

AGENDA SCHEDULED MEETING

WARRNAMBOOL CITY COUNCIL – 5:45PM Monday 4 August 2025

VENUE:

Reception Room, 25 Liebig Street, Warrnambool

COUNCILLORS:

Cr. Ben Blain (Mayor)

Cr. Debbie Arnott

Cr. Willy Benter

Cr. Billy Edis

Cr. Vicki Jellie AM

Cr. Matthew Walsh

Cr. Richard Ziegeler

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Andrew Mason
CHIEF EXECUTIVE OFFICER



WARRNAMBOOL
CITY COUNCIL

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Behaviour At Council Meetings

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

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1. Opening Prayer & Original Custodians Statement

Almighty God

Grant to this Council

Wisdom, understanding and Sincerity of purpose

For the Good Governance of this City

Amen.

Original Custodians Statement

Council acknowledges the Peek Whurrong and Kirrae Whurrung Peoples of the Maar Nation, their land, waterways and skies within the Warrnambool municipality. We pay our respects to their Elders past and present.

2. Apologies**3. Confirmation Of Minutes**

RECOMMENDATION

That the Minutes of the Scheduled Meeting of Council held on 7 July 2025, be confirmed.

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.

5. Mayoral Presentation

6. Public Question Time

7. Reports

7.1. PP2023-0133 - 93 Nicholson Street

DIRECTORATE : City Futures

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 12 dwellings and a 12 lot subdivision on the land known as 93-97 Nicholson Street, Warrnambool.

Executive Summary

- Council has received an application to develop the land known as 93-97 Nicholson Street, Warrnambool with 12 dwellings and subdivide into 12 lots and common property.
- The application triggers a planning permit under the General Residential zone for the construction of two or more dwellings on a lot and has been assessed against clause 55 provisions that were relevant prior to amendment VC267.
- The application underwent numerous amendments (originally being a 14 dwelling proposal) and three rounds of public notice where a combined total of 12 objections were received.
- The application and concerns raised by objectors have been considered against all of the relevant provisions of the Warrnambool Planning Scheme and it has been deemed that on balance the application warrants support, where the Officer's recommendation is that a Notice of Decision to issue a permit be issued subject to conditions.

RECOMMENDATION

That Council:

having caused notice of Planning Application No. PP2023-0133 to be given under Section 52 of the *Planning and Environment Act 1987*, and

having considered all the matters required of *the Planning and Environment Act 1987* decides to grant a Notice of Decision to Grant a Planning Permit under the provisions of the Warrnambool Planning Scheme in respect of the land known and described as 93 – 97 Nicholson Street WARRNAMBOOL 3280, S2 & S3 on PS636480L, for the construction of 12 dwellings and 12 lot subdivision of the land, in accordance with the endorsed plans, subject to the following conditions:

Compliance with documents approved under this permit

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.

Approved and endorsed plans – changes required

2. Before the development starts, plans must be approved and endorsed by the responsible authority. The plans must:
 - a. be prepared to the satisfaction of the responsible authority
 - b. be drawn to scale with dimensions
 - c. submitted in electronic form
 - d. be generally in accordance with the plans forming part of the application and identified as *Proposed Townhouses, 93-97 Nicholson Street Warrnambool Vic 3280, Revision O, prepared by Mark Conlan Builder & Designer (02/04/2025) and Waste Management Plan & Operations Guide, Multiunit Townhouse Development, 93-97 Nicholson St, Warrnambool, Version 1.0, prepared by Low Impact Development Consulting (19/11/2024)*, but amended to show the following details:
 - i) *Alterations to the internal layout of the dwellings on proposed Lots 8, 9, 10 and 11 to provide for internal (non-garage) access from each of the ground floor bedrooms to the living areas that form part of that dwelling. This may require revisions to other dwellings to increase the width of each of the above-mentioned lots.*
 - ii) *Remove roofed alfresco areas at ground floor level for dwellings on proposed Lots 5, 8, 9, 10 and 11 to allow for better access to daylight for habitable rooms on the ground floor. These could be replaced with open-air pergolas.*
 - iii) *Provide at least 6 cubic metres of externally accessible, secure storage space in the rear private open space of Lots 2, 3, 6, 7, 8, 9, 10 and 11.*
 - iv) *Demonstrate compliance with standard B22. This may require the introduction of additional window screening.*
 - v) *The east facing upper level windows of Lot 1-4 show to have obscure glazed windows to reflect the note on the overlooking plan.*
 - vi) *Provide a bin storage area for proposed Lot 2. It is noted that there is currently space for six bins on Lot 1, however this is not a large enough area to contain eight bins and is not currently shown as a common property area that can be legally used by the residents of Lot 2.*
 - vii) *Proposed laneway extension shown to extend to the north western corner of the subject site and a note added to the plan/s that upgrades will be in accordance with council standards.*
 - viii) *Revise the Waste Management Plan that:*
 - *reflects the 12 dwelling proposal.*
 - *Bin storage/collection point 2 relocated to be adjacent the garage of Dwelling 4.*
 - *Amends Section 2.5 to reflect Council's 4-bin system.*
 - ix) *Revise the landscape plan to remove tall trees (anything with a mature height above 5 metres) from view corridors.*

Section 173 agreement

3. Before the development commences the Section 173 Agreement contained in Instrument AL296674V in the Register of Titles is to be ended and a new agreement entered into with the responsible authority under. The agreement must provide the following:
 - The buildings and works approved under Planning Permit (PP2023-0133) must be completed to the satisfaction of the responsible authority.

The owner of the land must pay all of the legal costs and expenses of this agreement, including preparation, execution and registration on title.

Layout Not Altered

4. 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.

Statement of Compliance

5. Prior to issue of the Statement of Compliance under the Subdivision Act 1988, buildings and works approved for the proposed new dwellings under this Planning Permit (PP2023-0133) must be substantially completed (eg completion of the framework) to the satisfaction of the Responsible Authority.

New vehicle crossing

6. Before the development is occupied any new vehicular crossing(s) must be constructed to the satisfaction of the responsible authority.

Vehicle Access

7. Access to and egress from the land must only be at the vehicular ingress and egress points shown on the endorsed plans.
The responsible authority may consent in writing to vary these ingress and egress points.

Completion of Landscaping

8. Before the development is occupied the landscaping shown on the approved landscape plan must be carried out and completed to the satisfaction of the responsible authority.
The responsible authority may consent in writing to vary this requirement.

Payment in lieu of open space provision under Subdivision Act 1988

9. Before the Statement of Compliance is issued under the *Subdivision Act 1988*, the applicant or owner must pay a monetary contribution for public open space of 5 per cent in accordance with a decision of the Council made under section 18 of the *Subdivision Act 1988*. The public open space contribution will include land developed and subdivided in Stage 1 of the subdivision permitted by planning permit PP2013-0113.
The responsible authority may delay the time for payment of the monetary contribution by agreement in writing with the applicant or owner

Reticulated services

10. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, and electricity to each lot shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.

Telecommunications

11. 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. 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 (NBN) will not be provided by optical fibre.

12. 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 item; and
 - b. a suitably qualified person that fibre ready telecommunications 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.

Powercor

13. The plan of subdivision submitted for certification under the Subdivision Act 1988 shall be referred to the Distributor in accordance with Section 8 of that Act.
14. The applicant shall provide an electricity supply to all lots in the subdivision in accordance with the Distributor's requirements and standards.

Notes: Extension, augmentation or rearrangement of the Distributor's electrical assets may be required to make such supplies available, with the cost of such works generally borne by the applicant.
15. The applicant shall ensure that existing and proposed buildings and electrical installations on the subject land are compliant with the Victorian Service and Installation Rules (VSIR).

Notes: Where electrical works are required to achieve VSIR compliance, a registered electrical contractor must be engaged to undertake such works.

Downer Utilities

16. The plan of subdivision submitted for certification must be referred to AusNet Gas Services in accordance with Section 8 of the Subdivision Act 1988.

Wannon Water

17. The developer must at their own cost provide the required water supply works necessary to serve the proposed development and each of the lots created by the Plan of Subdivision.
18. The developer must at their own cost provide the required sewerage works necessary to serve the proposed development and each of the lots created by the Plan of Subdivision.
19. The developer at their own cost must carry out any internal works necessary to eliminate water supply pipework from crossing any adjoining lot boundary created by the plan of subdivision.
20. Easements and/or other notations are to be shown on the endorsed plan to the satisfaction of Wannon Water for the provision of both existing and proposed water and/or sewerage services.
21. The plan of Subdivision submitted for certification must be referred to Wannon Water in accordance with Section 8 of the Subdivision Act.

Engineering

Stormwater Management Plan (SWMP)

22. Before the commencement of any construction activity or occupation and/or use of the site (whichever occurs first), a detailed Stormwater Management Plan (SWMP) consisting of a report including computations and separate construction drawings, shall 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 must include:
- Identification of any existing drainage on the site.
 - Details of how the works on the land are to be drained and/or retarded.
 - Computations in support of the proposed drainage.
 - A proposed Legal Point of Discharge for each lot.
 - An underground drainage system to convey minor flows (as defined by the IDM) to the drainage outfall for the development.
 - Details of how the storm water discharge from the development will be limited such that post development flows for the 10% and the 1% AEP do not exceed pre development flows.
 - Details and measures to enhance stormwater discharge quality from the site and protect downstream waterways and groundwater.
 - Where residential tank systems, and/or below ground soakage pits, and/or drainage pits and or/ swales are included in the stormwater treatment train for the development, agreements to the satisfaction of Council for the provision and maintenance of these systems.
 - 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 lots.
 - Where interim or temporary works are proposed, details on how these interim or temporary works will integrate with the ultimate drainage systems.
 - Where drainage is required to be conveyed across privately owned land, easements to be created or, demonstration that the consent of the landholder has been provided.
 - Maintenance schedules for treatment elements.
 - A separate set of construction drawings for endorsement;
 - Where stormwater from the development is to discharge into a designated waterway or floodplain, evidence that the CMA has provided approval for the proposed outfall.

Stormwater Works

23. The endorsed Stormwater Management Plan is to be implemented to the satisfaction of the Responsible Authority prior to the use or occupation of the development (whichever occurs first).

Common Property

24. Before a Statement of Compliance is issued under the Subdivision Act 1988 or use/occupation of the development, the common property within the development shall be constructed, and drained to the satisfaction of the Responsible Authority. The common property must allow for vehicles to enter and exit the road in a forward direction and provide street lighting at the intersection of Road - 086.

Waste Management Plan

25. Prior to commencement of any works, a Waste Management Plan for the development must be submitted and approved by the Responsible Authority. The Waste Management Plan must detail how all waste and recyclables generated by the development are sorted, stored on site and how waste collection trucks may access the site and empty waste, recycling, glass and FOGO containers.

External Works Plans

26. Before any road and/ or drainage works associated with the development start, Detailed Construction Plans must be submitted to and endorsed by the responsible authority. The Construction Plans should be generally in accordance with any endorsed permit plan and the Infrastructure Design Manual IDM. When endorsed the construction plans will then form part of the permit. The plans must be undertaken under the supervision of a registered civil engineer, drawn to scale with dimensions and be in accordance with Council's current Design Guidelines. The plans must include construction of Road - 086 from the existing seal to Road -087 as defined in the Warrnambool City Council Register of Public Roads.

External Construction Works

27. All works shown on the endorsed construction plans must be constructed in accordance with the plans before the issue of a Statement of Compliance or use/occupation of the development to the satisfaction of the responsible authority.

Defects Liability Period (DLP) and Bond – External Works

28. Before the issue of Practical completion of any external works a Defects Liability Bond is to be lodged with Council. The bond is to be for a monetary value of 5% of the endorsed total estimated construction cost of works in road reserves, other public reserves, Council easements or Council managed land as shown on endorsed Construction / Landscape / Stormwater / Lighting Plans. This bond will be released following a satisfactory inspection:
- 12 months after practical completion of a road infrastructure;
 - 12 months after practical completion of underground drainage;
 - 24 months after practical completion of open drainage; and
 - 24 months after practical completion of landscaping.

Design Checking and Supervision Fee – External Works

29. Before the issue of Practical completion of any external works, the applicant must make payment of a fee for design checking and construction supervision of works in Road Reserves, Council easements, other Council reserves or Council managed land. The fee will be based on the endorsed total estimated construction cost of the works in the reserve / easement / Council managed land as shown on the endorsed Construction/Landscape/Stormwater/Lighting Plans. The construction cost estimate is to include, but not be limited to, road and drainage infrastructure, landscaping, public lighting and compliance testing. The fee is to be 3.25 % of the endorsed estimated cost.

As-Constructed Plans External Works

30. Prior to the issue of Statement of Compliance or Certificate of Occupancy, the applicant must submit As-Constructed Plans of External Works in accordance with A-SPEC specifications to the satisfaction of the Responsible Authority.

Construction Management Plan (Project Management Plan)

31. Before the commencement of any works for each stage of the development (including any preliminary site preparation and establishment works, demolition or material removal) a Project Management Plan to the satisfaction of the Responsible Authority must be submitted for review. The Project Management Plan must include and address the following:
- a. Health & Safety Management Plan
 - i. Description of Works
 - ii. Site Security / Signage
 - iii. Worksite Safety / Public Safety
 - b. Environmental Management Plan (EMP) in accordance with the Environment Protection Authority document Environmental Guidelines for Major Construction Sites, February 1996 or its successor document, including:
 - i. Operating Hours, Noise and Vibration Controls;
 - ii. Air and Dust Management;
 - iii. Stormwater and Sediment Control;
 - iv. Waste and Materials Reuse Management;
 - v. Amenity Considerations;
 - vi. Protection Zones (Flora, Fauna, Weeds, Pests and Cultural Heritage)
 - c. Construction Management Plan
 - i. Company Structure / Site Contacts
 - ii. Company Policies (if applicable)
 - iii. Responsible Authority Approvals
 - iv. Insurances
 - v. Asset Condition Report
 - vi. Quality Management
 - vii. Construction Program
 - d. Traffic Management Plan.
 - i. Traffic Guidance Schemes
 - ii. Site Compound Map
 - iii. WCC Road Reserve Works Permit
 - iv. Department of Transport MoA (if applicable)

32. The Construction Management Plan must be implemented to the satisfaction of the responsible authority for the duration of the works. The Warrnambool City Council template may be used if completed correctly and in full.

Quality Assurance

33. Throughout construction works, the Contractor or Developer's Representative is responsible for completion of Inspection and Test Plan (ITP) and Hold Point documentation to the satisfaction of the Responsible Authority. Completed ITP documentation is to be submitted prior to Practical Completion.

Works within Boundaries

34. All works must occur within the title boundary of the subject site and no disturbance to any adjoining property shall occur as a result of this application to the satisfaction of the responsible authority.

Commencement of Permit

35. This permit will operate from the issued date of this permit.

Expiry – Development

36. This permit as it relates to development (buildings & works) will expire if one of the following circumstances applies:

- a) The development is not started within 2 years of the issued date of this permit.
- b) The development is not completed within 4 years of the issued date of this permit.

In accordance with Section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.

Expiry – Subdivision

37. This permit as it relates to development (subdivision) will expire if one of the following circumstances applies:

- a. The plan of subdivision has not been certified under the *Subdivisions Act 1988* within 2 years of the issued date of this permit.
- b. A statement of compliance is not issued within 5 years of the date of certification

In accordance with Section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.

Notes:

(This does not form part of this permit)

➤ Road Reserve Works Permit

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.

➤ Asset Protection Permit

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.

➤ 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) guidelines.

➤ ResCode Assessment

The development has been assessed against the standards and objectives of Clause 55.

➤ Limitations

This planning permit does not grant approval under the Building Act 1993.

➤ Wannon Water

The developer is to ensure all proposed buildings (or any overhang) and other infrastructure are clear of existing sewer easements and at least 1 metre horizontally clear of the outside edge of existing sewers and water mains on or adjacent to the property.

The developer is to enter into an agreement with Wannon Water and for payment of the new customer contributions and subdivision fees applicable to the lots created.

The developer must obtain the necessary consents and approvals for alteration to, or connection of on-site plumbing.

Background

The subject site at 93-97 Nicholson Street, Warrnambool (Lot S2 and S3 on Plan of Subdivision 636480L) is an irregularly shaped residential lot with a total area of approximately 2968 sqm. The land has a frontage to Nicholson Street of approximately 27.6m, with legal access to existing laneways on the south and west boundaries of the site. The site has a fall from the rear down towards the front of approximately 2.5m. Structures on the land as seen in Figure 4 below are to be demolished to cater for the proposed development of the site.

The subject land was formerly used as an industrial depot (former SES depot) and is subject to an Environmental Audit Overlay, with an Environmental Audit Report and Certificate of Environmental Audit having been previously undertaken by Ground Consulting Environmental & Geotechnical Engineers approved on 6 June 2014. Through that process it was confirmed that the condition of the site is neither detrimental nor potentially detrimental to any beneficial use of the site.

Planning Permit P2013-113 was issued 3 January 2014 for the development of fourteen (14) dwellings with associated staged subdivision, of which three dwellings (numbered 99-103 Nicholson Street respectively) were completed approximately 10 years ago – with approved 11 dwellings not having been constructed before the permit subsequently expired. The previous development included the common property driveway entrance to Nicholson Street which forms part of the access arrangements sought as part of this proposal.

The site is located less than 1km from the central business area of Warrnambool, with close access to public transport and other services, including extensive public open space areas. It is predominantly surrounded by detached dwellings on lots generally between 400 sqm and 700 sqm, with the exception being the previously approved townhouses on part of the site, and a small number of older multi dwelling developments dotted throughout the area. Built form in the area is generally single and double storey however there is a reasonably pronounced topography variation to the north of the site (northern side of Nicholson Street) resulting in a number of three storey scale buildings (built into the slope of the land).

Aerial Image of Subject Site – Source: www.nearmap.com

The proposal is for the development of 12 dwellings and associated 12 lot subdivision plus common property.

All proposed lots would obtain vehicle access via the common property, with the two-storey dwelling on Lot 1 being orientated with its frontage to Nicholson Street. All other dwellings are proposed to front the common property internal to the site.

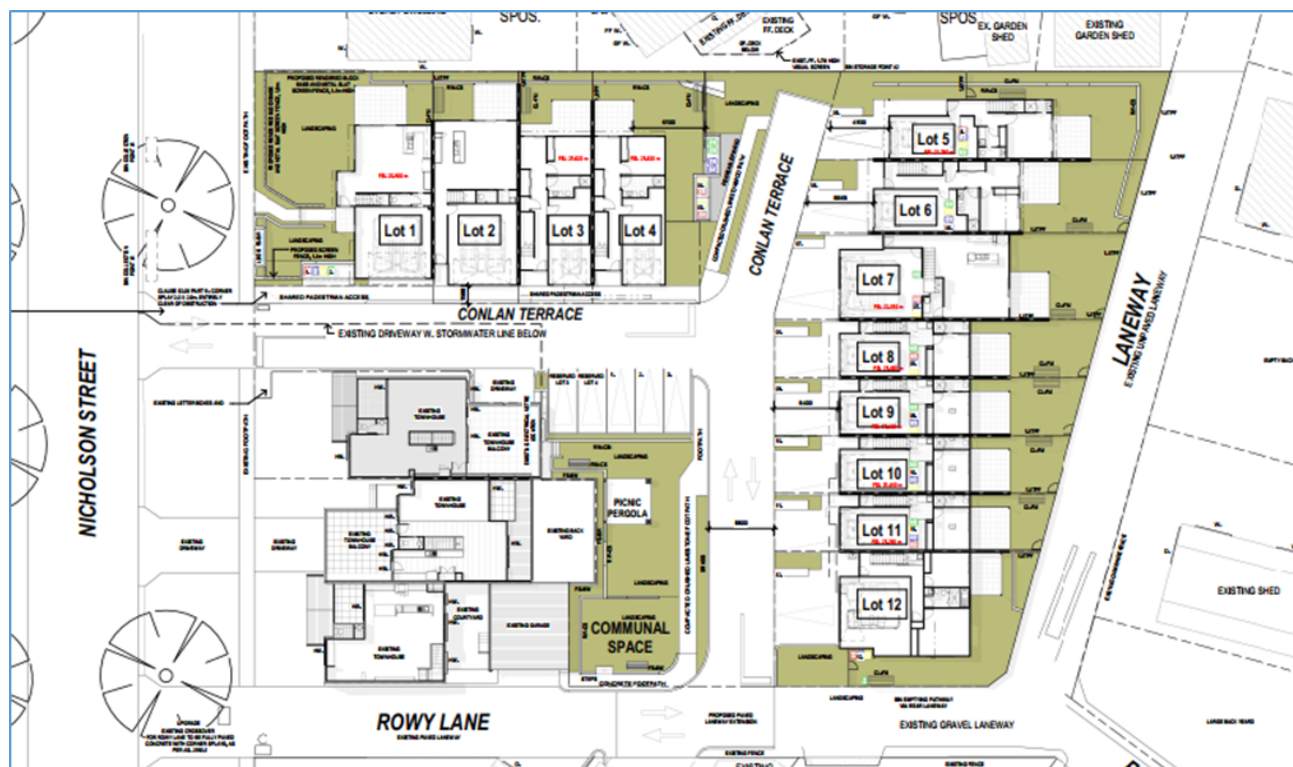
The proposed dwellings are a mix of two- and three-bedroom dwellings, with the dwellings on proposed lots 8 to 11 proposed to be three-storey in height. All other dwellings are proposed to be double storey.

The characteristics and proposed development for each lot is listed below:

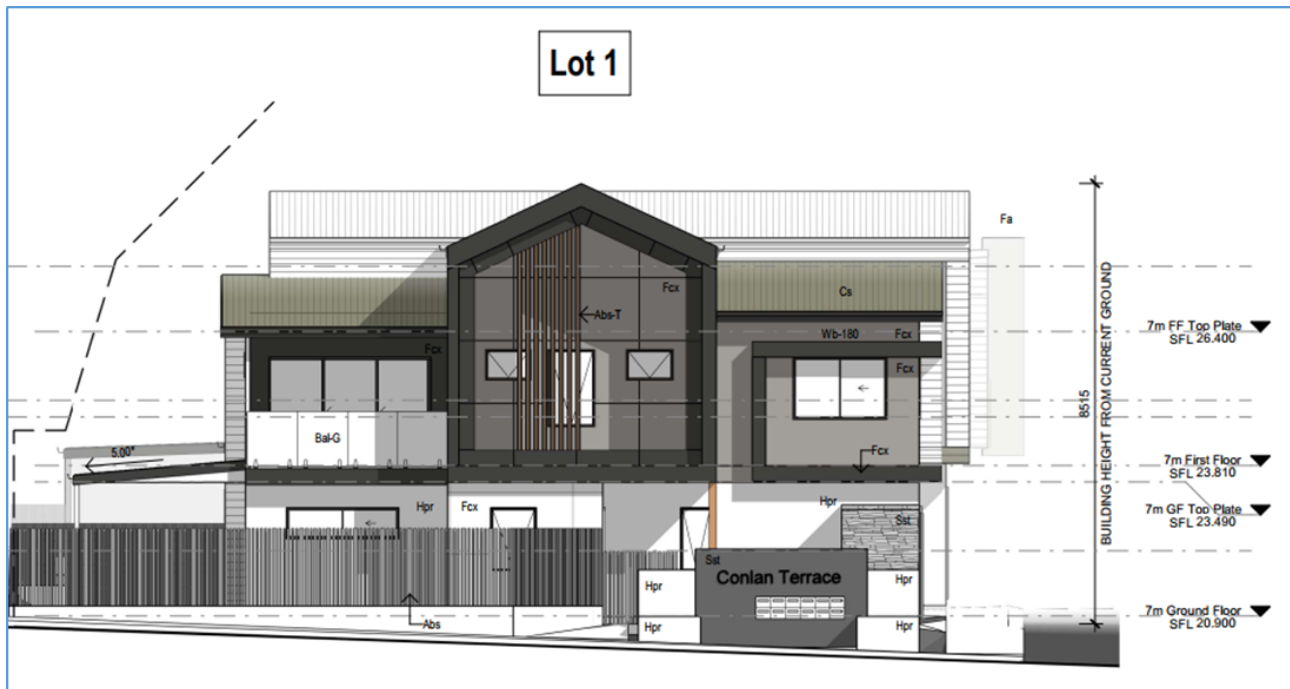
LOT NO.	LOT SIZE	DWELLING BEDROOMS	DWELLING STOREYS	CAR SPACES
LOT 1	273.3 sqm	3	2	Double garage
LOT 2	142.8 sqm	3	2	Double garage
LOT 3	120.5 sqm	2	2	Single garage
LOT 4	177.4 sqm	2	2	Single garage
LOT 5	209.0 sqm	2	2	Single garage plus tandem space
LOT 6	172.2 sqm	2	2	Single garage plus tandem space

LOT 7	204 sqm	3	2	Double garage
LOT 8	132.3 sqm	3	3	Single garage plus tandem space
LOT 9	125.8 sqm	3	3	Single garage plus tandem space
LOT 10	119.2 sqm	3	3	Single garage plus tandem space
LOT 11	112.7 sqm	3	3	Single garage plus tandem space
LOT 12	239.3 sqm	3	2	Double garage plus tandem space

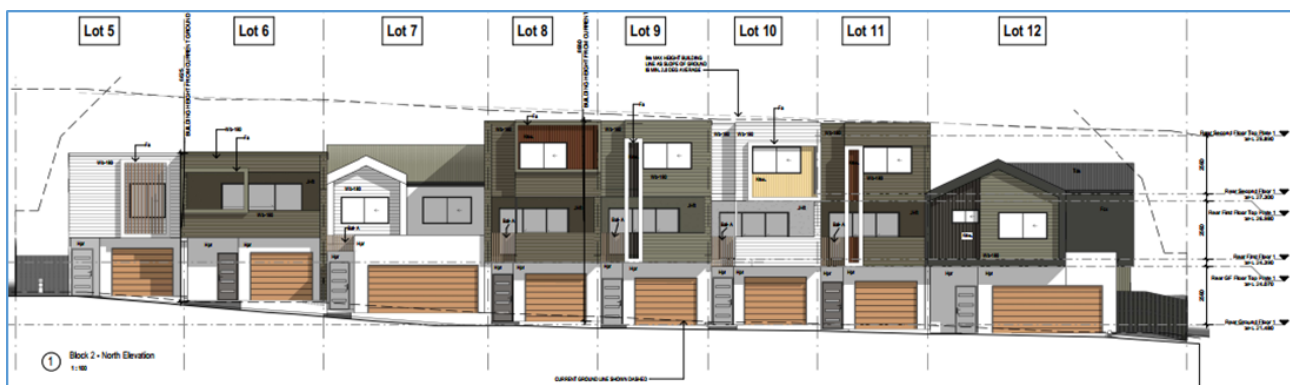
Proposed Site Plan (source: application documents)



Proposed North Elevation Plans Showing Lot 1 Orientated to Nicholson Street (source: application documents)



Proposed Internal Elevation Plans Showing Lots 5 to 12 (source: application documents)



It is noted here that there have been multiple sets of plans and amendments to the application with the proposal initially proposing 14 dwellings however it was subsequently amended to the current 12 dwelling proposal. As the application was lodged prior to the gazettal of amendment VC267 the application is being considered against the previous iteration of clause 55 of the Warrnambool Planning Scheme and not the codified 'deemed to comply' provisions.

Issues

As a result of the multiple rounds of public notification over the life of the assessment, a total of 12 submissions were received, where all are viewed as an objection to the proposal. A summary of the grounds of objections are provided below:

- Poor design of dwellings 8 to 11 including separation of ground floor bedrooms to the rest of the dwelling, lack of rear access to SPOS without passing from external storage areas through the ground floor bedroom, and concerns of the ground floor bedroom being separately tenanted.


- The bulk of the development is not in character with the area, with the 3 storey component being dominant, with no graduation in height.
- No separation between the buildings for dwellings 5 to 12 creates a bulky built form and reduces the opportunities for better designed dwellings.
- Inappropriate density of development not in keeping with the character of the area and leading to amenity impacts.
- Lot 12 dwelling roof at west, when viewed from south elevation does not appear to comply with Rescode.
- Tall trees have been placed in the view corridors as part of the landscape plan.
- Dwelling 2 appears to be closer to the east boundary than previously proposed. Whilst this appears to be at ground level only, the overall setback to boundary is reduced potentially impacting upon neighbouring properties.
- Bin enclosure for dwellings 1-2 appears to be quite small. Concerns there may not be adequate space for all bins.
- Bin storage/collection point close to neighbouring properties.
- Increased traffic causing pedestrian conflict within the laneways and concern that multiple tenants within single dwellings will contribute to a shortage of car parking within the site.
- Stormwater solutions cannot be met without the paving and sealing of the right of way laneway, which has not been suitably expressed as being undertaken as part of the application documents.
- Concerns of maintenance with right of way laneway and the damage of additional traffic, requiring the lane to be properly constructed and sealed, with a further request that the laneway be designated a one-way lane.
- Blocking of views.
- Overlooking concerns.
- Noise concerns, including construction noise for shift workers living in the area, but also noise from increased density.
- Property damage from illegal parking during holiday periods.

Guidance by both VCAT and the Supreme Court has generally been to focus on the nature of objections versus the number. The table below attempts where possible to summarise objections in a way that neither exaggerates nor diminishes the intent of the objection, and where all grounds of objections are assessed on their individual merits.

Grounds for Objection	Assessment
Poor design of dwellings 8 to 11 including separation of ground floor bedrooms to the rest of the dwelling, lack of rear access to SPOS without passing from external storage areas through the ground floor bedroom, and concerns of the ground floor bedroom being separately tenanted.	Agree The layout of proposed dwellings 8 to 11 does not allow the movement of residents through the dwelling without passing through the garage, and all storage in the garage is currently separated from the rear SPOS by habitable rooms. A similar issue exists with proposed

Grounds for Objection	Assessment
	<p>dwelling 2, with storage separated from the rear SPOS by the living area.</p> <p>Amendments to the plans will be required to provide for internal dwelling access between the ground floor habitable rooms and other living areas for dwellings 8 to 11, and external storage sheds will be required in the SPOS of all dwellings.</p>
<p>The bulk of the development is not in character with the area, with the 3 storey component being dominant, with no graduation in height.</p>	<p><i>Do not agree</i></p> <p>The proposal demonstrates a graduated increase in height from those dwellings beside the public realm, to those within the centre of the subject site. Three-storey development, while not common, is not prohibited, and the proposal demonstrates a suitable design outcome within its setting.</p>
<p>No separation between the buildings for dwellings 5 to 12 creates a bulky built form and reduces the opportunities for better designed dwellings.</p>	<p><i>Partially agree</i></p> <p>The lack of separation between dwellings 5 and 12 does present challenges with the layout of some of the dwellings. However, dwellings 5 to 12 are internal to the site, and any impact on outside properties or the public realm is limited. A variation in the height of the buildings, and the use of materials and roof forms to create individually identifiable dwellings further reduces any visual impacts. While this ground for objection is recognised, on balance, the design presents an outcome that is suitable within the interior of the development.</p>
<p>Inappropriate density of development not in keeping with the character of the area and leading to amenity impacts.</p>	<p><i>Do not agree</i></p> <p>The proposal is in keeping with well-based policy direction calling for increased residential density opportunities to be supported in well-located and well-serviced areas. The proposal, while resulting in an increased density, does not represent an inappropriate density, and the design of the development has been carefully considered to reduce any possible impacts on the character of the area.</p>
<p>Lot 12 dwelling roof at west, when viewed from south elevation does not appear to comply with Rescode.</p>	<p><i>Partially agree</i></p> <p>While the roof of the dwelling on Lot 12 is outside of the Rescode diagrams, the part of the dwelling that exceeds the diagram abuts the laneway on the western boundary of the property, not another private dwelling, and is not considered to have the potential to cause any amenity impacts. While this variation could</p>

Grounds for Objection	Assessment
	easily be addressed via an amended plans condition the variation is considered to be of no consequence to the overall proposal and therefore not warranted.
Tall trees have been placed in the view corridors as part of the landscape plan.	Agree The tall trees shown on the landscape plan as being placed in the viewing corridors will be required to be removed as part of further amendments included in the conditions of any permit issued.
Dwelling 2 appears to be closer to the east boundary than previously proposed. Whilst this appears to be at ground level only, the overall setback to boundary is reduced potentially impacting upon neighbouring properties.	Do not agree While the ground floor of dwelling 2 does have a closer setback to the boundary than previous versions of the plans, the wall is still setback 4.1 metres and meets the requirements of Clause 55.
Bin enclosure for dwellings 1-2 appears to be quite small. Concerns there may not be adequate space for all bins.	Agree The bin enclosure shown to cater for dwelling 1 and dwelling 2 is not adequate, nor is it located on common property that would allow dwelling 2 to use it. These concerns will be addressed as part of further amendments included in the conditions of any permit issued.
Waste storage/collection points adjacent neighbouring properties	Partially agree While the bin storage/collection point for Dwellings 3/4 is currently located a minimum of 5.4 metres from the eastern common boundary, there is capacity of this area to be retained in a similar area however relocated so as to be set further away from the eastern property boundary. An amended plans condition will require the bin storage area be relocated to be adjacent to the garage of Dwelling 4 (see below mark-up) meaning it will be in excess of 12.5 metres from the property boundary thereby further reducing any potential amenity impacts on neighbouring properties.

Grounds for Objection	Assessment
	
<p>Increased traffic causing pedestrian conflict within the laneways and concern that multiple tenants within single dwellings will contribute to a shortage of car parking within the site.</p>	<p>Partially agree</p> <p>Increased traffic in the laneway without appropriate upgrades may cause conflict with other users and contribute to degradation and maintenance issues. Upgrades will be sought as part of any permit issued.</p> <p>Car parking has been provided in accordance with Clause 52.06 and it is unreasonable for Council officers to request additional car parking to that which has been provided as this would go beyond what the planning scheme requires.</p>
<p>Stormwater solutions can't be met without the paving and sealing of the right of way laneway, which has not been suitably expressed as being undertaken as part of the application documents.</p>	<p>Partially agree</p> <p>Upgrades to the laneway would be likely to include improved drainage solutions that would complement stormwater management on the subject site.</p>
<p>Concerns of maintenance with right of way laneway and the damage of additional traffic, requiring the lane to be properly constructed and sealed, with a further request that the laneway be designated a one-way lane.</p>	<p>Agree</p> <p>Increased traffic in the laneway without appropriate upgrades may cause conflict with other users and contribute to degradation and maintenance issues. Upgrades will be sought as part of any permit issued.</p> <p>Any need for the lane to be designated as one-way would need to be considered by Council's traffic engineers.</p>
<p>Blocking of views.</p>	<p>Partially agree</p> <p>While it is recognised that the extent of some views will be impacted, the views are not protected, with view sharing being the policy direction relevant to consideration. View sharing has been considered in the design, with further amendments to be necessary to ensure tall trees</p>

Grounds for Objection	Assessment
	<p>proposed to be located in the view corridors are removed from the landscape plan.</p> <p>Additionally, the Block 2 –East Elevation depicts the outline of the existing shed on the site which demonstrates that the portion of the development closest to the view lines across the site within the existing obstructions located on the land.</p>
Overlooking concerns.	<p><i>Do not agree</i></p> <p>The proposal meets the overlooking requirements of Clause 55. An amended plan condition will require information on the overlooking plan be carried across to the site plan to ensure consistency with all documents.</p>
Noise concerns, including construction noise for shift workers living in the area, but also noise from increased density.	<p><i>Do not agree</i></p> <p>The proposed use is residential and construction within a residential area for this purpose must be allowed to occur within daylight hours.</p>
Property damage from illegal parking during holiday periods.	<p><i>Do not agree</i></p> <p>Car parking has been provided in accordance with Clause 52.06 and it is unreasonable for Council officers to request additional car parking to that which has been provided.</p> <p>Any illegal parking should be referred to Council's local laws department, or the police where relevant.</p>

A planning assessment has been carried out evaluating 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 proposed development should be supported subject to any recommended conditions as it results in a reasonably designed infill development that will provide an alternate dwelling typology on a well located parcel of land that is capable of supporting an increased density.

Financial Impact

The costs associated with the assessment of the application and any subsequent reviews have been allowed for in the City Growth budget.

Legislation / Policy / Council Plan Context

1 City Futures

1.9 Our City will create an environment that accelerates delivery of housing across all forms.

Timing

The application is already outside of statutory timeframes.

Community Impact / Consultation

The proposal was notified in accordance with the requirements of the Planning and Environment Act.

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 2 July 2025, and the decision cannot be made under delegation.

The application was also internally and externally referred to required agencies/departments where comments provided have been included in the assessment of the application and reflected as recommended conditions as necessary.

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

None declared.

Collaborative Procurement

Not applicable

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 to grant a notice of decision to grant a permit.

ATTACHMENTS

1. Attachment 1 Delegate Report P P 2023-0133 227984 [7.1.1 - 38 pages]
2. P P 2023-0133 - Clause 55 [7.1.2 - 16 pages]
3. P P 2023-0133 - Clause 56 [7.1.3 - 19 pages]
4. P P 2023-0133 - Amended Plans 93 Nicholson St - C [7.1.4 - 29 pages]

7.2. PP2024-0205 - 3 Oceanex Close

DIRECTORATE : City Futures

Purpose:

This report summarises the planning assessment that provides a recommendation for the application to develop the site known as 3 Oceanex Close, Warrnambool with a dwelling and fencing, and recommends that Council issue a Refusal to Grant a planning permit.

Executive Summary

- Council has received an application to develop the land known as 3 Oceanex Close, Warrnambool with a dwelling and fencing.
- The application triggers a planning permit under the Design and Development Overlay – Schedule 13 (DDO13), the Significant Landscape Overlay – Schedule 1 (SLO1), and the Land Subject to Inundation Overlay (LSIO) for the construction of a building (dwelling) and the construction and carrying out of works (fencing).
- The application was referred to the Glenelg Hopkins Catchment Management Authority (GHCMA) as a ‘recommending’ authority under section 55 of the *Planning and Environment Act 1987* based on the subject site being located within a Land Subject to Inundation Overlay (LSIO). The GHCMA objected to the proposed development based on consideration of the best available flood-related data which is contained within the 2024 South Warrnambool Flood Investigation primarily on the grounds of adding fill in the flood plain which reduces storage capacity and the site having no safe access during a flooding event.
- The application has been considered against all of the relevant provisions of the Warrnambool Planning Scheme and it has been deemed that on balance that the application should be refused.

RECOMMENDATION

That Council determined not to give notice under section 52 of the *Planning and Environment Act 1987* and having considered all the matters required under section 60 of the *Planning and Environment Act 1987* decides to issue a Refusal to Grant a planning permit for the construction of a dwelling and fencing under the relevant provisions of the Warrnambool Planning Scheme in respect of the land known and described as Lot 20 PS 904859R, 3 Oceanex Close WARRNAMBOOL VIC 3280, based on the following grounds:

1. The application is contrary to the purpose of Clause 44.04 – Land Subject to Inundation Overlay of the Warrnambool Planning Scheme.
2. The application is contrary to the objectives and strategies of the Planning Policy Framework and the Municipal Planning Strategy of the Warrnambool Planning Scheme.
3. Having regard to Clause 65 of the Warrnambool Planning Scheme, the degree of flood hazard associated with the proposed development is of an extent in which the hazard cannot be minimised.
4. The Glenelg Hopkins Catchment Management Authority (GHCMA) as the relevant floodplain management authority has objected to the application as:

- a) The proposed development is likely to result in danger to the life, health, and safety of the occupants due to flooding of the site.
 - b) The development relies on flood prone accessways.
 - c) The development is likely to increase the burden on emergency services and the risk to emergency personnel.
 - d) The development is likely to reduce natural flood storage. The capacity of land subject to inundation to convey and store floodwater must be maintained.
 - e) The development is likely to increase the number of buildings located in a floodway area.
-

Background

The proposal seeks to permit the construction of a dwelling and fencing on the site. Details of the development are as follows:

- A single storey dwelling is proposed to be constructed within the recently created *Oceanex River Estate* residential subdivision.
- The dwelling is proposed to be sited within the approved Appropriate Building Area (ABA) for the lot.
- The dwelling is proposed to have three (3) bedrooms and an attached garage.
- 1.8 metre high timber paling fencing is proposed along the lot boundaries of the site behind the front façade of the dwelling.
- 30% of the subject site is currently located within a Land Subject to Inundation Overlay (LSIO).
- The subject site and surrounding area, including the accessways to the site, are located on flood-prone land.

Issues

Excluding any flood related issues, the development of the dwelling as proposed would be reasonable, however, the risks associated with flooding of the site cannot be overlooked.

The GHCMA is the relevant floodplain management authority and was a section 55 (mandatory) recommending authority for this application. The GHCMA has the responsibility for providing advice based on technical data as to the appropriateness of any new development within the Land Subject to Inundation Overlay and on other flood prone land.

The GHCMA has objected to the issue of a planning permit for the proposed development of the subject site with a new dwelling and fencing based on consideration of the best available flood-related data which is contained within the 2024 South Warrnambool Flood Investigation.

While the floor level of the dwelling (3.975m) is located above the nominal flood level (3.92m) of the 2024 South Warrnambool flood Study, the GHCMA considers that the use of flood prone accessways to obtain access to the subject site would pose an unacceptable risk to the safety of occupants of the dwelling and to emergency services personnel in the event of a flood which impacted the area. Additionally, the fill on the site that would be required to meet the nominal flood level, would reduce the storage capacity within the flood plain.

Based on flooding concerns expressed, and advice in the referral response provided by the GHCMA, the proposed development of the site is considered to not be in accordance with a number of the policies found within the Municipal Planning Strategy (MPS) and Planning Policy Framework (PPF) contained within the Warrnambool Planning Scheme. Particular reference is made to Clause 13.03-1S which seeks to protect 'life, property and community infrastructure from flood hazard' and Clause 13.03-1L which specifically relates to the Merri River and seeks to ensure 'that habitable buildings are protected from flooding in major storms'.

The proposal is also considered to not align with the decision guidelines found within clause 44.03 (Land Subject to Inundation) due to the susceptibility of the development to flooding and flood damage and the potential flood risk to life, health and safety associated with the development and particularly in relation to the danger to the occupants of the development and emergency personnel if the accessway to the site is flooded.

The conclusion of the full planning assessment (included in the attached Delegate Report) has been that the resultant risk to human life and safety of property because of flooding on the subject land and access to the subject land is to great and therefore is it recommended that the application should be refused.

Financial Impact

The costs associated with the assessment of the application and any subsequent reviews have been allowed for in the City Growth budget.

Legislation / Policy / Council Plan Context

1 City Futures

1.3 Our City plans for sustainable growth while accommodating a changing climate.

1.9 Our City will create an environment that accelerates delivery of housing across all forms.

Timing

The assessment of the application is within statutory timeframes.

Community Impact / Consultation

The application was externally referred to the GHCMA and internally referred to Council's City Strategy and Infrastructure Management Departments.

The GHCMA objected to the proposed development and the City Strategy response recommended that the advice of the GHCMA be carefully considered.

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.

Collaborative Procurement

Not applicable.

Conclusion

Having given consideration to the planning permit documentation, referral advice and following an assessment of the proposal against the relevant provisions of the Warrnambool Planning Scheme as discussed within this report, it is considered that on balance the application should be refused and this is the recommendation from Council Officers.

ATTACHMENTS

1. Delegate Report 3 Oceanex [7.2.1 - 52 pages]
2. P P 2024-0205 - Current Plan Set - 3 Oceanex [7.2.2 - 29 pages]

7.3. Debt Management Policy 2025

DIRECTORATE : Corporate Services

Purpose:

This report provides an updated Debt Management Policy for Council consideration.

Executive Summary

This report outlines the considerations and proposed changes to the Council's Debt Management Policy, with a focus on ensuring compliance with updated financial hardship legislation and improving the overall debt recovery framework. The review was undertaken to ensure the policy reflects current legislative requirements, promotes fair and transparent processes, and incorporates best practice recommendations from Council's legal recovery agency.

RECOMMENDATION

That Council:

1. Revoke the Debt Management Policy 2020.
 2. Adopt the attached Debt Management Policy 2025.
-

Background

The current policy [2020] was due for review in September 2024 and was awaiting the outcome of the Ministerial guidelines relating to payment of rates and charges following the changes in the *Local Government Legislative Amendment (Rating and Other Matters) Act 2022*. The interim Audit identified that this policy is overdue for review. The guidelines have not been issued, and the policy has now been reviewed against current legislative requirements. We have obtained legal advice from Recoveries & Reconstruction (Aust) Pty Ltd regarding the application of the hardship provisions in accordance with current legislation. The adoption of this policy represents the local government industry's best practice in the management of debtors.

Issues

The changes to the *Local Government Legislative Amendment (Rating and Other Matters) Act 2022* will:

- Support people who are struggling to pay their rates;
- Address key recommendations from the Local Government Rating System Review and the Ombudsman's Investigation into how local councils respond to ratepayers in financial hardship;
- Improve how councils deal with people in financial hardship and working with ratepayers early and proactively as part of their core business;
- Limit Councils' use of Magistrate's Court orders for recovering unpaid rates to situations where rates or charges have not been paid for twenty-four months or longer;

- Formalise payment plans as an alternative way for ratepayers to pay their outstanding rates and charges. This will allow for more flexible arrangements to be negotiated and agreed upon by councils and ratepayers, especially in circumstances of financial hardship;
- Provides the Minister with the power to issue guidance on how councils deal with ratepayers experiencing financial hardship; *[draft consultation paper issued]*.

The Debt Management Policy 2020 has been reviewed and amended. The draft policy is attached with the following changes made:

Changes have been highlighted as follows:

1. **Blue** – Recommended changes suggested by R & R (Aust) Pty Ltd.
2. **Yellow** – In reviewing our current policy against existing policies of other Councils, R & R (Aust) Pty Ltd further recommended that we include information regarding our debt collection process which essentially looks at collection of rates and charges in compliance with statutory requirements. This will enable Council to be precise in its collection process and clear in its reasoning around matters such as cancelled payment plans and legal action.

Summary of Recommended Changes:

1. Scope – extended to Debtors and Debt Recovery Agencies [1.2]
2. General revenue items instead of full list of programs [1.2]
3. Enhanced compliance with Financial Hardship Provisions
The policy has been updated to align with the most recent legislative and regulatory guidelines regarding financial hardship. This includes:
 - a. Expanding the definition of hardship and the common causes of hardship [3.1];
 - b. Encouraging debtors to seek financial counselling, legal and other support [3.3];
 - c. Broadening the assessment process and adding that further information can be requested [3.4];
 - d. Reference to confidentiality principals [1.1 & 3.4];
 - e. Outlining the Debtor's responsibilities – expanding on requirements and the basis Council may enter into a payment plan [3.5.1.1];
 - f. Expanding on payment deferrals [3.5.1.4];
4. Defining Hardship relief for Non-Rate Debtors as not necessarily consistent with legislated obligations applicable to Rates and Charges. [3.5.2]
5. Process Clarity – Debt management prior to hardship application [4]
To ensure a consistent and fair approach, the policy now includes a more structured pathway for managing outstanding debts before hardship applications are considered. This includes:
 - a. Framework for current process for each Debtor type;
 - b. Short-term payment arrangements (< 3 months);
6. Expanding on key definitions used within the policy [1.4];
7. Acts – expanding to other applicable Acts relevant to this policy [1.5 - Acts];

8. Reference exclusions from relief as currently outlined in our Debt Management Procedure [1.5 - Exclusion];
9. Incorporate reference to complaints process [6]

Update of Operational Procedure and Delegations

Once the policy is approved, the current Debt Management Procedure will be updated to align with the revised policy and the Instrument of Delegation.

Legislation / Policy / Council Plan Context

5 City Leadership

5.4 Our City manages financial resources sustainably.

5.7 Our City is committed to sound governance, transparent decision-making and operating with integrity.

Conclusion

Council is presented with an updated Debt Management Policy aligned with current legislation. The updated policy aims to promote ethical, transparent and consistent debt management practices that support debtors experiencing hardship while supporting Council's financial sustainability.

ATTACHMENTS

1. Debt Management Policy 2025 (with marked changes) [7.3.1 - 11 pages]
2. Debt Management Policy 2025 (final) [7.3.2 - 10 pages]

7.4. Creative Warrnambool Strategy 2025 - 2029

DIRECTORATE : City Wellbeing

Purpose:

This report provides information on the Creative Warrnambool Strategy 2025 – 2029 following community consultation and seeks Council's adoption of the Strategy.

Executive Summary

The Creative Warrnambool Strategy is the city's first creative strategic plan. It is designed to support the growth of Warrnambool's creative enterprise and prioritise initiatives that foster a diverse and vibrant creative sector. This foundational strategy aims to establish a solid base for growth, with the expectation that future versions will build upon its activities and vision.

Consultation on the draft strategy took place from 3 June until 24 June. Nineteen respondents completed the survey. Twelve respondents have provided feedback or comments for consideration. Overall feedback was positive and supportive of the strategy, with no objections made.

The projects outlined in the strategy represent an achievable and measurable plan for Council to contribute to the city's cultural development over the next four years.

RECOMMENDATION

That Council adopt the Creative Warrnambool Strategy 2025-2029.

Background

Warrnambool and South West Victoria has a rich history of creative innovation, rooted in the artistic traditions of the Maar Nation peoples, who have lived and cared for the land for 65,000 years. The Gunditjmara people, for example, created the world's first aqueducts at Budj Bim over 6,000 years ago. More recently, Warrnambool has seen the creation of Australia's oldest musical recording, the composition of "Waltzing Matilda," and iconic contributions from artists like Shane Howard and Archie Roach.

Today, the city continues to foster global talent, with musicians like Airborne performing worldwide.

Warrnambool is home to some of the country's finest performers, designers, movie makers, musicians, fashion designers, milliners, painters, sculptors, street performers, comedians, photographers and writers. Albert Namatjira was taught to paint by Warrnambool artists, John Gardner and Rex Battarbee. The Fletcher Jones and Gorman fashion labels arose from Warrnambool. Paul Jennings immortalised our people and places in some of the most popular children's books and television shows Australia has produced. Our creatives contribute to the global stage in gaming, in hit ABC productions, and in films like George Miller's *Furiosa* and Guillermo del Toro's *Pinnocchio*.

While creativity plays a major role in the Australian workforce, making up 7% of jobs nationally, Warrnambool creatives represent only 3.1% of local employment.

Issues

The Arts and Culture industry is a constantly evolving and dynamic space supporting artists to challenge, explore and investigate societal, cultural and artistic issues for the benefit and enjoyment of the greater community.

The Creative Warrnambool Strategy 2025-2029 aims to create more opportunities, spaces, and pathways for future generations. The Vision is proposed to be:

Warrnambool inspires innovation and creativity and thrives on curiosity and critical conversations.

Council's role in the development of creativity, arts and culture is as:

- **champion** – partner, supporter and promoter;
- **connector** - brokering networks and partnerships;
- **capacity builder** – through research, policy, professional development;
- **host** - providing places and opportunities; and
- **custodian** - conserving, collecting, holding.

There are 5 objectives of the Creative Warrnambool Strategy:

1. Invite the Peek Whurrong, Maar Nation and the Aboriginal community for feedback on all strategic objectives.
2. Champion the vital role that arts & culture plays in the wellbeing of our community and liveability of our City.
3. Warrnambool City is a regional centre for Arts and Culture and a cultivator of creative industries.
4. Capitalise on our City's cultural heritage as a source of pride for our residents and to create a sense of place and identity.
5. Build the capacity of our creatives and develop an environment in which creativity, arts & culture are able to thrive.

Each objective has a series of key actions that will be delivered over the four years from 2025 – 2029. Some of the priority actions are:

- Building on relationships with Traditional owners.
- Promoting Council's programs and support.
- Complete an Arts and Culture Audit of the City to clearly identify its strengths and opportunities.
- Explore opportunities for young people to develop creative capacity.
- Identify and provide connections for local multicultural organisations.
- Develop and activate a Creative Warrnambool online portal for upskilling, networking and promotion of the creative community.
- Identify spaces available for creatives to work, perform, rehearse and gather.
- Develop a Live Music Action Plan.
- Facilitate networking activities.

Actions will be measured by:

- We will have a good understanding of the existing creative sector to measure growth against.
- The sector will attract increased funding and provide increased employment.
- The sector will be better connected and feel supported and valued.
- Our diverse communities will be included and represented in local creative outcomes.
- Key actions will be completed.

The strategies and key actions are identified in the Creative Warrnambool Strategy (attached).

Financial Impact

There has been no cost to Council for the development of this Strategy apart from Council staff time.

This Strategy has been developed in-house by Council officers as key subject matter experts.

Legislation / Policy / Council Plan Context

1 City Futures

1.1 Our City activates and promotes local culture and art.

4 City Wellbeing

4.2 Our City encourages opportunities for innovation and creativity, increasing community connectedness.

4.4 Our inclusive and diverse City is welcoming to all.

5 City Leadership

5.8 Our City will foster an informed community, enhance the customer experience and engage with the community to help inform key decisions, plans and policies.

Timing

- 3 June 2025 – Community consultation on draft strategy opened.
- 24 June 2025 – Community consultation on draft strategy closed.
- 4 August 2025 – Final Creative Warrnambool Strategy presented to Council.

Community Impact / Consultation

Consultation on the draft strategy took place from 3 June until 24 June via these channels:

- Survey responses were captured via the “Your Say” survey available on Council website.
- Direct invitation for comment via email to arts groups, stakeholders and industry bodies.
- Social media promotion on Council Facebook and Instagram.
- Council Newsletters – Economic Development and Events and Promotions databases.
- Community survey was available at the Council delivered event Solstice Search Party on Saturday 21 June 2025.

19 respondents completed the survey. 12 respondents have provided feedback or comments for consideration. One organisation provided feedback via email separately. Overall feedback was positive and supportive of the strategy, with no objections made.

Feedback from the survey and the amendments to the draft strategy are outlined below:

Survey responses:

Have you read the draft Creative Warrnambool Strategy?	Please share your thoughts and feedback on the draft Creative Warrnambool Strategy.	Update made to draft strategy
Yes	Lots of good talk especially re indigenous involvement. There is no mention of the environmental impact of Arts industry and creative solutions to that. All industries create waste including the arts. If we make Art & upcycling a central focus it reduces environmental impact and saves costs and helps us keep a livable climate for the future. It's urgent as at the current rate of consumption we will exceed the safe limit of CO2 in the atmosphere.	Noted - The Creative Strategy is linked to several other WCC strategies, such as W2040, Council Plan and Annual Action Plan which cover this in more detail.
Yes	<p>1. The statement on the Introductory page: "Warrnambool is home to outstanding performers, designers, filmmakers, and artists, including Albert Namatjira, who was taught to paint by local artists, and Paul Jennings,..." is not correct. Warrnambool was not home to Albert Namatjira. Rex Batterbee met him at Hermannsburg in the Northern Territory and worked with him during 1930s - 1950s. Page 5 articulates the relationship more clearly.</p> <p>2. Page 4 - Might it be worthwhile in the Cultural Diversity section to mention the Midfield workforce and their countries of origin?</p> <p>3. The layout is very chaotic and in parts the text is illegible. The subheadings in fine white type without letter spacing out of solid light blue or magenta are particularly difficult to read.</p> <p>4. The inclusion of excellent photos is great, but should these not be captioned? And credited?</p>	Implemented - Changed the light blue and magenta to improve legibility. Included image credits.
Yes	<ul style="list-style-type: none"> Strategic context: Reference W2040 as long term goals https://www.w2040.com.au/warrnambool-has-accessible-high-quality-public-spaces-and-facilities https://www.w2040.com.au/warrnambool-fosters-creative-and-collaborative-culture https://www.w2040.com.au/warrnambool-will-embrace-digital-innovation-and-technological-change Partners - Ensure philanthropy is mentioned as they are often the main funders of the creative activities; What about other sector peak bodies - tourism -Great Ocean Road Tourism etc Demographics - This sentence doesn't make sense - error? The median age in Warrnambool is 42 years, older than the national median age of 37 but younger than the regional Victorian median age of 42. If you are going to mention how many are over 60 years relative to the state you should also mention other cohorts - the over 60s are not the only ones to participate in the arts (although this infers they are somehow the key target audience). 	Implemented – updates to peak bodies, reference to W2040 and amendment to median ages data. Changed the light blue and magenta to improve legibility. Included image credits and improved acknowledgements.

	<ul style="list-style-type: none"> How will we measure our success? Council will adequately cost and fund this strategy and introduce policy to see Council investing in “the wellbeing of our community and liveability of our City”, in the same way that Council has traditionally funded sport and recreational infrastructure and programs. Perception and attitude of the creative sector to councils involvement in the arts would be a useful measure. Is it improving as a result of the work? Layout and design - Photos should be credited - groups, people and art in the images should be acknowledged and photographers credited where possible. The white text on aqua/bright colors is really difficult to read - especially when the font is not bold. Make sure it's an accessible document. Include acknowledgement of officers and key partners/stakeholders who have contributed to the plan. Nowhere does it have a version, date or draft. 	
Yes	The recent work by Tyson Savanah has prompted me to reply to your Strategy request. I draw your attention to a sculptor and bell manufacture of international recognition who was born and spent his formative years in Warrnambool. Dr. Anton Hasell resides in central Victoria and further details as to his achievements can be found at antonhasell.com. His work includes the Federation Bells Carillion beside the Yarra in Melbourne and numerous other works appear around Australia (I saw one in Darwin recently), NZ and America. I am aware that he would like to contribute to Warrnambool's Public Space installations and arranged for correspondence that occurred between Aaron Bradbrook and Anton in July 2022 but have not heard of any outcome. I have written on three previous occasions to the council suggesting Anton be considered for an installation in Warrnambool. due to his international standing and desire to do so. Whilst the skilled Tyson is an invited visitor to Warrnambool, Anton is one of its own and is worthy of positive consideration.	Noted - consideration for other potential opportunities.
Yes	It's a good idea to attract local and international artists to perform live shows at the theatre (like when human nature did a few years ago) or even the buildings at Emmanuel	Noted.
Yes	Congratulations on this work, team – it's a clear and engaging strategy and we're delighted that you're at the stage of presenting it to the public after such a long journey! Wonderful to see that there's close strategic alignment between this document and other relevant strategies at local, regional, state and federal levels - particularly the shared goals of the regional South West Creative Industries Strategy. This feels more concrete than the previous draft and you've cut out initiatives that perhaps didn't feel as necessary, beyond scope or not core business, and added in some great tangible outcomes. Also mirrors other WCC Plans – great to see the very first strategy listed under City Futures in the new council Plan being explicitly to "activate and promote local culture and art" – hurrah! Looking forward to seeing the Warrnambool Art Gallery Strategy 2025 – 2029 and the results of similar work I understand is being undertaken by the Library and perhaps	Amended - Adopted First Nations correction. Adopted some rewording regarding RAV & CIS. Wording around First Nations inclusion in Objective 1 was considered, however genuine relationship building was recommended by Elders as a first step. Recommendations for wording changes on Objectives have been

	<p>the Lighthouse Theatre? Love the articulation of roles Council plays – champion, connector, capacity builder, host and custodian. Noting that you’re not pretending to be the driver or central force, but rather as an enabler and supporter, since you’re not resourced to be everything to everyone.</p> <p>Suggested copyedit on p.3 since Aboriginal Victoria is now called First Peoples – State Relations. “South West Creative Industries Strategy, 2025- 2029: a collaborative plan to support and grow the creative sector across five Council areas in the southwest. The Strategy is led by Regional Arts Victoria with support from federal, state and local governments, Traditional Owners, industry bodies, philanthropic organisations and community.” Or more specific: “South West Creative Industries Strategy, 2025- 2029: a collaborative plan to support and grow the creative sector across five southwest Council areas, led by Regional Arts Victoria.</p> <p>The Strategy is supported by regional stakeholders including Creative Victoria, Regional Development Victoria, First Peoples - State Relations, Great Ocean Road Regional Tourism and South West Community Foundation, with input from Traditional Owners, philanthropic organisations, industry bodies and community.”</p> <p>Love the stories and interesting facts that make up Warrnambool’s creative past and current movers and shakers.</p> <p>In the list of organisations providing opportunities, do you need to mention the Library, or WDAS? Blak Markets? Maybe where it says, “The CIS has informed recent strategic plans for Southern Grampians, Corangamite, Glenelg and Moyne and aligns with this Creative Strategy.” Since they’re not so recent now, and that will date the doc, you could say something like: “In 2020 Regional Arts Victoria released the first-of its-kind Creative Industries Strategy for southwest Victoria. This laid the groundwork for strategic planning and sector development across five Council areas and directly aligns with our own approach, which has also been informed by: • 2023 & 2024: Review & Evaluation of the 2020 - 2024 Strategy • 2025: Joint consultation for 2025 - 2029 Strategy” You could also mention 2024’s Consultation for Creative State 2030?</p> <p>The vision is refreshingly different!</p> <p>Re: Objective 1 – great. I wonder if it’s not just inviting feedback on strategic objectives, but something more active or involved than ‘feedback’ e.g – “partnering”, “included in”, “being part of initiatives that benefit Aboriginal communities etc.”</p> <p>Objective 2 – also great. Wouldn’t it be good if it wasn’t just “creative thinking” that’s embedded in Council’s planning, policies and strategies, but the creatives themselves – I assume this is what you mean, not just the thinking, but the perspectives, suggestions, artwork etc? “support frameworks for supporting local artistic projects and organisations” – a lot of ‘support’ (which is great, but repetitive), perhaps “provide frameworks” or another term? “Foster infrastructure and hear and capture local stories” – these feel like two separate objectives perhaps, not sure how infrastructure is fostered –</p>	<p>adopted. Added a 'soft exit' to the end of the strategy.</p>
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	<p>perhaps another word in here would provide clarity? No doubt it's important to Council to continue to invest in their creative and cultural infrastructure, and to make better use of it! Also it's similar to wording in one of the initiatives under Objective 4 - "Provide opportunities and platforms to hear and share stories of our cultures and histories" - perhaps one explicitly about infrastructure, and one about stories would be helpful when reporting on progress under each initiative?</p> <p>Re: "Develop marketing plan for the Creative Warrnambool brand" – that's exciting, we can learn from other regional peers e.g Ballarat and help shift the perception of the region as a vibrant, creative place. Had to measure but important! Would be great to see Wbool take a lead on this and other Councils follow suit, perhaps even regionally being seen as the Creative Southwest as previously discussed!</p> <p>"Identify opportunities for participation of disabled and neuro-divergent creatives" – suggestion to expand to "deaf and disabled"? In the regional Strategy we also called out CALD and LGBTQIA+ communities FYI, though this is broader than the focus here. Objective 3 feels the most tangible and full of actionable steps that will resonate with community, bravo. My personal favourite under this objective is "Inspire the community with creative leadership, providing curious, meaningful and creative events, exhibitions and performances." – this feels tangible and Warrnambool is seen as a leader in the creative sector so great to lean into that. Objective 5 is much-needed and aligns well with the Professional and Business Development Pillar of the Regional Strategy. Wonderful to see a focus on cross-sector networking and skills development. The online portal is exciting. Note there's a verb missing from "Local creatives on Council's website and in our tourism, economic development and other communications." – Feature? Promote?</p> <p>Re: measurement, I wonder if alongside "The sector will be better connected and feel supported and valued" There could be reference to confidence in their creative practice or careers since we will have the Creative Confidence poll as an annual regional benchmark/ pulse check, and it's similar to the poll done by Creative Ballarat? Future Tense very keen on this as an indicator also so likely to be in Moyne's reporting matrix – TBC. Although this could be seen to be like adding items to your To Do list just so you can check them off... there's no mention yet to the work you're doing with the internal A&C work group and endeavouring to work across silos – could be an opportunity to show what Council is doing to try and work more collaboratively across departments? Also would be wonderful to see acknowledgement or commitment to the work you're already doing connecting Wbool with the broader region and even the industry beyond that. E.g. Glenelg's Strategy has an Action to "Work with Regional Arts Victoria in the delivery of the South West Creative Industries Strategy. Moyne's has an Action to "Represent Moyne in relevant regional, state and national creative sector forums" (meaning the regional Strategy but also any industry events etc). Seems to fit</p>	
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	<p>Objective 3 best if it was an actual Action? Otherwise could be a statement elsewhere, something around working collaboratively within and across Councils, with regional partners etc? Less tangible than the internal Working Group and the regional partnership but still good to show the world that's what you're committed to.</p> <p>It ends a little abruptly after p.10 actually, perhaps there's a chance to add this kind of "how will we do this" or a "what now", how people can stay connected with what you're doing, a call to action, something about goals or evaluation against the vision, or even just a thank you that's as warm as the conversational tone in the rest of the document? Well done team on a great Strategy, excited to see some of these initiatives come to fruition and to help you on your way!</p> <p>Few more tiny copyediting / formatting suggestions:</p> <ul style="list-style-type: none"> • Perhaps be consistent with if you capitalisation e.g. Arts / arts, City / city etc • p.3 – "... period: Key to this strategy are..." – perhaps full stop meant instead of two colons? • Maybe embolden all the document names e.g other Council docs not just Council Plan? • Maybe hyperlink to the public documents referenced? • You could if you wanted also mention Revive at a Federal level in strategic alignment? • P.4 "In this Strategy, 'creativity' encompasses all forms of arts & culture , including performing arts, visual arts, screen and digital arts, literary arts." – maybe you could squeeze in: "In this Strategy, 'creativity' encompasses all forms of arts & culture, including performing arts, visual arts, screen and digital arts, design, media, fashion, craft and literary arts." If you also mean to include things like podcasting, publishing, advertising/marketing, graphic design etc. • P.4. - The median age in Warrnambool is 42 years, older than the national median age of 37 but younger than the regional Victorian median age of 42 – is 42 younger than 42? 	
Yes	The Vision and Objectives have a lot of merit for an inaugural strategy. For any regional Council to be developing such a strategy needs to be applauded. There are a lot of motherhood statements, and the proof will be in the detail and execution, but it is a great starting point.	Noted.
Yes	Exciting to see this Creative Warrnambool draft	Noted.
Yes	<p>It is great to see this focus, our city could greatly benefit from a huge boost to our cultural and artistic offerings. I personally would like to see more for the 30-50year olds, though I know there is a reason for senior and kids focus.</p> <p>Professionally, I'm particularly interested in the mobilisation of businesses in support of the arts. The arts scene and our economic environment don't exist in isolation yet it often seems there's a divide when businesses try to create events and contribute to the city's vibrancy in this way. E.g. - difficult to get these events supported by WCC on social media, posters on the noticeboard, etc, and there seems to be a prevailing attitude or demonisation of them if a business stands to (potentially but not always likely!) make any profit from ticket</p>	Noted.

	<p>sales, etc, when that very thing may be the most sustainable model for events. In a case where a profit can be gained, this helps drive the economy, allowing those businesses to sponsor NFPs, put on more events, etc.</p> <p>I would like to see WCC actively promoting and supporting businesses generally, but particularly those who also contribute to the arts. There has been a huge number of businesses lost over the past year, and this certainly doesn't help anything.</p> <p>I am a huge advocate for the arts, and I utilise my business to support local arts, often at my cost, not at a profit, but I don't feel the same intention to support from WCC when I have my business hat on as opposed to community group hat - when really those hats are the same, and all of these things need to work in together for a successful city.</p>	
Yes	<p>Some of the actions are a bit vague and I'm not sure what they mean. Objective 4 talks about sense of place but doesn't refer directly to the quality of the urban environment as a contributor to this. Creating inspiring urban places (through good architecture, landscapes, engaging and safe streets etc) that people love and want to use is key to fostering creativity but I think that the importance of this is missed or needs to be highlighted. It's not a coincidence that towns with unique and special aesthetic, design and landscape qualities also tend to have larger creative populations. Unfortunately the Air BnB profiteers are never far behind and this is also something that Council will need to look seriously at (although appreciate not in scope of this strategy)</p>	Noted.
Yes	<p>There's been similar strategies around online artist portals previously, notably Arts Atlas. While it was relatively successful as a collection of artists and where to find them, find out what they do and more information, it had some visual issues and the information and images artists could input varied wildly in quality and professionalism.</p>	Noted.
Yes	<p>It's aspirational, which is exciting. Excellent job WCC</p>	Noted.

Legal Risk / Impact

N/A

Officers' Declaration of Interest

No conflicts of interest have been declared.

Collaborative Procurement

N/A

Conclusion

Warrnambool has a proud legacy of creativity, from the enduring cultural innovations of the Gunditjmara people to modern-day contributions across music, literature, fashion, and the arts. Despite this rich history, creative industries remain underrepresented in local employment. The Creative Warrnambool Strategy 2025–2029 addresses this gap by setting clear objectives and actions to nurture local talent, celebrate cultural heritage, and position Warrnambool as a vibrant regional hub for arts and culture. Through collaboration, investment, and inclusive growth, the city will build a stronger, more connected creative future.

ATTACHMENTS

1. 3944 Warrnambool City Council Creative Strategy [7.4.1 - 11 pages]

7.5. Joint Reseal Contract 2025/26 & 2026/27

DIRECTORATE : City Infrastructure

Purpose:

This report is to inform Council on the current status of the Joint Bitumen Sealing Program with Corangamite Shire Council (CSC) and seek approval for continuation of the current arrangement in 2025/2026 & 2026/27.

Executive Summary

- Both Corangamite Shire Council (CSC) and Warrnambool City Council (Council) have programs to undertake bitumen sealing works each year, as part of our road asset management plans and annual road maintenance activities.
- Both CSC and Council's programs contain very similar scopes and are typically undertaken by specialist contractors. Accordingly, a collaborative approach to the procurement of these works provides a greater opportunity to achieve efficiencies through economies of scale.
- Council resolved on 3 July, 2023 to enter into its seventh Infrastructure Contributions Agreement for 2023/2024 and 2024/2025 Bitumen sealing works with CSC.
- CSC entered into a contract with Inroads Pty Ltd on behalf of Council to deliver sealing works for the 2023/24 and 2024/2025 financial years.
- It is proposed that a Bitumen Sealing Works Agreement is made with CSC, for the management and delivery of the 2025/2026 and 2026/2027 Bitumen Sealing Programs. The total value of a two-year resealing contract is estimated at \$1.5m.

RECOMMENDATION

1. That Warrnambool City Council enters into a Joint infrastructure Contributions Agreement with Corangamite Shire Council for the 2025/2026 & 2026/2027 bitumen sealing works.
 2. That Corangamite Shire Council is appointed as an agent of Warrnambool City Council for the purpose of procuring the works under the 2025/2026 & 2026/2027 agreement.
 3. That the Chief Executive Officer is delegated authority to sign and seal (execute) documents for the 2025/2026 and 2026/2027 bitumen sealing Joint infrastructure Agreement.
 4. That the Chief Executive Officer is delegated authority to accept or reject the tender recommendations from Corangamite Shire Council for bitumen sealing works, following advice from the relevant officers.
-

Background

Bitumen sealing is an essential road maintenance activity that protects our road pavement and extends the life of our roads. The resealing of roads and streets is a planned renewal activity in our road management planning and is a significant investment by Council ensuring our road network remains safe and serviceable in the long term.

Council has previously entered into Infrastructure Contributions Agreements with CSC for bitumen sealing works, with the intent to achieve a best value benefit to each Council in the delivery of this service.

Issues

Council could conduct its own procurement process for the works as it did prior to the arrangement with CSC, however it is unlikely that any significant benefit or value for money would be achieved by reverting to this procurement option.

Whilst a direct (standalone) procurement method has previously provided a satisfactory outcome it had the following limitations:

- Council was unable to achieve the savings and efficiencies that a larger program of works can deliver;
- It duplicated tender and contract management process across both Councils;
- The same bitumen sealing contractors were tendering for each Council's contract.

Entering into a new joint agreement has the following benefits:

- Reduced costs in running a single tender process;
- Reduced administration costs, single contract Superintendent;
- Larger combined program of works and economies of scale, resulting in reduced resealing rates;

Financial Impact

While the sealing program is not yet finalised, typically Council's works program value is between \$700k - \$800 per financial year and is consistent with previous years' allocations.

Note this cost does not include contract administration and pre-contract preparation works.

The joint arrangement provides cost savings to Council in the administration and management of the contract while the larger (joint) scope of works also provides economies of scale providing better value for money for both councils.

Legislation / Policy / Council Plan Context

Legislation Context

Local Government Act 2020

Council Policy Context

Council Procurement Policy 2020

2 City Infrastructure

2.1 Our City will prioritise maintaining and renewing existing infrastructure.

2.5 Our City's road network will be maintained to a safe and high-quality standard.

2.8 Our City will continue to improve pedestrian, cycling and vehicle movement.

2.11 Our City will advocate for renewal and upgrade of arterial roads and for improved rail services.

Timing

The awarding tender for the 2025/2026 & 2026/2027 Bitumen Sealing Program is proposed in September 2025 & 2026, where works are planned to be delivered in November and December 2025 & 2026.

Community Impact / Consultation

Officers from Council and CSC will regularly discuss and meet to review the specification, tender evaluation, and performance of the contract.

Under the contract, the contractor must provide affected properties a minimum of 24-hour notice of the works.

Legal Risk / Impact

During the contract there will be construction and financial risks associated with the works.

These will be managed via the specification within the contract where the contractor will be required to submit relevant documentation and insurances.

Officers' Declaration of Interest

No officer involved in the preparation of this report has declared a conflict of interest.

Collaborative Procurement

Combining the two reseal programs from both CSC and WCC will provide the opportunity for cost savings that come with the provision of a larger scope of works.

Additionally, packaging the works from both councils into one overarching tender, will result in further cost savings as the administration work will be reduced for both parties.

Conclusion

That Council enters into a Joint Infrastructure Agreement with CSC for the 2025/2026 & 2026/2027 bitumen sealing works.

ATTACHMENTS

Nil

7.6. 2025/26 Community Development Fund

DIRECTORATE : City Wellbeing

Purpose:

This report provides information on the Community Development Fund 2025/26 applications and recommended allocation of grants for Council approval.

Executive Summary

- Council received twenty-eight (28) applications for the Community Development Fund 2025/26 program, requesting \$132,128.
- Of the twenty-eight (28) applications, two (2) were withdrawn before assessment, and one (1) application was not supported.
- This report recommends \$121,147 be allocated to all twenty-five (25) eligible groups under the Community Development Fund 2025/26 program.

RECOMMENDATION

1. That Council approve funding to twenty-five groups for \$121,147 under the Community Development Fund 2025/26 Program.

Applicant	Total CDF Allocated
Warrnambool & District Historical Society	\$5,000
Warrnambool Theatre Company	\$5,000
One Day Studios	\$4,852
Holiday Actors	\$5,000
Warrnambool City Band	\$5,000
Warrnambool Repair Cafe	\$2,806
Beach Patrol Australia	\$4,830
Warrnambool Coastcare Landcare	\$2,000
Warrnambool Toy Library	\$5,000
Warrnambool Model Railway Club	\$8,000
North Warrnambool Eagles Football Netball Club	\$10,000
Nestles Rowing Club and Warrnambool Kayak Club	\$10,000
Russells Creek Club	\$10,000
Community Radio Endeavour Warrnambool	\$3,942
Warrnambool Surf Life Saving Club	\$5,000
Hockey South West	\$5,000
Warrnambool Action Squash Club	\$1,500
Warrnambool Swimming Club	\$1,200
South C Dragons Club	\$5,000
Warrnambool Wolves Football Club	\$5,000
South Rovers Football Netball Club	\$5,000
Athletics South West	\$1,017
Warrnambool City Croquet Club	\$1,000

Archers of Warrnambool	\$5,000
Southwest Strength Sports	\$5,000

2. Advise all applicants of the outcome of the assessment process and where applicable, any conditions associated with the grant.
3. Approve the roll-over of unspent funds from 2025/26 Community Development Fund being \$22,524 to the following financial year.

Background

Council's Community Development Fund aims to improve the livability of the City, with priority provided to proposals that;

- focus on addressing access and inclusion outcomes for women and girls and people with a disability,
- target and encourage participation and community involvement in creative outcomes,
- improve facilities to enhance accessibility.

Funding is available for projects, equipment, activities and minor capital improvement work which meet the grant program eligibility and criteria and contribute to participation outcomes, club capacity, community connectedness, environmental and sustainability actions and enhancing accessibility.

Under the guidelines, eligible community groups and clubs were able to submit applications for grants of up to \$5,000 for Sport and Recreation, Arts and Culture or Environment and Sustainability and up to \$10,000 for Minor Capital Works.

\$100,000 has been budgeted for 2025/26 Community Development Fund program with \$43,671 rolled over from the 2024/25 program.

The round opened on 3 June 2025 and closed on 29 June 2025.

Council ran a combined Grant Information Session with the Festival and Events team with thirty-one attendees spending one-on-one time with Officers discussing eligibility and program alignment at the Lighthouse Theatre on 12 May 2025.

The 2025/26 program was advertised through:

- Council's website and social media platforms, including targeted posts of previous grant recipients (Warrnambool City Band, Find Your Voice Collective and Warrnambool Dragon Boat Club)
- CONNECT Warrnambool Facebook posts (7.9K followers) and email to website subscribers which is now linked to 253 local groups
- Direct email to all sport and recreation, arts and culture databases, sustainability environmental groups and previous recipients of CDF funding (499 emails).

Applications were submitted and managed through the online platform Smartygrants.

Eligible applications were evaluated by a panel of Council officers representing each of the grant categories; Sport and Recreation, Arts and Culture, Environment and Sustainability, and Building Asset/Maintenance teams. All Minor Capital Works submissions were also reviewed to ensure compliance with building standards, regulations and safety requirements.

All panel members assessed each application using the following rating system to score each criteria (5 = excellent, 4 = good, 3 = satisfactory, 2 = weak and 1 = unsatisfactory) so that a weighted score could be calculated to rank applications.

Based on the total funding pool available (\$143,671), the following allocations were aligned to each category. In the instance that the total pool of the funding in each category was not expended, then any remaining funds could be redirected to other categories where applications exceeded the funding pool. The funding pools for each were:

- Sport and Recreation \$25,000.
- Culture and Arts \$20,000.
- Environment & Sustainability \$15,000
- Minor Capital Works \$40,000

Applicants had to demonstrate an alignment with one of the listed grant categories and criteria and were assessed based on the weighted criteria within the category. **Refer to Attachment - 2025/26 CDF Guidelines.** Applicants were also required to submit an audited financial statement or current bank statement to help determine their capacity to complete the project and their need for assistance.

Assessment Summary

This funding round closed for submissions at midnight on Sunday 29 June 2025. Twenty-eight (28) applications were received requesting \$132,128.

All eligible applications were assessed against the CDF weighted criteria.

Under the program guidelines, the assessment panel identified;

- two applications that were eligible but later withdrawn (Warrnambool BMX Club and Walking the War Within) as they had also submitted applications to the Festivals and Events Fund round. Both advised that event funding was a higher priority.
- one application was not supported as an event-based submission (Neil Porter Legacy).
- four applications supported for funding are conditional based on receiving Council consent for improvements to be undertaken on Council managed buildings and/or development of new assets.

Twenty-five applications are recommended to be fully funded.

Fund Budget

\$100,000 has been budgeted for 2025/26 program with \$43,671 rolled over from 2024/25. Twenty-eight applications requesting \$132,128 were submitted this round.

Two applications were withdrawn, and one application was not supported. The remaining twenty-five applications were assessed against the CDF criteria. Based on project merit and balance of funds available, \$121,147 is recommended to fund.

Allocation Summary:

- Sport and Recreation \$39,717 (from \$25,000)
- Culture and Arts \$24,852 (from \$20,000)
- Environment and Sustainability \$14,636 (from \$15,000)
- Minor Capital Works \$41,942 (from \$40,000)

The following groups and projects are recommended to be funded.

Applicant	Project Title	Funding Category	Total CDF Allocated
Warrnambool & District Historical Society	Into the 1890s: Access to more Standards online	Culture and Arts	\$5,000
Warrnambool Theatre Company	My Brilliant Career Production	Culture and Arts	\$5,000
One Day Studios	Media Mavericks: Expansion Pack	Culture and Arts	\$4,852
Holiday Actors	Holiday Actors Summer Performance ' & Juliet '	Culture and Arts	\$5,000
Warrnambool City Band	Marimba (keyboard percussion) purchase	Culture and Arts	\$5,000
Warrnambool Repair Cafe	Equipment and training	Environment and Sustainability	\$2,806
Beach Patrol Australia	Enclosed Equipment Trailer	Environment and Sustainability	\$4,830
Warrnambool Coastcare Landcare Network	Infill Planting Downstream at Wellington Street	Environment and Sustainability	\$2,000
Warrnambool Toy Library	Purchase of new toys	Environment and Sustainability	\$5,000
Warrnambool Model Railway Club	Solar power for model railways	Minor Capital Works	\$8,000
North Warrnambool Eagles Football Netball Club	Construction of an accessible toilet, Bushfield Community Hall	Minor Capital Works	\$10,000
Nestles Rowing Club and Warrnambool Kayak Club	Change room shed upgrade	Minor Capital Works	\$10,000
Russells Creek Club	Multipurpose Community Space	Minor Capital Works	\$10,000
Community Radio Endeavour Warrnambool	Split system in Studio 3	Minor Capital Works	\$3,942
Warrnambool Surf Life Saving Club	Tailored equipment for Women's Surf Boat Rowing	Sport and Recreation	\$5,000
Hockey South West	Growing Hockey Participation	Sport and Recreation	\$5,000

Warrnambool Action Squash Club	Increasing youth participation in Squash	Sport and Recreation	\$1,500
Warrnambool Swimming Club	Physiotherapy led Pilates for adolescent female swimmers	Sport and Recreation	\$1,200
South C Dragons	Purchase new Dragon Boat	Sport and Recreation	\$5,000
Warrnambool Wolves Football Club	Website Development	Sport and Recreation	\$5,000
South Rovers Football Netball Club	Purchase of kitchen equipment	Sport and Recreation	\$5,000
Athletics South West	Track Starter Blocks	Sport and Recreation	\$1,017
Warrnambool City Croquet Club	Purchase laptop	Sport and Recreation	\$1,000
Archers of Warrnambool	Construct new Target Stands	Sport and Recreation	\$5,000
Southwest Strength Sports	2025 Australia's Strongest Man/Woman Equipment	Sport and Recreation	\$5,000

Financial Impact

All allocations have been made within the available budget. A total of \$143,671 was available for the 2025/26 round. Total allocations are \$121,147.

Legislation / Policy / Council Plan Context

4 City Wellbeing

4.2 Our City encourages opportunities for innovation and creativity, increasing community connectedness.

4.3 Our active City provides recreational opportunities for people of all ages and abilities.

Timing

Upon endorsement by Council of the recommendations, all applicants will be notified by email of the outcome of their application on 5 August 2025. Successful applicants to attend Council's Civic Reception to be conducted at the Lighthouse Theatre on 6 August 2025. Successful 2024/25 Round 2 recipients will also be invited to attend.

Community Impact / Consultation

Applicants to be notified of the outcome of their application by email on 5 August 2025.

Legal Risk / Impact

NA

Officers' Declaration of Interest

Council officer Gareth Colliton declared a conflict with One Day Studio's submission. Gareth did not assess this application nor take part in any discussions about the proposed application. This application was assessed on its merits by the other Officers involved with the panel. Council officer Justin Harzmeyer declared a conflict with Russells Creek Club's submission. Justin did not assess this application nor take part in any discussions about the proposed application. This application was assessed on its merits by the other Officers involved with the panel.

Collaborative Procurement

NA

Conclusion

Twenty-eight applications requesting \$132,128 were submitted in this funding round. Two applications were withdrawn, and one application was not supported. The remaining twenty-five applications were assessed against the CDF criteria. Based on the project's merit and balance of funds available, \$121,147 is recommended to be funded.

Subject to Council endorsement, all applicants will be notified of the outcome of their application, with successful recipients as well as the 2024/25 Round 2 successful applicants, to attend Council's Civic Reception on Wednesday 6 August 2025.

ATTACHMENTS

1. 3940 COMMUNITY DEVELOPMENT FUND 2025 26 - FINAL [7.6.1 - 9 pages]
2. Assessment Report 202526 [7.6.2 - 1 page]

7.7. Festivals And Events Grant Program

DIRECTORATE : City Futures

Purpose:

This report provides information on the Festivals and Events Grant Program 2025/2026 applications and recommended allocation of grants for approval.

Executive Summary

The Events and Promotions Branch has allocated funding and administers the Festivals and Events Grant Program in support of events in Warrnambool that deliver upon the strategic priorities of the Warrnambool Event Strategy. The total funding allocation for 2025/2026 is \$200,000.

- Council received twenty-eight (28) applications with a total \$231,278 requested for the Festivals and Events Grants and Partnerships Program 2025 / 2026.
- Of the 28 applications, 6 were deemed ineligible and did not meet the funding criteria, 14 are recommended to be fully funded and 8 are recommended to be partially funded.
- Out of the 22 recommended events, 3 have not received event funding previously.
- The 22 recommended events total \$190,844.
- No applications were received for the Business Events Stream.
- Of the recommended events to support, 6 will take place in Summer, 5.5 Autumn, 2 Winter and 8.5 in Spring.

The Festivals and Events Grant Program process, managed through the Smartygrant system, within transparent and equitable guidelines and processes, provides a mechanism for the allocation of the funding to be allocated across the various funding streams.

Applications Deemed Eligible

Applicant	Project Title	Funding Stream	Amount Requested	Amount Allocated	Funding For
Warrnambool Gift	Warrnambool Gift	Community Event Small – Medium	5,000	5,000	Venue Hire Marketing & Advertising Equipment Hire
Warrnambool Moyne and District Cricket Association	WMDCA Centenary Celebrations	Community Event Small – Medium	5,000	5,000	Venue Hire Marketing & Advertising Equipment Hire Entertainment
City of Warrnambool Eisteddfod	City of Warrnambool Eisteddfod 'Dance'	Community Event Small – Medium	5,000	5,000	Venue Hire

Filipino Community of Warrnambool	Filipino Fiesta Warrnambool: An Inclusive Cultural Celebration	Community Event Small – Medium	5,000	3,050	Equipment Hire Entertainment
Warrnambool and District Easter Arts Festival	Warrnambool and District Easter Arts Festival	Community Event Small – Medium	5,000	1,100	Entertainment
Warrnambool and District Orchid Society	Warrnambool Orchid Show 2025	Community Event Small - Medium	1,965	1,155	Marketing
Dennington Community Association	Carols by the Merri	Community Event Small – Medium	5000	1000	Equipment Hire Advertising
Extreme Life	Christmas Spectacular	Community Christmas Carol	1,000	500	Venue Hire
Warrnambool Running Club	Warrnambool Running Festival	Community Event Large	10,000	10,000	Traffic Management Equipment Hire
Warrnambool Agricultural Society	Warrnambool Show 2025	Community Event Large	10,000	10,000	Security Safety Officer First Aid Equipment Hire
The F Project	Fabric of Life Festival 2025: “Sustayin’ Alive”	Community Event Large	8,903	7,595	Venue Hire Equipment Hire Marketing Entertainment
Warrnambool Lawn Tennis Club	Warrnambool Lawn Open 2026	Community Event Large	10,000	10,000	Security Equipment Hire Waste Management Marketing Tennis balls
Warrnambool Multicultural Association	Warrnambool Multicultural Festival	Community Event Large	10,000	10,000	First Aid Traffic Management Waste Management Equipment Hire Entertainment
Warrnambool RSL Sub Branch	Remembrance Day & ANZAC DAY	Community Event Large	10,000	10,000	Traffic Management Equipment Hire
Warrnambool BMX Club	2026 AusCycling BMX State Series - VIC - Warrnambool	Tourism Event	6,034	6,034	First Aid Equipment Hire

Warrnambool Showgrounds Reserve Inc.	Warrnambool Rodeo & RSA Finals 2025	Tourism Event	10,000	10,000	Security
Armed Vics Incorporated	National Bowling Arm Championships 2025	Tourism Event	6,637	6,400	Transport Venue Hire Marketing
Corporate Cycling Australia	Dirty Warrny	Tourism Event	10,000	9,010	Equipment Hire
Life Saving Victoria Limited	2026 Victorian Junior Lifesaving Championships	Partnership Stream	20,000	20,000	Security Waste Management Photography Equipment Hire Catering
Premier Speedway Club	Grand Annual Sprintcar Classic	Partnership Stream	20,000	20,000	Security
Warrnambool Racing Club	May Racing Carnival & Jericho Cup	Partnership Stream	20,000	20,000	General Partnership
Warrnambool Citizens Road Race Committee	Melbourne to Warrnambool Cycling Festival	Partnership Stream	20,000	20,000	General Partnership

Deemed Ineligible

Applicant	Project Title	Funding Stream	Amount Requested	Amount Allocated	Reason for not funding
Aurora Surf	Saltwater Stories and Film	Tourism Event	4,143	0	Didn't meet Tourism category criteria (expected attendance 80).
South West Victoria Malayalee Association Inc	South West Victoria Malayalee Association Onam 2025 Celebrations	Community Event Small – Medium	5,000	0	Insufficient quotes supplied (per head cost for lunch).
Warrnambool Nepalese Community Inc	Nepalese Cultural Celebrations 2025 – Teej, Dashain & Tihar	Community Event Small - Medium	5,000	0	No quotes supplied No ABN or Auspice.
Dutch Community Group Warrnambool	Sinterklaas Celebration	Community Event Small - Medium	3,500	0	Insufficient quotes supplied. One supplied to purchase an asset.
Leadership Great South Coast	Belonging South West	Community Event Small - Medium	5,000	0	WCC already provides funding to the organisation.

Walking off the War Within	Walking off the War Within	Community Event Small - Medium	4,615	0	Event donates profits from the event to charities.
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Refer to **Attachment 1**, applications grading document for further details.

RECOMMENDATION

That Council:

1. Approves the allocation of \$190,844 to be allocated to the 22 eligible events under the Festivals and Events Grants and Partnerships Program 2025/2026 program.
2. The remaining \$9,156 to be used to fund other events that request support during the year.
3. Requests that all applicants be advised of the outcome of the assessment process and the Council guidelines associated with the grant.

Background

The Events and Promotion branch through the annual Festivals and Events Grants and Partnerships Program seeks to support events which contribute to the local economy and build the profile of Warrnambool as a vibrant regional city, in line with the goals of the Warrnambool Events Strategy.

The program objectives aim to:

- Generate a diverse, vibrant and inclusive annual calendar of events.
- Attract overnight visitors outside of peak visitation times, particularly in winter
- Attract new revenue into the local economy, providing a boost to local businesses
- Create memorable experiences that are unique to Warrnambool's city lifestyle and unique natural environment.
- Encourage and assist events to become financially sustainable and protect valuable annual events
- Inspire and empower environmental enhancements, and social benefits to improve livability
- Occur in off-peak and shoulder seasons
- New events that have not been funded previously

This year the funding allocation for community events was split into two categories, small – medium up to \$5,000 and large up to \$10,000. A Community Christmas Funding classification (between \$500 - \$1,500 depending on expected numbers) was also included.

Applicants had to demonstrate an alignment with one of the listed grant categories and criteria and were assessed based on weighted criteria within the category. Refer to 2025/26 Festivals and Events Grants guidelines, **Attachment 2**.

Issues

There were no issues that were identified throughout the assessment process.

Financial Impact

The allocation of funding from the applications received is within the \$200,000 allocated budget.

There will be \$9,156 of unallocated funds that can be distributed to ad hoc events that request funding during the year.

Legislation / Policy / Council Plan Context

1 City Futures

1.12 Our City celebrates iconic events and attractions that are part of our identity and visitor economy including speedway racing, the May Racing Carnival and our foreshore and beach.

Timing

Upon endorsement by Council of the recommendations, all applicants will be notified by email of the outcome of their application on 5 August 2025.

- * Projects to be completed between 5 August 2025 – 30 June 2026
- * Project to be acquitted and post event report due - 31 July 2026

Community Impact / Consultation

Funding round promotion included:

- Paid promotion via Council social media and media release
- Events & Promotion Newsletter
- Economic Development Newsletter
- Business Events Victoria Newsletter
- One-on-One with a Grant Specialist” event on Tuesday 20 May

Legal Risk / Impact

All funding decisions are assessed within the guidelines approved by Council. Events on Council managed land are processed through the Council Event Control Group to ensure events gain landowner's consent and approval before proceeding.

Officers' Declaration of Interest

No officers involved in the funding process have declared a conflict of interest.

Collaborative Procurement

Not Applicable

Conclusion

The allocation of \$190,844 be allocated to the 22 eligible events under the Festivals and Events Grants and Partnerships Program 2025/2026 program is tabled at the next Council meeting for approval and notification to successful and unsuccessful applicants on 5 August 2025.

ATTACHMENTS

1. Applications Grading 2025 2026 [**7.7.1** - 2 pages]
2. Festivals and Events Fund Guidelines 25-26 [**7.7.2** - 10 pages]

7.8. Brierly Sports And Community Hub Amended Plans

DIRECTORATE: City Wellbeing

Purpose:

This report provides revised design and cost for the Brierly Sports and Community Hub project.

Executive Summary

The Brierly Sports and Community Hub will provide community infrastructure for the existing and growing north east corridor of the City. It has been a priority for Council for several years with most recently a Business Case developed to provide an evidence base on the demand for the facility and support funding opportunities.

The Brierly Sports and Community Hub was unsuccessful in obtaining funds via the grant application submitted to the Federal Government's growing Regions Fund Round 2.

Following this unsuccessful submission and feedback from Council, the plans for the Brierly Sports and Community Hub Business Case have been reviewed and to reduce the size and scale of the facility and the option to consider a staged approach to deliver the sports facility initially, before progressing to develop the adjacent community hub.

The most recent plans for the development in the East of Aberline precinct, including the proposed community infrastructure, have been taken into account in the revised preliminary assessment and design updates.

Tenant clubs at the Brierly Recreation Reserve are continuing to use Council funded temporary portable buildings as a basic amenity for changing spaces, whilst experiencing significant growth since the redevelopment of the sports ground, noting that no social spaces are available on site.

RECOMMENDATION

1. That Council revokes previous resolution to endorse concept Option No1.
 2. That Council endorse concept Option 3 to inform future design and development and finalisation of the business case.
 3. That Council supports the submission of a funding application to the Regional Precinct and Partnerships Program and any other Funding programs that may arise hereafter.
-

Background

The Brierly Master Plan 2012, the Brierly Community Feasibility Study 2013 and the Community Services Infrastructure Plan 2013 all recommended the development of a community hub to meet the growing needs of the north Warrnambool Community and to make the best use of this unique and valuable open space.

Council engaged consultant Solucio in July 2024 to undertake a thorough engagement process to determine community aspirations and practical priorities for a new Sports and Community Hub for Brierly Reserve. The engagement process included the following activities:

- 10 in-depth consultations with key community knowledge holders.
- 12 responses to an online community survey that was promoted through targeted and boosted social media channels.
- 54 conversations with members of the community at two in-person community engagements across two days, held in north Warrnambool locations.
- 58 reactions and 31 comments from four posts on social media.

The following points were the most must-have features highlighted by the respondents:-

- Integration of a multi-purpose space that is flexible
- Accessible toilets and changeroom facilities for the sporting clubs that prioritise female-friendly environment
- An undercover area with barbeque facilities and picnic tables.
- Upgraded and gated playground
- Adequate parking to accommodate upgrades to the Reserve
- Indoor play space for children

The following ideas were the core components identified by respondents:-

- Compliant sporting changerooms and club rooms
- Formalised home for community clubs
- Multi-use spaces for community and hiring purposes
- Health support services and maternal child health
- Child play groups and parents' clubs

Following the findings from the community consultation, Council engaged Capital Insight to prepare a business case to explore the feasibility and benefits of the proposed facility. This business case was used as the key document for the funding application for the Federal Government's growing Regions Fund Round 2, submitted in October 2024.

Following the unsuccessful funding application for the Federal Government's Growing Regions Fund Round 2 and feedback from Informal meeting of Council in March 2025, Council has reengaged Capital Insight to prepare a revised business case based on the following priorities:

- Costing a staged approach to deliver the sports facilities, before progressing to the adjacent community hub
- Maintain meeting the minimum standards of the sports facility
- Manage scale and collocation of spaces within the community hub
- Consider the reduction / removal of consultation rooms and reduction in overall shared spaces of community hub
- Take into consideration the East of Aberline development
- Retain the carpark
- Reduce overall total cost

This review takes into consideration new and emerging factors, such as available funding options, the progression of the East of Aberline precinct planning and the consideration of options available to provide infrastructure to the existing tenants utilising Brierly Recreation Reserve with limited temporary infrastructure.

The Brierly Sports and Community Hub Business Case revised Project Objectives Options Evaluation Criteria and recommended proposed floor plan are attached to this report.

The revision includes two additional options (to those initially developed – Option 1 Full Scope, Option 2 – Optimised Scope):

Option 3 - recommended option

Scope further reduced to maximise functionality, utilisation and affordability.

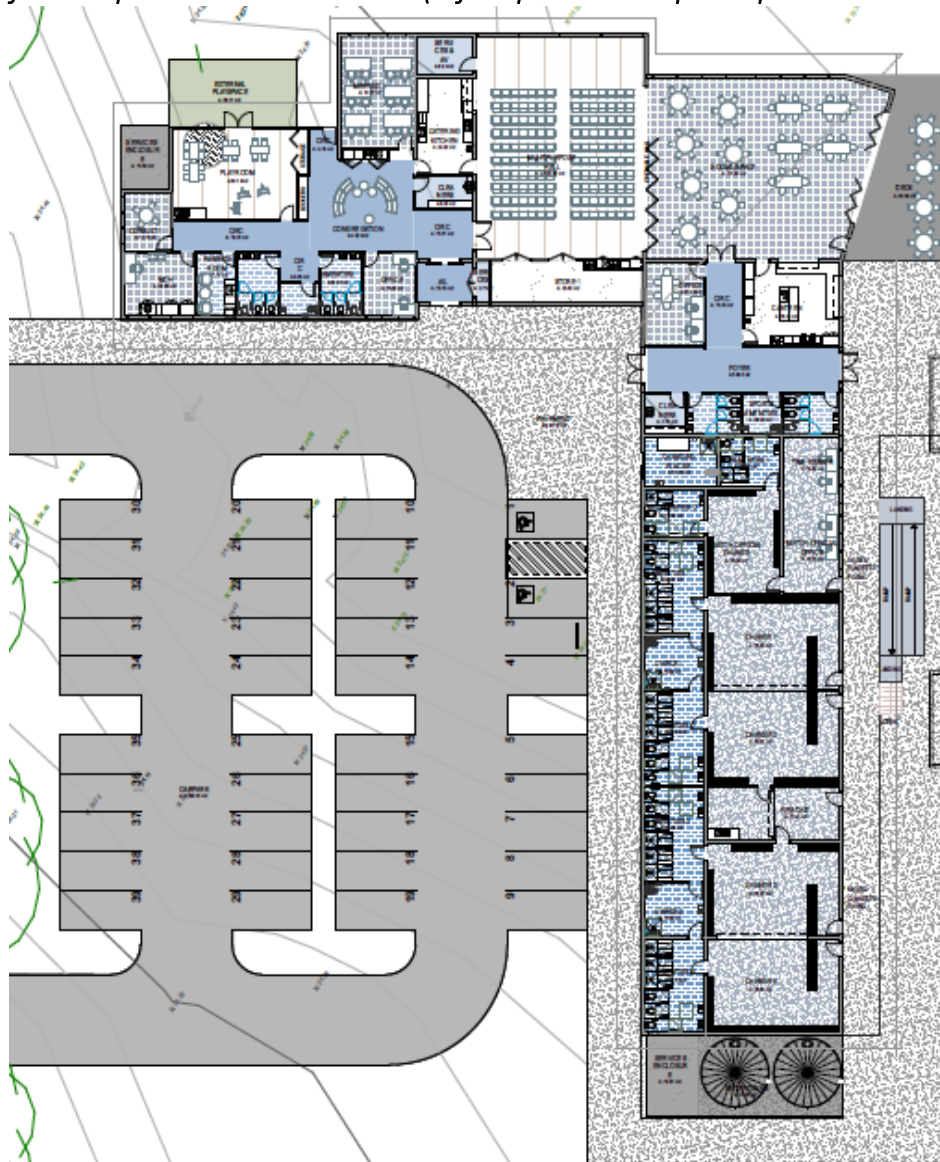
Option 3A

Scope as per Option 3 with delayed/staged delivery of the Community Centre by 3 years (allows one year to build the Sports Pavilion and two years uninterrupted use of the facility prior to building the Community Centre)

Issues

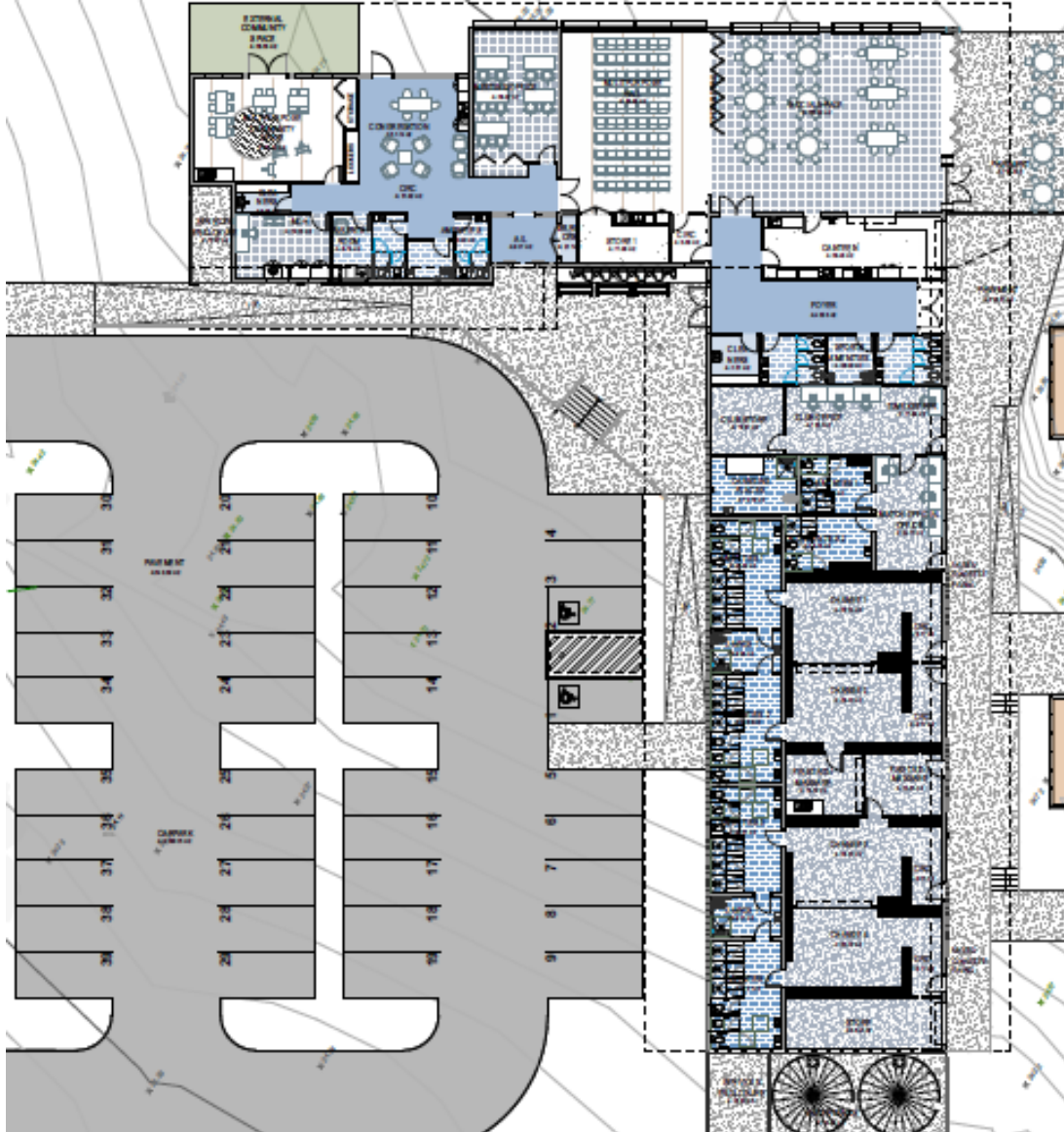
The below snip was the preferred option (option 1) previously endorsed as a part of the Business Case in 2024 and submitted for funding.

Plan from Preferred Option Per Business Case (refer optimised scope – Option 2 in attachment):



The below snip is the rescoped option incorporating adjustments to the community hub and the sports pavilion as outlined on the next page. A total of 298m² has been removed with the detail provided in the table *Schedule 3 – Schedule of Accommodation – Community Centre and Sports Pavilion* on the next page.

Revised Preferred Option 3:



Schedule 3 – Schedule of Accommodation – Community Centre and Sports Pavilion

2024 Business Case - preferred option			2025 Option 3			Change		
NAME	AREA (m2)	NAME	AREA (m2)	AREA (m2)	NAME	AREA (m2)	NAME	AREA (m2)
AIRLOCK (A/L)	18.5	AIRLOCK (A/L)	9.8	-8.7	FOYER	52.1	FOYER	45.3
CONGREGATION	43.4	CONGREGATION	37.7	-5.7	SPORTS AMENITIES	28	SPORTS AMENITIES	28
AMENITIES	30.1	AMENITIES	20.4	-9.7	CHANGING PLACES	15.8	CHANGING PLACES	15.8
PARENTS ROOM	11.1	PARENTS ROOM	8.1	-3	CLEANERS	7.3	CLEANERS	7.3
MEETING 1	37.7	MEETING/OFFICE	38.2	0.5	SOCIAL SPACE	179.3	SOCIAL SPACE	135.3
OFFICE	15		0	-15	CANTEEN	35.7	CANTEEN	36.5
MULTIPURPOSE HALL	164.6	MULTIPURPOSE HALL	85	-79.6	OFFICE	21.5	CLUB OFFICE	16.3
STORE 1	25.6	STORE 1	12	-13.6			CLUB STORE	15.7
CATERING KITCHEN	24.9		0	-24.9	TIME KEEPER	14.5	TIME KEEPER	17.7
PLAYROOM	50.2	PLAYROOM	54.7	4.5	MATCH OFFICIAL OFFICE	25.3	MATCH OFFICIAL OFFICE	24.8
MCH	20.4	MCH	19.7	-0.7	MO AMENITIES 1	13.1	MO AMENITIES 1	13.1
CONSULT 1	12.1		0	-12.1	MO AMENITIES 2	12.6	MO AMENITIES 2	15.2
CLEANERS	8.3	CLEANERS	5	-3.3	MATCH OFFICIAL CHANGE	33.9		0
SERVICES	2.1	SERVICES	2.1	0	CHANGE 1	55.6	CHANGE 1	35.1
SERVICES & AV	9.2		0	-9.2			CIRC	9.2
CIRC	5.4	CIRC	5.6	0.2	CHANGE 2	55.6	CHANGE 2	35.1
CIRC	18.7	CIRC	31.9	13.2			CIRC	9.2
CIRC	13.3		0	-13.3	AMENITIES 1	24.9	AMENITIES 1	24.5
CIRC	4.2		0	-4.2	UAWCS 1	14	UAWCS 1	9.1
TOTAL	514.8		330.2	-184.6	AMENITIES 2	24.6	AMENITIES 2	24.3

Community Hub Accommodation Reduction

AMENITIES 1	24.9	AMENITIES 1	24.5	-0.4
UAWCS 1	14	UAWCS 1	9.1	-4.9
AMENITIES 2	24.6	AMENITIES 2	24.3	-0.3
FIRST AID	31.5	FIRST AID / MASSAGE	15.1	-1.1
		FIRST AID / MASSAGE	15.3	
CHANGE 3	55.6	CHANGE 3	35.1	-20.5
		CIRC	9.2	9.2
CHANGE 4	55.6	CHANGE 4	35.1	-20.5
		CIRC	9.2	9.2
AMENITIES 3	24.6	AMENITIES 3	24.3	-0.3
UAWCS 2	14	UAWCS 2	9.2	-4.8
AMENITIES 4	24.6	AMENITIES 4	24.2	-0.4
		STORE	25.5	25.5
SERVICES ENCLOSURE	16.6	SERVICES ENCLOSURE	12.4	-4.2
SERVICES ENCLOSURE	13.4	SERVICES ENCLOSURE	16.6	3.2
CIRC	13.8		0	-13.8
TOTAL	863.5		748.7	-114.8

Sports Pavilion Accommodation Reduction**Community Hub Adjustments:**

A total of 184m2 has been removed from the Community Hub bringing the total to 330m2, which includes removal of the office, catering kitchen and consultation room. This assumes use of a beverage bay, access to canteen, meeting space which can include office functions, and MCH consultation room can also accommodate general consultation. Additional amendments include:

- amenities revised to reflect change of capacity;
- services & AV space consolidated;
- multipurpose hall designed to operate flexibly with adjacent sports pavilion social space;
- circulation space consolidated and allocated as functional space where possible.

This size is below the Victorian Planning Authority recommended Level 1 Community Hub and is not recommended to be reduced by size or scale further as this will limit the functionality and flexibility of the space for the range of community uses.

Sports Pavilion Adjustments:

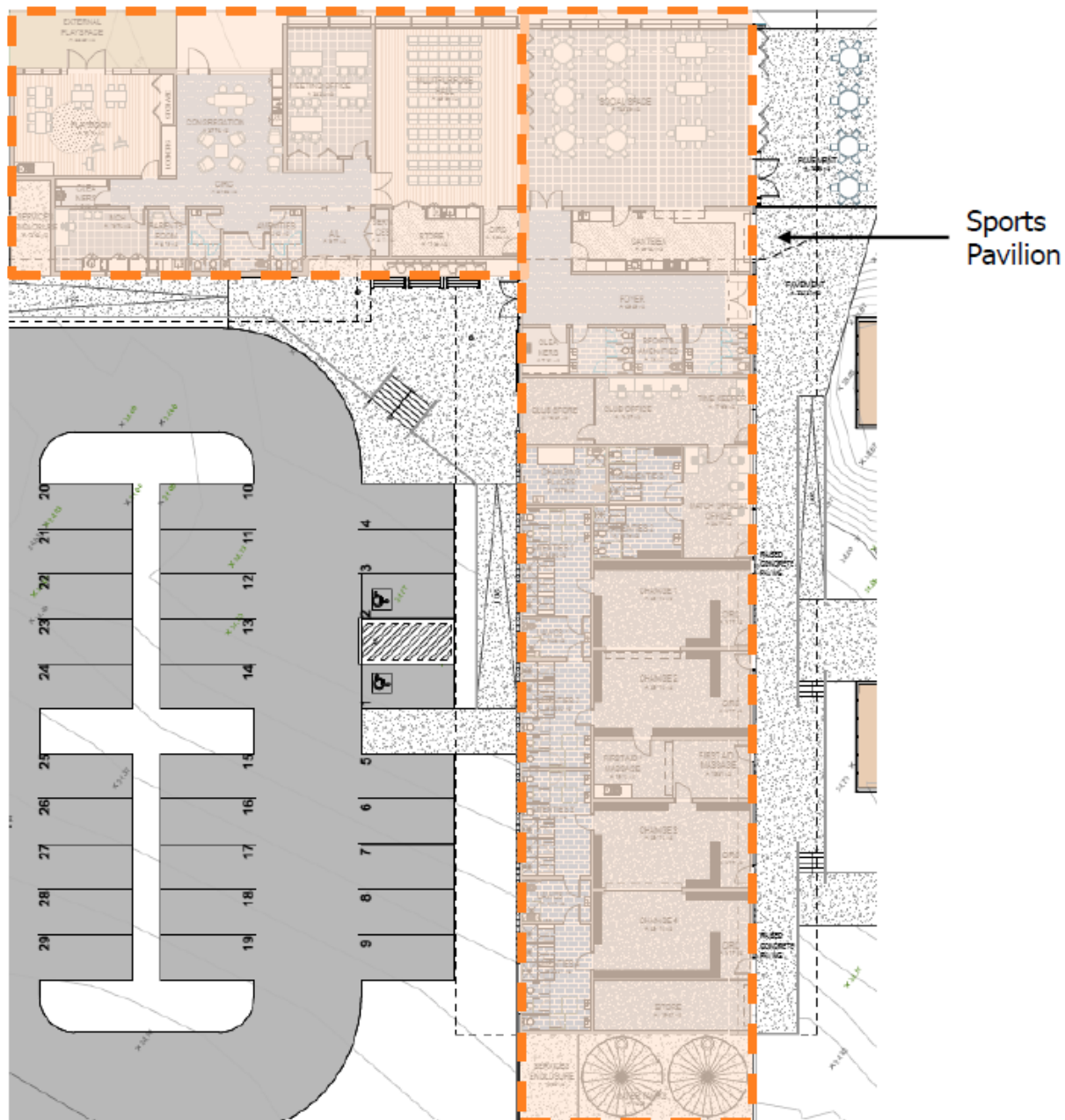
A total of 114.8m2 has been removed from the Sports Pavilion bringing the total to 748.7m2: The design:

- incorporates optimised multifunction use of spaces, and alignment with Football Victoria and Cricket Australia guidelines (includes addition of internal store and revised change room provisions for Match Officials and players – circulation space within player change rooms is now shown.
- social space has been reduced in size and designed to operate flexibly with the adjacent Community Centre multipurpose hall.

Option 3A:

This option is the same scope as per Option 3 above but with delayed / staged delivery of the Community Centre by 3 years (allows one year to build the Sports Pavilion and two years of uninterrupted use of the facility prior to building the Community Centre)

Note: For the staging/deferring of the community centre in this option by three years (or a tender date in early 2029), would add \$550k to \$600k to that component.



Details of the above plans and the design principles will be used to inform the business case.

East of Aberline impact

Development of the Brierly Sports and Community Hub is essential to support the East of Aberline Growth Area and Warrnambool's broader northeast growth corridor. Provision of additional sports and community facilities in this area is clearly warranted to ensure equitable access for Warrnambool's community with most of the existing infrastructure located in Warrnambool's west and south.

Financial Impact

An application to apply for Project funding of \$5 million to \$50 million through the Regional Precincts and Partnerships Program is in progress as the funding is open and ongoing. The project completion guidelines state that the project completion timeline is 27 March 2027. To demonstrate the ability to meet this deadline, the costs for the project will be adjusted accordingly to demonstrate Council's ability to deliver the project by the deadline of 31 March 2027.

Council will continue to advocate to State Government for a contribution to the project. Council may need to consider the cost of ongoing temporary arrangements and how to progress the works if funds cannot be secured from Government Funding programs or a State Election commitment in 2026.

In the interim Council will incur an annual cost of \$76,000 (currently budgeted) for the temporary solution of portable basic amenities to the community and clubs who occupy the space seasonally for training, and competition. The old social building was demolished as part of the Eastern Oval Redevelopment to realign the space to fit two new soccer pitches and lighting. Currently the tenant clubs have nowhere to socialise or connect, and storage of equipment on site is limited. Council does not currently have budget allocated for this in its 2025-2026 budget.

Legislation / Policy / Council Plan Context

5 City Leadership

5.11 Our City will advocate for important needs including an upgrade of the aquatic centre, a community hub at Brierly Recreation Reserve, a new art gallery and affordable housing.

Timing

Council will seek to apply for the Regional Precincts and Partnerships Program funding immediately once the Business Case is completed.

Council can continue to advocate for the sports and community hub in the lead up to the 2026 state election. Anticipated to be in November 2026, this would delay development and provision of the required facilities at the Brierly Recreation Reserve precinct.

Community Impact / Consultation

Community consultation was undertaken via consultant Solucio in July 2024, which informed the Business Case. It is considered that the revised option (option 3) still delivers on the feedback received from community through this process.

Legal Risk / Impact

Unsuccessful funding applications will lead to a delay and ongoing cost increases into the future, whilst temporary infrastructure continues to service a growing need for tenants of the Brierly Recreation Reserve.

Officers' Declaration of Interest

No conflicts of interest have been declared.

Collaborative Procurement

N/A.

Conclusion

Redevelopment of the Brierly Recreation Reserve was identified as a priority over a decade ago (in 2012) to support the rapidly growing surrounding population. With the recent delivery of the Stage One Eastern Oval redevelopment, it is imperative to continue to work towards making the site functional, safe and inviting. Whilst Council was unsuccessful with the Federal Government Growing Regions Funding application, it is important that Council continues to advocate to the State Government to secure a commitment for this vital piece of community infrastructure.

ATTACHMENTS

1. 2415 A 202 RE V 05 PROPOSED GROUND FLOOR PLAN [7.8.1 - 1 page]
2. 131324 5 4 Project Objectives Options Evaluation Criteria v0 5 [7.8.2 - 13 pages]

7.9. Road Management Plan Review

DIRECTORATE : City Infrastructure and Environment

Purpose:

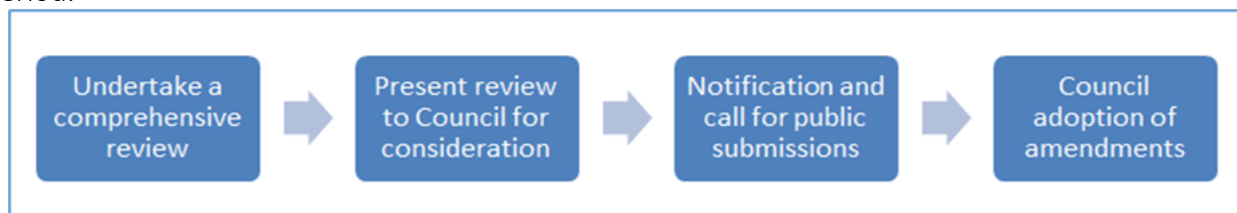
The purpose of this report is to present the draft review of the Road Management Plan 2025 to Council before calling on the public for submissions prior to adoption.

Executive Summary

The Road Management Plan establishes a management system for Council for the discharge of its duty to inspect, maintain and repair its public roads based on policy and operational objectives as well as available resources.

The *Road Management (General) Regulations 2016 (Vic)* require Councils to conduct a review of its Road Management Plan in accordance with section 90(3) of the *Local Government Act 2020 (Vic)*. This requires the review of the Road Management Plan to be completed, and the revised Plan adopted by 31 October in the year following a general election.

As part of the Road Management Plan review process, where amendments are proposed to be made, the document must be made public and allow for submissions for a period of not less than 28 days. An internal review of Warrnambool City Council's Road Management Plan (June 2021 version 6.00) has been completed with minor additions to the document proposed to allow for improved clarity and is presented to Council to endorse to enable it to go out for the required public submission period.



RECOMMENDATION

That Council endorses the draft Road Management Plan 2025 to be put out for community consultation and allow for public submissions on the draft for a period of 28 days.

Background

Council officers conduct routine inspections on Council roads and footpaths to ensure the networks are safe for the community. These inspections are done in accordance with intervention levels and timeframes set out in the Road Management Plan, setting the accepted standard for Council's road and pathway networks. This ensures a good level of service to the community for roads and pathways, and guides Council to ensure we are carrying out routine inspections, assessing and addressing hazards according to our policies and guidelines.

The *Road Management (General) Regulations 2016 (Vic)* require Councils to conduct a review of the Road Management Plan by 31 October in the year following a general election.

As part of this review process, Council officers requested the MAV Insurance Liability Mutual Insurance ('LMI') scheme to review our Road Management Plan as a proactive and interactive risk management service, delivered by a dedicated risk management team. The overall assessment from MAV Insurance was that "Warrnambool City Council's Municipal Road Management Plan (Version 6.00 June 2021) was found to be clear, unambiguous and comprehensive, while not overly complex."

Analysis and consideration of guidance material provided from the Municipal Association of Victoria was completed. This included benchmarking Council's inspection frequencies, intervention levels and repair timeframes with other similar municipal Councils.

To assist in reviewing our defects and response times, a comparison project was conducted by JLT Risk Solutions in 2024 across Victorian Councils for MAV Insurance. These ranges were set based on comprehensive benchmarking of all council Road Management Plans, legal review as well as review by a select working group of council members.

Issues

The benchmarking exercise showed that Warrnambool City Council's intervention levels were broadly in line with other similar Councils around Victoria, however, response times and defect inspection frequencies were generally slightly longer than at other municipal Councils.

Despite the longer inspection frequency, per the most recent State of the Assets report, it is noted that Council's road network is considered to be in good condition with >88% of Council's sealed road network above intervention level. This is reflected in the Community Satisfaction Survey which has Warrnambool City Council placed above both the Regional Centres and State-wide averages for "the condition of local streets and footpaths in your area".

In collaboration with Municipal Operations team members and Management, it was determined that there would be no change to intervention levels or response times to ensure our plan remains both practical and effective given the available resources (both financial and staff resourcing) to inspect roads and pathways and address defects.

Key recommendations provided by MAV and changes implemented in the revised Road Management Plan document include:

- Clarification of definitions and inclusion of additional terms such as "co-ordinating road authority" and "roadside" along with updated "obligation to maintain" diagram.
- Inclusion of further detail in regard to inspection methodology with separate operational documents containing inspection procedures.
- Explanation of category 3 footpath inspection frequencies.

Financial Impact

Adjusting intervention levels or response times can result in an increased risk of non-compliance with the Road Management Plan, and/or increase costs associated with maintenance and resourcing to meet revised levels and timeframes.

As no change is recommended to these parameters, there is no increased financial impact.

Legislation / Policy / Council Plan Context

2 City Infrastructure

2.1 Our City will prioritise maintaining and renewing existing infrastructure.

2.5 Our City's road network will be maintained to a safe and high-quality standard.

Timing

Council must, in accordance with *Road Management (General) Regulations 2016*, conduct and complete a review of its Road Management Plan within the period referred to in section 90(3) of the *Local Government Act 2020*. As such, the revised plan must be adopted by 31 October 2025.

Community Impact / Consultation

The Road Management Plan 2021 was sent to MAV Insurance for review and the internal review involved collaboration across key stakeholders in the organisation including City Infrastructure Management, Risk Management and relevant Municipal Operations team members.

In accordance with the requirements of the *Road Management (General) Regulations 2016*, upon endorsing the draft version, Council will release the plan for public comment prior to adoption. The notification to the public will be placed within the Victorian Government Gazette and local newspaper.

Legal Risk / Impact

A primary objective of the review is to ensure that Council has set realistic operational standards whilst meeting a reasonable standard of service. The review, therefore, has the opportunity to ensure Council's exposure to legal risk is limited.

Officers' Declaration of Interest

N/A

Collaborative Procurement

N/A

Conclusion

An internal review has been completed on Council's Road Management Plan as required under the *Road Management (General) Regulations 2016*. The review included analysis and consideration of guidance material provided from the Municipal Association of Victoria as well as consultation across key personnel within the organisation. The review resulted in no change to intervention levels or response times to ensure our plan remains both practical and effective and included some additional terms, details and explanation for improved clarity. The draft Plan is now presented to Council for endorsement before releasing to the public for comment prior to adoption.

ATTACHMENTS

1. Road Management Plan June 2021 [7.9.1 - 22 pages]
2. MAV Insurance - Road Management Plan Review Warrnambool April 2024 [7.9.2 - 9 pages]
3. Road Management Plan 2025 (Tracked Changes) [7.9.3 - 21 pages]

7.10. Council Plan Actions 2024 - 2025: April - June (Quarter 4)

DIRECTORATE: *Corporate Strategies*

Purpose:

This report provides information on the progress in achieving the actions set down for 2024-2025 as part of the Council Plan and Budget process. This report provides Council and the community with an update on the progress of actions across Councils' functional areas.

Executive Summary

This report reflects on the year end progress and achievements of a broad range of actions set out in the Council Plan for the financial year 2024 –2025.

The actions give a brief insight into the extensive range of works services and projects undertaken by the organisation for the community.

These actions are the final reporting on activities Council has undertaken to deliver on the Council Plan vision 2021 - 2025 of “A thriving city at the heart of coast and country”. A final comprehensive summary on the financial and operational outcomes of the organisation will be presented to the community as part of the Annual report and audited financial statements in October 2025.

The 5 key objectives that support this vision are:

1. **A healthy community**
We will be a healthy, inclusive and thriving community with equitable access to services, cultural opportunities and recreational activities.
2. **A sustainable environment**
We will protect and strengthen local ecosystems, enhance biodiversity and enable sustainable communities.
3. **A strong economy**
We will support a resilient local and self-sustaining regional economy that encourages economic growth and provides increased employment opportunities that attract ongoing investment.
4. **A connected, inclusive place**
We will provide high quality places that people value and want to live, work, play and learn in.
5. **An effective Council**
We will be recognised as a collaborative Council and a high-performing organisation that enables positive outcomes for Warrnambool’s community, environment and economy and for Victoria’s South West.

RECOMMENDATION

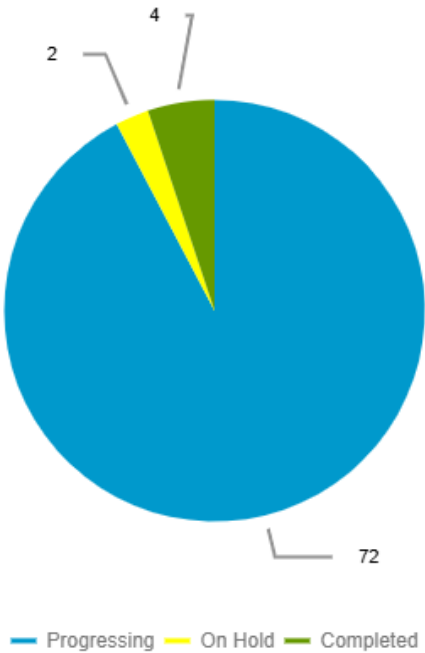
That the Council Plan Actions 2024 – 2025: April – June (Quarter 4), be received.

Background

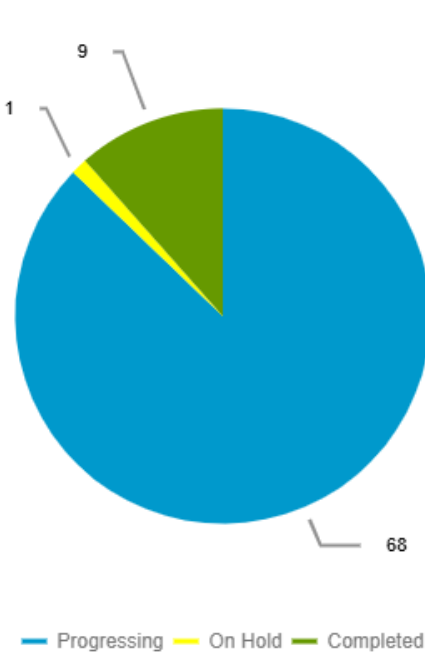
The Warrnambool City Council Plan 2021 – 2025 (Revised 2024) is the key planning and strategic document of the Council and details the strategic objectives for its community over a 4 year period.

Council is required to set down the Council Plan actions on an annual basis that are to be funded and demonstrate how these actions will contribute to achieving the strategic objectives specified in the Council Plan and Budget.

Q1 ACTIONS BY CATEGORY

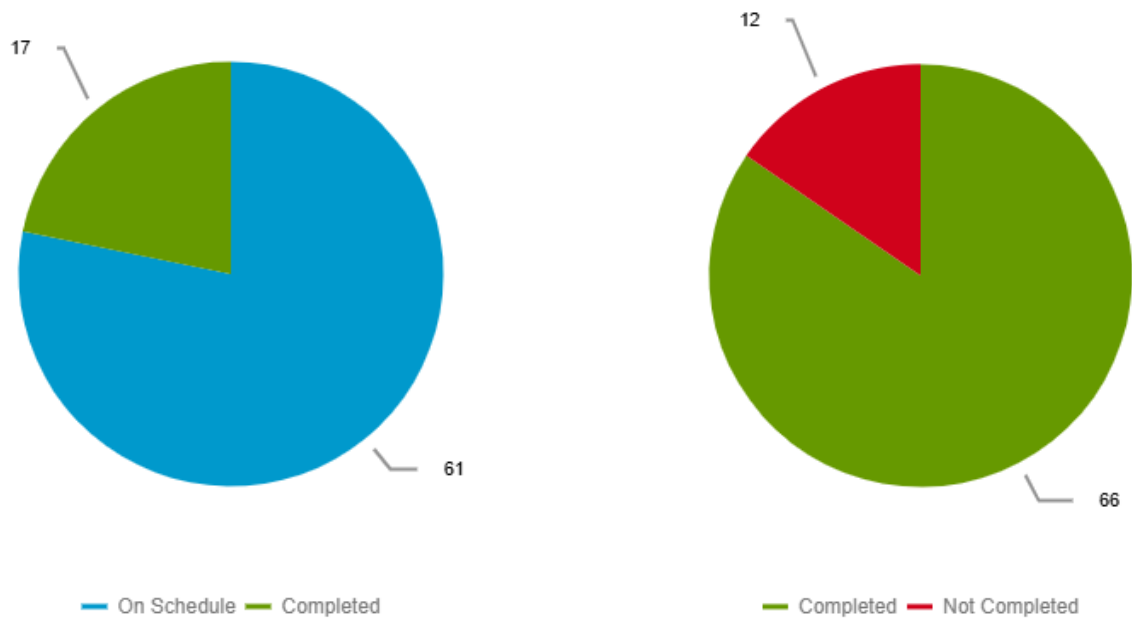


Q2 ACTIONS BY CATEGORY



Q3 ACTIONS BY CATEGORY

Q4 ACTIONS BY CATEGORY



ATTACHMENTS

- 1. Council Plan Actions 2024 - 2025: April - June (Quarter 4) [7.10.1 - 26 pages]

7.11. Advisory Committee & Reference Group Reports

DIRECTORATE : City Infrastructure & Environment

Purpose:

This report contains the record of the Cycling Reference Group Committee meeting, occurring on Wednesday, 2 July 2025.

Executive Summary

This report relates to the Cycling Reference Group (CRG) meeting, held Wednesday, 2 July 2025, with a range of items discussed.

Key items from the meeting include discussion on the East Warrnambool Local Area Traffic Management (LATM) Plan, the endorsed CRG work plan, and the review of upcoming and potential capital projects.

RECOMMENDATION

That the record of the Cycling Reference Group meeting held on Wednesday, 2 July 2025, be received.

Background

The Cycling Reference Group (CRG) was formed in 2016. The CRG includes members of the community who are active members of the local cycling community, be that recreational; road racing; road biking; mountain biking; commuter; and/or cycling with children, youth, or older people.

Issues

The recent adoption of the Work Plan has highlighted key issues for the group to target over the next two years.

Items of interest include;

- Infrastructure additions and improvements (Pump Track, Off-road Cycling Circuit, Deakin Link).
- The review of capital projects proposed for the municipality.
- Rail Trail behavior change.
- East Warrnambool Traffic Management.
- Review of cycling maps in line with Principal Bicycle Network (PBN) development.
- Bike lanes and wayfinding.
- General cycling advocacy.

Financial Impact

There will be no direct financial cost to Council, however, there is a small commitment of officer resources both as members of and to support the activities of the CRG.

Legislation / Policy / Council Plan Context

2 City Infrastructure

2.5 Our City's road network will be maintained to a safe and high-quality standard.

2.8 Our City will continue to improve pedestrian, cycling and vehicle movement.

2.11 Our City will advocate for renewal and upgrade of arterial roads and for improved rail services.

Timing

The current CRG membership term for community members runs from December 2023 through to November 2025.

Community Impact / Consultation

The CRG report outlines the outcomes the group has achieved during the three years, providing a cyclists' perspective to community road safety messaging and education, new infrastructure, and strategic projects.

Legal Risk / Impact

The CRG is a reference group only and holds no decision-making power. The CRG can propose recommendations to Council based on their knowledge and experience as members of the local cycling community. In addition to this, the role of the group is to provide information to Council to support informed decision making in matters that relate to cycling in the community.

Officers' Declaration of Interest

No officer declared an interest in the Cycling Reference Group.

Conclusion

This report relates to the Cycling Reference Group meeting, held Wednesday, 2 July 2025, with a range of items discussed.

ATTACHMENTS

1. Minutes Cycling Reference Group meeting Wednesday 2 July 2025 [7.11.1 - 9 pages]

7.12. Informal Meetings Of Council Reports

DIRECTORATE: Executive Services

Purpose

The purpose of this report is to provide Council with copies of Informal Meetings of Council (previously known as "Assembly of Councillor Records") as previously required under section 80A(2) of the Local Government Act 1989.

Background Information

Section 80A(2) of the Local Government Act 1989 required the record of an Assembly of Councillors to be reported at an ordinary Council meeting.

Assembly of Councillor Records are no longer a requirement in the Local Government Act 2020 as of 24 October 2020. However, under Council's Governance Rules, a summary of the matters discussed at the meeting are required to be tabled at the next convenient Council meeting and recorded in the minutes of that Council meeting.

Report

The record of the following Informal Meetings of Council are enclosed:-

1. Monday 14 July 2025 – refer **Attachment 1**.
2. Monday 21 July 2025 – refer **Attachment 2**.
3. Monday 28 July 2025 – refer **Attachment 3**.

ATTACHMENTS

1. Assembly of Councillors Record 14 July 2025 [**7.12.1** - 1 page]
2. Assembly of Councillors Record 21 July 2025 [**7.12.2** - 2 pages]
3. Assembly of Councillors Record 28 July 2025 [**7.12.3** - 2 pages]

RECOMMENDATION

That the record of the Informal Meetings of Council held on 14, 21 and 28 July 2025 be received.

7.13. Mayoral & Chief Executive Officer Council Activities - Summary Report

DIRECTORATE: Executive Services

Purpose

This report summarises Mayoral and Chief Executive Officer Council activities since the last Ordinary Meeting which particularly relate to key social, economic and environmental issues of direct relevance to the Warrnambool community.

Report

Date	Location	Function
11 July 2025	Online	Deputy Mayor and Chief Executive Officer – Attended Municipal Association of Victoria Regional Meeting – Great South Coast Barwon.
12 July 2025	Warrnambool	Mayor – Attended the Warrnambool Fire Brigade Annual Dinner and Presentation night.
17 July 2025	Online	Chief Executive Officer – Attended the Regional Cities Victoria CEO meeting.
22 July 2025	Warrnambool	Mayor – Attended the Southern Ocean Wind Industry Committee meeting.
		Mayor – Attended the Anglicare Warrnambool Annual General Meeting.
		Deputy Mayor – Attended the opening of the “Pets Portrait” exhibition at West Warrnambool Neighbourhood House.
23 July 2025	Shepparton	Deputy Mayor – Attended the 2025 Victorian Tourism Industry Awards.
	Warrnambool	Cr Ziegeler – Represented the Mayor at the Kiwanis Club of Warrnambool Royal Children’s Hospital Good Friday thank you function.
25 July 2025	Warrnambool	Chief Executive Officer – Attended the Regional Leaders. Forum
27 July 2025	Allansford	Mayor – Attended the Allansford Recreation Reserve Annual General Meeting.

28 July 2025	Online	Mayor and Chief Executive Officer – Participated in the Parliamentary Inquiry into Fraud and Corruption.
	Warrnambool	Cr Ziegeler – Represented the Mayor at the Warrnambool Day View Club 30 th Birthday celebration.
29 July 2025	Warrnambool	Deputy Mayor – Attended the Heart Foundation walking group 1,000 th walk celebration by a local volunteer.
30 July 2025	Warrnambool	Mayor – Attended the Warrnambool East Primary School Flavours of the World event.

RECOMMENDATION

That the Mayoral & Chief Executive Officer Council Activities – Summary Report be received.

8. Notice Of Motion

No Notices of Motion have been received.

9. General Business

10. Urgent Business

11. Suspension Of Standing Orders

11.1. Resolution To Suspend Standing Orders

RECOMMENDATION

That Standing Orders be suspended to allow members of the public gallery to depart.

11.2. Resume Standing Orders

RECOMMENDATION

1. That Standing Orders be resumed.
 2. That pursuant to the provisions of Section 66(2)(a) of the Local Government Act 2020, the meeting be closed to the public to enable consideration of the following reports:-
 - a. Minutes In-Camera Meeting of Council – 3 March 2025 – Section 3(1)(f).
 - b. Minutes Audit & Risk Committee Meetings held on 27 August 2024, 10 December 2024 and 4 March 2025 – Section 3(1)(a).
 - c. Coastal Connect Project – Section 3(1)(g).
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12. Section 66 Confidential Meeting

13. Resolution To Re-Open Meeting

RECOMMENDATION

That the meeting be re-opened to members of the public.

14. Close Of Meeting