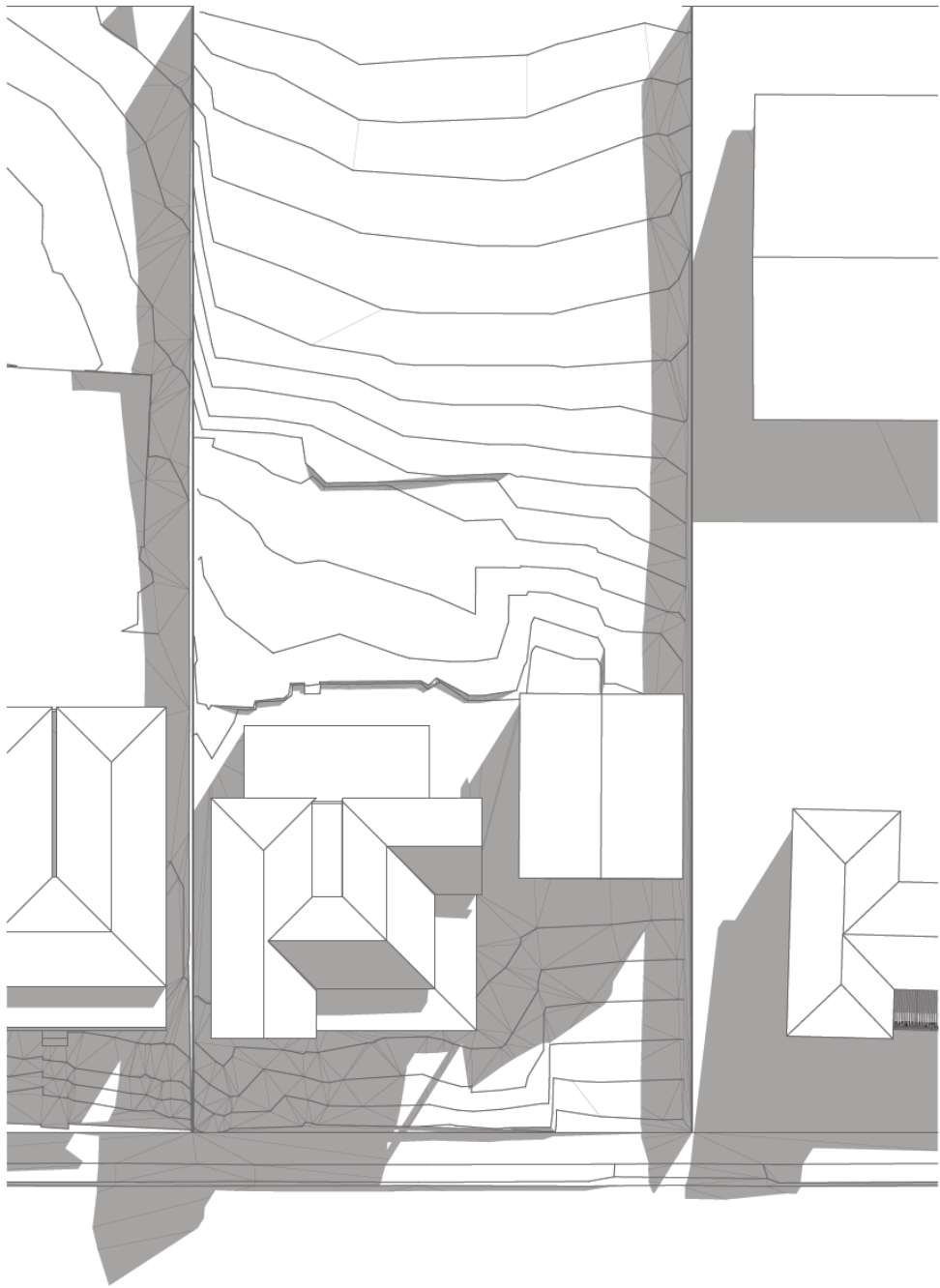
Climate Zone tbc  
Wind Region tbc

DRAWING TITLE :  
SECTIONS  
DIAGRAMMATIC SECTIONS

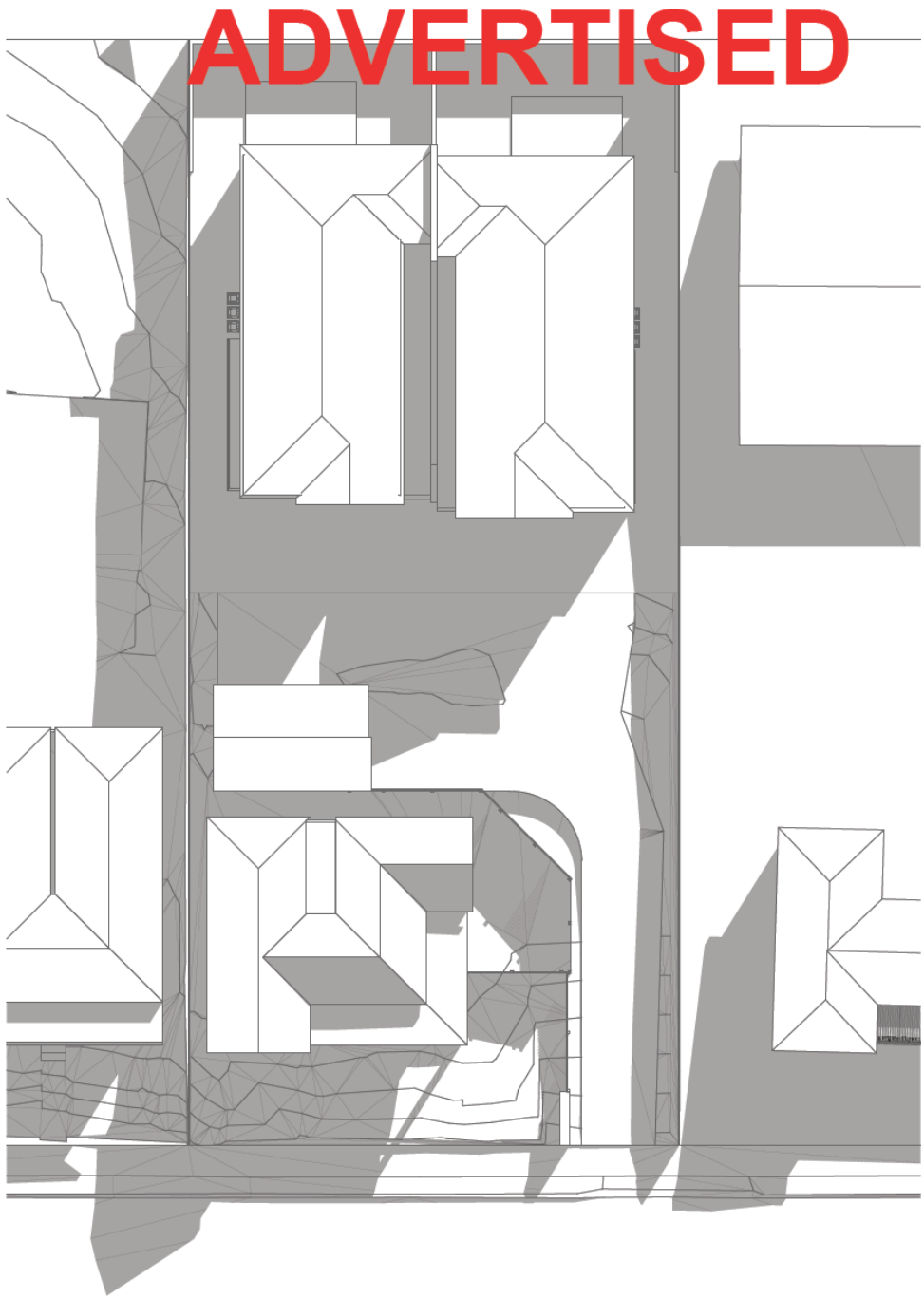
PROJECT NAME :  
KRUGER STREET TOWNHOUSES

REVISION NO  
04  
DRAWING NO  
TP300  
SCALE  
as noted @A3





**1** EXISTING SHADOW - 9am 22/09  
- Scale 1:250



**2** PROPOSED SHADOW - 9am 22/09  
- Scale NTS

**NOTE**  
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Drawn | Checked  
Plot Date: 17/04/2024  
Project NO. 22-016  
Project Status TOWN PLANNING

Client  
Site: 30 Kruger Street Warrnambool

Climate Zone tbc  
Wind Region tbc

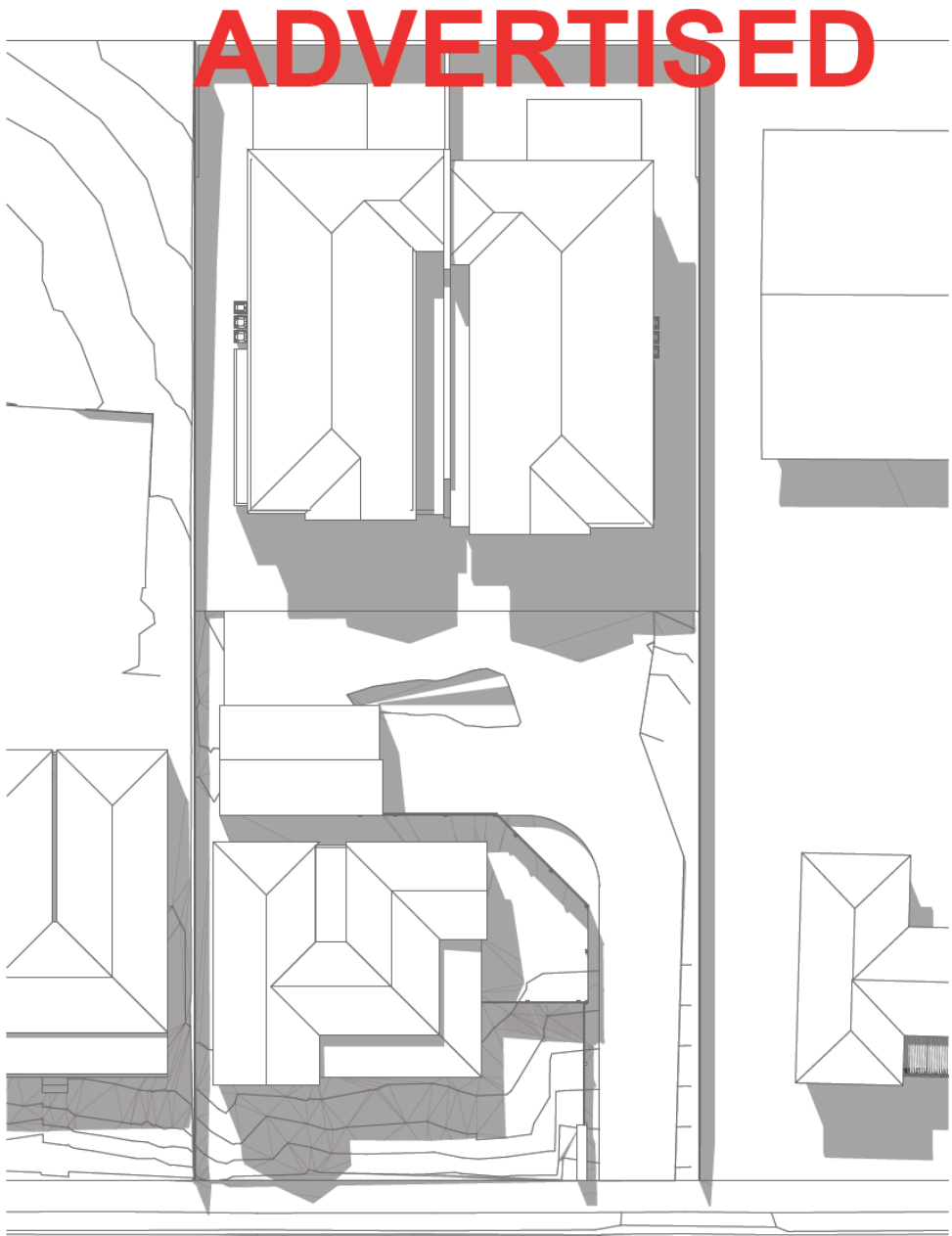
DRAWING TITLE :  
SUPPLEMENTAL  
9AM SHADOW PLANS - 22/09

PROJECT NAME :  
KRUGER STREET TOWNHOUSES

REVISION NO  
**04**  
DRAWING NO  
**TP400**  
SCALE  
as noted @A3



**1** EXISTING SHADOW - 12pm 22/09  
Scale 1:250



**2** PROPOSED SHADOW - 12pm 22/09  
Scale 1:250

**NOTE**  
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04	17/04/2024	UPDATED PLANS

Drawn | Checked  
Plot Date: 17/04/2024  
Project NO. 22-016  
Project Status TOWN PLANNING

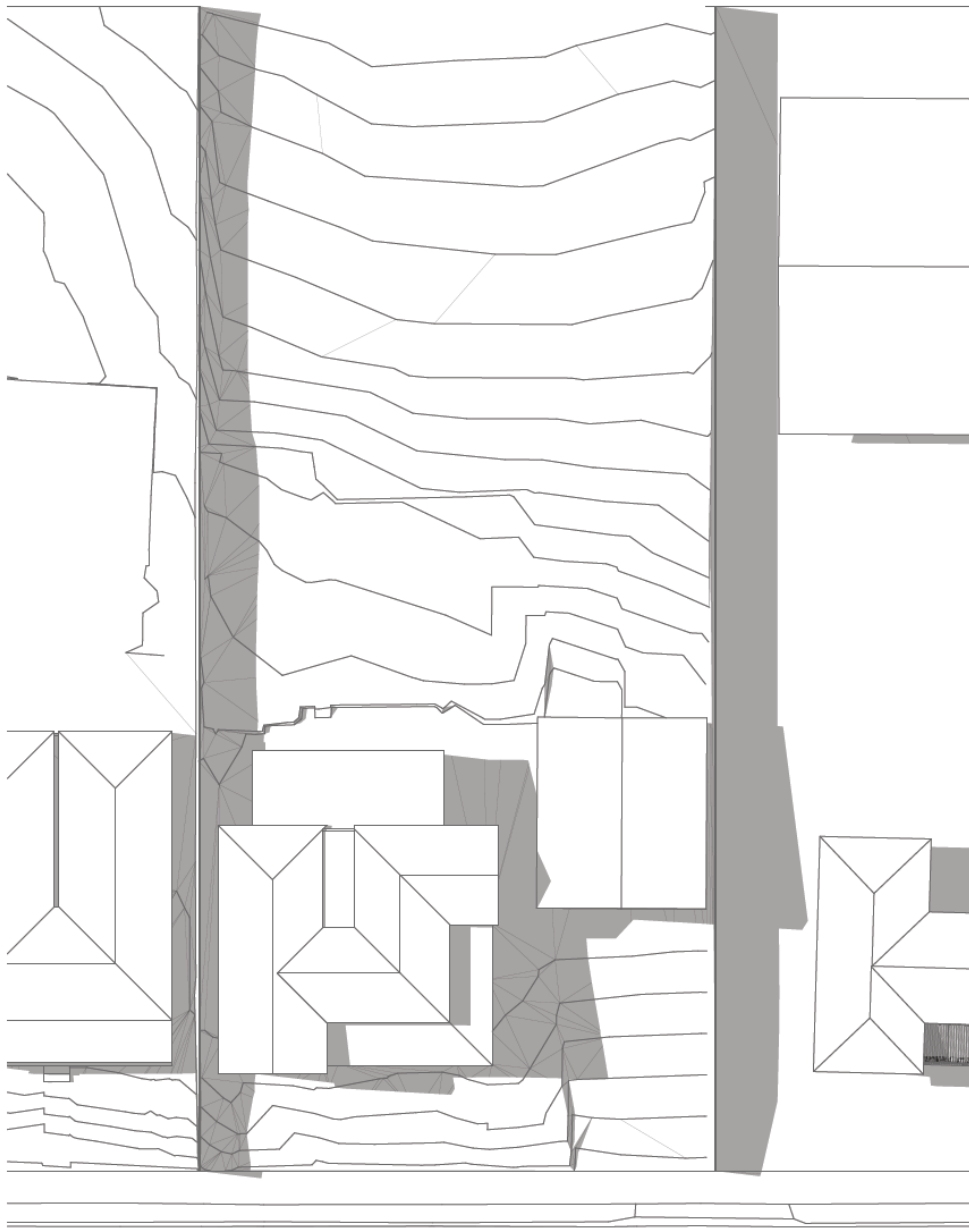
Client  
Site: 30 Kruger Street Warrnambool

Climate Zone tbc  
Wind Region tbc

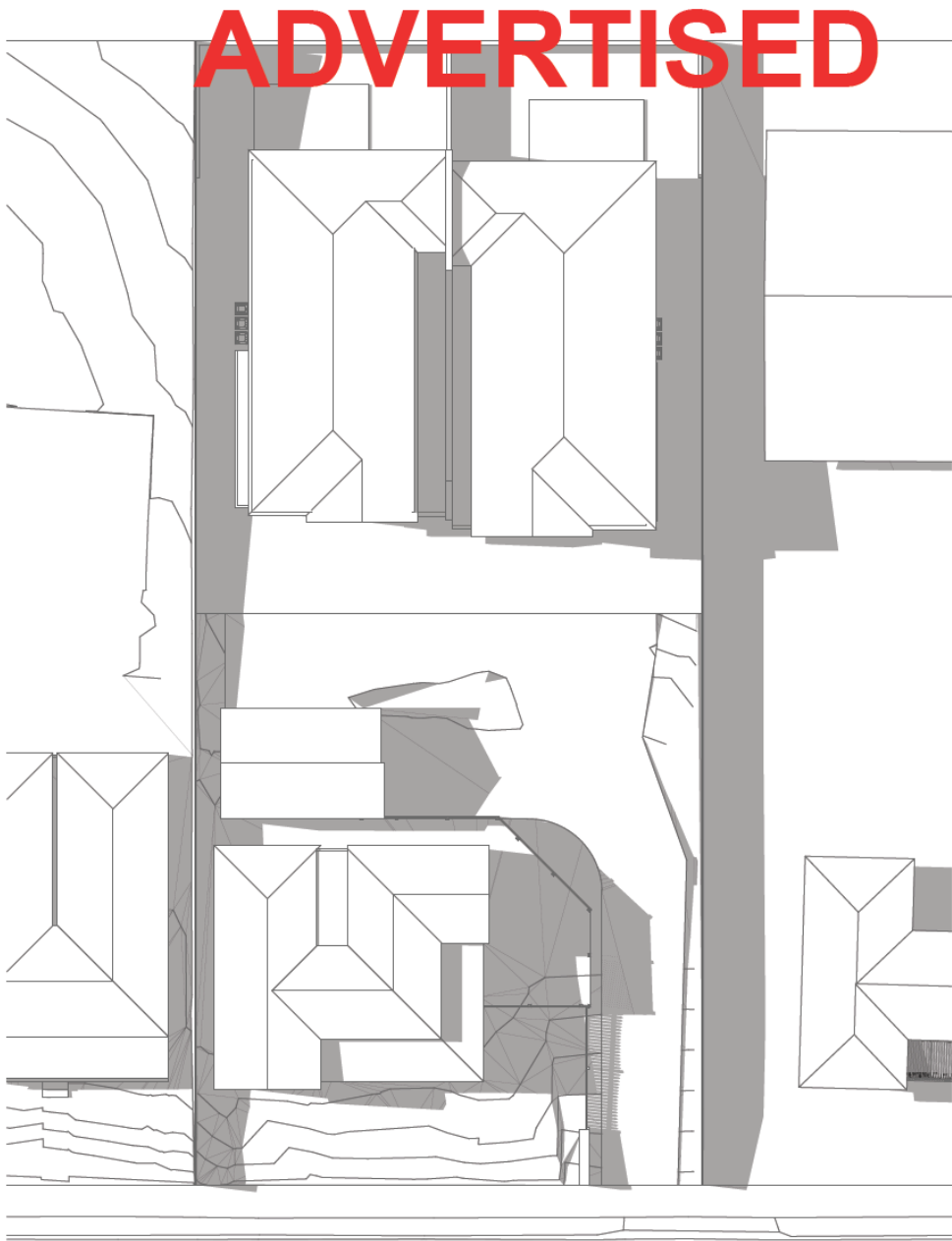
DRAWING TITLE :  
SUPPLEMENTAL  
12PM SHADOW PLANS - 22/09

PROJECT NAME :  
KRUGER STREET TOWNHOUSES

REVISION NO  
**04**  
DRAWING NO  
**TP401**  
SCALE  
as noted @A3



1 EXISTING SHADOW - 3pm 22/09  
Scale 1:250



2 PROPOSED SHADOW - 3pm 22/09  
Scale 1:250

**NOTE**  
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03	6/03/2024	AMENDED PLANS (house size + location for review)
04	17/04/2024	UPDATED PLANS

Drawn | Checked  
Plot Date: 17/04/2024  
Project NO. 22-016  
Project Status TOWN PLANNING

Client  
Site: 30 Kruger Street Warrnambool

Climate Zone tbc  
Wind Region tbc

DRAWING TITLE :  
SUPPLEMENTAL  
3PM SHADOW PLANS - 22/09

PROJECT NAME :  
KRUGER STREET TOWNHOUSES

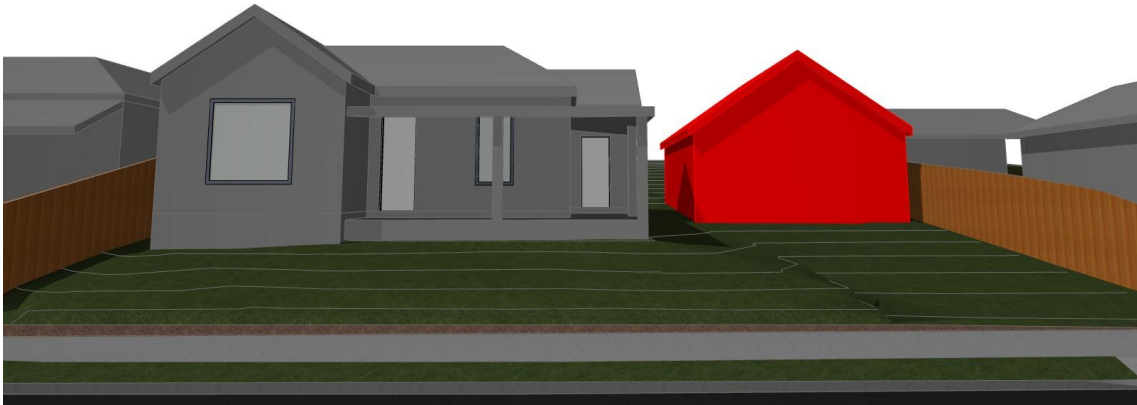
REVISION NO  
04  
DRAWING NO  
TP402  
SCALE  
as noted @A3



ADVERTISED



1 STREET VIEW (EXISTING)  
- Scale NTS



2 STREET VIEW (DEMO)  
- Scale NTS



3 STREET VIEW (PROPOSED)  
- Scale NTS

NOTE: VIEWS ARE INDICATIVE  
AND FOR ILLUSTRATIVE  
PURPOSES ONLY.

**NOTE**  
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Drawn | Checked  
Plot Date: 17/04/2024  
Project NO. 22-016  
Project Status TOWN PLANNING

Client  
Site: 30 Kruger Street Warrnambool

Climate Zone tbc  
Wind Region tbc

DRAWING TITLE :  
CONCEPT 3D  
STREET VIEWS

PROJECT NAME :  
KRUGER STREET TOWNHOUSES

REVISION NO  
04  
DRAWING NO  
TP500  
SCALE  
as noted @A3



1

STREET VIEW 2 (EXISTING)

-

Scale NTS



2

STREET VIEW 2 (DEMO)

-

Scale NTS



3

STREET VIEW 2 (PROPOSED)

-

Scale NTS

NOTE: VIEWS ARE INDICATIVE  
AND FOR ILLUSTRATIVE  
PURPOSES ONLY.

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04	17/04/2024	UPDATED PLANS

Drawn | Checked  
Plot Date: 17/04/2024  
Project NO. 22-016  
Project Status TOWN PLANNING

Client: [redacted]  
Site: 30 Kruger Street Warrnambool  
Climate Zone tbc  
Wind Region tbc

DRAWING TITLE :  
CONCEPT 3D  
STREET VIEWS

PROJECT NAME :  
KRUGER STREET TOWNHOUSES

REVISION NO  
**04**  
DRAWING NO  
**TP501**  
SCALE  
as noted @A3

PROJECT DETAILS

30 Kruger Street, Warrnambool  
Swept Path Analysis

GENERAL NOTES

Appropriate base dimensions have been used as per AS/NZS 2890.1:2004.

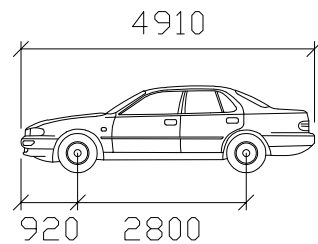
Vehicles do not 'turn from stop' when travelling in a forward direction unless proceeding directly after a reverse movement.

A 300mm clearance is maintained to ensure vehicles are kept clear of obstructions.

Movements do not contain more than one correctional movement.

A maximum design speed of 5km/h used.

VEHICLE TEMPLATE



B85

Width : 1870 mm  
Track : 1770  
Lock to Lock Time: 6.0  
Steering Angle : 34.1

COMPLIANCE

RedSquare Traffic is satisfied that vehicles of 30 Kruger Street, Warrnambool are able to enter and exit the site and car parking spaces in a safe and convenient manner in accordance with AS/NZS 2890.1:2004 & Clause 52.06 of Planning Scheme.

ADVERTISED

PROJECT NAME:  
30 Kruger Street Warrnambool

DRAWING TITLE:  
Cover Page

DRAWN BY:  
SH

CHECKED BY:  
DW

APPROVED BY:  
DW

DATE:  
24/01/2024

CLIENT/DESIGNER  
Phase Building Design

**RedSquare Traffic**  
Creativity in Transport Engineering  
ABN 70 656 924 757  
www.redsquaretraffic.com.au  
03 7036 6734  
mail@redsquaretraffic.com.au  
Suite 11/36 Wilson Street South Yarra

PROJECT NO:  
J500O678-0224

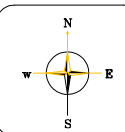
SCALE:  
SHEET:  
A3

DRAWING NO:  
J500O678-0224-D0

SHEET NO:  
1 OF 1

REVISION:  
A

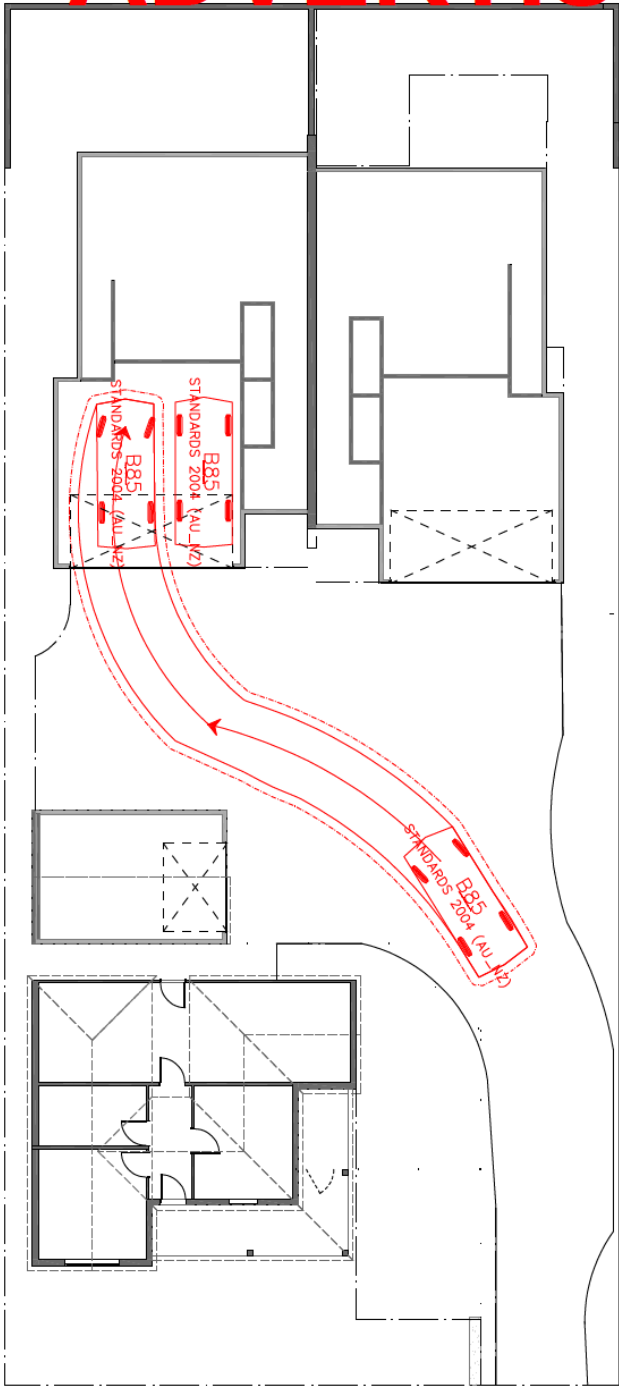
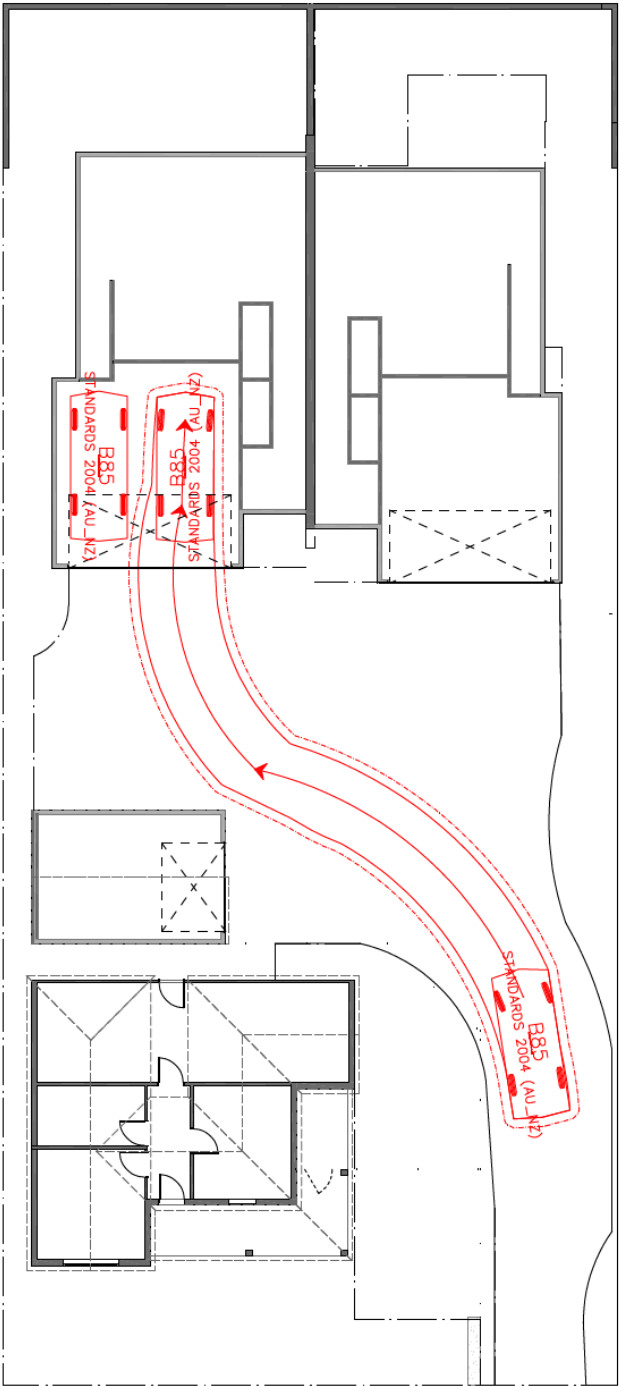
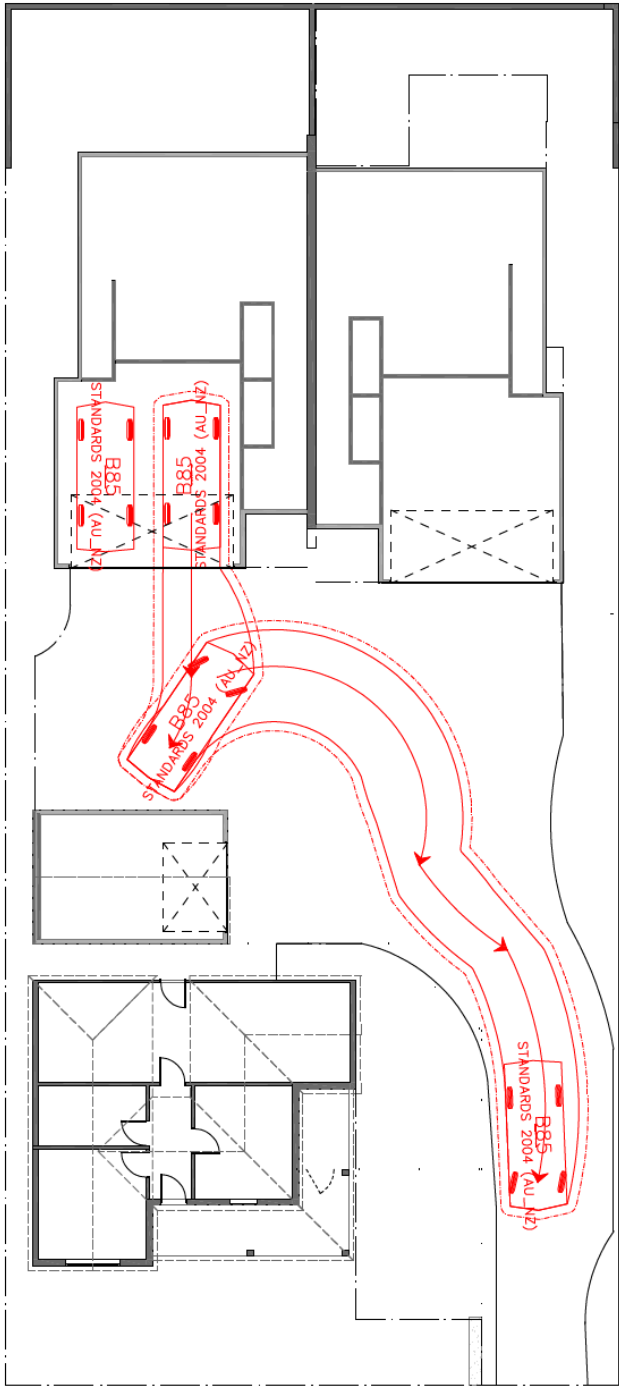
UNIT:  
-



**RedSquare Traffic**

03 7036 6734 | mail@redsquaretraffic.com.au | www.redsquaretraffic.com.au





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PROJECT NAME:  
30 Kruger Street Warrnambool

DRAWING TITLE:  
Swept Paths - 01

DRAWN BY: SH	CHECKED BY: DW
APPROVED BY: DW	DATE: 24/01/2024

CLIENT/DESIGNER  
Phase Building Design

**RedSquare Traffic**  
Creativity in Transport Engineering  
ABN 70 656 924 757  
www.redsquaretraffic.com.au  
03 7036 6734  
mail@redsquaretraffic.com.au  
Suite 111/36 Wilson Street South Yarra

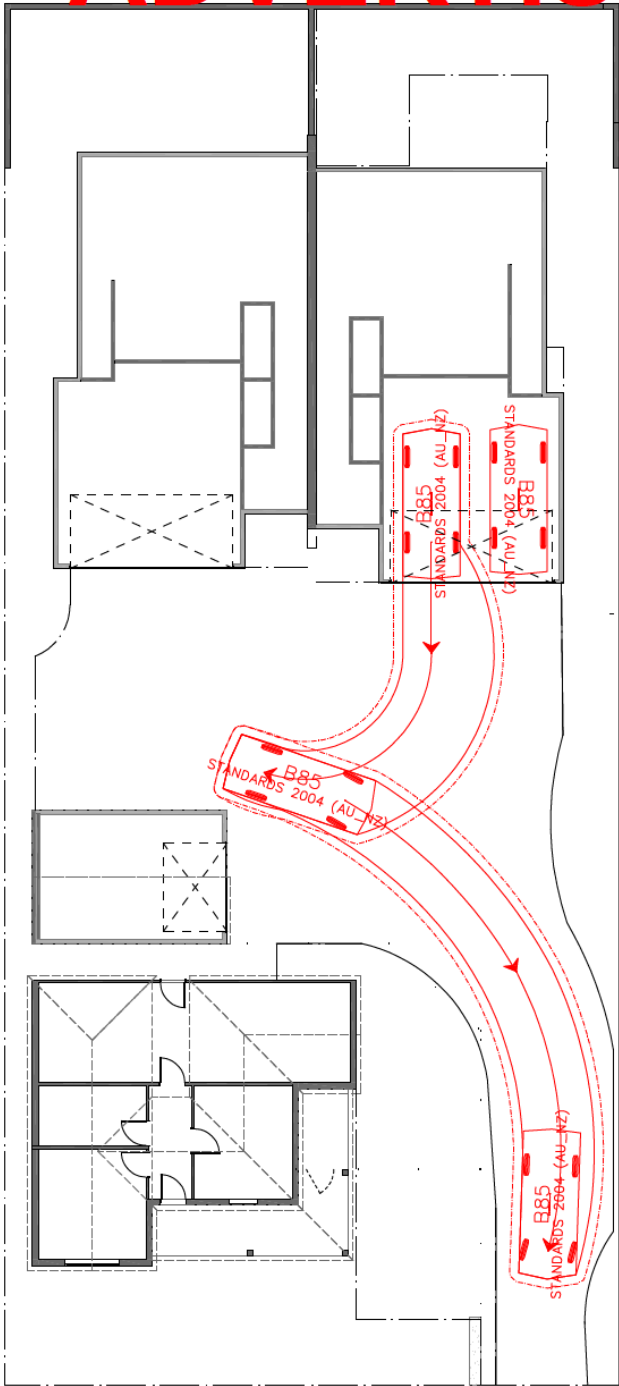
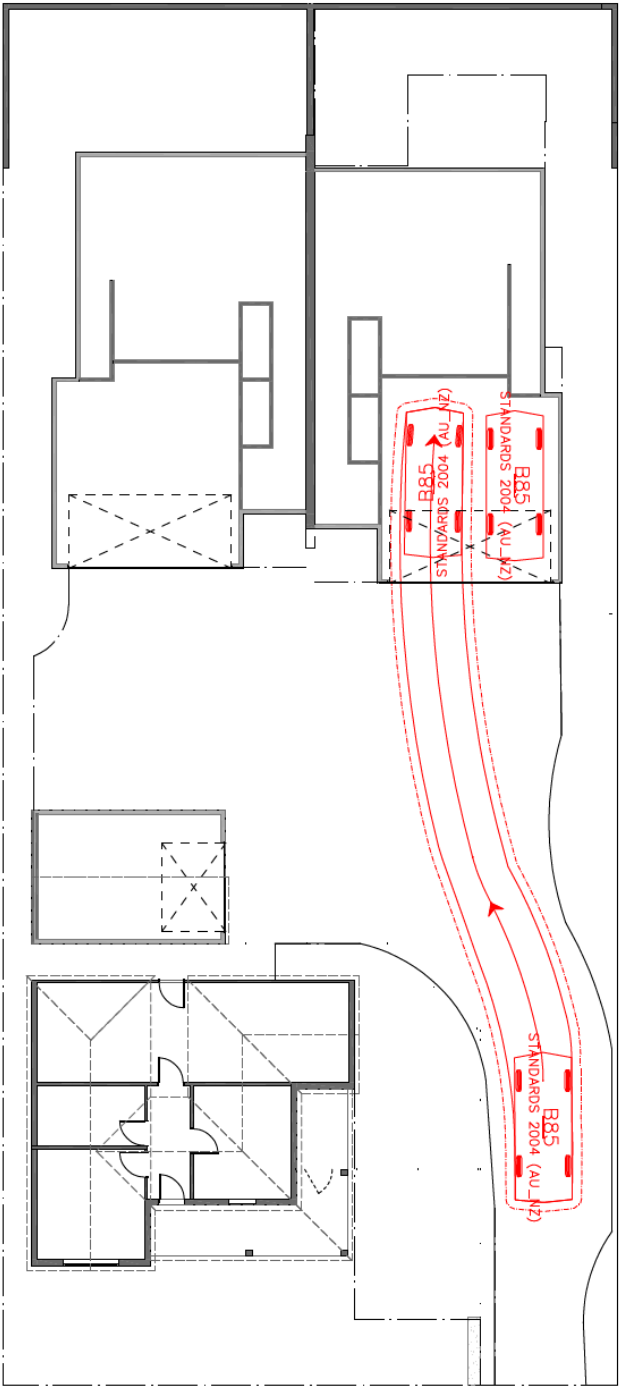
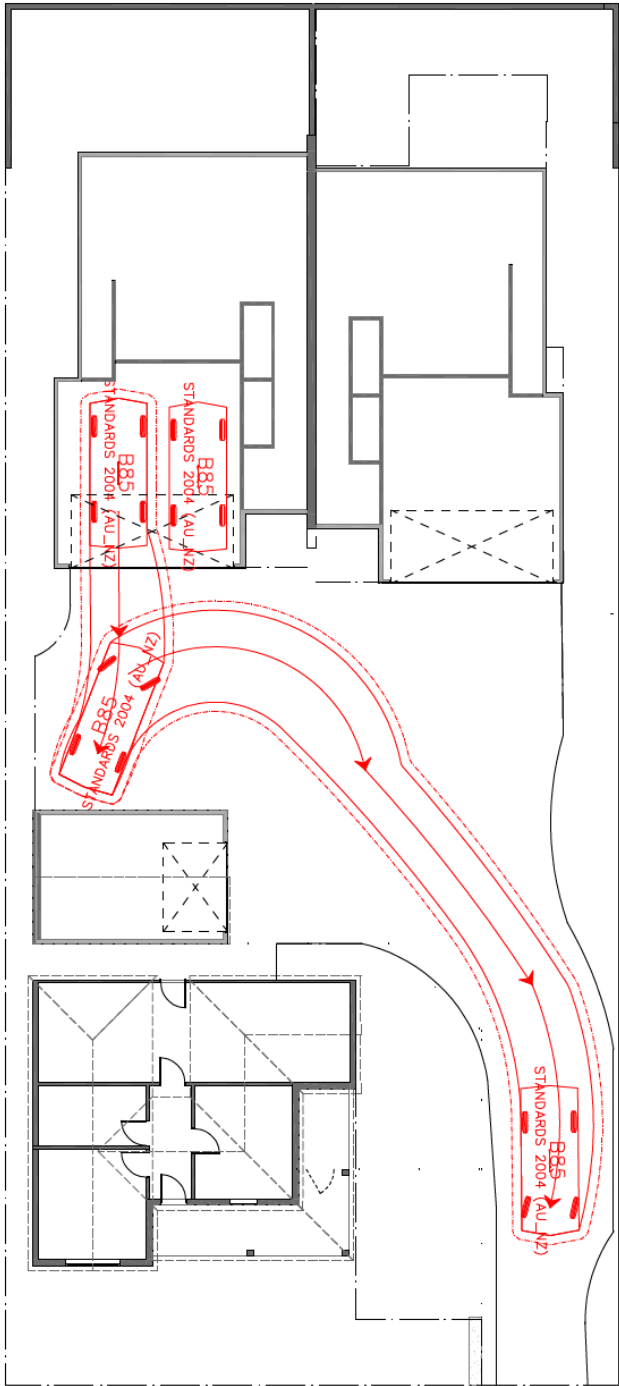
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DRAWING NO: J500O678-0224-D1	SHEET NO: 1 OF 1	
REVISION: A		
UNIT: -		



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ADVERTISED



PROJECT NAME:  
30 Kruger Street Warrnambool

DRAWING TITLE:  
Swept Paths - 02

DRAWN BY:  
SH

CHECKED BY:  
DW

APPROVED BY:  
DW

DATE:  
24/01/2024

CLIENT/DESIGNER  
Phase Building Design

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Creativity in Transport Engineering  
ABN 70 656 924 757  
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03 7036 6734  
mail@redsquaretraffic.com.au  
Suite 111/36 Wilson Street South Yarra

PROJECT NO:  
J500O678-0224

SCALE:  
SHEET:  
A3

DRAWING NO:  
J500O678-0224-D2

SHEET NO:  
1 OF 1

REVISION:  
A

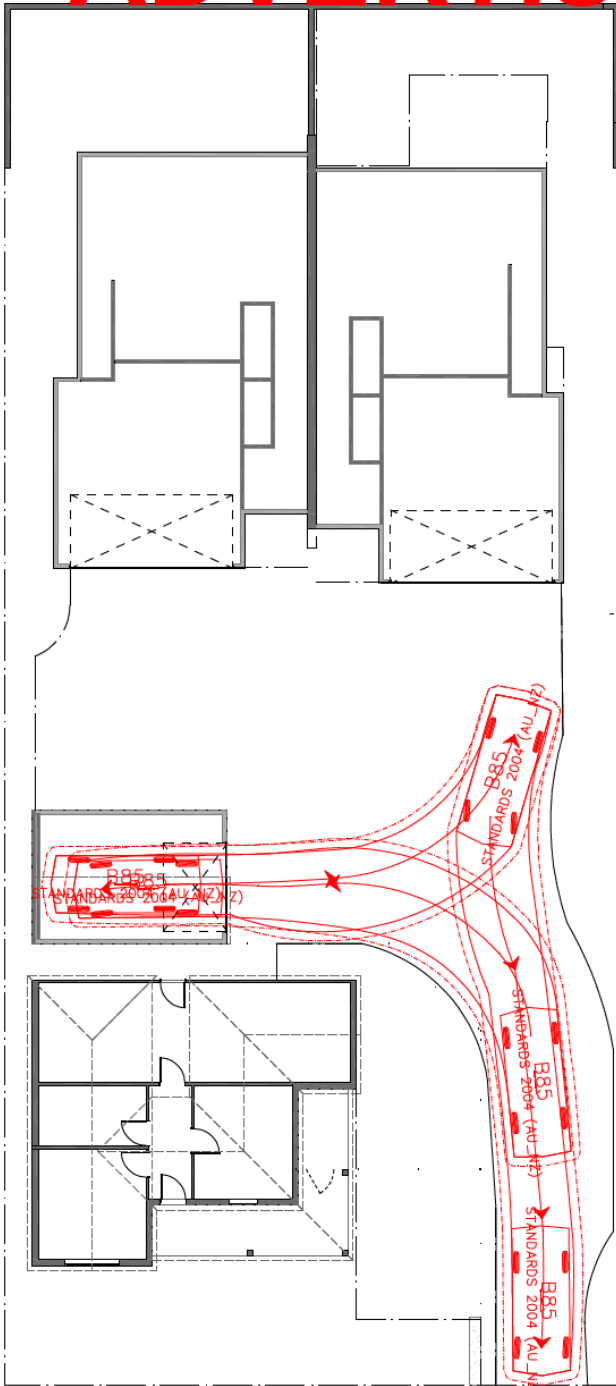
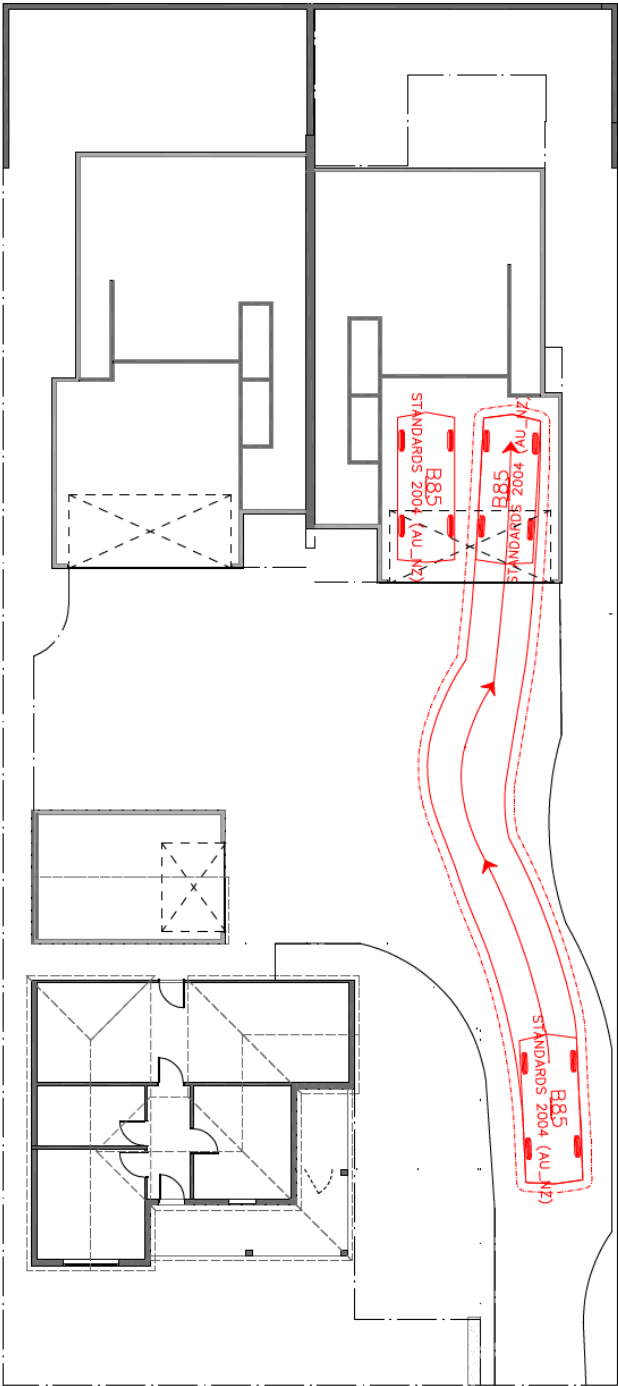
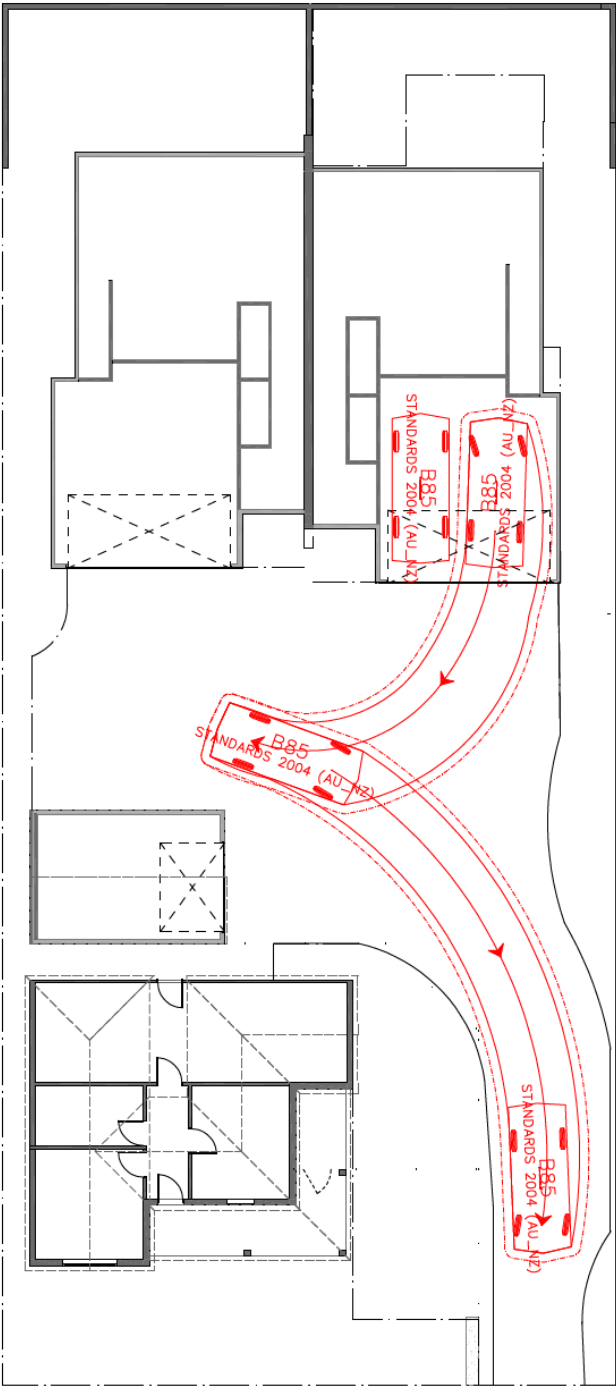
UNIT:  
-



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PROJECT NAME:  
30 Kruger Street Warrnambool

DRAWING TITLE:  
Swept Paths - 03

DRAWN BY:  
SH

CHECKED BY:  
DW

APPROVED BY:  
DW

DATE:  
24/01/2024

CLIENT/DESIGNER  
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PROJECT NO:  
J500O678-0224

SCALE:  
SHEET:  
A3

DRAWING NO:  
J500O678-0224-D3

SHEET NO:  
1 OF 1

REVISION:  
A

UNIT:  
-



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**MYERS** Building Design  
**PLANNING GROUP** Town Planning  
Project Management

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## Section 57A Amendment to Planning Permit Application

30 Kruger Street, Warrnambool  
Prepared for Phase Building Design

Issued  
3 April 2024

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Overview

Background	
Applicant	Myers Planning Group on behalf of Phase Building Design
Address	30 Kruger Street Warrnambool
Lot Description	Lot 19 on LP1524
Relevant Planning Controls	
Planning Policy Framework	Clause 11 Settlement
	Clause 15 Built Environment and Heritage
	Clause 16 Housing
Municipal Planning Strategy	Clause 02.01 Context
	Clause 02.02 Vision
	Clause 02.03 Strategic Directions
	Clause 02.04 Strategic Framework Plan
Zone	Clause 32.08 General Residential Zone (Schedule 1)
Overlays	Heritage Overlay
Particular Provisions	Clause 52.06
	Clause 55
	Clause 53.03
Permit Application Details	
Description of Proposal	The construction of two or more dwellings on a lot, associated buildings and works and demolition under the heritage overlay
Permit requirement	Clause 32.08-6 (GRZ) A permit is required to construct two more dwellings on a lot.
	Clause 43.01-1 (HO): A permit is required for buildings and works, demolition.

<b>Acknowledgement of Country</b>	<b>We care about our community</b>
We acknowledge the Traditional Owners of the Country on which this application applies and recognise their continuing connection to land, waters and culture. We pay our respects to their Elders past, present and emerging.	We donate a fixed percentage of our income each year to local organisations that work towards a better world. We also advise and represent a select group of clients on a reduced cost or pro bono basis.



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Quality assurance

<b>Town Planning Report</b>	<b>Project Number</b>
30 Kruger Street, Warrnambool	22-1006
Prepared for Phase Building Design	
	<b>Revision</b>
	02
	<b>Prepared By</b>
	CM
	<b>Reviewed By</b>
	CM
	<b>Project Lead</b>
	CM
	<b>Issued</b>
	3 April 2024

Revision	Date	Issue
01	23 January 2023	Draft issued to client
02	3 April 2024	57a Amendment Application

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## 1 Introduction

### 1.1 Purpose

This revised report and associated plans provide for a Section 57a Amendment Application.

This report has been prepared by Myers Planning Group on behalf of Phase Building Design in support the construction of two or more dwellings on a lot, associated buildings and works and demolition under the heritage overlay at 30 Kruger Street, Warrnambool (the 'Site').

The proposal provides a site responsive design which directly responds to the provisions of state and local planning policy and complies with the Warrnambool Planning Scheme.

Accordingly, the proposal triggers the following permit requirements:

- Clause 32.08-6 General Residential Zone: A permit is required to construct two or more dwellings on a lot.
- Clause 43.01-1 Heritage Overlay: A permit is required for buildings and works, including demolition.

Having considered the proposal with respect to the Warrnambool Planning Scheme, it is the conclusion of this report that proposal is consistent with both state and local planning policy. As such, this report recommends, and requests Council issues a permit for the proposal.

The following documents should be read in conjunction with this report and are provided as part of the application:

- Certificate of Title
- OneMap Site Report
- Proposed Town Planning Drawings (prepared by Phase Building Design)

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## 2 Site and surrounds

### 2.1 Site description and title particulars

Site address	30 Kruger Street, Warrnambool
Title details	Lot 19 LP1524
Site description	<p>The Site is rectangular in shape with an area of approximately 911 square metres.</p> <p>The southern frontage is approximately 20.12 metres and a depth of approximately 45.26 metres.</p>
Landowners	For the purposes of Section 48 of the Planning and Environment Act 1987, [REDACTED], are the registered landowners.
Easements, restrictions or covenants	The property does not contain any easements or restrictions on title.

Refer to Appendix A - Certificate of Title.

### 2.2 Site analysis

The subject site is rectangular in shape and is approximately 911 square metres in size.

The site contains an existing single storey detached dwelling with a small front setback to Kruger Street. A crossover is located on the eastern end of the frontage providing access to a double garage located generally in line with the rear of the dwelling. The dwelling is of heritage significance and is one of the larger original dwellings in the street, being a late 19<sup>th</sup> century villa, altered in part with later verandah pillars, roof tiling and conite finishes to walls being added. The existing dwelling is not centrally located on the allotment and it is located more so to the western boundary.

The subject site has generally been cleared of any vegetation with the exception of two planted backyard trees.

The site has a slope from the north to south down towards the road frontage

Kruger Street is located in central Warrnambool between Murray Street and Hyland Street. The site is located on the northern side of Kruger Street approximately 110 metres of the intersection with Murray Street.

Kruger Street is parallel to Lava Street and Koroit Street, which is a key east-west road through to the Warrnambool CBD.

Kruger Street provides for a footpath on both sides but is one-way (east to west traffic direction). Car parks are located on the northern side of the sealed carriageway (as parallel spaces) but has resulted in a narrow road reserve with no opportunities for street trees.

Street lighting and powerlines are located on the southern side of the street.

There are immediate neighbours to the north, east and west.

Refer to Figure 1 - Aerial Plan.

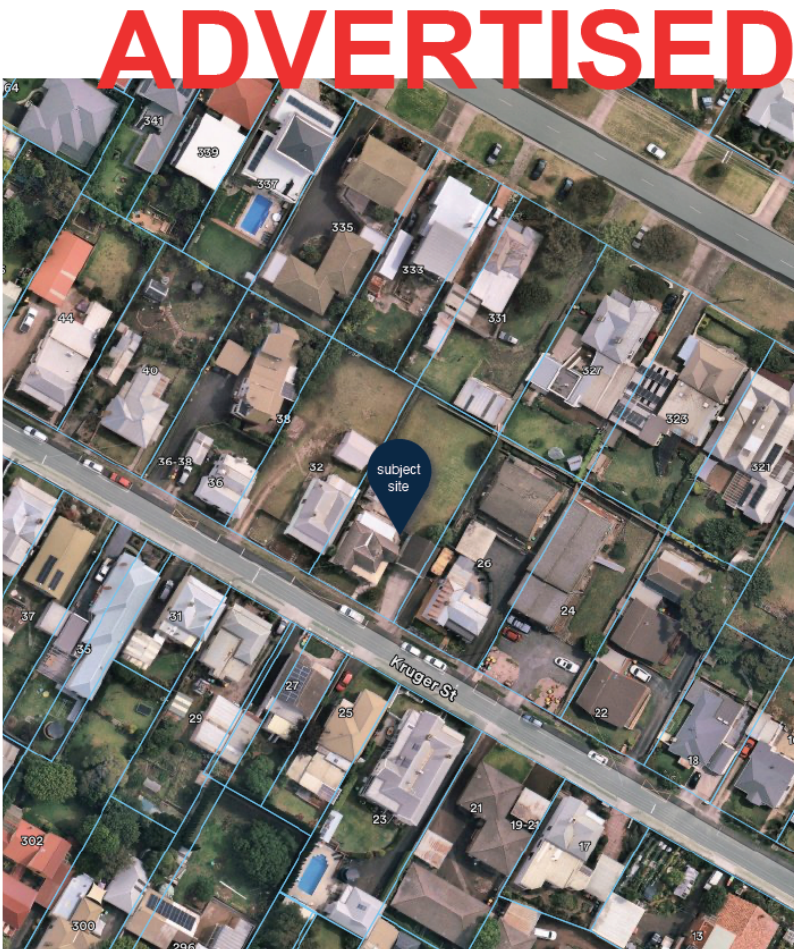


Figure 1: Aerial Plan (Nearmap, January 2024)

2.3 Site context

The Site is located within a central area of Warrnambool.

Kruger Street is an old narrow streetscape lined with late 19<sup>th</sup> and early 20<sup>th</sup> century dwellings on narrow allotments.

The surrounding land use context is very much a residential one, primarily comprising single detached dwellings generally single storey in built form with some examples of unit development within Kruger Street.

Due to its size, the site presents a good opportunity for further infill development subject to sympathetic design to take advantage of the good location with access to services, facilities and infrastructure.

The Site's key interfaces are as follows:

North	To the north is 331 Lava Street – dwelling
East	To the east is unit development on Kruger Street known as 26 Kruger Street which comprises three dwellings.
South	To the south is 25,27 and 29 Kruger Street, also containing detached dwellings – with 25 and 29 containing dwellings heritage significance as part of the precinct.

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West To the west is 32 Kruger Street which contains a dwelling of heritage significance as part of the precinct.

Refer to Figure 2 - Context Plan.

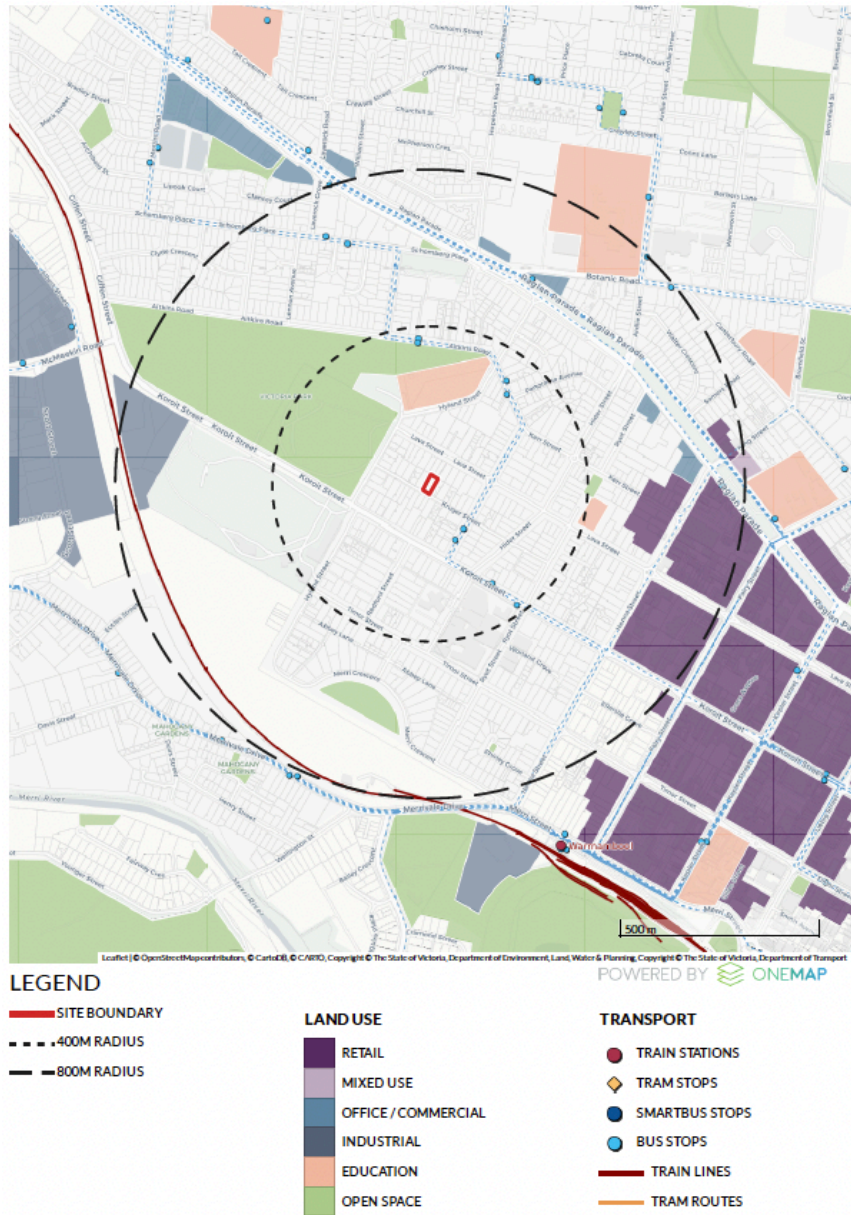


Figure 2: Context Plan

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## 3 Proposal

### 3.1 Overview

The proposal seeks planning approval for the construction of two or more dwellings on a lot, associated buildings and works and demolition under the heritage overlay. The proposal takes advantage of a larger site within proximity to the Warrnambool CBD and retains the existing heritage dwelling to the front of the site without any alterations.

Refer to enclosed town planning drawings at **Appendix D** for details.

### 3.2 Planning permit triggers

In accordance with the provisions of the Warrnambool Planning Scheme, the proposal triggers the following planning permit requirements:

- Clause 32.08-6 General Residential Zone: A permit is required to construct two or more dwellings on a lot.
- Clause 43.01-1 Heritage Overlay: A permit is required for buildings and works and for demolition.

### 3.3 Key elements

Key elements of the proposal include:

#### Demolition

The existing outbuildings are proposed to be demolished, including the existing double garage on the eastern boundary and the garden sheds on the western boundary behind the existing dwelling.

The rear lean-to of the existing dwelling is also to be demolished, in addition to a rear window that faces east.

#### Existing dwelling

The existing dwelling is located to the front of the site and includes alterations to convert the three (3) bedroom home to a two (2) bedroom home.

Its current layout contains three (3) bedrooms, a living area, kitchen, and bathroom. The existing dwelling has a front setback of approximately 3.92 metres from Kruger Street.

The changes include removing the lean-to area, and providing for an open plan kitchen, living and meals area, as well as a separate bathroom internally.

Openings remain, and external walls remain largely the same after the removal of the lean-to, with the exception of the eastern living room window, which is to be replaced and modernised.

A new single garage is proposed to be provided for the existing dwelling to its rear in lieu of the demolition of the existing garage. The single garage is setback 900mm from the western boundary, is approximately 3.6 metres in height and also includes storage internally.

#### New Dwellings

Two double storey dwellings are proposed to be located to the rear of the existing dwelling with access from a common driveway to Kruger Street. The townhouses are attached by sharing a party wall and are generally symmetrical. The townhouses are contemporary in design with cantilevering forms over the ground floor. The roof form is pitched and provides for a gable end to the Kruger Street elevation. Warmer tones of Beige Royal (linea weatherboards), owl wing (render) and oatmeal (masonry) have been selected for the new dwellings which comprises mixed materials.

#### **Townhouse 1**

This townhouse is located to the west and is setback a minimum of 1.61 metres from the western boundary and 3.4 metres from the northern boundary. The maximum height is approximately 6.58 metres. The dwelling provides for the following layout:



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## Ground floor:

- Double garage with storage;
- Entry to frontage of dwelling with access from common driveway;
- Powder room and laundry (European) to hallway;
- Open plan kitchen, living and meals area with access to outdoor living area.

## Upper floor:

- Three (3) bedrooms, one with access to walk in robe and ensuite;
- Separate bathroom and powder room;
- Rumpus room;

## **Townhouse 2**

This townhouse is located to the east and is setback a minimum of 1.84 metres from the east boundary and 3.9 metres from the northern boundary. The maximum height is approximately 6.69 metres. The dwelling provides for the following layout:

## Ground floor:

- Double garage with storage;
- Entry to frontage of dwelling with access from common driveway;
- Powder room and laundry (European) to hallway;
- Open plan kitchen, living and meals area with access to outdoor living area.

## Upper floor:

- Three (3) bedrooms, one with access to walk in robe and ensuite;
- Separate bathroom and powder room;
- Rumpus room.



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## 4 Planning policies and controls

### 4.1 Planning Policy Framework (PPF)

To ensure the overarching objectives of planning in Victoria are met, policies contained within the Planning Policy Framework (PPF) must be considered. The PPF clauses of most relevance the Site and the proposal are set out below.

#### Clause 11 Settlement

- **Clause 11.01-1S Settlement:** To promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.
- **Clause 11.01-1R Settlement: Great South Coast:** To attract more people to the region.
- **Clause 11.02-1S Supply of urban land:** To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

#### Clause 15 Built Environment and Heritage

- **Clause 15.01-3S Subdivision design:** To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.
- **Clause 15.01-5S Neighbourhood character:** To recognise, support and protect neighbourhood character, cultural identity and sense of place.
- **Clause 15.03-1S Heritage conservation:** To ensure the conservation of places of heritage significance.

#### Clause 16 Housing

- **Clause 16.01-1S Housing supply** - To facilitate well-located, integrated and diverse housing that meets community needs.
- **Clause 16.01-2S Housing affordability** - To deliver more affordable housing closer to jobs, transport and services.

See **Section 5.2.1** of this report for an assessment of the proposal against the policies of the MPS and PPF.

### 4.2 Municipal Planning Strategy (MPS)

- **Clause 02.01 Context:** Warrnambool is Victoria's largest coastal regional city and is the fastest growing economy and population centre in South West Victoria.
- **Clause 02.02 Vision:** The Council Plan identifies four objectives relevant to land use planning. The following is relevant to this application:
  - Maintain and improve the physical places and visual appeal of the city.
- **Clause 02.03 - Strategic directions** - Relevant local strategic directions for this application are contained in:
  - Clause 02.03-1 Settlement:
    - o Urban Growth: Warrnambool is forecast to grow at 1.4 per cent per annum until 2040 requiring about 250 new dwellings per year to meet demands.
  - Clause 02.03-5 Built environment and heritage:
    - o 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.
    - o Neighbourhood character: Parts of Warrnambool are increasingly a focus for medium density redevelopment. Character considerations do not preclude infill development, rather they add to the range of design considerations that should be considered and responded to.

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o Heritage: Maintain Warrnambool's heritage values and places, including the notable post European heritage precincts and their streetscapes.

- Clause 02.03-6 Housing:

- o Housing diversity: Large sites within established urban areas have the potential to accommodate further residential development as infill.
- o Housing affordability: Facilitating smaller lot sizes and housing for the ageing and student populations close to community services.

- **Clause 02.04 Strategic Framework Plan**

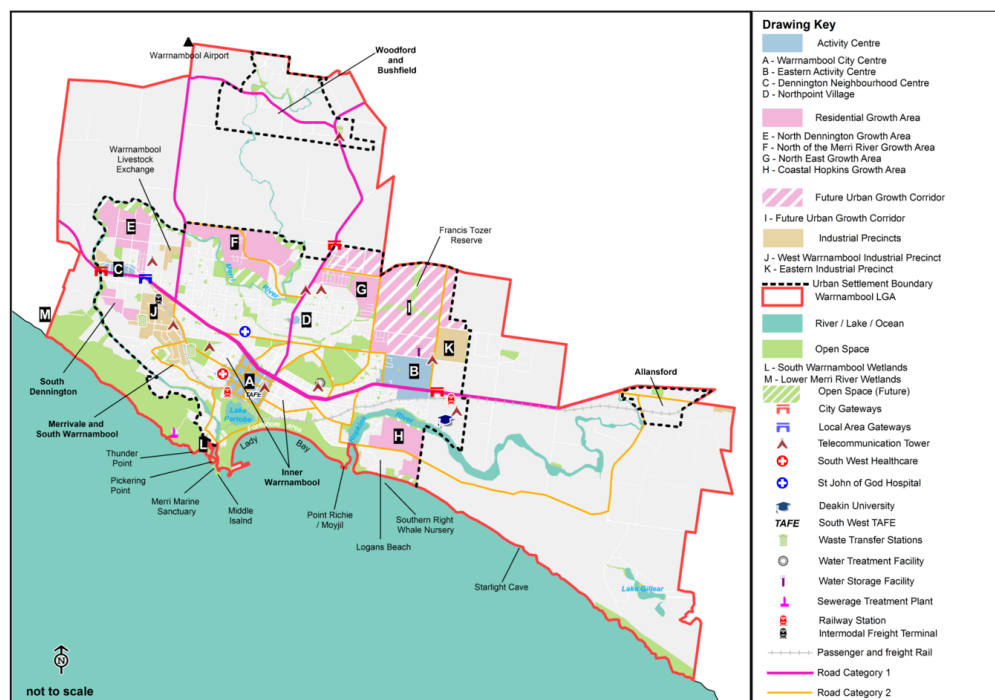


Figure 3: Warrnambool Strategic Framework Plan

See **Section 5.2.1** of this report for an assessment of the proposal against the policies of the MPS and PPF.

## 4.3 General Residential Zone

The Site is located within the General Residential Zone (Schedule). The purpose of Clause 32.08 **General Residential Zone** is:

- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Pursuant to Clause 32.08-6 a planning permit is required to construct two or more dwellings on a lot. The application proposes to construct two new dwellings to the rear of the existing dwelling.

See the Proposed Town Planning Drawings (**Appendix D**) for details.

A planning assessment under the General Residential Zone is provided under **Section 5.2.2** of this report.

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## 4.4 Heritage Overlay

The Site is located within the Heritage Overlay. The purpose of Clause 43.01 **Heritage Overlay** is:

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

Pursuant to Clause 43.01-1 a planning permit is required for both the construction of buildings, works and demolition. Heritage Overlay Decision Guidelines are found at Clause 43.01-8.

The subject site is within Heritage Overlay 321 (Kruger Street Precinct). This precinct does not contain any additional controls (such as paint controls) but includes controls for solar systems. The subject site is a contributory property to the precinct (refer to Figure 4 below).



Figure 4: HO321 Kruger Street Precinct Map

### Significance

*This small precinct contains a row of modest scale housing on small (narrow) allotments dating from the late nineteenth and early twentieth century.*

*Dwellings are consistently single storey, with the prevailing style being masonry symmetrical cottages. The remaining dwellings are asymmetrical villa type residences. Dwellings generally have pitched hipped or gable corrugated galvanised iron or tile clad roofs and dwellings retain masonry chimneys. Verandahs are generally small and single pitched. Walls are typically masonry, with only a few clad in weatherboard.*

*Setbacks are consistent and shallow, with small side setbacks due to the narrow allotments. Crossovers typically access parking and garaging to the rear of dwellings, and there are no street trees.*

*Fencing is consistently low, masonry plinths with timber palings or low masonry walls or pickets.*

A planning assessment under the Heritage Overlay is provided under **Section 5.2.3** of this report.

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## 4.5 Particular Provisions

The particular provisions are specific prerequisites or planning provisions for a range of particular uses and development and apply consistently across the State.

### 4.5.1 Clause 52.06 Car Parking

Clause 52.06 is applicable as new dwellings are proposed on site.

The purpose of Clause 52.06 is:

- To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.
- To support sustainable transport alternatives to the motor car.
- To promote the efficient use of car parking spaces through the consolidation of car parking facilities.
- To ensure that car parking does not adversely affect the amenity of the locality.
- To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

Table 1 to Clause 52.06-5 specifies requirements for car parking for dwellings, noting that dwellings with three (3) or more bedrooms must provide for two (2) car parking spaces, with a minimum of one (1) space undercover.

A planning assessment against relevant car parking provisions is provided under **Section 5.2.4** of this report.

### 4.5.2 Clause 53.03 Residential Reticulated Gas Service Connection

The purpose for this clause is to prohibit residential reticulated gas connections to new dwellings, new apartment developments and new residential subdivisions.

Under Clause 53.03-5, the requirements of this clause introduced by Amendment VC250 do not apply to:

- An application lodged before the approval date of Amendment VC250.
- An application for an amendment to a permit under section 72 of the Act with respect to a permit issued in accordance with the above transitional provision.

The provisions of Clause 53.03 therefore do not apply to the subject application.

### 4.5.3 Clause 55 Two or More Dwellings on a Lot

Clause 55 is applicable to the application as two or more dwellings are proposed on one lot. The purpose of this particular provision is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character.
- To encourage residential development that provides reasonable standards of amenity for existing and new residents.
- To encourage residential development that is responsive to the site and the neighbourhood.

A Clause 55 Assessment has been provided at **Appendix E** to demonstrate compliance with the objectives.

## 4.6 Other planning considerations

### 4.6.1 Aboriginal Cultural Heritage Sensitivity

The Site is identified as being an 'area of cultural heritage sensitivity' pursuant to the Aboriginal Heritage Regulations 2018.

Pursuant to Regulation 10, a Cultural Heritage Management Plan is not required for the construction of three (3) or more dwellings if the lot size is less than 0.11 hectares.

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## 5 Planning assessment

### 5.1 Overview

The following outlines the key planning considerations of the proposal in response to relevant policy and the provisions of the Warrnambool Planning Scheme. The key considerations relevant to the assessment of the proposal are:

- Is the proposal consistent with the Planning Policy Framework and Municipal Planning Strategy?
- Does the proposal appropriately address the provisions of the General Residential Zone?
- Does the proposal appropriately address the provisions of the Heritage Overlay?
- Does the proposal address car parking considerations at Clause 52.06?
- Does the proposal respond to the objectives within Clause 55?
- Is the proposal consistent with the relevant General Provisions?
- Does the proposal address previous issues raised by neighbours?
- Does the proposal consider the previous VCAT case for the property?

### 5.2 Key considerations

#### 5.2.1 Is the proposal consistent with the Planning Policy Framework and Municipal Planning Strategy?

The proposal requires assessment under the Planning Policy Framework (PPF) and Municipal Planning Strategy (MPS) of the Warrnambool Planning Scheme.

The proposal seeks to support the expected population increase within the municipality by accommodating additional dwellings. The context of the site benefits from an established urban setting and will minimise the impact of additional settlement upon the natural environment (Clause 02.01 **Context**, Clause 02.02 **Vision** and Clause 02.03-1 **Settlement**). In accordance with the Great South Coast Regional Growth Plan, the Site is located within the Primary Growth Corridor and seeks to appropriately support development within existing urban areas and contribute to the current housing supply in a time of shortage within Warrnambool (Clause 11.01-1R **Settlement – Great South Coast**, Clause 16.01-1L **Housing supply** and Clause 16.01-2S **Housing affordability**).

Supporting sustainable environments, the Site is located within an area of Warrnambool with good access to existing, infrastructure services, the Warrnambool CBD, public transport and cycling networks, reducing car dependency (Clause 02.03-5 **Built environment and heritage**).

The dwellings have been located and designed to represent the demand for inner urban living – with townhouses providing for an alternative housing stock option to conventional detached dwellings.

Seeking to contribute to inner residential infill and minimise urban sprawl, the proposed development continues to respect the existing neighbourhood character of the broader area (Clause 02.03-5 **Built environment and heritage** and Clause 11.01-1S **Settlement**). The proposed development will be located to the rear of the existing heritage dwelling - which is not inconsistent with the character Kruger Street given the several instances of unit development within the streetscape (Clause 15.01-5S **Neighbourhood character**). Being at the rear of the site will also reduce the dominance of the double storey buildings.

The application recognises the presence of the Heritage Overlay and provides for a contextual response to these considerations. The new buildings have regard to sightlines from Kruger Street. Whilst the new buildings will be visible, they will not be overly dominant to the streetscape. The existing contributory elements of the existing dwelling and the adjoining property (west) will be retained. The dwellings will be adjoining another unit development to the east which is located outside of the Heritage Overlay. On balance the proposal is consistent with the directions of Clause 15.03-1S **Heritage conservation**.

The proposed developments enables infill development (reasonably anticipated) within proximity to existing services, facilitates and infrastructure. Moreover, the development will help facilitate Warrnambool's housing diversity and affordability (Clause 02.03-6 **Housing**).

As such, the proposal is generally considered to be consistent with the PPF and MPS.

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## 5.2.2 Does the proposal appropriately address the provisions of the General Residential Zone?

The proposal requires assessment under the General Residential Zone (Schedule 1), including minimum garden area requirements.

The proposal seeks to develop the land with two additional dwellings. In accordance with Clause 32.08-4, an application for the construction or extension of a dwelling must provide for 35% garden area on this Site as it is above 650 square metres in area.

The set of plans at **Appendix D** provides for a garden area plan which demonstrates compliance with this requirement.

The purpose of the General Residential Zone is to encourage housing diversity and growth in areas with good access to services and transport.

The proposal seeks to contribute to infill and housing diversity in an existing residential area within proximity to local services and transport. Surrounded by a mix of dwelling types, the proposed development will be able to be absorbed into the streetscape without causing adverse detriment to others.

A response to the decision guidelines of Clause 32.08-13 is provided below.

Clause 32.08-13 Decision Guidelines	Response
<b>General issues</b>	
The Municipal Planning Strategy and the Planning Policy Framework	<p>The Municipal Planning Strategy (MPS) and the Planning Policy Framework (PPF) have been considered in this report.</p> <p>Please see <b>Section 5.2.1</b></p>
The purpose of this zone.	The proposal complies with the purpose of the <b>General Residential Zone</b> , in particular with regard to encouraging a diversity of housing types in locations offering good access to services and transport.
<p>The objectives set out in a schedule to this zone.</p> <p>Any other decision guidelines specified in a schedule to this zone.</p>	There are no objectives or decision guidelines set out in the schedule to this zone.
The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in the General Residential Zone (etc.)	Overshadowing diagrams have been included as part of the town planning drawing set at <b>Appendix D</b> . No other rooftop solar systems are expected to be adversely impacted. The plans show that overshadowing will not adversely impacts neighbours.
<b>Dwellings and residential buildings</b>	
For the construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings, the objectives, standards and decision guidelines of Clause 55. This does not apply to an apartment development of five or more storeys, excluding a basement.	A Clause 55 Assessment has been provided as part of this application. Refer to <b>Appendix E</b> .

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The proposal is generally considered to meet the purpose and decision guidelines as detailed within the General Residential Zone.

5.2.3 Does the proposal appropriately address the provisions of the Heritage Overlay?

On balance the proposed development has had consideration to the heritage context of the site, including the fact that the existing dwelling is contributory within HO324 (Kruger Street precinct). An assessment against the relevant heritage decision guidelines is provided below:

Decision guideline	Response
The Municipal Planning Strategy and the Planning Policy Framework.	<p>The Municipal Strategic Statement, and Planning Policy Framework including the Local Planning Policy Framework have been considered in this report.</p> <p>Please see Sections 5.2.1.</p>
The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.	<p>The Kruger Street Heritage Precinct is significant due to the era of housing stock provided on an early subdivision within Warrnambool.</p> <p>The proposed development is set well back to the rear of the site on one of the larger blocks within Kruger Street. The proposed development is set back more than 12 metres from the existing dwelling and is setback 26.3 metres from Kruger Street. This has allowed new buildings to be constructed which are further separated from the existing heritage form without having an impact on the existing dwelling.</p>
Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.	<p>A new curtilage will be created via fencing to the existing dwelling and it will be able to have a continued appreciation within its precinct having regard to the statement of significance.</p> <p>The proposal is not considered to disrupt the flow between the built form of the precinct (such as views of both 30 and 32 Kruger Street from the streetscape).</p> <p>No subdivision is proposed at this point in time and the proposal benefits from being located on the 'fringe' of the Heritage Overlay inasmuch that it is adjoining unit development at 26 Kruger Street. There are many examples where development has been well done across Warrnambool through the development of rear yards and the retention of an intact contributory dwelling at the street frontage.</p>
Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.	<p>Whilst there will be some views from Kruger Street through to the rear of the site due to the fact that the existing dwelling is justified to the west of the site and is not centrally located. This positioning has allowed appropriate access.</p> <p>The heritage overlay should not prohibit new development from being seen, but rather should assess it on how it may or may not impact the heritage place. Oblique views will generally be obscured from the west due to existing development and from the east, generally obscured from the unit development. The new development will be the most dominant from the northern view along the new driveway.</p>

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	<p>It is considered that the large setback to the proposed dwellings provides for enough separation of built form to Kruger Street and it can be readily absorbed into the streetscape as a backdrop.</p> <p>The colours, materials and roof design play a large part to ensure that the townhouses respect heritage character where possible. In this instance the pitched roof with gable end and the use of lighter colours materials assist in this response.</p> <p>Warmer tones of Beige Royal (linea weatherboards), owl wing (render) and oatmeal (masonry) have been selected. If Council is of the view that colours and materials should still be different then it is requested that this item be resolved through an amended plans condition of any given planning permit.</p>
Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.	<p>Given the location of the new townhouses they are unlikely to have an adverse impact on the adjoining heritage buildings such as 32 Kruger Street. The location allows for a slightly larger built form (double storey).</p> <p>The appearance of the proposed development has been slightly modified since pre-application heritage advice was received. Articulation has been provided for at the upper floor which has lightened the street elevation (south) of the proposed development.</p> <p>The facades of the proposed townhouses have been altered. The rumpus room has been relocated which has also allowed a slightly different built form with differing window forms. The new window forms are considered to provide an improved interface to the street and are more sympathetic to its heritage context.</p> <p>The character of the adjoining heritage buildings and the heritage place will be retained as the dwellings have been protected. The proposed colours and materials and design of the development assist the development in part to be sympathetic to the design of the villas from their respective eras.</p>
Whether the demolition, removal or external alteration and proposed works will adversely affect the significance of the heritage place.	<p>Demolition is proposed to the existing non-contributory double garage and other outbuildings to the rear of the existing dwelling.</p> <p>It is submitted that the removal of these buildings will have no impact on the existing heritage dwelling or the Kruger Street precinct.</p> <p>The existing lean-to is a non contributory element and is not an original part of the house, so its demolition should be considered acceptable. The window to be replaced, to the east, is also located towards the rear and will also be partially screened by the proposed fencing to create the SPOS area.</p>

## 5.2.4 Does the proposal address car parking considerations at Clause 52.06?

The proposal considers Clause 52.06 as appropriate. The proposal utilises an existing crossover to provide for access to the proposed garages. A hardstand area to the rear of the existing dwelling and in front of the proposed townhouses is proposed to be used as a vehicle access and turning area – with a portion being provided as permeable pavers.

Each dwelling provides for an appropriate amount of car parking spaces with a single garage for the existing dwelling and two double garages for each townhouse respectively.



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Please refer to **Appendix 1 – Swept Path Diagrams**, which demonstrate that vehicles can enter and exit in a forward motion, using no more than a three-point-turn.

## 5.2.5 Does the proposal respond to the objectives within Clause 55?

The proposal has considered the relevant standards and objectives of Clause 55.

It was found that the development has provided a good response to these considerations – complying with the majority of the standards and all of the objectives. The following required a variation from the standard:

- Standard B17 Side and rear setbacks
- Standard B29 Solar access to open space

A full detailed assessment is provided as part of the application in Appendix E, which also provides a justification for the variation of the standards and how the proposal still meets the objectives.

## 5.2.6 Is the proposal consistent with the relevant General Provisions?

In accordance with Section 60 of the Planning and Environment Act 1987, this report has considered the Warrnambool Planning Scheme. The objectives of planning in Victoria have been considered, particularly the objective to provide for the fair, orderly, economic and sustainable use and development of land.

This report has assessed the proposal against the relevant objectives, strategies and policies of the Municipal Planning Strategy and the Planning Policy Framework, particularly with regard to the content in the MPS and PPF relating to amenity expectations, heritage and appropriate settlement patterns with an emphasis on infill development within proximity to the Warrnambool CBD – reducing pressure on urban sprawl. This report has assessed the proposal against the purpose of the General Residential Zone. The proposal complies with all relevant content of the Warrnambool Planning Scheme.

The land is suitable for development due to the large rear yard which provides an opportunity for battle-axe development. The design has considered the relevant heritage considerations and has limited visual impact on the existing dwelling and broader precinct. The contributory elements of the existing heritage dwelling have been retained as no works are proposed. The proposal therefore complies with Clauses 65.01.

## 5.2.7 Does the proposal address previous issues raised by neighbours?

The original planning application was advertised to the surrounding neighbours and attracted a number of submissions. This Section 57a application seeks to refresh the entire planning application, including the plans, while also responding to the issues previously raised.

### **Privacy and Overlooking**

Several submissions express concerns about privacy and overlooking. These comments are acknowledged particularly given the location of the double storey dwellings; however, the proposed townhouses are deemed to be compliant in this area. A ResCode assessment has been undertaken and the relevant windows have been screened or obscured as required under Standard B22. It is submitted as part of the application that the proposal meets the objective of Clause 55.04-6.

### **Overshadowing**

Submissions raised an issue with the level of overshadowing the development may produce, particularly to neighbouring properties. It was raised that the double storey dwellings may reduce sunlight and the energy efficiency on homes.

Diagrams have been provided to show any potential impact for each neighbour. Whilst there is found to be an increase to overshadowing impacts, the level of impact should be considered acceptable having regards to Clause 55.04-5 and Standard B21.

### **Noise**

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Noise concerns were raised generally, including the location of the proposed driveway adjoining 26 Kruger Street. It is respectfully submitted that there was an existing driveway in this location, albeit not serving as many dwellings. The number of vehicle movements per day on account of the two additional dwellings on the land is not considered to be excessive with respect to noise generation. Further, the setback of the driveway from nearby bedrooms is adequate – utilising Standard B15 at Clause 55.03-10 as a guide.

## Property Values

The concerns relating to property values are acknowledged although they are not a primary planning concern with respect to the Warrnambool Planning Scheme.

## Construction impacts

Construction impacts should be a matter which is considered to be temporary and is anticipated as part of any development within Warrnambool. Notwithstanding, the proponent would like to offer that Council could request a standard Construction Management Plan as part of any planning permit conditions to ensure that the construction process and any amenity impacts are reasonably managed throughout the process when the time comes.

## Bin collection

Concerns were raised about the number of bins for collection to be located along Kruger Street. Currently, Warrnambool City Council's waste collection regime allows for two bins to be collected on alternating fortnights (either general waste and green waste, or glass and recycling). For this proposal, there would be a maximum total of six (6) bins along the Kruger Street frontage (a net increase of four (4) bins).

The narrow footpath is an existing condition which cannot be resolved by the proponent and the proposal simply sticks with the status quo for bin collection along Kruger Street.

If Council believe that additional control should be applied for this development, then we would welcome the provision of a Waste Management Plan condition on any given planning permit – although it is not believed that this document would add any value given that regular municipal waste collection is proposed.

## Impact on potential future subdivision or development

It was identified that some neighbours may be thinking of (or are currently in the process of) subdividing or further developing their property on Lava Street. Respectfully, the proposed development is located on the southern side of the Lava Street properties and will have limited amenity impacts. Overlooking and other ResCode considerations have been assessed at the time of this application. Any future subdivision or development will need to respond to the existing conditions at the time, including this proposal if it is constructed. The landowner of 30 Kruger Street will likely get the opportunity to review any submitted plans through an advertising process and lodge submissions if required.

## Diversity, accessibility, size and affordability

Submissions raise a concern about the diversity and accessibility of the dwellings.

With respect to the provision of housing across Warrnambool, dwelling diversity is encouraged and there is a clear shortage of one (1) and two (2) bedroom homes. The Warrnambool Planning Scheme sets out that developments which include ten or more dwellings must provide for dwelling diversity, including differing number of bedrooms and the provision of at least one (1) dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level. Considering this matter, the proposal complies with the relevant diversity objectives inasmuch that it is not required to provide differing dwellings.

Being within close proximity to the Warrnambool CBD and facilities such as Warrnambool Base Hospital it is anticipated that these double storey, three (3) bedroom townhouses will be an attractive proposition for some cohorts of the population.

The Warrnambool housing market at present is experiencing a crisis, and whilst the proposal may not directly address housing affordability on its own, it will release an additional two (2) dwellings to local supply, within a location close to services and infrastructure.

## Permeability and stormwater

Concerns were raised about the impact of stormwater runoff from the development.

A Stormwater Management Plan condition would also be welcomed on any given planning permit to further address the matter of stormwater. Given that the proposal has assessed requirements for site permeability under

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Clause 55.06-4 and it is found to comply it is reasonable to defer the detailed stormwater design to the next stage prior to the commencement of any works.

## Car parking and Traffic

The majority of submissions raised a concern for the provision of car parking associated with the development, noting the existing conditions of Kruger Street (narrow and one-way) and expressing that the street could not cope with further development.

The proposal has had appropriate regard to the relevant requirements of the Warrnambool Planning Scheme, particularly Clause 52.06. Each dwelling is afforded the required number of car parking spaces associated with the number of bedrooms. The number of dwellings proposed to be constructed also does not attract any additional requirement for visitor car parking. The car parking spaces on site can be accessed easily and can enter and exit in a forward direction. The on-street car parking spaces have been line-marked in parallel along the northern side of the road and can be used by any member of the public.

Additional dwellings in Kruger Street will promote sustainable transport modes such as cycling or walking, due to its proximity to the Warrnambool CBD. Whilst there will be a level of increased traffic on account of the development it can be considered acceptable.

## Neighbourhood Character

In addition to the planning overlays to the property, the proposal also considers the zone (General Residential Zone) and applicable policy with reference to neighbourhood character.

The area is within the General Residential Zone. The purpose of the zone includes:

- Encourage development that respects the neighbourhood character of the area.
- Provide a diversity of housing types and moderate housing growth in locations offering good access to services and transport.

*The General Residential Zone is applied to land in areas where growth and housing diversity is anticipated. It is expected that the type of housing provided will evolve over time to provide more diverse forms of housing, but not at the expense of existing open garden character [DELWP Reformed Residential Zones March 2017].*

The purpose of the zone demonstrates that a balance is required between the existing neighbourhood character of the area and development that provides moderate housing growth and housing diversity. A moderate amount of housing growth, including an appropriately designed increase of dwelling density, is an expected outcome of the zone.

The Municipal Planning Strategy in the Warrnambool Planning Scheme identifies housing choice and access to a diverse range of housing options as a strategic direction, and notes that established urban areas have potential for further residential development. There are a considerable number of precincts within Warrnambool that have been identified as requiring sensitive design solutions. The neighbourhood character of these precincts has been explicitly protected by the application of the planning controls such as the Neighbourhood Residential Zone, Neighbourhood Character Overlay or the Design and Development Overlay.

The Municipal Planning Strategy seeks to provide for greater housing diversity throughout Warrnambool and seeks to achieve urban development that responds to its context, while encouraging the supply of housing in existing urban areas to be increased, by facilitating increased housing yield in appropriate locations. Sites that are within 400m walking distance of public bus routes, schools, and public open space, are appropriate locations for higher density residential development.

The Warrnambool Planning Scheme has mechanisms to provide a high level of protection for the identified character of a neighbourhood. Neighbourhoods with identified valued character can be protected by the application of overlays, schedules and local policy, objectives and strategies. In the absence of these mechanisms, the planning scheme seeks an outcome that supports the provision of new housing, particularly housing that contributes to diversity of household size and lifestyle, provide that the development responds in an integrated manner to the site context.

The following response is provided for the Clause 55 consideration of neighbourhood character:

*The proposal is generally considered to be consistent and compatible with the surrounding neighbourhood character – particularly within Kruger Street. There are examples of other double storey homes and multi-dwelling sites in the area. Lot sizes are also varied. Dwellings to the rear of the existing*

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*dwelling will create for less dominant built form frontage to Kruger Street, creating an outcome which is easily absorbed within the existing context of the site.*

*The proposal also responds to the features of the site, including its wide frontage to allow for access to the rear of the site along the eastern boundary.*

Overall, the neighbourhood character and design response are considered to be appropriate and the transition to double storey dwellings on the Site is not considered to be too overwhelming given their siting, design and the other examples of double storey buildings within the streetscape.

Notwithstanding the above with respect to neighbourhood character, the proposal must also have regard to heritage outcomes for Kruger Street given that the street contains multiple intact dwellings of heritage importance to the Municipality. In a planning sense, 'neighbourhood character' is distinct from 'heritage'; however, in this instance some of the reasoning for the proposal is similar [see below].

## Heritage

The development's potential impact on heritage was raised as a concern in several submissions.

To assist with the understanding of impact, sight line plans have been provided consistent with Heritage Design Guidelines. Although the topography of the land may give the perception that the dwellings will be more dominant, there will be a limited view from in front of the existing dwelling (as shown by street view diagram), as well as from the western end of the frontage. There will be some streetscape views from the location in front of the driveway area; however, given the size of the allotment the property can afford to accommodate development to its rear without causing detriment to the heritage fabric. The new dwellings are setback approximately 26.3 meters from Kruger Street and will still leave a good separation to the heritage fabric of the existing dwelling.

Further, the Heritage Guidelines of HO321 states the following:

*Secondary development in rear yards is limited due to allotment size and limited crossover locations.*

In this particular instance, the statement is more applicable for the remainder of the Kruger Street Heritage Precinct rather than the subject site. 30 Kruger Street has a large rear yard size and includes a crossover in a suitable location to allow for access to the rear.

The design of the development should have a focus on the components which are likely to be visible from the street. Additional articulation has been provided when compared to an earlier design which had an increased parapet form (pre-application advice stage with Warrnambool City Council). Further, the design of the new dwellings avoids flat or low pitch roof forms and have provided for an acceptable level of articulation for the elements which will be visible from the street at a distance.

The colours and materials of the development remain as proposed; however, the proponent is willing to work with Council to find suitable colours and materials to tie in with the heritage precinct via permit conditions if it would be of assistance to the project. Due to the setback of the windows from the street, it should not be deemed critical that they be altered from the proposed aluminium to be timber.

It is submitted that the changes to the existing dwelling, including the replacement of the window, demolition of the lean-to and single garage will have a negligible impact upon the heritage streetscape.

### 5.2.8 White & Ors v Warrnambool CC & Anor [2013] VCAT 406 (5 April 2013)

This VCAT case of White & Ors v Warrnambool CC & Anor, is relevant as it provides a decision for the property and a previous proposal in 2013 which shared some similarities. The Tribunal findings with respect to neighbourhood character, overlooking and garbage collection included the following:

- *The insertion of double storey dwellings in the backyard-scape is likely to be problematic in many circumstances. In the context of this site, there is some scope for this given that there are some examples of backyard development in the street. However, given the size of these dwellings, greater setbacks are required to provide for landscaping to soften the appearance of the development to the side and rear to achieve an outcome that may be acceptable in the neighbourhood setting.*
- *Concerns about overlooking can be resolved through some thought being given to the placement and design of windows.*

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- *Arrangements can be made for satisfactory collection of waste and other materials for recycling, albeit Kruger Street is narrow.*

Further comments were made about the general nature of infill development in heritage areas:

- *In Anadiaz Pty Ltd v Yarra CC, B Graham and Ors the tribunal expressed its agreement with the submission that...while the inference can be drawn that such infill development is to be approached with more care and attention within a heritage area, an examination of the overall state and local planning policy framework should not lead to the conclusion that such areas are to be excluded from contributing to the achievement of urban consolidation policy at a broader metropolitan level.*

Concurring with this summary it is submitted that the development of its rear yard should not be discounted from being double storey because of the heritage overlay.

The proposed plans provide for an appropriate first-floor window response through the location and design to avoid an unreasonable level of overlooking to neighbours.

The previous tribunal decision regarding car parking provision was more about the manoeuvrability of the spaces themselves, rather than the number of spaces or impact upon street parking. The new application provides for swept path diagrams, indicating how vehicles can ingress and egress in a forward motion from each garage smoothly.

To address the tribunal concerns about the visual appearance of the hardstand required for the vehicle moving areas in front of the garaging, permeable pavers are to be provided for 125.13 square metres to assist with permeability. Further, the driveway location and design has been adjusted to allow for additional landscaping strips and the ability to plant canopy trees and understorey plantings. This was largely absent from previous iterations of plans, including the plans considered at White & Ors v Warrnambool CC & Anor [2013] VCAT 406 (5 April 2013). These new landscaping areas have been provided without jeopardising vehicle turning movements. This is because this application also seeks to reduce the existing dwelling to become a two (2) bedroom dwelling, providing some additional room for the location of gardening and landscaping.

Additionally, since the previous proposal a decade ago, the minimum garden area requirement was inserted into the Planning Scheme on 27 March 2017. The garden area plan forming part of the application provides a level of information that demonstrates that an acceptable portion of the site can be set aside for landscaping or garden purposes. The proposal exceeds the garden area requirement and nominates locations of four canopy trees. The side and rear setbacks of the development are in excess of ResCode requirements for side and rear setbacks and are typical of double-storey townhouses development in 'infill areas'.

The plans have been amended as part of the Section 57a Application and provide for an improved set of plans with additional landscaped areas, enabling the further softening of built form when seen from Kruger Street.

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## 6 Conclusion

This report has described the development application within Kruger Street and has made an assessment against the relevant policy and planning controls of the Warrnambool Planning Scheme, including the consideration of previous concerns raised by neighbours, as well as a previous VCAT case for development over 10 years ago.

The current allotment provides an opportunity for development due to its context and size and will create additional housing in an area which is suitable for infill. The design response takes into account the heritage frontages within Kruger Street and retains an acceptable level of integrity within the streetscape. Further Kruger Street has good access to the Warrnambool CBD and the surrounding services and facilities it offers.

It is the conclusion of this report that the application is consistent with the purposes and intent of the planning controls and policy framework of the Warrnambool Planning Scheme. It follows as the recommendation and request of this report that Council issue a planning permit for the proposal. The plans appropriately respond to the guidance provided by *White & Ors v Warrnambool CC & Anor*, and addresses the neighbours concerns in full, within the limits of the planning scheme requirements.

We look forward to working with Council during the assessment of the application.

Myers Planning Group

**April 2024**

## 7.9. Warrnambool Futures Project - Tender Response

### DIRECTORATE : CITY GROWTH

#### Purpose:

*This report provides Council with information on the submissions lodged for the Warrnambool Futures 2040 and Beyond: Blueprint to a Sustainable City tender, the evaluation of those submissions against Council's assessment matrix and, based on that assessment, a recommendation that Council appoint SGS Economics and Planning Pty Ltd as the preferred tenderer.*

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#### Executive Summary

- **Warrnambool Futures 2040 and Beyond** is the next generational city-wide land use strategy that sets a broad, integrated vision for the municipality that includes managing where and how future growth and development will occur. The plan aims to address key issues such as employment, tourism, housing supply, infrastructure provision and environmental challenges in a holistic and strategic manner.
- The project updates the previous strategic land use vision that was prepared in 2004, providing more certainty to developers, stakeholders, and the community regarding their expectations for future development and how growth and change will be managed in a sustainable way.
- The project was initially advertised on 15 December 2023 and closed on 2 February 2024 with three submissions received. The project was re-advertised between 12 April 2024 and 10 May 2024 via the e-Procure website due to a material change in the procurement process and an increase in the budget. The re-advertising resulted in six (6) submissions being lodged
- The project is a two-year initiative with a budget of \$480,000, comprising two phases with Phase 1 requiring the preparation of the Warrnambool Futures plan and Phase 2 involving tasks associated with the implementation of the adopted plan.
- The six submissions were assessed against detailed criteria regarding matters such as pricing, methodology, public consultation and implementation. Based on that assessment, the evaluation panel concluded that SGS Economics and Planning Pty Ltd provided the best value for money and be awarded the tender.

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MOVED: CR DEBBIE ARNOTT

SECONDED: CR ANGIE PASPALIARIS

#### That Council:

1. Award the tender for Contract 2024019: Warrnambool Futures 2040 and Beyond: Blueprint to a Sustainable City to SGS Economics and Planning Pty Ltd for an amount of \$480,000.00 (exclusive of GST).
2. Authorise the CEO to sign, seal and vary the contract as required.

CARRIED - 7:0

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#### Background

The previous city-wide land use strategy for Warrnambool was developed in 2004 (Warrnambool Land Use Strategy), twenty years ago. The Land Use Strategy 2004-2024 has served Warrnambool well and underpinned the development of the City's five (5) designated residential growth areas. The majority of the strategy's recommendations have been implemented and it has effectively reached the end of its useful life.

A new strategy is now required to address next generational opportunities and challenges. Accommodating the needs of a growing population in terms of housing, infrastructure, and employment, while incorporating a climate-wise and climate resilient response.

A tender was initially sent out on the e-Procure website on 15 December 2023 with a lower budget and a provisional extra for the second phase of the project. This resulted in the lodgement of three submissions from consultants, with only one submission covering both phases.

Due to the clear message received from submitters regarding the insufficiency of the budget for such a large project, the Council decided to re-advertise the tender with an increased budget.

The tender was re-advertised for one month until 10 May 2024, resulting in the receipt of six (6) submissions.

### Issues

Based on a detailed evaluation of the submissions against the matrix and a thorough review of each submission, the evaluation panel concluded that the preferred tenderer is **SGS Economics and Planning Pty Ltd** and recommends awarding the tender to this company.

SGS Economics and Planning Pty Ltd provides an experienced team, a clear methodology upon which the project will be based, a recognition of the importance of engaging with the community and stakeholders, and the expertise to deliver this important project on time and on budget.

### Financial Impact

The costs of the project are provided for within the City Strategy & Development budget.

### Legislation/Policy/Council Plan Context

#### 1 A healthy community

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

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

#### 4 A connected, inclusive place

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

4.3 Stronger neighbourhoods: Council will foster neighbourhood connections and capacity building including the development of inclusive recreational and cultural opportunities.

### Timing

The project has an expected commencement date of 15 July 2024 and a targeted completion by 30 April 2026 (a 20-24 month project duration).

### Community Impact/Consultation

Several stages of community engagement are planned as the project progresses, and the community will be updated about each stage using various tools, including project bulletins, media releases, social media posts/websites, and community workshops and meetings.



The project will be overseen by the Council's City Strategy Team, with the Executive Management Team (EMT) acting as the Steering Group. Additionally, a working group consisting of Council staff members will be established to review project progress at key milestones and approximate timelines for the delivery of each stage.

### Legal Risk/Impact

The project is expected to pose minimal risk or impact to the Council, any risks being mitigated by a comprehensive project plan, and by ensuring the selected consultant having the expertise to deliver the project in accordance with the project brief and contract.

A Gender Impact Assessment will be required for this project as it will deliver a strategy that will have a direct impact on the public.

### Officers' Declaration of Interest

None declared.

### Collaborative Procurement

Procurement of the successful constant to undertake the project is specific to Council only. The project is Council funded and collaborative procurement is not considered suitable due to the geographic boundaries of the project applying to the Warrnambool municipal boundaries.

### Conclusion

The evaluation panel has thoroughly assessed and evaluated all submissions received for Contract 2024019: Warrnambool Futures 2040 and Beyond: Blueprint to a Sustainable City. The evaluation panel recommends that the contract be awarded to SGS Economics and Planning Pty Ltd, who have demonstrated the highest Value for Money.

### ATTACHMENTS

Nil

## 7.10. Warrnambool Animal Shelter Fees & Charges 2024/25

### *DIRECTORATE : City Infrastructure*

#### **Purpose:**

*This report presents the proposed fees and charges for the Warrnambool Animal Shelter for the 2024/25 financial year*

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#### **Executive Summary**

- Warrnambool City Council will operate the Animal Shelter from 1 July 2024.
- The fees and charges associated with goods and services provided by the shelter for the 2024/25 financial year are outlined in this report.
- The fees and charges will assist with the ongoing care and medical needs of animals that are accepted to the shelter and contribute to the sustainable operations of the facility.

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**MOVED: CR MAX TAYLOR**

**SECONDED: CR ANGIE PASPALIARIS**

**That Council approve the fees and charges for the Animal Shelter as set out in this report.**

**CARRIED - 7:0**

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#### **Background**

The Warrnambool Animal Shelter, located at 23 Braithwaite Street Warrnambool, is owned by Council and has been operated under contract by the Royal Society for the Protection of Cruelty to Animals (RSPCA) for over 20 years. The contract arrangement ceases on 30 June 2024 and the animal shelter facility will be managed by Council from 1 July 2024.

#### **Issues**

To operate the animal shelter facility Warrnambool City Council must set the fees and charges for any goods and services provided. This report outlines the non-statutory fees and charges for the financial year 2024/25. The rates have been informed by the RSPCA fees and charges for adoption, surrender, microchipping and vaccination.

#### **Impound Release Fees**

The impounded release fee for dogs and cats is \$170 and was approved by Council on 3 June 2024 in the 2024/25 budget. The impound release fees apply to dogs and cats located both within and outside of the Warrnambool municipality.

Any dog or cat that is released from the pound must be microchipped, vaccinated and registered within the municipality that it resides in.

### Microchip & Vaccination Fees

The proposed microchip fee is \$35 and the vaccination fee is \$45. This contributes to the cost of the supply and administration of the microchip and/or vaccination and is administered prior to the release of the animal.

Microchip fee	\$35
Vaccination fee	\$45

### Animal Registration Fees

The Warrnambool City Council animal registration fees were approved by Council on 3 June 2024 in the 2024/2025 budget. Any animal impounded and released to a location outside of the Warrnambool municipality must be registered with the local government area that the animal resides, and confirmation required prior to release.

### Animal Adoption Fees

The proposed adoption fees for animals from the shelter are outlined in the table below. These fees include the cost of desexing, microchipping and vaccination.

Animal registration is an additional fee which as outlined above has been set for the 2024/25 financial year. Any animal adopted from the shelter that will reside in a location outside of the Warrnambool municipality will require animal registration within that local government area.

Animal Type	Single Adoption Fee	In Pairs Adoption Fee
<b>Dogs</b>		
Senior dog (9 years +)	No fee	No fee
Adult dog (over 12 months)	\$500	\$700
Adult dog (6-12 months)	\$600	\$850
Puppy (2-6 months)	\$650	\$900
<b>Cats</b>		
Senior cat (10 years +)	No fee	No fee
Adult cat (over 6 months)	\$145	\$145
Kitten (under 6 months)	\$235	\$235
<b>Small animals</b>		
Rabbit	No fee	No fee
Guinea Pig	No fee	No fee
Ferret	No fee	No fee
Rat	No fee	No fee
<b>Poultry</b>		
Chicken	No fee	No fee
Duck	No fee	No fee

### Surrender Fee

The surrender fee applies to dogs and cats being surrendered to the animal shelter and assists with the ongoing care and medical needs of the animal. The proposed surrender fee for dogs is \$55 and \$45 for cats.

Animals located within the Warrnambool municipality may be surrendered and accepted to the animal shelter, while animals from other municipalities will be directed to their local animal shelter or pound.

Dog surrender fee	up to \$55
Cat surrender fee	up to \$45

### Financial Impact

The fees and charges associated with the animal shelter will assist with the ongoing care and medical needs of animals that are accepted to the shelter and contribute to the sustainable operations of the facility.

### Legislation / Policy / Council Plan Context

#### 5 An effective Council

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

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

5.4 High-performance culture: Council will foster an organisational culture to support engaged, committed and high-performing staff for the effective delivery of Council's services and programs.

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

5.8 Regional role and relationships: Council will acknowledge Warrnambool's capability as the regional centre of southwest Victoria through appropriate leadership, advocacy and partnerships that enable greater opportunity for the region.

### Timing

The fees and charges for the animal shelter will be presented to the Council meeting on the 1 July 2024.

### Community Impact / Consultation

Once approved the fees and charges will be incorporated into the animal shelter systems and operations including updates to the Council website to ensure information related to the animal shelter is available to the community.

### Legal Risk / Impact

Council is required to provide the community access to an animal shelter or pound under the Domestic Animals Act 1994.

The Local Government Act 1989 and 2020 outlines the requirements for Council in setting fees and charges.

### Officers' Declaration of Interest

None.

### Conclusion

The Warrnambool Animal Shelter fees and charges have been prepared for Councils consideration for implementation in the 2024/2025 financial year.

### ATTACHMENTS

Nil

## 7.11. 2024025 Provision of Cleaning Services For Public Conveniences And BBQ's

DIRECTORATE: *City Infrastructure*

### Purpose:

*This report details and recommends the award of Contract 2024025 - Provision of Contract Cleaning Services for Public Conveniences and Barbeques.*

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### Executive Summary

- The intent of this contract is to provide cleaning services for public conveniences and barbeques.
- Nine tender submissions were received and considered by the Tender Assessment Panel.
- This report recommends that Contract 2024025– Provision of Contract Cleaning Services for Public Conveniences and Barbeques be awarded to Makkim Pty Ltd trading as Australian Environmental Cleaning Services.
- The contract is for a 3-year period with options to extend for two further twelve-month periods (2 x 1 year) or a two-year period (1 x 2 year).

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MOVED: CR RICHARD ZIEGELER

SECONDED: CR DEBBIE ARNOTT

### That Council:

1. Award Contract 2024025 – Provision of Contract Cleaning Services for Public Conveniences and Barbeques to Makkim Pty Ltd trading as Australian Environmental Cleaning Services for a minimum 3-year period at the annual lump sum price of \$251,750.58 including GST, indexed annually at CPI.
2. Accept the schedule of rates component of 2024025 – Provision of Contract Cleaning Services for Public Conveniences and Barbeques from Makkim Pty Ltd trading as Australian Environmental Cleaning Services for one off deep cleans, additional cleans and emergency cleans.
3. Note that Contract 2024025 – Provision of Contract Cleaning Services for Public Conveniences and Barbeques is for a three-year period with options for two 12-month extensions or a single 2-year extension.
4. Authorise the CEO to sign, seal and vary the contract, as required.

CARRIED - 7:0

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### Background

Warrnambool is regarded as a clean and tidy city. For this reason, Council places a high priority on maintenance and the cleanliness of its public amenities.

Council sought submissions from suitably experienced contractors to provide cleaning services for public amenities and public barbeque areas for a three-year term.

The contract comprises the cleaning of 31 toilet blocks, 32 barbeques with associated tables and shelters, and one public noticeboard.

The tender was advertised on 19 April 2024 on the Warrnambool City Council website and eProcure. Tenders closed at 2pm 17 May 2024.

This tender is considered an essential service for the operation of these buildings and sites. Offering an initial three-year contract term provides reliability of service, competitive pricing and reduces exposure to unpredictable price rises.

The tender is a lump sum contract, with a schedule of rates provided for additional deep cleans, event cleaning and urgent callouts.

At the close of tenders, nine submissions were received.

It was determined by through the tender evaluation process that the tender submission provided by Makkim Pty Ltd t/as Australian Environmental Cleaning Services offers the best value for money for the provision of cleaning public amenities and barbeques.

### Issues

During 2013 Council endorsed a public amenities strategy which proposed various improvements to the previous method of service delivery. Improvements made to the service included better-quality and more frequent cleaning, improved collaboration between cleaning and maintenance staff and the replacement of advisory signage encouraging the public to report issues to Council rather than directly to the cleaning contractor.

The service changes have seen an improvement in the presentation of public amenities and barbeques and a reduction in customer complaints over the past ten years.

### Financial Impact

The cost to provide the service in year one of the contract will be \$251,750.58 incl GST. Allowance for the cost of this service in 2024/25 has been made within Council's Public Amenities Operations budget.

### Legislation / Policy / Council Plan Context

This report responds to the following Council Plan objectives:

#### 5 An effective Council

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

### Timing

The initial contract period is for three years commencing on 6 August 2024 with the initial 3-year contract period concluding 6 August 2027. An option to extend the contract for one (1) x two (2) year extension or two (2) x one (1) year extensions is available at Council's discretion.

### Community Impact / Consultation

There are no community impact or consultation issues associated with the acceptance of this tender.

### Legal Risk / Impact

It is not considered that there are any risks associated with the acceptance of this tender that cannot be managed through the contract conditions.

## Officers' Declaration of Interest

No officers involved in preparation of this report have declared interest in the recommendation.

## Conclusion

This report is provided to Council for their consideration. The tender from Makkim Pty Ltd t/as Australian Environmental Cleaning Services is considered best value in relation to the provision of cleaning services for Councils public amenities and barbeques and it is, therefore, recommended to be awarded Contract 2024025 - Provision of Contract Cleaning Services for Public Conveniences and Barbeques.

## ATTACHMENTS

Nil

## 7.12. Advisory Committee Reports

### DIRECTORATE : Executive Services

#### Purpose

*This report contains the record of one Advisory Committee meeting and one Reference Group meeting.*

#### Report

1. Warrnambool Airport Reference Group – 13 May 2024 – refer **Attachment 1**.
2. Environment and Sustainability Advisory Committee – 30 May 2024 – refer **Attachment 2**.  
The key items for discussion at the meeting included:-
  - An update on the Green Futures Now Program was discussed and the Environment & Sustainability Advisory Committee resolved to support the action of Council officers to look at the expansion of the Green Futures Now youth program.
  - Discussion on Seismic Testing and Off-Shore wind turbines, and
  - The potential for the committee to focus on a specific project that the group can own. An idea from the group was a program to promote improved Bee Habitats to slow the decline in native Bee populations.

## ATTACHMENTS

1. Minutes WARG 13 May 2024 [7.12.1 - 6 pages]
2. Environment and Sustainability Committee Meeting Minutes - 30 May 2024 [7.12.2 - 9 pages]

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MOVED: CR MAX TAYLOR

SECONDED: CR DEBBIE ARNOTT

That the Minutes of the Warrnambool Airport Reference Group meeting held on 13 May 2024 and the Minutes of the Environment and Sustainability Advisory Committee held on 30 May 2024, be received.

CARRIED – 7:0

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WARRNAMBOOL REGIONAL AIRPORT REFERENCE GROUP (WRARG) MINUTES				
<b>Date:</b>	Monday 13 May 2024.		Time: 11.00 am.	Location: Airport Terminal.
<b>Meeting Objective:</b>	Discussion & Advise on Airport Operations and Development, Security, and Emergency Management.			
<b>Attendees:</b>	Stephen Lucas (Chairman) Cr Max Taylor (Warrnambool City) John Stuart, Errol Stewart, Ken Veal, Sue Rondeau, Mat Deans.			
<b>WCC Attendees:</b>	David Leahy (Director City Infrastructure) Abel Farrell (Manager Infrastructure Services) Terry O'Sullivan (Coordinator Airport Operations & Compliance)			
<b>MSC Attendees;</b>	Vicki Askew Thornton (Senior Energy Projects Liaison Officer.			
<b>For Information:</b>	Shane Robe (ARO)			
<b>Apologies:</b>	Cr Max Taylor (Warrnambool City) Chris Daffy, Troy Bentley,			
No	Discussion	Who	Action	
1.	<b>Welcome &amp; Apologies.</b>	Chairman.		
2.	<b>Declaration of conflict of interest.</b>		Stephen Lucas – Hangar Owner/Aero Club. John Stuart – Hangar Owner. Errol Stewart – Hangar Owner/Aero Club. Ken Veal – Hangar Owner/Aero Club. Sue Rondeau – pending Hangar Owner. Mat Deans - pending Hangar Owner.  Noted Manager Infrastructure Services has Family connection with Chairman.	
3.	<b>Confirmation of minutes of Meeting Monday 12 February 2024.</b> Minutes tabled at Council Meeting Monday 8 April.		<b>Moved: Stephen Lucas.</b> <b>Seconded: John Stuart.</b> <b>Carried.</b>	
4.	<b>Business arising from the Minutes.</b>		Nil.	
5.	<b>2021 Airport Development Plan, ADP.</b> Future development of the Airport is centred on enhancing safety and catering for larger Aircraft as the region grows.	David Leahy/Abel Farrell.	Strategy reaching completion, has a focus on the Airport being a Regional Facility, not just a facility for Warrnambool.	



	<p>Going forward there is a need for a Strategic Plan to complement the ADP covering but not limited to closer liaison with Moyne Shire (on nearby development, protection of Airspace, etc) leases, commercial activities, permitted usage, etc.</p> <p>Officers to review the Airport Development Plan and to develop an Airport Strategy with particular reference to the protection of Airspace around the Airport (Minimum Safe Altitude, MSA, and Obstacle Limitation Surfaces, OLS) as highlighted by recent State Government Panel Hearing's on Windfarm Developments.</p>		<p>To be circulated to Group for review and comment.</p> <p>With the proposed works of lengthening and strengthening Runway 13/31, when funding is available, it would be sensible to commence discussions now on how works would be staged to allow for the Airport to remain operational, ie, sufficient runway length, night lighting, PAPI, and when works are undertaken at runway intersection, etc.</p>	
6.	<p><b>CASA.</b></p> <p><b>6.1.</b> CASA undertook a Surveillance Audit of Airport operations Wednesday 6 March. Nothing of major concern was identified by CASA.</p> <p><b>6.2.</b> CASA undertook a review of the Airport Operations Manual late April. Again nothing of major concern was identified by CASA.</p>	Terry O'Sullivan.	Nothing of major concern was identified by CASA. Some administration items to be reviewed and updated.	
7.	<p><b>Runway 04/22.</b></p> <p>Runway edges require some pavement works for the purposes of assisting with drainage.</p>	For information.	Noted by Group.	
8.	<p><b>Apron/parking area.</b></p> <p>Reconstruction of eastern section of Apron completed.</p>	Terry O'Sullivan.	Thanks to local operators for their cooperation whilst works were in progress.	
9.	<p><b>Off Shore Operations.</b></p> <p>Operations have recently scaled back to periodic maintenance as required.</p>		Noted by Group.	
10.	<p><b>Air BP Fuel Site.</b></p> <p><b>10.1.</b> Council has requested AirBp to review payments under current agreement to Council for the services Council is providing.</p>		Council/Airport Staff are solely service providers. Fuel deliveries from date until 31 December are to be charged back to AirBP	

	<p><b>10.2.</b> Air BP have reviewed plans for an upgrade of the AVGAS Facility.</p>		<p>(current agreement covers up to 7 deliveries/annum)</p> <p>Likely scenario at this point in time is decommission underground tank, leave it in situ, and install an above ground 30,000 litre container on current site.</p> <p>Agreed by all an AVGAS Facility needs to be retained on site. The above is a short term fix.</p> <p>A more suitable and easily accessible site is to be determined. A stand-alone site for Avgas will reduce congestion at the existing facility and on main apron.</p> <p>The existing fuel site lease is due for review late 2024 so timely for Council to review the above collectively. Council needs to determine its position on whether it's an appropriate role to be a fuel provider ?</p> <p>Ongoing discussion for Council and local Aircraft Operators how and whom provides Aviation Fuel in the medium to long term.</p>	
11.	<p><b>Obstacle Limitation Surfaces, OLS.</b> Senior ARO maintains ongoing consultation with neighbouring property owners with regard to any vegetation identified infringing the approach, transition, and take off surfaces.</p>		<p>Tree trimming recently undertaken with consent of property owners, Bruce Elliott, 26 Sim's Rd) on approach to Runway 31. Moyne Shire also gave consent for tree trimming plantation on Sim's Rd on approach to Runway 22.</p> <p>Further tree trimming to be undertaken in June subject to contractor availability and satisfactory ground conditions.</p>	

12.	<p><b>Wind Farm Developments.</b> As previously agreed Council's position that no change to the MSA occur in order to protect the current Airspace.</p> <p><b>12.1. Moyne Shire Council.</b> Moyne Shire Council's current resolution is to oppose all new wind farms in Moyne. In future Warrnambool to attend and make representation at hearings in unison with Moyne.</p> <p>Critical that Development and Strategy Plans for the Airport are adopted by Council.</p> <p><b>12.2. Woolsthorpe.</b></p> <p><b>12.3. Hawkesdale.</b></p> <p><b>12.4. Hexham &amp; Willatook.</b></p> <p><b>12.5. Offshore.</b> Continues to be discussed and in media. Chairman and ARO had an on line hook up with Consultants from To70 Aviation (Preliminary Aviation Impact Analysis   Spinifex Offshore Wind Farm) for this development on Thursday 21 March. To70 Aviation were provided with OLS, approach &amp; departure procedures, and development plan for the Airport. Chairman outlined Airports position and that it's important to protect Airspace for future approach procedure/s for Runway 04.</p> <p>Consultants also raised what facilities may be available on site to assist with this development. Advised that a separate discussion on this be held at a later date.</p> <p>Consultants advise that their Preliminary Aviation Impact Analysis has finished, which did not raise any major issues. They</p>	Vicki Askew Thornton.	<p>All indications are construction to commence either 3<sup>rd</sup> or 4<sup>th</sup> quarter of the year.</p> <p>Works have progressed significantly with testing of turbines to commence shortly. Install of transmission lines works in progress.</p> <p>Proponents still working through items identified through Environmental Impact Statements.</p> <p>Alinta will soon be submitting their Feasibility Licence application for a site within the Declared Area. If that application is successful then expect project will move onto the next phase.</p> <p>As the location is Off Shore and not in Moyne's patch information is limited.</p>
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	met with Integrated Helicopter Services (Off Shore Ops) which provided some valuable information about their operations.			
13.	<b>Leases.</b> Council Property Officer/s working on lease agreements.	For information.	Ongoing works. Sticking point is still that the lease should relate to the lease of land not the Hangars which are privately owned and constructed at owner's expense.	
14.	<b>Fees and Landing Charges.</b> Income for 2023/2024 to date: Avdata charges \$23,168032 Local Commercial Operators \$6,790.91 " Recreational " \$5,536.41  Aircraft Movements: January 496. February 510. March 485. April 364.  Numbers increase when local & other training + Ag Ops occur.	For information.	Noted by Group.	
15.	<b>Ambulance Victoria/Pelair.</b> Fleet upgrade being 2 x Beechcraft King Air 260 and 2 x 360 Aircraft.	For information.		
16.	<b>Air Transport Operations.</b> All flights from Kangaroo Island with 14 Pax.	For information.		
17.	<b>Airport Works, Maintenance, &amp; Miscellaneous.</b> <b>17.1.</b> Ongoing works applying herbicide on runway edges, markers, taxiways, drains, etc, to control vegetation.  <b>17.2.</b> Flight Training. Ideally a provider should be based locally and have aircraft on site. Some periodic training occurring.	Terry O'Sullivan.	Noted by Group.	

	<p><b>17.4.</b> Emergency Exercise. Previously discussed at Municipal Emergency Management Planning Committee Meeting. Appropriate that an exercise is determined and facilitated through this Committee.</p> <p><b>17.5.</b> Babcock Mission (provider of AW 139 Aircraft for AV/HEMS) recently conducted Audit of its operation. Information was requested from ARO regarding Air BP Fuel Facility operations and if any Emergency Exercise is scheduled.</p> <p><b>17.6.</b> HEMS4 fuel facility hose reel recently upgraded from manual operation to mechanical.</p>			
<b>18.</b>	<p><b>Aero Club.</b> Works progressing well.</p>	For information.	Noted by Group.	
<b>19.</b>	<p><b>Australian Airports Association, AAA.</b> ARO Monitors website, weekly e-mails and logs into appropriate Webinars. Missed last Victorian Division Meeting held in Ballarat as on site as ARO/WSO for Apron works and for CASA Surveillance Audit.</p>	For information.	Noted by Group.	
<b>20.</b>	<p><b>Hangar/Building Construction Lot 14.</b> Lease agreement to be entered into.</p> <p>Materials on site in readiness for construction.</p>	For information.	Noted by Group.	
<b>21.</b>	<b>General Business.</b>		Nil.	
<b>22.</b>	<p><b>22.1. Next Meeting.</b> <b>22.2. Close of Meeting.</b></p>		Monday 12 August 2024. 11.35 am.	

**MINUTES****ENVIRONMENT & SUSTAINABILITY ADVISORY COMMITTEE**

<b>Date:</b>	Thursday 30 May 2024	<b>Time:</b>	4 PM	<b>Location:</b>	Committee Room 1, Warrnambool Civic Centre
<b>Committee Members In Attendance</b>	Cr. Richard Ziegeler, Chair Shirley Duffield Sabine Schreiber Bill Yates Daniela Rizzo (Via Teams) Andrew Schultz (Via Teams)				
<b>Council Officer Attendance</b>	David Leahy – Director City Infrastructure Lauren Schneider – Manager Sustainability & Compliance Justin Harzmeyer – Coordinator Natural Environment & Sustainability Stephanie Bant – City Infrastructure Administration Officer				
No.	What	Green Warrnambool Pillar	Who	Actions	
1.	Welcome & Apologies		Chair	RZ opened meeting at 4.01pm Noted apologies: Committee Members: Geoff Spencer, Juan Donis, Jeff Moreland-Hunt Council Officers: Kristy Roche and Karishma Don.	
2.	Conflict of Interest Declaration		Chair	No conflicts declared.	
3.	Minutes from Previous Meeting - 29 February 2024		Chair	RZ noted previous minutes had been circulated and confirmed no members of the group had issues with minutes. Noted he had been an apology for the last meeting.	
4.	Quick Update 1. Community Energy Upgrades Fund 2. School's Plant a Tree Pilot 3. Growing Green Rooms	1. Zero Warrnambool 2. Natural Warrnambool	JH	<ul style="list-style-type: none"> <li>JH shared presentation with group.</li> <li>Lake Pertobe Integrated Water Management (IWM) Plan is going to Council next week for endorsement after community consultation.</li> </ul>	

	<p><b>4. Green Futures Now youth program</b></p>	<p><b>3. Natural Warrnambool</b></p>	<ul style="list-style-type: none"> <li>• Fleet Transition Plan currently sitting as final draft. Working with other local Councils on this. Will report to Council later in the year.</li> <li>1. Community Energy Fund – we have applied for a grant for an LED lighting upgrade for Lighthouse Theatre. The upgrade will cost \$300,000 with 50% of the cost eligible for grant funding.</li> <li>2. School's Plant a Tree Day – started 28<sup>th</sup> May with one of the schools. Trees will be planted in Coastal Reserves, Russell's Creek and Albert Park. <ul style="list-style-type: none"> <li>• BY questioned where the planting would occur in the Coastal Reserve?</li> <li>• JH responded the Coastal Reserve would include The Flume and Hickford Parade.</li> </ul> </li> <li>3. Growing Green Rooms - JH noted that KR presented on this at the last meeting. Noted that KR had been scoping out the project and it was important to ensure the green room becomes a safe space on warm days but also does not promote antisocial behaviour.</li> <li>4. Green Futures Now youth program - JH advised there were 8 participants in the program this year with a few participants repeating again after last year. <ul style="list-style-type: none"> <li>• The participants got to spent time with different presenters and the workshops are now finished. Noted one of the workshops was held by Courtney Mathew who talked about Fruit Rescue and Emma Stenhouse had a basket weaving workshop. The participants are now working now on a community project which will include art project using rubbish collected from beaches.</li> <li>• RZ questioned number of participants involved in the program and if there was capacity for more participants?</li> <li>• JH explained the program was targeted for 12-25 years old. Group is run by Youth Engagement Team made up of 2 staff members.</li> </ul> </li> </ul>
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				<ul style="list-style-type: none"><li>• LS added the intention is to be a small group with 10-15 participants so there is capacity to have a couple more. The group size is dependent on applications. LS explained that Council support the program but bring in external people to present.</li><li>• JH explained the program started in April with 3 intensive project days. The group will then spend a couple of months working on the project. At the end there is a celebration with friends and family and presenters.</li><li>• RZ suggested the program could be expanded with more volunteers. Suggested that Council are doing a lot for only 8 participants.</li><li>• LS added that it was a niche program where a level of experience was required. There are risks associated with recruitment of volunteers.</li><li>• SD suggested it was a wide age range of participants. Explained that she believed there was an issue with rubbish being used for art. Suggested the use of rubbish for art sent the wrong message.</li><li>• JH explained the participants were working with the F Project which they had done before. Suggested that it's more about education.</li><li>• SS questioned if it has been running for 4 years, are the previous participants promoting it to other people?</li><li>• JH explained that previous alumni were used to promote to the next years participants. Suggested the promotion could be worked on.</li><li>• RZ questioned if someone in this group could look at expanding this?</li><li>• LS responded that every year it had been reviewed and changed. Explained that if this group would like it to be expanded, it can definitely be put forward as a suggestion.</li><li>• RZ questioned if the group would like to move this as an action.</li></ul>
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			<p><b>Action:</b> Council officers to look at the expansion of Green Futures Now youth program.</p> <p><b>Moved:</b> Sabine Schreiber <b>Seconded:</b> Bill Yates</p> <ul style="list-style-type: none"> <li>DL noted it was suggested at the last meeting this group put themselves behind a project to work towards.</li> <li>RZ confirmed he would happy to look at this next meeting.</li> </ul>
5.	Victoria's Resilient Coast Project Funding	Adaptable Warrnambool	<ul style="list-style-type: none"> <li>JH explained Council had received \$100,000 from DEECA to undertake a Climate Resilient Project for Warrnambool coast line. The project will look at marine, shoreline, primary and secondary dune systems. Will also look at likely impacts to adjacent public land and private assets. Outcome will be community endorsed resilient strategy to manage current and emerging climate risks. Noted they asked for \$200,000 however only received \$100,000.</li> <li>SS assumed the funding was received yearly. Suggested consultation with the community so it gives the community ownership. Suggested to raise the issue of where we are going and what is happening. Suggested it would be good to have a clear process to lead to a successful adopted strategy.</li> <li>BY noted it was important to know what's out there. Questioned who was going to do this? Questioned if this would consider flora and what weeds were a problem?</li> <li>JH responded that a consultant would be engaged to map the area. Explained they have a Coastal Vegetation Plan and a part of this would be to determine flora and fauna.</li> <li>SD noted previous study completed for Golf course.</li> <li>RZ questioned how this tied in with Eastern Maar?</li> </ul>

				<ul style="list-style-type: none"> <li>JH confirmed that Eastern Maar would be a part of it along with DEECA, Deakin and CMA. Noted it would also include Parks Victoria. Advised that action should take place in next few months with KR as the lead.</li> <li>RZ advised that Deakin is involved in searching for Mahogany Ship using sound technology.</li> </ul>
6.	ESAC Project Guidelines		LS	<ul style="list-style-type: none"> <li>LS explained that the Committee had talked about a project for this group to work on. Noted there was two meetings left with this group for the year. Current members are welcome to apply to be a part of the Committee again. Suggested the current Committee could put together a framework on how the project development would work. Noted that it would need to align with Green Warrnambool and have a community net benefit. Up to \$5,000 would be available for the project.</li> <li>RZ suggested the Green Futures Now could be a project.</li> <li>LS noted that committee members in this group are volunteers. Asked the members if they would be willing to spend extra time to come up with the proposal?</li> <li>RZ suggested it would be within the group's view to pick a few goals. Suggested to expand on Green Futures Program to become more far reaching across the community.</li> <li>SD suggested it would be beneficial if the committee members caught up between meetings or via email so they could provide collective feedback to Council.</li> <li>DR explained that she had an idea for a project. Had been watching Melbourne University to see what they have been investing in. They have given a fellowship to a man looking at bee hotels. Been thinking about how we can put this together. Came up with "Air Bee n Bee", could show people how to create in their own homes. Suggested it could be a</li> </ul>

				<p>competition for schools with prizes for best ideas. Noted that people don't have to buy them, people could make them.</p> <ul style="list-style-type: none"> <li>JH noted that Albert Park Revegetation Plan talks about increasing pollination. We are working with a school to build them for the local park.</li> <li>DR advised she sent links in the Teams meeting to further information on bee hotels.</li> <li>SS asked for the links to be tabled in the minutes.</li> </ul> <p><i>Links sent by DR in Teams Meeting:</i></p> <p><b><u>Bee Hotel or Air Bee n Bee</u></b></p> <p><b>Positive impact</b></p> <p><a href="https://pursuit.unimelb.edu.au/articles/fighting-to-save-our-aussie-bees-one-bee-hotel-at-a-time">https://pursuit.unimelb.edu.au/articles/fighting-to-save-our-aussie-bees-one-bee-hotel-at-a-time</a></p> <p><b>Examples of Community Action</b></p> <p><a href="https://bigbuild.vic.gov.au/projects/roads/epping-road-upgrade/legacy/bee-hotels-at-wollert-secondary-college">https://bigbuild.vic.gov.au/projects/roads/epping-road-upgrade/legacy/bee-hotels-at-wollert-secondary-college</a></p> <p><b>How to</b></p> <p><a href="https://bigbuild.vic.gov.au/projects/roads/epping-road-upgrade/legacy/bee-hotels-at-wollert-secondary-college/guide-to-building-a-bee-hotel">https://bigbuild.vic.gov.au/projects/roads/epping-road-upgrade/legacy/bee-hotels-at-wollert-secondary-college/guide-to-building-a-bee-hotel</a></p> <ul style="list-style-type: none"> <li>LS advised that the Community Development Fund was now open if committee members were linked to community group they could apply.</li> </ul>
7.	General Business		Chair	<p><b>Pest species:</b></p> <ul style="list-style-type: none"> <li>RZ suggested the rabbit population was going crazy this year. Questioned if anyone knows anything about rabbit control?</li> <li>JH responded it was a part of the invasive plant and animal program. Advised that Glenelg Shire had just released a virus. Confirmed it was on Warrnambool City Council's list to do. Explained there was no</li> </ul>

				<p>timeframe in place for a plan to be organised and it would be something they would need to work on.</p> <ul style="list-style-type: none"><li>• SD questioned what was the problem with rabbits?</li><li>• JH explained that Jetty Flat Oval had a white fence around it to keep rabbits off the ground. Rabbits previously dug holes in the ground which lead to tripping hazards for players. The amount of holes has now decreased.</li><li>• SS added that rabbits cause erosion.</li><li>• BY also added that as rabbits dig up the ground it creates a bed for weeds.</li><li>• DL noted there would be a cost to Council associated with rabbit control.</li><li>• AS suggested due to the foxes being baited this has led to more rabbits as the foxes are not there to kill the rabbits.</li><li>• JH advised there was baiting programs within Lake Pertobe but it was targeted for the area.</li><li>• RZ explained how he had personally spent money on bait and was concerned when he was given mustard gas. Noted the potential risks of using mustard gas and how no training was required to purchase the gas.</li><li>• JH noted that Council had staff trained in fumigation.</li></ul> <p><b>FOGO Liners:</b></p> <ul style="list-style-type: none"><li>• DR questioned if FOGO liners were still being distributed by Council and if there had been any communication around changes?</li><li>• LS responded that FOGO liners would not be distributed this year and there would be communication coming about this. Liners will be available for purchase from City Assist for \$12.50.</li></ul>
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			<p><b>Offshore Wind Turbines and Seismic Testing:</b></p> <ul style="list-style-type: none"><li>• DR raised the issue of offshore wind turbines and the effect on whales? Questioned how Council will mitigate this concern?</li><li>• DL responded that it was out of Council jurisdiction and influence. Explained that Council were not the decision makers or regulator of Commonwealth waters.</li><li>• RZ noted that Council had written a letter opposing the offshore wind turbines however the decision was already made it was going ahead. Explained that last Monday, a group of Warrnambool Academics presented to Council Briefing. The evidence they found and presented does not show huge damage to the environment area from wind turbines. The evidence detailed that whales won't be affected. Noted they were more concerned about seismic effects for turbines but that was much less than the effects of gas exploration. The group did a huge amount of research, evidence suggested there were benefits for marine sanctuary and breeding groups. Advised that the wind turbines would be able to be viewed from highest parts of Warrnambool but would only look to be size of a hair. Confirmed he was happy to see that it won't be as bad as he had imagined.</li><li>• RZ suggested that the effects of oil and gas exploration would be much worse.</li><li>• BY advised he was at a meeting the other night where they confirmed that oil and gas exploration was still going ahead but reduced in size.</li><li>• DL explained that the group who presented to Council doesn't want to keep pushing the evidence paper, they would like others to take hold so they can look more at seismic testing.</li><li>• DL explained a documentary he had seen that talks about structures in North Sea. The documentary detailed the removal of the structures and</li></ul>
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				<p>worked out they were doing more damage when they tried to remove them rather than leaving them in place. Also lead to increase in marine life population.</p> <ul style="list-style-type: none"><li>• BY advised there was no benefit to community from seismic testing.</li><li>• SD suggested that the wind farms will kill birdlife.<ul style="list-style-type: none"><li>• BY responded that there were studies in other areas saying that birds aren't affected. Noted the concern would be the killing of krill.</li></ul></li><li>• DR advised that she had spoken to a contact at Marine Sanctuary. Suggested timing needs to be around sporting seasons. Questioned how this is communicated to community?</li><li>• RZ suggested it would be worth promoting the educational piece presented by the Warrnambool Academics to Council Briefing.</li></ul> <p><i>Close of meeting at 5.01pm</i></p>
8.	Next Meeting - 29 August 2024			

### 7.13. Informal Meetings of Council Reports

#### DIRECTORATE : Executive Services

##### Purpose

*The purpose of this report is to provide Council with copies of Informal Meetings of Council (previously known as “Assembly of Councillor Records”) as previously required under section 80A(2) of the Local Government Act 1989.*

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##### Background Information

Section 80A(2) of the Local Government Act 1989 required the record of an Assembly of Councillors to be reported at an ordinary Council meeting.

Assembly of Councillor Records are no longer a requirement in the Local Government Act 2020 as of 24 October 2020. However, under Council’s Governance Rules, a summary of the matters discussed at the meeting are required to be tabled at the next convenient Council meeting and recorded in the minutes of that Council meeting.

##### Report

The record of the following Informal Meetings of Council are enclosed:-

Tuesday 11 June 2024 – refer **Attachment 1**.

Monday 17 June 2024 – refer **Attachment 2**.

Monday 24 June 2024 – refer **Attachment 3**.

##### ATTACHMENTS

1. Assembly of Councillors Record 11 June 2024 [7.13.1 - 2 pages]
2. Assembly of Councillors Record 17 June 2024 [7.13.2 - 1 page]
3. Assembly of Councillors Record 24 June 2024 [7.13.3 - 2 pages]

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MOVED: CR RICHARD ZIEGELER

SECONDED: CR ANGIE PASPALIARIS

That the record of the Informal Meetings of Council held on 11, 17 and 24 June 2024 be received.

CARRIED - 7:0

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### Informal Meeting of Council Record

<b>Name of Committee or Group (if applicable):</b>	Informal Meeting of Council (Councillor Briefing)
<b>Date of Meeting:</b>	11 June 2024
<b>Time Meeting Commenced:</b>	3.00pm
<b>Councillors in Attendance:</b>	Cr. B. Blain, Mayor Cr. O. Akoch Cr D. Arnott Cr. V. Jellie Cr. A. Paspaliaris - arrived 3.20pm Cr. M. Taylor Cr. R. Ziegeler
<b>Council Officers in Attendance:</b>	Andrew Mason, Chief Executive Officer Luke Coughlan, Director City Growth Peter Utri, Director Corporate Strategies Brooke Love, Director Community Development David Leahy, Director City Infrastructure Wendy Clark, Executive Assistant James Plozza, Manager Governance Val Attrill, Revenue Coordinator - 3.00pm – 3.20pm Sally Conheady, Revenue Coordinator - 3.00pm – 3.20pm John Brockway, Manager Finance – 3.00pm – 3.26pm Lauren Edney, Service Manager events & Promotion - 3.47pm – 3.59pm Victoria Black, Events & Promotions Coordinator - 3.47pm- 3.59pm
<b>Other persons present:</b>	Tim Gleeson, Senior Valuer, Preston Rowe Patterson Barrie Walder, Senior Regional Valuer, Valuer General Victoria Office
<b>Apologies</b>	Nil.
<b>Matters Considered:</b>	<ol style="list-style-type: none"> <li>1. General Revaluation.</li> <li>2. S6 Instrument of Delegation.</li> <li>3. Minutes – Airport Reference Group – 13 May 2024.</li> <li>4. Events &amp; Promotions Winter Embrace Campaign.</li> <li>5. State Government Inquiry into Local Government Financial Sustainability.</li> <li>6. Caretaker and election period.</li> </ol>
<b>Council and Officer Items Raised</b>	<ul style="list-style-type: none"> <li>• Moyne Shire and Warrnambool City Council meeting with Minister for Climate Change &amp; Energy.</li> <li>• Community Satisfaction Survey results.</li> <li>• Regional Cities Victoria meeting.</li> <li>• Brierly Master Plan.</li> <li>• Aquatic customer service facilities survey by University of South Australia.</li> <li>• Key Worker and affordable housing project.</li> <li>• Premier of Victoria visit to Warrnambool.</li> <li>• Data from I Am Warrnambool at May Racing Carnival.</li> <li>• Conclusion of Councillors Term.</li> <li>• National General Assembly of Local Government conference in Canberra.</li> <li>• Warrnambool Business representative group.</li> <li>• Local Government Mayoral Taskforce supporting people seeking asylum.</li> <li>• Former Warrnambool Tourism Association funds.</li> <li>• Warrnambool Foreshore Forum follow-up report.</li> <li>• Warrnambool Football Club.</li> <li>• Warrnambool RSL.</li> <li>• Hider Street/Ardlie Street intersection accident.</li> <li>• Basketball hoop net at half court basketball court at Lake Pertobe.</li> </ul>



<b>Councillor Conflicts of interest Disclosures:</b> Nil.	
<b>Councillor /Officer Name:</b> Nil.	
<b>Meeting close time:</b>	5.11pm
<b>Record Completed by:</b>	Wendy Clark Executive Assistant

### Informal Meeting of Council Record

<b>Name of Committee or Group (if applicable):</b>	Informal Meeting of Council (Councillor Briefing)
<b>Date of Meeting:</b>	17 June 2024
<b>Time Meeting Commenced:</b>	3.00pm
<b>Councillors in Attendance:</b>	Cr. B. Blain, Mayor Cr. O. Akoch Cr D. Arnott Cr. V. Jellie Cr. A. Paspaliaris - arrived 3.21pm Cr. M. Taylor Cr. R. Ziegeler
<b>Council Officers in Attendance:</b>	Andrew Mason, Chief Executive Officer Luke Coughlan, Director City Growth Peter Utri, Director Corporate Strategies Brooke Love, Director Community Development David Leahy, Director City Infrastructure Wendy Clark, Executive Assistant James Plozza, Manager Governance John Brockway, Manager Finance – 3.00pm – 3.07pm
<b>Other persons present:</b>	Kevin Leddin, Chair, Audit & Risk Committee.
<b>Apologies</b>	Nil.
<b>Matters Considered:</b>	<ol style="list-style-type: none"> <li>1. Audit &amp; Risk Committee Chairman's Biannual update.</li> <li>2. Sale 3 - Saleyards Decommissioning.</li> <li>3. Senior Citizens Club.</li> <li>4. Crowland Drive renaming.</li> </ol>
<b>Council and Officer Items Raised</b>	<ul style="list-style-type: none"> <li>• Moyne Shire and Warrnambool City Council meeting with Minister for Climate Change &amp; Energy.</li> <li>• State Government Plan for Victoria hosing targets.</li> <li>• Inquiry into Local Government Funding &amp; Services submission.</li> <li>• Braithwaite Street former landfill site.</li> <li>• Regional Cities Victoria meeting.</li> <li>• 271 Koroit Street VCAT hearing.</li> <li>• Winter Solstice.</li> <li>• Woodford Primary School footpath.</li> <li>• Horses on beaches.</li> <li>• West Warrnambool Neighbourhood House.</li> <li>• Wollaston Road upgrade.</li> <li>• Key worker accommodation and affordable housing project.</li> <li>• Burning off.</li> <li>• Lake Pertobe integrated water management plan.</li> </ul>
<b>Councillor Conflicts of interest Disclosures:</b> Nil.	
<b>Councillor /Officer Name:</b> Nil.	
<b>Meeting close time:</b>	4.22pm
<b>Record Completed by:</b>	Wendy Clark Executive Assistant

### Informal Meeting of Council Record

<b>Name of Committee or Group (if applicable):</b>	Informal Meeting of Council (Councillor Briefing)
<b>Date of Meeting:</b>	24 June 2024
<b>Time Meeting Commenced:</b>	3.00pm
<b>Councillors in Attendance:</b>	Cr. B. Blain, Mayor Cr. O. Akoch Cr D. Arnott Cr. V. Jellie Cr. A. Paspaliaris - arrived 3.55pm Cr. M. Taylor Cr. R. Ziegeler – arrived 3.14pm, left the meeting 4.52pm
<b>Council Officers in Attendance:</b>	Andrew Mason, Chief Executive Officer Luke Coughlan, Director City Growth Peter Utri, Director Corporate Strategies Brooke Love, Director Community Development David Leahy, Director City Infrastructure Wendy Clark, Executive Assistant James Plozza, Manager Governance Julie Mclean, Manager, City Strategy & Development – 3.00pm – 3.29pm Nick Legoe, Senior Statutory Planner – 3.00pm – 3.09pm Louise Lunn, Coordinator, City Strategy – 3.00pm - 3.09pm - Virtual Morteza Mirgholami, Strategic Planner – 3.19pm – 3.22pm Nick Higgins, Manager Communications – 3.30pm-3.41pm Ashish Sitoula, Manager, Strategic Community Planning & Policy – 3.47pm – 4.51pm Rachel Edwards, Coordinator Mental Health Services – 3.47pm – 4.48pm Lauren Schneider, Manager Sustainability and Compliance – 4.40pm – 5.00pm Kyme Rowe, Service Manager Recreation & Culture – 5.06pm – 5.28pm Ali Kemp, Manager Recreation & Culture – 5.06pm – 5.28pm Lauren Edney, Service Manager Events & Promotion – 5.20pm – 5.34pm
<b>Other persons present:</b>	Nil.
<b>Apologies</b>	Nil.
<b>Matters Considered:</b>	<ol style="list-style-type: none"> <li>1. Planning Application PP2023-0015 – 30 Kruger Street.</li> <li>2. Planning Scheme Amendment C213warr – Riverview Terrace Rezoning and surrounds.</li> <li>3. Warrnambool Futures Project Tender.</li> <li>4. North of Merri DCP – Planning Scheme Amendment.</li> <li>5. Community Satisfaction Survey 2024.</li> <li>6. Fair Access and Use Policy.</li> <li>7. Key Worker Accommodation and Affordable Housing Project.</li> <li>8. Volunteer Policy 2024-2028.</li> <li>9. Warrnambool Animal Shelter Fees &amp; Chargers 2024/25.</li> <li>10. Provision of Cleaning Services for Public Conveniences &amp; BBQ's.</li> </ol>
<b>Council and Officer Items Raised</b>	<ul style="list-style-type: none"> <li>• National General Assembly of Local Government Conference.</li> <li>• Plan for Victoria housing targets.</li> <li>• MAV Stand for Council program.</li> <li>• Moyne Shire and Warrnambool City Council meeting with Minister for Climate Change &amp; Energy.</li> <li>• VCAT hearings update.</li> <li>• Councillor Training and Model Code of Conduct.</li> <li>• Former Warrnambool Tourism Association.</li> <li>• Stair access to Stingray Bay.</li> <li>• Hopkins River mouth opening.</li> <li>• Logans Beach Road rezoning process.</li> </ul>

<b>Councillor Conflicts of interest Disclosures:</b>	
<b>Councillor /Officer Name:</b> Cr D. Arnott – Item 2.5 – General Conflict – Business dealings with objector - Planning Scheme Amendment C213warr – Riverview Terrace Rezoning and surrounds and left the meeting during this item.	
<b>Meeting close time:</b>	5.53pm
<b>Record Completed by:</b>	Wendy Clark Executive Assistant

**7.14. Mayoral & Chief Executive Officer Council Activities - Summary Report****Purpose**

*This report summarises Mayoral and Chief Executive Officer Council activities since the last Ordinary Meeting which particularly relate to key social, economic and environmental issues of direct relevance to the Warrnambool community.*

**Report**

Date	Location	Function
8 June 2024	Warrnambool	Mayor opened Warrnambool Swimming Club Annual June Swim Meet.
11 June 2024	Warrnambool	Mayor attended the Speaker Breakfast event – <i>Building Resilience : Breakfast with Leila McDougall.</i>
12-13 June 2024	Shepparton	Mayor and CEO – Attended Regional Cities Victoria meeting.
13 June 2024	Warrnambool	Deputy Mayor and Director City Infrastructure – Attended Regional Development Australia, Barwon South West meeting and gave an overview of Warrnambool City Council.
15 June 2024	Warrnambool	Mayor attended the opening of the new Pillow Talk store.
20 June 2024		Mayor and Chief Executive Officer – Met with RCV Chairman, Cr Shane Sali and Greater Shepparton City Council CEO, Fiona Le Gassick.
21 June 2024	Warrnambool	Mayor – Attended the South West Victoria Alliance Board Meeting.
26 June 2024	Warrnambool	Mayor – Attended the South West Housing Solutions Forum.
28 June 2024	Warrnambool	Deputy Mayor - attended State Government Tidy Towns funding announcement for new footpath and transformation of an existing service lane at Woodford Primary School.
	Warrnambool	Mayor – Opened the Warrnambool and District Artists Society 30 <sup>th</sup> Annual Awards Exhibition.

**MOVED: CR MAX TAYLOR**

**SECONDED: CR ANGIE PASPALIARIS**

**That the Mayoral & Chief Executive Officer Council Activities – Summary Report be received.**

**CARRIED - 7:0**

**8. NOTICE OF MOTION**

No Notices of Motion have been received.

**9. GENERAL BUSINESS**

**10. URGENT BUSINESS**

**11. CLOSE OF MEETING**

The meeting closed at 7.03pm.

**CHAIRMAN**