

AGENDA

ORDINARY MEETING

WARRNAMBOOL CITY COUNCIL

5:45 PM - MONDAY 2 MARCH 2020



VENUE:

Reception Room

25 Liebig Street

Warrnambool

COUNCILLORS

Cr. Tony Herbert (Mayor)

Cr. Robert Anderson

Cr. Sue Cassidy

Cr. Kylie Gaston

Cr. Michael Neoh

Cr. David Owen

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can be obtained online at www.warrnambool.vic.gov.au

Peter B. Schneider
CHIEF EXECUTIVE

AUDIO RECORDING OF COUNCIL MEETINGS

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

BEHAVIOUR AT COUNCIL MEETINGS

Thank you all for coming – we really appreciate you being here. These meetings are the place where, we as Councillors, make decisions on a broad range of matters. These can vary greatly in subject, significance and the level of interest or involvement the community has. As part of making these decisions, we are presented with comprehensive information that helps us to form our position – you will find this in the agenda. It should also be remembered that the Council meeting is a “meeting of the Council that is open to the public”, not a “public meeting with the Council.” Each Council is required to have a local law that pertains to governance meeting procedures. Warrnambool City Council has followed best practice in this regard and its Local Law No.1 - Governance (Meeting Procedures) Local Law provides regulations and procedures for the governing and conduct of Council meetings. Copies of the Conduct and Behaviour excerpt from Warrnambool City Council Local Law No. 1 - Governance (Meeting Procedures) Local Law can be obtained online at www.warrnambool.vic.gov.au or are available from the table at the rear of the room

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

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

2. APOLOGIES

3. CONFIRMATION OF MINUTES

RECOMMENDATION

That the Minutes of the Ordinary Meeting of Council held on 3 February 2020, be confirmed.

4. DECLARATION BY COUNCILLORS AND OFFICERS OF ANY CONFLICT OF INTEREST IN ANY ITEM ON THE AGENDA

Pursuant to Sections 77, 78 and 79 of the Local Government Act 1989 (as amended) direct and indirect conflict of interest must be declared prior to debate on specific items within the agenda; or in writing to the Chief Executive Officer before the meeting. Declaration of indirect interests must also include the classification of the interest (in circumstances where a Councillor has made a Declaration in writing, the classification of the interest must still be declared at the meeting), i.e.

- (a) direct financial interest
- (b) indirect interest by close association
- (c) indirect interest that is an indirect financial interest
- (d) indirect interest because of conflicting duties
- (e) indirect interest because of receipt of an applicable gift
- (f) indirect interest as a consequence of becoming an interested party
- (g) indirect interest as a result of impact on residential amenity
- (h) conflicting personal interest

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. REPORTS

5.1. ACTIVITIES & INITIATIVES 2019-2020: OCTOBER - DECEMBER (QUARTER 2)

PURPOSE:

This report provides information on the progress in achieving the Activities and Initiatives (A&I's) set down for 2019-2020 as part of the Council Plan and Budget process. This report provides Council and the community with an update in the progress of actions across Councils' functional areas.

EXECUTIVE SUMMARY

In order to achieve the objectives established in the Council Plan, a set of Activities and Initiatives is developed for each year of the four-year plan.

The A&I's underpin activities Council undertakes to work toward the vision of Warrnambool: A Cosmopolitan City by the Sea.

The 5 key objectives that underpin this Vision are:

1. Sustain, enhance and protect the natural environment.
2. Foster a healthy, welcoming city that is socially and culturally rich.
3. Maintain and improve the physical places and visual appeal of the city.
4. Develop a smarter economy with diverse and sustainable employment.
5. Practice good governance through openness and accountability while balancing aspirations with sound financial management.

Council business units utilise their business plans to develop tasks that build up to the actions of this report and many of the A&I's are driven from strategic plans developed for the long-term improvement of services and assets to the community.

Funding allocations to deliver the A&I's are outlined the Council Budget. In 2019-2020 there are 145 A&I's which represent a broad range of the work undertaken by Council on behalf of the community.

Council reports at the A&I's level to provide further information to the community about the work undertaken by Council.

The report details progress on activities, milestones and significant events across a range of specific actions and initiatives. Council will continue to evolve its reporting to the community to provide clarity as to the level of endeavour being undertaken in key areas of the organisation to achieve our strategic goals for the community, as outlined in the Council Plan.

RECOMMENDATION

That the report is received.

BACKGROUND

The 2017-2021 Council Plan (Revised 2019) is the principle planning and directional document of the Council and details the Council strategic objectives and strategies over a 4 year period.

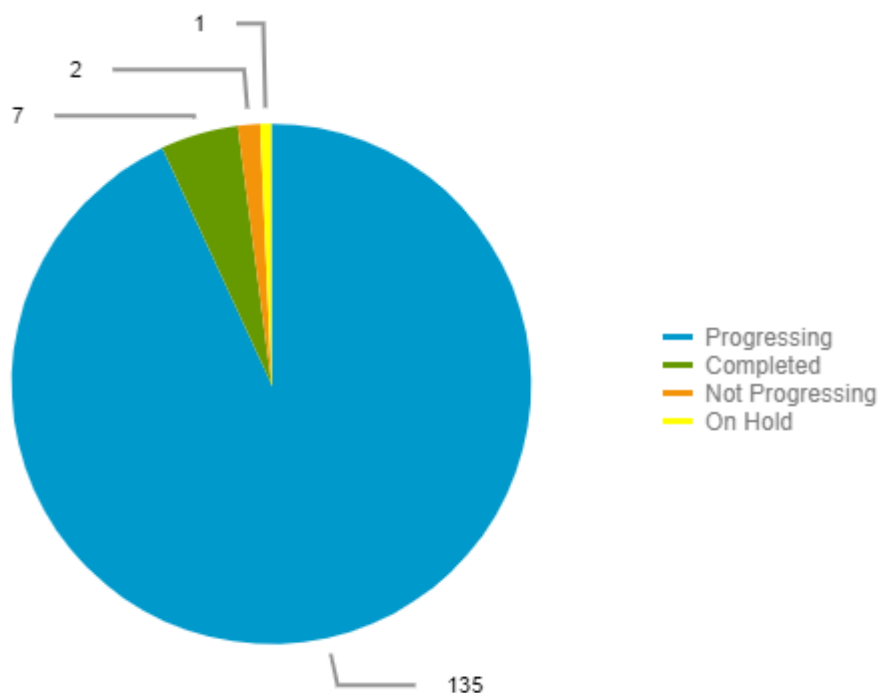
Council is required to set down the A&I's on an annual basis that are to be funded and demonstrate how these actions will contribute to achieving the strategic objectives specified in the Council Plan and Budget.

This report details the implementation status of the Activities and Initiatives. Each report has an indicator of the current status.

● Completed ● Progressing ● On Hold ● Not Progressing

2019-2020 ACTIVITIES AND INITIATIVES OVERVIEW

This report provides a snapshot as to the progress of the 2019-2020 A&I's.



ATTACHMENTS

1. Activities & Initiatives 2019-2020: October - December (Quarter 2) [5.1.1 - 30 pages]



- Completed
- Progressing
- On Hold
- Not Progressing
- Not Updated



Warrnambool City Council Activities & Initiatives

Q2, 2019

1: Sustain, enhance and protect the natural environment.

1.1: Protect and enhance our waterways, coast and land.

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
1.1.1	Complete a Domestic Wastewater Management Plan.	Coordinator Environmental Health	85%		On 30 Dec 2019 the consultant provided a DRAFT Plan, which is currently being assessed by various work areas, and once they have approved its content it will be put up to EMT and Councillors - which is likely to occur in late-Jan to early-Feb. The Plan explains the current status of septic systems in the municipality, along with challenges (i.e. population growth and development pressure), and implementation actions.
1.1.2	Ensure compliance with Local Laws relating to horses on Lady Bay.	Coordinator Local Laws Traffic Fire & Animal Contr	90%		The incident reporting process has been updated further, in conjunction with the Racing Club. Local Laws continue to monitor the area and are updating the agreement.
1.1.3	Ensure all septic tanks meet EPA guidelines and requirements.	Coordinator Environmental Health	75%		As part of our Domestic Wastewater Management Plan, guidelines are being developed to assist property owners to better understand their obligations for maintaining their wastewater systems, and policies are being developed for staff to determine appropriate actions to enforce the EPA guidelines
1.1.4	Review recycling practices in the city and develop short and long-term options for recycling processing.	Manager City Amenity	50%		Glass collection trial is a significant initiative to improve the quality of recycling and reduce costs. Coupled with a new recycling processing contract which will be advertised February/March.

1.2: Commit to being a carbon neutral organisation by 2040.

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
1.2.1	Deliver street lighting energy efficiency replacement program.	Coordinator Natural Environment	40%		Street Lighting Project underway with the lighting design currently being undertaken for replacement to LED lights in 2020.
1.2.2	Continue to reduce reliance on landfill by diverting organic material from waste streams.	Manager City Amenity	100%		This action in relation to FOGO is ongoing although the program has been fully rolled out therefore the action is complete.

1.3: Assess our climate change preparedness.

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
1.3.1	Support State Government in Local Coastal Hazard Assessment program.	Coordinator Natural Environment	35%		The Deakin University dune monitoring program is underway and includes Lady Bay. The monitoring



Warrnambool City Council Activities & Initiatives

Q2, 2019

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
					will inform Phase 2 of the Local Coastal Hazard Assessment which is subject to funding.

1.4: Review options for managing waste.

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
1.4.1	Investigate opportunities for waste to energy to reduce reliance on landfill.	Manager City Amenity	50%		Discussions have been undertaken with potential service providers.

1.5: Educate and partner with the community on Council's sustainability initiatives.

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
1.5.1	Implement Green Futures support program for households and businesses to facilitate improved energy efficiency, use of renewable energy and reduce costs.	Coordinator Natural Environment	45%		A range of sustainability initiatives are available through The Green Futures program and include Sustainable Business Audits, Environmental Upgrade Agreements and project planning for home energy audits. Throughout the Positive Charge project a total of 300 quotes were requested, 40 installations completed which equals 178kW of solar installed.



Warrnambool City Council Activities & Initiatives

Q2, 2019

2: Foster a healthy, welcoming city that is socially and culturally rich.

2.1: Promote healthy lifestyles.

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
2.1.1	Ensure compliance with the Tobacco Act and MAV Tobacco Agreement.	Coordinator Environmental Health	75%		<p>On 19 Dec 2019, we conducted another series of Tobacco Test Purchase activities, whereby a minor (<18 y.o.) is employed to attempt the purchase of cigarettes. 31 premises were visited this day, with no 'positive sales' occurring - which is the intended goal of the activity.</p> <p>To confirm smoking is not occurring within 4m of the public entry points at the base hospital, observations continue to be done each quarter.</p> <p>Routine food premise inspections also include assessment to confirm that dining areas remain smoke-free</p>
2.1.2	Implement Warrnambool - A Healthy City 2017-2021.	Travel Smart Officer	60%		<p>The second quarter's activities focussed on planning, partnership development and implementation of campaigns. Campaigns implemented include Colour our World (Oct) Mental Health Week (Oct), Gambling Harm Awareness Week (Oct) and 16 Days of Action (Nov/Dec). In addition, officers presented on WCC's This Girl Can Campaign in Active Autumn 2019 at a VicHealth Community of Practice Forum and has now been funded for the 2020 This Girl Can campaign.</p>
2.1.3	Increase understanding of priority health and wellbeing issues in the community.	Travel Smart Officer	65%		<p>Community campaigns implemented in Q2 include Warrnambool Mental Health Week (4 activities; 5 partners; 34,648 people reach Connect FB) Gambling Harm Awareness Week (3,107 reach Connect FB) and 16 Days of Action (2 Activities; 3 Partners; 64,904 people reach Connect FB).</p>
2.1.4	Encourage social connection and promote active living in public spaces.	Travel Smart Officer	70%		<p>The second quarter implementation of Walktober- HEALTHY MOVES Walk to School month had 9 primary schools involved with over 2,000 students participating, Ride to Work (partnered with South West TAFE) and other campaigns which encourage our community to #beActive3280. Refer to the Warrnambool 2040 reporting about the #smallactions #BIGdifference campaign for information about commitments by residents to increase social connection and promote active living. Significant effort has been made to integrate the objectives and actions of Warrnambool - A Healthy City and Warrnambool 2040 to ensure operational</p>



Warrnambool City Council Activities & Initiatives

Q2, 2019

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
					activities are aligned to deliver on the goals of both plans at once.
2.1.5	Provide communications support to promote Council services and facilities.	Manager Communications	50%		A focal point for the unit was preparation of a video and print material ahead of the Lighthouse Theatre's 2020 season launch in December. In collaboration with the Events Team promotional material was produced for summer activities.
2.1.6	Ensure premises operating under the Food Act and Public Health Act are inspected before a renewal of registration is granted.	Coordinator Environmental Health	100%		All premises were reinspected prior to their registration being renewed

2.2: Increase participation, connection, equity, access and inclusion.

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
2.2.1	Partner with local agencies and organisations to address health and wellbeing priorities.	Travel Smart Officer	60%		WCC's Partnership efforts to deliver the annual Mental Health Week campaign has again resulted in a strong commitment to a shared community campaign and a series of free events. Supporting partners for the week are Wellways (financial and programming support provided), SW Healthcare (programming support), Warrnambool Library (programming support), Lighthouse Theatre (programming support), Human Library 3280 (Dr Jodie Fleming and Matt Reeves - community volunteers) and F Project Cinema (presenting partner). A partnership with Warrnambool East Primary School to deliver the "Gentle Men Community Arts Festival" on the Civic Green as part of the 16 Days of Activism Against Gender-Based Violence and funding from the MAV will enable wider reach of the #16Days campaign in 2019.
2.2.2	Develop a proposal for the development of fit-for-purpose immunisation facilities.	Coordinator Immunisation	10%		Plans have been developed however there is no funding to implement the plans
2.2.3	Children with the highest needs within the community are identified and offered support through the Early Years Continuum.	Manager Children & Family Services	70%		The WCC Early Years Collaboration Group is now established and meeting regularly which has increased the number of families in need now able to be identified and supported.
2.2.4	Maintain and enhance child immunisation rates (from 95 per cent coverage).	Coordinator Immunisation	100%		Immunisation rates have exceeded 95% for this year.



Warrnambool City Council Activities & Initiatives

Q2, 2019

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
2.2.5	Strengthen and further develop the central enrolment process for kindergartens which respond to policy direction emerging from the Early Years Reform.	Service Manager Early Years Learning and Development	100%		The Central Enrolment Project was completed in October 2019, with all project goals being completed.
2.2.6	Support the collection and sharing of consistent data and evidence to inform strategic and service planning.	Travel Smart Officer	70%		Warrnambool's online Community Profile has been improved to offer the following new profiles: 5 year age group from 0- 80 years+; Aboriginal Community, Recent Arrivals (arrived in Australia in the last 5 years), Non-English Speakers (total) plus Chinese languages, Overseas born, People with a need for assistance due to disability, People in Low income households, gender disaggregated data. The new profiles are accessible via the Council website at www.warrnambool.vic.gov.au/communityprofiles and then click through to the community profile link. In addition, officers continue to work with SW Primary Care Partnership to scope a shared online data hub which will reduce the need for WCC to undertake specific data sourcing and analysis for health and well-being indicators.
2.2.7	Encourage residents to be prepared for emergencies, increase awareness of local emergency alerts/warnings and share preparedness resources and information with residents.	Travel Smart Officer	65%		Connect Warrnambool Facebook continues to be utilised for sharing Weather Warnings and Alerts issued by Vic Emergency. Given the recent extreme bushfire events across the country Connect is being well utilised by residents.
2.2.8	Establish a parenting program supporting the needs of fathers within the community.	Service Manager Early Years Intervention & Support	30%		Opportunities for father to attend programs due varying times of days programs are offered. Looking into more funding opportunities to support further programs.
2.2.9	Continue to develop a kiosk information centre for families to navigate children's services and activities within the community.	Service Manager Early Years Intervention & Support	50%		Everything is in place to move forward once the relocation of Florence Collins Centre occurs
2.2.10	Continue to monitor and deliver agreed annual priorities of the State Government Early Childhood Reform	Service Manager Early Years Intervention & Support	40%		Attendance at new area meetings with DHHS as Chair of the Alliance to progress reforms



Warrnambool City Council Activities & Initiatives

Q2, 2019

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
	Plan across all Early Years Learning and Development services and alliance networks.				
2.2.11	Embed child safety standards across the Early Years Learning and Development Unit.	Service Manager Early Years Learning and Development	70%		Child safe and reportable conduct training for all staff has continued to be delivered with a focus on casual relief staff within the early years.
2.2.12	Foster relationships between early years services and culturally diverse families, to make sure our services are safe and responsive to their cultural needs.	Service Manager Early Years Learning and Development	60%		The Indigenous Language program has continued to roll out across all 12 kindergartens. To enhance the language program staff have explored the concept of Wayapa Wuurk which means "Connect to Earth" an ancient wellness practice that combines mindfulness with narrative meditation and physical movement. The concept will be introduced as a pilot project to enhance the childrens learning and understanding of Indigenous culture and Language.
2.2.13	Complete the principle pedestrian network plan to inform future investment in our pathways and support sustainable transport.	Manager Infrastructure Services	40%		Review of draft and feedback from executive has requested projects within the PPN be costed. this work is underway and updated PPN with costing of projects will be presented back to EMT and Council.
2.2.14	Ensure regional assessment targets are met and that quality processes are adhered to.	Service Manager Community Support	50%		There continues to be a high demand for Warrnambool's Regional Assessment Service (RAS) by local residents who are ageing or have a disability and are requesting access to home support and community care services to enable them to remain living in their own home. Warrnambool RAS continues to meet service delivery targets for these clients referred through either the Commonwealth Home Support Program or the Home And Community Care Program for Younger People. Adherence to quality processes has been confirmed for the past quarter (October to December 2019) through the completion of reporting to the Department of Health's Aged Care Quality Framework. Feedback from Client Surveys indicate that the Warrnambool RAS team are consistently providing a high quality service for clients accessing this program.
2.2.15	Continue to implement Council's Disability Action Plan.	Manager, Capacity, Access & Inclusion	70%		Of the 43 actions: 28 actions are completed, 15 are progressing and 1 is not progressing as there is no budget for works at this stage. Progress has been made regarding access improvements to the Warrnambool Art Gallery and Aquazone. An access audit was completed at the Archie Graham Community Centre.



Warrnambool City Council Activities & Initiatives

Q2, 2019

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
2.2.16	Ensure that the Commonwealth Home Support program meets and maintains all quality service standards as established by the Commonwealth Government.	Service Manager Home Support	70%		The quality service standards working group continues to meet on a monthly basis to review progress towards meeting all expected standards. In this quarter following a client consent process, the unit registered over 140 existing clients with My Aged Care as part of the Commonwealth Department of Health's grandfathering arrangements. In this quarter all clients were given a copy of the Aged Care Charter of rights.
2.2.17	Implement Council's wellness, reablement and diversity plans.	Service Manager Home Support	60%		Following submission of new Diversity and Wellness and Reablement plans the Department of Health and Human services has accepted the plans and stated the plans meets the focus area of embedding Wellness & Reablement in assessment and service provision and client engagement. Implementation of key actions in both the Wellness and Reablement plans has begun with full completion expected by May 2020.

2.3: Increase community health and social connection.

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
2.3.1	Establish Archie Graham as a key provider of health and wellbeing information, activities and opportunities for older adults and other community groups.	Service Manager Community Support	50%		Health, Wellbeing and Social Connection Activities offered through the Archie Graham Community Centre in the past quarter have included My Aged Care information sessions, iPad classes, group physical activities, social cycling, hydrotherapy, bus trips, social gardening, computer mentoring and the annual CelebrAGE festival. Engagement in a local Healthy Exercise Network with other health and community based services has led to new patrons accessing Archie Graham Community Centre in order to progress their physical activity levels following periods of rehabilitation. Volunteer numbers have also expanded in order to support the wide range of activities being offered at the centre.
2.3.2	Increase connectedness and build health and wellbeing knowledge of local people via social media.	Travel Smart Officer	70%		Warrnambool's online Community Profile has been improved to offer the following new profiles: 5 year age group from 0- 80 years+; Aboriginal Community, Recent Arrivals (arrived in Australia in the last 5 years), Non-English Speakers (total) plus Chinese languages, Overseas born, People with a need for assistance due to disability, People in Low income households, gender disaggregated data. The new profiles are accessible via the Council website at www.warrnambool.vic.gov.au/communityprofiles and then click through to the community profile link. In addition, officers continue to work with SW Primary Care Partnership to scope a shared online data hub which will reduce the need for WCC to undertake specific data sourcing and analysis for health and well-being indicators.



Warrnambool City Council Activities & Initiatives

Q2, 2019

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
2.3.3	Continue to support and grow active volunteerism within the local community.	Service Manager Community Support	50%		The South West Volunteer Network continues to be supported by Volunteer Connect through the provision of regular contact, meetings and networking opportunities. Volunteer Connect facilitated the provision of an Industry specific workshop to Volunteer Leaders in the south west region during the quarter. Titled "The Tuff Stuff", this workshop was delivered by Volunteering Victoria, and offered support and guidance regarding performance counselling for volunteers. The event was well attended, with excellent feedback from participants who will be able to incorporate this knowledge into their own volunteer services.
2.3.4	Analyse impact of childcare subsidy and other sector reforms on the Outside School Hours Care operating model.	Service Manager Warrnambool Stadium	85%		Program documentation now contains current information regarding childcare subsidy including eligibility when children are absent from service and parent/guardian responsibilities in relation to approving care. Fees and charges procedure has been updated for both OSHC programs.
2.3.5	Complete the Age Friendly Communities Project.	Manager, Capacity, Access & Inclusion	70%		<p>The Age Friendly Communities Project received 5 proposals from community groups for seed funding to create more "Age Friendly" environments within their respective groups and clubs. The project also supported 4 community representatives to attend the Victorian Active Ageing Partnership Program Forum on August 29th 2019.</p> <p>As part of the Age-friendly Business Development Series, the "How Your Business Can Earn the Silver Dollar" workshops were held on the 10th and 11th of September 2019. A total of 28 people from 17 different businesses attended the workshops, with 8 businesses indicating an interest in being "Age-friendly Champions". A Video was made of the workshop with 948 views on social media as of Oct 28.</p> <p>The Driving Safely for Longer project connected with local driving instructors and Councils Travel Smart Officer to develop driver refresher courses which were held on October 11th 2019.</p>
2.3.6	Early childhood services know how to respond and reduce harm related to childhood trauma.	Manager Children & Family Services	80%		Staff across the Early Years have been trained in contemporary Child Related Trauma programs such as Marte Meo, to support and enhance staff capacity to continue to improve our service response for children and families in need.
2.3.7	Establish and deliver a Neighbourhood House program in the West Warrnambool Community.	Manager, Capacity, Access & Inclusion	65%		West Warrnambool Neighbourhood House has continued with the development of a wide range of community programs during this quarter. The Neighbourhood House has collaborated with local primary and secondary schools, businesses, health and community service organisation's, families and cultural groups to deliver projects that develop stronger community connections. Activities have involved outreach programs such as a Breakfast Club and a Koori Art project. Facility based programs include the Pillowcase



Warrnambool City Council Activities & Initiatives

Q2, 2019

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
					Project (emergency preparedness for children), a workshop to support the Clothesline Project (family violence awareness) and the Wisdom Webs art project. The Neighbourhood house is now a registered Foodshare outlet, servicing disadvantaged families from the West Warrnambool community.
2.3.8	Provide increased services through the Enhanced Maternal and Child Health (MCH) Service to support children up to the age of three years.	Service Manager Early Years Intervention & Support	25%		Opportunity to implement Baby Makes 3 through the Enhanced Maternal Child Health program for 2020
2.3.9	Review and further develop operational procedures and resources for Emergency Relief Centre Activation at Warrnambool Stadium.	Service Manager Warrnambool Stadium	85%		ERC familiarisation session completed Jan 2020. ERC Standard Operating Procedures have been revised and redistributed.
2.3.10	Work with the system provider to further improve functionality within the KidsXap system for Outside School Hours Care.	Service Manager Warrnambool Stadium	85%		Administration staff continue to expand knowledge and experience with system. BPay and direct debit function within system to be developed.

2.4: Encourage and support participation in sport, recreation and physical activity.

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
2.4.1	Implement the AquaZone Operational Plan and make improvements to drive increased visitation.	Aquazone Service Manager	50%		Implemented additional programming for aquatics, older adults, youth, and all ability. New business plan completed and being implemented
2.4.2	Complete the upgrade to AquaZone's water treatment system.	Aquazone Service Manager	100%		All items completed and signed off.
2.4.3	Implement the Merrivale Recreation Reserve irrigation, electrical upgrade and lighting improvement project.	Recreation Planner	85%		1. Electrical upgrade and irrigation installation & commissioning completed. 2. Oval and netball court lighting installation commenced 6 January. Commissioning scheduled for April/May 2020 post daylight saving.



Warrnambool City Council Activities & Initiatives

Q2, 2019

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
2.4.4	Continue implementation of the Reid Oval Redevelopment Project.	Service Manager Recreation & Youth	25%		The project is underway and progressing well in accordance with the project plan. The concept design stage was completed in late 2019. The schematic design stage is underway. Monthly communications are sent to all stakeholders and user group engagement continues. Tender for supply and installation of field of play has been finalised.
2.4.5	Implement Stage 1 of the Lake Pertobe Master Plan.	Manager Infrastructure Services	15%		Wayfinding signage project tender has been awarded. Design for footpaths is near final. Eol for Playspace and waterplay project has been advertised closing end of January.
2.4.6	Commence implementation of the Active Warrnambool Strategy.	Service Manager Recreation & Youth	40%		The Strategy was endorsed by Council in October. The Strategy Implementation Plan is currently being finalised for presentation to Council in 2020.
2.4.7	Coordinate and administer casual and seasonal tenancy use, including fees and charges for use of Council's outdoor sports grounds.	Recreation Planner	50%		Sports ground user fees and licences have been reviewed and a report presented to Council in November 2019. To be implemented in early 2020
2.4.8	Coordinate the implementation of IMS Reserves Manager program with all of Council's sports ground user groups to manage and administer club seasonal allocations, licence agreements and casual sports ground bookings.	Recreation Planner	100%		Implementation is complete. Online booking system is now in place, improving the efficiency of the process and the level of communication and data collected. Casual hires and seasonal use processes are ongoing.
2.4.9	Explore facility management software or web-based solution for Warrnambool Gymnastics Centre.	Service Manager Warrnambool Stadium	25%		Program staff are still sourcing possible solutions. While facility management software or web based products for aquatic centres and Sports stadiums are common, providers with the specific requirements for the gymnastics centre are proving challenging to identify.
2.4.10	Manage facilities and equipment to support domestic indoor sports competitions, tournaments and events at Warrnambool Stadium.	Service Manager Warrnambool Stadium	50%		The Stadium continues to perform as a busy multi use, multi sport hub. In line with Active Warrnambool a strategy to ensure the Stadium can continue to deliver for the growing Warrnambool Community will be developed. Participation and activation targets for the first 6 months of 19/20 have been achieved.
2.4.11	Upgrade the gymnasium's strength equipment at AquaZone.	Aquazone Service Manager	40%		Program is on track. Tender documents have been returned, final vetting to occur.



Warrnambool City Council Activities & Initiatives

Q2, 2019

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
2.4.12	Commence a program of renewal works for AquaZone's outdoor 50m pool.	Aquazone Service Manager	50%		Implementation of programming for older adults, youth, and all ability.

2.5: Encourage and support more lifelong learning.

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
2.5.1	Continue implementation of the Library and Learning Centre project in conjunction with South West TAFE.	Manager Recreation & Culture	45%		Architect has been appointed and community consultation has commenced. PCG has selected a site within the TAFE campus. Spatial brief has been developed and provided to the design team and draft Service Level Agreement has been developed for PCG consideration. PCG tour of public and higher education libraries have been held.
2.5.2	Deliver Youth Leadership programs that a range of young people can access.	Manager, Capacity, Access & Inclusion	55%		The Youth Development team has provided support and guidance across a range of Youth Leadership programs during this quarter. These include Youth Council and Junior Youth Council, the Warrnambool East Community Crew, and a Multicultural Leadership Project. The Warrnambool Youth Council and Junior Youth Council were also actively involved in the Warrnambool 2040 Small Actions Big Difference Campaign.
2.5.3	Review current kindergarten models in preparation of the governments introduction for funded programs for three-year olds in line with the State Government's early years reform.	Manager Children & Family Services	60%		Progress on track Continuing to meet with MAV Kindergarten Expansion Group and Department of Education and Training (DET) in the roll-out of 3 year old Kindergarten expansion scheduled for tranche 3 in 2022.
2.5.4	Continue to provide high quality early years programs within early years services that prepare children to develop to their full potential.	Service Manager Early Years Learning and Development	60%		All early years services are continuing to work towards achieving bench marks under the Achievement program. Services have been awarded achievement in the Smiles for Miles program which involves Centre Based Child Care services completing a menu assessments conducted by the Healthy Eating Advisory Service.
2.5.5	Continue to improve school readiness outcomes through the implementation of the DET School Readiness Funding.	Service Manager Early Years Learning and Development	85%		All 2019 School Readiness Funding plans have been completed and successfully delivered across all 12 kindergartens. Extensive Professional Development was completed by all kindergarten staff with a focus on building staffs skills in working with children experiencing social and emotional challenges and supporting childrens communication skills. All School Readiness plan for 2020 have been completed and approved by DET.



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2.6: Engage a broader range of people in cultural activities.

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
2.6.1	Work with the appropriate stakeholders to progress development of improved tourism product initiatives at Tower Hill and Moyjil.	Director City Growth	50%		A draft Master Plan for Tower Hill is expected January 2020. Traditional owner and other stakeholder engagement and broader community consultation occurring. Project Control Group formed comprising Parks Victoria, RDV, Moyne Shire, Warrnambool City Council, Great Ocean Road Regional Tourism, VicRoads, and Visit Victoria. The beach access stair construction project at Moyjil has received permit approval from Aboriginal Victoria. Construction expected to commence early 2020.
2.6.2	Develop and deliver a Warrnambool Art Gallery calendar of exhibitions and education programs which attract identified target audiences.	Art Gallery Director	80%		WAG will relaunch on 7 Feb after period of going dark for air-conditioning upgrade with 5 new exhibitions and a full suite of programs. During the closure period, WAG continued development and outreach including the NGV Kids On Tour program held at The Pavillion with 250 workshop participants.
2.6.3	Complete the 10 year strategy for the Warrnambool Art Gallery.	Art Gallery Director	60%		WAG plan is progressing with impact studies and data analysis underway.
2.6.4	Continue to foster community partnerships to deliver arts engagement workshops and activities at the Lighthouse Theatre.		45%		The performance of Music Box from Masters of Choreography in November saw three local dance schools perform during a pre-event showcase, allowing them to perform three pieces each for the audience; giving them a chance to shine on a professional stage.
2.6.5	Develop and implement a Lighthouse Theatre membership program to provide increased engagement and opportunities for the community.		30%		Discussions with our ticketing provider continue into the options and abilities of the system to support memberships. The ticketing provider is now developing options based on the needs of the LHT and expect to have that finalised this financial year, and ready for roll out in 2020/20201
2.6.6	Develop, launch and deliver the 2020 Theatre Season program which attracts identified target audiences and meet the objectives of the Lighthouse Theatre Programming Policy.		85%		The 2020 Season was launched on Thursday 5th December 2019, with 330 patrons the first to find out the performances available for the 2020 season. This performance was followed up by a performance of Casting Off from A Good Catch Circus. The night was highly successful, with over 115 subscriber forms returned as of the end of 2019. The feedback around show choice for the year has been highly positive and reflects strong early ticket sales for all shows.
2.6.7	Undertake a feasibility study for the future of the Warrnambool Art Gallery.	Art Gallery Director	10%		Tender number created for EOI process for business plan in coordination with Infrastructure



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Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
2.6.8	Manage the Warrnambool Art Gallery collection and programs to enable the gallery air-conditioning upgrade.	Art Gallery Director	90%		WAG Collection is being returned from various external locations as scheduled. Due for completion by the public reopening 7 Feb.

2.7: Actively acknowledge local Aboriginal culture.


Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
2.7.1	Engage Aboriginal elders in Council's strategic planning and include Aboriginal culture, stories and language in projects whenever appropriate.	Travel Smart Officer	60%		The Playspace Renewal Project and the creation of the Pirtup (small Sandpiper) Trail funded as part of the Building Better Regions Grant for Lake Pertobe have created the opportunity for strong engagement and partnership of the Aboriginal community in the region. To inform these projects the landscape designers have undertaken site visits at Budj Bim, Tower Hill and Moyjil with traditional owner representatives and have met with Gundtj Mirring, Eastern Maar and Aboriginal Victoria representatives. Whilst this takes time the value from the partnership and learnings will deliver significant benefits in the project and the relationship with local elders and community.
2.7.2	Work with the Eastern Maar on developing Council's partnership role in relation to the establishment of treaty outcomes with the Victorian Government.	Director Corporate Strategies	60%		<p>There has been no further contact from the State Government in the intervening reporting period. However, Council received notification from the Eastern Marr traditional owners that they have officially been afforded Registered Aboriginal Party status in relation to ongoing negotiations.</p> <p>Council has been represented at various forums in relation to the likely impacts of the state government negotiations around compensation and the ongoing framework of utilisation for Crown lands in the region. The underlying premise is that the local Eastern Marr community would like a more significant role in the determination of future uses of Crown land areas in the subject region. The eastern Marr are looking for better connections with local authorities to navigate the relationship between the two groups including greater local recognition of indigenous culture and greater opportunities for members of the indigenous community to overcome social disadvantage through local economic opportunities. A second process underway is a native title claim for the subject areas across Warrnambool and Councils across the South West of Victoria consolidation of the data base of interested parties on Crown land parcels in Warrnambool has been completed and fed into the process.</p>



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2.8: Increase participation opportunities for disadvantaged members of the community.

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
2.8.1	Continue to monitor and deliver agreed annual priorities from the 'Early Years Compact'.	Manager Children & Family Services	55%		All agencies have developed action plans and initiatives as part of the Early Years Compact with the State Government. Council staff attend Compact meetings at State, Regional and local levels to progress Compact action plans and initiatives. Delivery program is on well on target



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3: Maintain and improve the physical places and visual appeal of the city.

3.1: Enhance movement in and around the city including better connections for cyclists and pedestrians.

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
3.1.1	Consider the recommendations from the Cycling Reference Group and implement any actions adopted by Council.	Manager Recreation & Culture	25%		Responsibility for this objective has been transferred to infrastructure services
3.1.2	Enhance safety at the Promenade through the improvement of sight lines.	Manager Infrastructure Services	25%		Council staff are trimming where possible within the planning permit requirements. Native vegetation precinct plan being prepared by Environment team, project brief sent to consultant but likely a multi-year process for acceptance.

3.2: Create a more vibrant city through activating high quality public places.

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
3.2.1	Implement the key initiatives of the Open Space Strategy .	Coordinator City Strategy	60%		Implementation of the recommendations of the Open Space Strategy is an ongoing process over a 10 year period from 2014-2024. The progress report indicates that 31% of city-wide strategies have been completed, and 27% of precinct based strategies are complete. The South Merri Open Space Precinct Plan has recently commenced which will further progress the percentage of precinct based strategies. Additional work completed includes the development of 4 new local/neighbourhood parks and 2.3km of new footpaths connecting residents to open spaces. Six new master plans and landscape plans have also been prepared that have been informed by the Open Space Infrastructure guidelines. The majority of uncompleted city-wide strategies are either in progress or ongoing (55%). Implementation of the Open Space Strategy key initiatives is considered to be progressing on schedule.
3.2.2	Implement an Open Space Contributions Policy.	Coordinator City Strategy	85%		The Open Space Contributions Policy has been completed in draft form. The draft has been independently peer reviewed, and the recommendations of the peer review will be presented for consideration in the 2020/21 budget process.



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3.3: Build infrastructure that best meets current and future community needs.

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
3.3.1	Complete the Changing Places Facility Project.	Manager, Capacity, Access & Inclusion	85%		The construction of the Changing Places facility at Lake Pertobe is due for completion by the end of February 2020. Information is currently being provided to the State Government so the official launch date of the facility can be arranged.
3.3.2	Develop and adopt a Playspace Strategy.	Assets Planning Officer	65%		A draft Playspace Strategy has been prepared, and is currently undergoing internal review prior to presentation to Council.
3.3.3	Progressively plan and renew City Centre streetscapes.	Manager Infrastructure Services	25%		Kepler Streetscape design has been drafted and ready for consultation.
3.3.4	Upgrade of one public amenities building.	Coordinator Building Strategy & Services	10%		Design contract has been awarded and preliminary design options are presently being prepared for the McGennans toilets.
3.3.5	Develop "significant & heritage" tree renewal program.	Manager Infrastructure Services	20%		Internal stakeholder feedback, in particular planning, is being processed. Full street tree asset data already collected which will allow efficient refining to "significant and heritage" program once parameters finalised.
3.3.6	Prepare a strategy and funding model for a long-term tree replacement program.	Manager Infrastructure Services	55%		Small progress on levels of service since last update.
3.3.7	Develop and expand off-street parking areas.	Director City Infrastructure	5%		Negotiations are ongoing in relation to land purchases and swaps. A review of funding allocations in the car parking fund will occur as part of the 2020/2021 budget process.
3.3.8	Complete a review of the City Centre Car Parking Strategy.	Manager City Amenity	60%		Review is underway which will be reported to Council in first half of 2020.

3.4: Maintain and enhance existing Council infrastructure.

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
3.4.1	Identify and regularly monitor condition of asset classes.	Manager Infrastructure Services	45%		Beach access condition assessment complete.
3.4.2	Investigate funding opportunities to renew heritage assets such as Cannon Hill armaments, the	Manager Infrastructure Services	15%		Condition assessment of war monuments on cannon hill completed by Melbourne Uni. Awaiting indicative cost and plan for restoration from them, due by end of Jan. WWII grant funding has become available from federal government, two of



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Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
	Portuguese monument and Wollaston Bridge.				the four monuments would be eligible for this grant application.
3.4.3	Update asset management plans for asset classes including drainage, roads, open space, IT, buildings and monuments.	Manager Infrastructure Services	35%		Drainage AMP nearing completion. Tree AMP being drafted and Building AMP has been awarded to SPM for completion this FY.
3.4.4	Complete service level reviews for parks and gardens and roads and drainage services.	Coordinator Municipal Depot Operations	15%		A review will occur as part of the 2020-2021 budget process.

3.5: Advocate for better regional connections.

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
3.5.1	Seek funding for and deliver road safety projects.	Coordinator Infrastructure Management	50%		Merrivale Drive funding of \$300K +
3.5.2	Advocate for essential safety and road improvements on the Princes Highway West.	Director City Infrastructure	50%		Concept designs for Allansford section and Rooneys Road to Southern Cross Road duplication for the Princes Highway West Action Alliance were launched. Council continues to support the Princes Highway West Action alliance.
3.5.3	Advocate for improved passenger and freight rail services.	Director City Growth	50%		Warrnambool City Council advocacy, through the Rail Freight Alliance (RFA), has helped resolve uncertainty around the Mode Shift Incentive Scheme (MSIS). The MSIS provides a vital subsidy to freight-forwarders to help offset the cost of transferring containers from rail to road transport to overcome last-mile access issues at the Port of Melbourne. The MSIS has been extended a further 12 months to June 30, 2020. Both Council and the RFA are seeking further surety for the MSIS beyond this date.



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4: Develop a smarter economy with diverse and sustainable employment.

4.1: Grow the city's population through local economic growth.

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
4.1.1	Facilitate and promote business support initiatives to grow the local economy.	Economic Development Administration Officer	50%		Economic Development branch continues to lead business support programs such as Small Business Mentoring Program, Manufacturing Cluster Program, and The Ideas Place business accelerator program. Collaboration with the city's traders saw the A Very Liebig Christmas event held which generated increased trade in the city. Further collaboration with SW Tafe to open The Hive co working and business accelerator space continues to progress with the official opening to take place in Q3.
4.1.2	Provide executive support to implement the Great South Coast Food and Fibre Plan.	Director City Growth	50%		Executive support provided to the Great South Coast Food and Fibre Council. An outcomes report has been completed and briefing provided to Council in December 2019. Key achievements to date include effective advocacy for water policy reform, 3 phase power upgrades, dedicated website and branding, Communication and marketing plan completed, food and fibre focus groups educational and leadership programs developed. Some 26 of the 42 initiatives of the Great South Coast Food and Fibre Plan have either commenced or have been completed. Work under way to finalise a sustainable funding model for the Group, including recently incorporating to broaden access to funding opportunities.
4.1.3	Develop and circulate economic data and analysis to business and industry.	Manager Economic Development	50%		Key economic indicators were regularly communicated to Council and wider business community including building approvals, population growth, unemployment data regularly updated and made available online (ref: https://www.economyprofile.com.au/warrnambool). Analysis and messaging from spendmapp data (EFTPOS and Point of sale transactions) also being circulated to business and industry to measure economic impact of events and as a further headline indicator of the health of the City's economy.
4.1.4	Implement Warrnambool - China Strategy to build local business capacity and capability.	Manager Economic Development	40%		RMIT study released recognising as best practice the Warrnambool-Changchun Sister-City model for international engagement. Council invited to present and speak on Warrnambool City Councils Changchun relationship during research report launch in Melbourne in October 2019.
4.1.5	Deliver the Designated Area Migration Agreement (DAMA) representative role for the Great South Coast region and the Regional Certifying Body	Designated Area Migration Agreement Coordinator	50%		The GSC DAMA aims to provide the regions employers with a further option in addressing critical skills shortages. Employers must demonstrate genuine recruitment activities domestically before requesting a labour agreement with the Department of Home Affairs through a DAMA. At the end of the programs second quarter forty-five of the one hundred positions allocated annually have been endorsed. This has involved nine employers across nine different occupations from four of the local government areas in the GSC.



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Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
	function on behalf of the Great South Coast.				Information sessions focussing on the dairy industry were held and well attended in Warrnambool and Camperdown in late 2019 with similar initiatives to inform employers across other sectors planned. The approved occupations list remains at 27 although others are being considered in consultation with industry and local councils. Council also performs the Regional Certifying Body (RCB) function for the GSC region. The RCB provides direct advice to the Department of Home Affairs in relation to employer nominations for the Skilled Employer Sponsored Regional (Provisional) visa (Subclass 494) under the Employer Sponsored Scheme. The RCB attests to the Department that the nominating employer is operating lawfully, legally and profitably; is paying the market rate of salary; has attempted to source a suitably qualified Australian citizen or permanent resident from the local labour market, and; the nominated skilled position is one in skill shortage for our region. Eighteen employer nominations were endorsed by Warrnambool City Council RCB from 30th June to 31st December 2019.
4.1.6	Deliver Social Housing Planning Project.	Coordinator City Strategy	45%		The Social Housing Planning Project is funded through the State government's Social Housing Investment Program. The project commenced in July 2019 with the procurement of a social housing consultant. Stakeholder engagement has commenced, including data collection and analysis to inform the first stage of the project.
4.1.7	Plan for the development and implementation of precinct structure plans.	Coordinator City Strategy	65%		Development of precinct structure plans is ongoing, with the future growth area east of Aberline Road currently being developed. The Minister for Planning has recently appointed the Victorian Planning Authority as the Planning Authority for the PSP. The Allansford strategic framework plan is currently underway with the second round of community engagement held in October 2019 which was well attended. A draft plan is now being developed. Other strategic plans are in the process of implementation via Planning Scheme Amendments including the Logans Beach Strategic Framework Plan (recently submitted to the Minister for Planning for authorisation), and the Eastern Activity Centre structure plan (Planning Panel hearing held in December 2019).

4.2: Encourage more sustainable local business.

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
4.2.1	Continue to facilitate and implement place-making initiatives.	Manager Economic Development	35%		Facilitating key place-making activation and engagement activities by partnering with industry to host regular networking and community idea 'pitch' nights which supports a community member implementing a placemaking idea in the city. Coordination and support support for a trader driven Christmas themed event in the main-street in



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Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
					November 2019 conducted with the highly successful 'Very Liebig Christmas' event.
4.2.2	Support the development of new tourism and economic development proposals, including Crown Land proposals where appropriate.	Director City Growth	50%		Advice and support provided to a number of potential investors at preliminary planning stage across residential, industrial and visitor economy sectors. Engagement occurring with State Government Departments and Agencies regarding a number of Crown Land parcels across the City.
4.2.3	Implementation of Development Plans and Developer Contributions Plans.	Coordinator City Development	60%		Development Plan applications and Development Plan amendments continue to be processed and determined by Council:- 15 Dales Road ; Logans Beach Coastal Village, implementation of Hopkins Heights Development Plan . Also developing guidance notes for applicants on how to prepare a Development Plan. Development contributions have been received and acknowledged for the North Merri Development Contributions Plan and North Dennington Development Contributions Plan.
4.2.4	Deliver a business case for a Business Incubator/Accelerator to support growth of existing companies or start-ups in our region.	Manager Economic Development	80%		Securing a \$284,000 grant through Victorian Government 'LaunchVic' funding, Warrnambool City Council will be coordinated "the Ideas place" a 12 month program to engage and support local entrepreneurial activity across Warrnambool City, Moyne and Corangamite Shires. This initiative has also formalised a partnership with SW TAFE in their entrepreneurial\innovation\incubation hub 'The Hive' which will be launched in March 2020.

4.3: Enhance the visitor experience.

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
4.3.1	Support and advocate for the implementation of initiatives in the Shipwreck Coast Master Plan.	Director City Growth	50%		Over \$700 million in private sector investment is in planning. \$108 million of State and Federal Funding has been secured for implementation of Stage 2 of the Shipwreck Coast Master Plan. \$153 million for Great Ocean road maintenance. Parks Victoria have commenced Stage 1 works which is delivering: New lookout structures at the Saddle and the Blowhole, Port Campbell National Park; A new pedestrian bridge over Port Campbell Creek in Port Campbell; Better telecommunications, and wifi and digital interpretation platform to enhance the experience for visitors.
4.3.2	Support the activities of the Great Ocean Road Regional Tourism Board.	Director City Growth	50%		GORRT has engaged closely with the State Government on the statewide Regional Tourism Review. A Directions Statement is anticipated to be released to all stakeholders engaged in the tourism review in early 2020 and an associated Strategy and Action Plan is then proposed to be released post May 2020 budget. The Aboriginal



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Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
					Tourism Product Development is awaiting Traditional Owners approval before being finalised. GORRT's main marketing campaign in Autumn/Winter 2020 will be undertaken in partnership with Visit Victoria which will leverage their social assets to push out GORRT specific campaigns and messaging. GORRT will benchmark the results of the 2020 campaign against campaigns undertaken in both 2019 & 2018 to assess results. Warrnambool's IAMWARRNAMBOOL was the top destination website in the Great Ocean Road over the Sept-Nov period.
4.3.3	Continue to implement actions of the 2018-2022 Events Strategy.	Service Manager, Events & Promotion	50%		Considerable planning work undertaken during this period for the programming and delivery of Summer Events – Your Summer Guide (40 page booklet x 10,000 distribution) and BeachFest program (7,500 copy distribution); News Years Eve Fireworks planning and delivery; A Very Liebig Christmas Delivery; Development of Event Organiser Survey and Sustainable Events Policy. Presentation made to Business Events Victoria with Famil scheduled for March 2020; Confirmation of State Netball Championships to be held at Warrnambool Stadium October 2020; Merv Hughes Adventures filming which will air in June 2020.
4.3.4	Partner with Great Ocean Road Regional Tourism (GORRT) and other stakeholders to implement the recommendations of the Warrnambool Destination Action Plan.	Director City Growth	20%		The Warrnambool Destination Action Plan is currently being reviewed with the support of GORRT. Other Visitor Economy stakeholders will be invited to participate in the review with the expectation that a broader base of our City's Visitor Economy will be engaged and lend support towards implementation of the updated Destination Action Plan.
4.3.5	Deliver a population attraction campaign supported by a Victorian Government grant.	Manager Economic Development	90%		Since receiving Victorian government funding to develop a population attraction campaign targeting retirees and baby boomers to relocate to Warrnambool, the Economic Development unit has undertaken research based initiatives via focus groups and surveys within the target market both inside and outside the city. This research has led the development of a range of targeted marketing campaign activities including the development of a website, advertisement development and post code targeted campaigns to draw interest from the target market to relocate to Warrnambool.
4.3.6	Produce and implement a Strategic Plan for the Holiday Parks (Surfside & Shipwreck Bay).	Director City Growth	50%		Consultant appointed. Phase 1 has included site visits and a detailed survey of users. Situational paper prepared. Workshop with Councillors delivered in November 2019. First draft of long term directions and themes expected early 2020.



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4.4: Advocate for and improve infrastructure including transport, services and digital infrastructure.

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
4.4.1	Provide advocacy support material and report on advocacy outcomes.	Manager Communications	50%		A draft Advocacy Strategy is being prepared. In the interim the hydrogen project based at Deakin University for which Council was an advocate received an Australian Government grant of \$2 million.
4.4.2	Participate in regional leadership groups and alliances to advocate for improved transport, services and digital infrastructure.	Director City Growth	50%		The Princes Highway West Action Alliance and Alliance of Councils for Rail Freight Development continue to advocate for upgrades improvements on the Princes Highway West and rail connections. This is an ongoing action.
4.4.3	Enhance the outcomes of Council's regional partnership role and ensure the appropriateness of outcomes for Warrnambool.	Director Corporate Strategies	80%		A Strategic workshop was held with Councillors and senior executive to review the key strategic projects to be pursued for the next decade. This information gathered will help inform both the budget and Council planning processes for Council owned and delivered projects and for key advocacy issues.
4.4.4	Develop a Smarter Cities Plan to understand Council's role in the evolution of technology enhancing the growth of a regional city.	Director Corporate Strategies	50%		Development of the shared enterprise system between Warrnambool, Corangamite and Moyne will provide for the platform that will enable greater connectivity to the community and the utilisation of big data in the organisation's that is the foundation of work being created in smarter cities. Scoping of a shared Information Technology Strategy is also being scoped in order to better inform priorities for both the organisation's involved and the plan for improving a smarter cities focus across the region.

4.5: Create stronger links between education providers, business and industry.

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
4.5.1	Deliver education and advisory services to business and industry to raise awareness of building regulation requirements.	Coordinator City Development	40%		Recent changes to the swimming pool regulations has been communicated to the community via Council's website, media and direct mail to affected residents. The information provided includes an overview of the swimming pool regulation changes and associated responsibilities.
4.5.2	Continue to partner on projects and initiatives with Deakin University Warrnambool and South West TAFE.	Manager Economic Development	80%		Warrnambool City worked with Deakin University and South West TAFE on a range of regional initiatives including IdeasPlace, China Host program, international student attraction, International Student Guide as well as coordinating formal welcomes for requested student and official delegations. Council led the application for Deakin



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Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
					University research project - Great South Coast Economic Futures which is exploring large commercially feasible projects across a range of sectors - energy, manufacturing, water and tourism. Warrnambool City Council has also formed an MOU with SW TAFE on the South West 'Hive' regional business co-working and incubation project due for completion in October 2019. Federal funding for a Deakin led and council supported renewable energy precinct secured in Dec 2020.



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5: Practice good governance through openness and accountability while balancing aspirations with sound financial management.

5.1: Provision of opportunities for the community to actively participate in Councils decision-making through effective promotion, communication and engagement.

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
5.1.1	Provide community engagement opportunities relating to Council projects as required and funded.	Travel Smart Officer	60%		MCPP has not led any consultation activities this quarter however MCPP has provided guidance, support and advice regarding engagement planning and processes for Lake Pertobe Renewal Project, Merri River Precinct Plan and stakeholder and partnership engagement for a range of community projects. Internal engagement was undertaken to seek feedback from families on the Lake Pertobe Playground Concept. Significant community engagement was undertaken as part of the community launch of the Warrnambool 2040 plan in mid September
5.1.2	Review the approach to Council meeting procedures to improve the accessibility and transparency of meetings.	Manager Governance Projects & Risk	50%		<p>Project has commenced to examine amplification at meetings and the addition of live screen of Agenda to improve tracking of changes to motions. Project will also review other enhancement that may improve the experience of the Council meetings.</p> <p>Quotation's have been received and a suitable proposal has been identified and works ordered for the amplification of meetings. Live screen changes of agenda will be postponed at this point.</p> <p>A notice of motion was put by Cr Cassidy and referral made officers to ensure the review of the local law consider the return of general business to council meeting procedures. Council anticipates best practice guidelines to be issued by the department of Local Government after the adoption of the New Local Government Act.</p> <p>Changes to the format and information of the quarterly finance report have been made and sent for review to a Council briefing. Further improvement will be considered after a bench marking exercise is undertaken in relation best practice public sector reporting. Additional organisational metrics reporting will be introduced in the last quarter 2019-2020 financial year.</p>



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Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
5.1.3	Prepare for the 2020 Council elections.	Manager Governance Projects & Risk	60%		Officers have attended briefings from the VEC in relation to the 2020 Council elections. Processes, procedures and policy are in place for both the election and the caretaker period of Council. Caretaker period information workshops have been undertaken through LG Pro. Preparation for candidate information is being scoped.
5.1.4	Report on the extent and engagement with Council's communications measures.	Manager Communications	50%		Recent efforts include surveys on the new designs for the Lake Pertobe play space and proposals on dredging of Lady Bay. Lake Pertobe proposals in particular generated considerable interest and a very positive response on social media.

5.2: Develop policies, strategic plans and processes to address local and regional issues, guide service provision and ensure operational effectiveness.

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
5.2.1	Identify and report on changes to Council operations, policies and procedures in line with the new Local Government Act (if enacted).	Manager Governance Projects & Risk	50%		A review of the proposed act has been undertaken and officers are looking at subject matter experts to present to Council in relation to the changes. An examination of key actions that need to be undertaken is being compiled to ensure timely compliance to act changes.
5.2.2	Support reviews of Council's Governance Framework (systems and policies)	Manager Governance Projects & Risk	10%		Scoping of policy underway, additional resource allocated to cover current backlog of policy review work.
5.2.3	Drive the evolution of the Health and Safety Management System to meet the requirements of the MAV Self-Insurance Scheme via improved return-to-work processes, OHS training calendar implementation and increased organisation engagement.	Health & Safety Project Officer	20%		SISAP Audit successfully facilitated and remedial action plan (RAP) submitted to Worksafe. This RAP will be a framework for revision, amendment, adoption and essentially evolution of the HSMS. The progress of the RAP will be regularly audited WorkSafe.
5.2.4	Lead the delivery of an organisational structure review in order to remain a contemporary	Manager Organisation Development	70%		Consultant has provided WCC with a Draft Organisational Review report. This report has been considered by EMT and presented to the managers group for Feedback. Determination as to



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Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
	employer and provide the community best value service delivery.				any changes as an outcome of the review will be made early 2020.
5.2.5	Implement workplace actions to educate and build capacity of Council staff regarding gender and diversity equity and family violence issues.	Manager Organisation Development	5%		This A&I is currently on hold awaiting the release of the Gender Equality Bill VIC 2019. This legalisation will provide the parameters for what is required of WCC in terms of a gender Equity and Diversity policy.
5.2.6	Review and embed staff training, development and wellbeing programs in order to drive enhanced employee engagement and culture.	Manager Organisation Development	60%		The Staff performance review process has been successfully re-launched. The training needs analysis has been audited by WorkSafe and is now ready for implementation. 2020 Staff engagement and alignment survey has been arranged and will take place in February 2020.
5.2.7	Undertake human resource function process mapping exercise in order to identify opportunities to enhance current HR practices.	Manager Organisation Development	30%		Process mapping continuing.
5.2.8	Develop a Municipal Early Years Strategy.	Manager Children & Family Services	5%		Not progressing at this stage due to lack of funding avenues.
5.2.9	Improve record-keeping compliance by improving the use of Council's Electronic Content Management (ECM) system.	Manager Information Services	50%		The Controlled Documents project development phase is complete. The repository is created, the publishing has been agreed and procedures for Records Staff, Document Owners and document users have been agreed. All staff have been advised of the controlled documents system. The next phase of the project has commenced - embedding the Controlled Documents system in all staff's business as usual...capturing all remaining controlled documents and removing all uncontrolled versions. The next step is a report to EMT.
5.2.10	Refresh the IT Strategy.	Manager Information Services	35%		Only minor progress has been made since the last report. This project had been put on hold until the T1 Shared Service with Moyne and Corangamite was confirmed. It is now confirmed. Preliminary discussions have commenced regarding the governance structure of the shared service. Preliminary discussions have also commenced regarding timing and funding of IT Strategy development. A draft high level IT Strategy has been commenced from a Warrnambool specific perspective.



Warrnambool City Council Activities & Initiatives

Q2, 2019

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
5.2.11	Participate in shared services project - TechnologyOne - with Moyne and Corangamite shires.	Director Corporate Strategies	55%		<p>The project is progressing on track with the establishment of draft governance structures and the beginning of commercial negotiations with vendors the initial steps underway. A scoping of the final return on investment factors from the business case subject to sensitivity analysis is being prepared for a final presentation to the Government Control group consisting of DWELP Treasury and Local government Victoria representatives to clear the final go no go hurdle for the project. The South West Councils ICT alliance is well placed to proceed through this phase with final components being completed and positive feed back to ate of the alliances current readiness to proceed.</p> <p>A meeting of Mayors CEO's and Audit committee chairs from each of the member Councils has been scheduled for February 2020</p>
5.2.12	Improve the resilience of IT Systems.	Manager Information Services	90%		A major roll over of personal computers is under way. A delivery of approximately 130 devices (approximately 1/3 of the fleet) is imminent with deployment to occur over the next two months.
5.2.13	Demonstrate efficiencies via enhanced business processes and the improved utilisation of IT resources.	Manager Organisation Development	50%		Efficiencies have been found utilising the performance review component of Organisation Manager within the Ci AnyWhere software. Testing has commenced for the implementation of an electronic recruitment form which is expected to streamline the recruitment process.
5.2.14	Coordinate, prepare and have adopted the Council Plan 2017-2021 (revised 2020).	Manager Communications	20%		Councillors recently participated in a strategic planning session which, along with the Warrnambool 2040 community plan, will influence the 2020 revision of the Council Plan.
5.2.15	Partner with the community implement the W2040 Community Plan.	Travel Smart Officer	70%		<p>The Warrnambool 2040 Partners network was formed with 22 founding partners signing agreements - see list at http://www.w2040.com.au/w2040-network-partners. The Warrnambool 2040 Plan launch on 18th September and the start of the #smallactions #BIGdifference community campaign was very successful with a full theatre of primary school students at the schools launch and around 500 people attending the community launch in the evening. As a result 1000's of promises have been made to take small actions - these can be viewed against each goal at http://www.w2040.com.au/w2040-goals</p>
5.2.16	Embed and align Warrnambool 2040 (W2040) goals within Council's strategic	Travel Smart Officer	50%		The W2040 working group is identifying Council's key initiatives which support W2040 goals and reporting alignment will continue to be improved during 2019/20. This effort will culminate in a Council W2040 Report Card highlighting actions which support W2040 goals being issued in early 20/21.



Warrnambool City Council Activities & Initiatives

Q2, 2019

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
	planning and reporting processes.				W2040 small action BIG difference community campaign launched in November partnering with Planet Ark, Sustainability Victoria and locally with the Beach Patrol 3280 and Community Gardens to promote #plasticfree3280 and #wastefree3280 promises.

5.3: Ensure financial sustainability through effective use of Councils resources and assets and prudent management of risk.

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
5.3.1	Review Council-owned property with consideration of rental agreements, property valuations and disposal of surplus land.	Senior Revenue Officer	25%		Progressing with disposal of land surplus to needs. Review and update of Council owned commercial properties as needed with advancement on recording in Lease Applications in Tech1.
5.3.2	Review and update the Long Term Financial Plan to ensure Council remains financially sustainable into the future.	Manager Financial Services	40%		Strategic meeting held in December 2019 with Councillors to identify major projects for the long term financial plan. Continuing work with the preparation for the 2020/21 budget and strategic resource plan under way.
5.3.3	Collaborate with other Councils to explore in-house risk services or contracted services that can be shared at a regional level to minimise costs and maximise the value for money for the community.	Manager Governance Projects & Risk	15%		Shared services are being considered across all corporate functions as Part of the Rural and Regional Councils transformation program.
5.3.4	Embed risk management within Council to influence key strategic and operational decision-making.	Coordinator Risk Management	90%		In December the Executive Management Team finalised the strategic risk assessments including controls and treatments in our enterprise risk register RiskWare. The finalised strategic risk data will be presented to Council in February.
5.3.5	Ensure effective Business Continuity Planning (BCP) is in place.	Coordinator Risk Management	100%		Council's Business Continuity Plan and Directorate Sub Plans were recently updated following completion of the Business Impact Analysis review. All documents are accessible to the Business Recovery Committee and their proxies via the App 'Docs on Tap'. Annual Business Continuity test was conducted on 28/11/2019.
5.3.6	Coordinate, prepare and have adopted Councils Strategic Resource Plan.	Manager Financial Services	40%		Preparation of the Budget and Strategic Resource Plan is underway with reviews to be held with the Executive and Council in the coming months.



Warrnambool City Council Activities & Initiatives

Q2, 2019

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
5.3.7	Coordinate, prepare and have adopted Councils Annual Budget.	Manager Financial Services	40%		Budget is underway with reviews to be held with the Executive and Council over February and March. The budget timetable has been distributed to all parties.

5.4: Deliver customer-focused, responsive services.

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
5.4.1	Maintain and implement the Home Support Program continuous improvement plan and self-assessment tool.	Service Manager Home Support	70%		Client surveys were completed for the Carer respite, Home care and Meals on wheels program areas. The survey resulted in high levels of client satisfaction. Specific improvement feedback from the survey has been included in the unit's continuous improvement plan.
5.4.2	Conduct a review of community housing assets as they become vacant and undertake a broader review of Council's community housing program.	Manager City Amenity	30%		A report has been presented to Council. Awaiting further direction from Council.
5.4.3	Enhance organisational awareness of Victoria's Child Safe Standards.	Manager Governance Projects & Risk	15%		Learning and development branch to work through roll out of awareness program with Governance and Risk Branch and appropriate family and children's services staff. Meeting held with key players in October but no further progress to roll out.
5.4.4	Review Council's complaint handling processes in line the draft Local Government Act changes and Ombudsman's guidelines.	Manager Governance Projects & Risk	15%		Scoping of policy underway, additional resource allocated to cover current backlog of policy review work.
5.4.5	Undertake a review of the Customer Service Strategy 2019-2020 to establish timeframes and responsibilities against the actions identified within the plan.	Senior Revenue Officer	20%		Customer Service Strategy has been programmed into Pulse reporting system. City Assist Co-ordinator/Manager of Information Technology reviewing Strategic Plan actions.

5.5: Foster an encouraging and positive staff culture.

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
5.5.1	Continue implementation of priority actions arising from the staff survey.	Manager Organisation Development	90%		The Values & Culture Steering committee continues to focus on the priority actions from the 2018 staff Survey. The next staff survey has also been facilitated and will be undertaken in February 2020.

5.2. LAND IDENTIFIED SURPLUS TO NEED - 26 GARDEN STREET

PURPOSE:

This report is to provide Councillors with an update in respect of the sale of proposed Lot 1 PS828680H being 26 Garden St Warrnambool by an expression of interest.

EXECUTIVE SUMMARY

- Council has identified that 26 Garden Street Warrnambool is surplus to needs.
- Council undertook the statutory processes required to dispose of the property.
- Initial expressions of interest received and then subsequently withdrawn, which were below valuation.
- Subject to a further marketing campaign and open house two submissions were received above current valuation.

RECOMMENDATION

That the unconditional offer of \$309,000 be accepted and the sale of land progress subject to the receipt of approval's from referral authorities related to the subdivision of the property.

BACKGROUND

At a Council meeting held on 1st October 2018 Council began the formal disposal process of a parcel of land located at 26 Garden Street Warrnambool. As the initial part of the sale of land process it gave public notice of the proposal and called for written submissions by public notices in the Standard on Saturday 19 & 26th January 2019. Council did not receive any submissions in respect of the proposed sale.

Council at a meeting of 6th June 2019 then resolved to sell the property by "Expressions of Interest" and local real estate agent Harris & Wood ran this process over the month of July 2019.

Two formal expressions of interest were received and later withdrawn.

The property has remained on the market and a further marketing push was undertaken in February 2020, as a result:-

- One formal unconditional offer of \$309,000 has been received.
- A second submission of \$310,000 was received but is subject to special conditions relating to the sale of another property and also subject to finance.

ISSUES

The agent reported that through the expression of interest process and the research undertaken by the interested parties it identified issues in respect of developing the site and bringing the existing home to a more modern up to date standard through renovation.

The likelihood of multi-unit development was low with restricted access to the site being hampered by the access way being subject to inundation. Adjacent land holders were approached in the early stages of exploring the property disposal, as vacant land held by neighbors adjacent to the site would have been able to create a consolidated lot that would have allowed access from De Lemos Court.

The higher offer of \$310,000 was received but was subject to special conditions which provided an unacceptable level of uncertainty that the sale would eventuate.

The subject property leaves a residual open space component including contiguous Russell's Creek access of 5114 sqm.

FINANCIAL IMPACT

The land was initially purchased to complete the flood wall mitigation works on Russell's creek with grant funding increasing to offset the purchase of this property. The initial land area purchased was 8304 sqm, this property spanned and included components of Russell's creek. Council has subsequently sought to subdivide this property and the area subject for sale is 3190 sqm. A residual area of 5114 sqm of public open space has been formed containing the creek area to ensure contiguous access for the Russell's creek trail and linear park.

The initial purchase price included a premium akin to a solatium associated with a compulsory acquisition but was concluded by negotiation.

Proceeds will transfer to Council's consolidated revenue with the additional revenue being considered to be allocated to Council's Small Infrastructure Fund through the 2020 –2021 budget process.

LEGISLATION / POLICY / COUNCIL PLAN CONTEXT

The sale has proceeded in accordance with the Local Government Act Sale of Land Best Practice Guidelines 2009.

TIMING

Sale to be concluded on the successful completion of the statutory subdivision processes.

COMMUNITY IMPACT / CONSULTATION

Council has consulted with the community on the sale of this parcel of land. No submissions were received under the Section 223 process conducted.

CONCLUSION

Council should continue to review assets held with the view to ensure financial sustainability through the effective use of Council's resources and assets.

ATTACHMENTS

Nil

5.3. PLANNING PANEL REPORT - PLANNING SCHEME AMENDMENT C103 - EAP STRUCTURE PLAN

PURPOSE:

This report considers the Panel report received for Warrnambool Planning Scheme Amendment C103warr – Eastern Activity Centre Structure Plan. This report recommends that Council adopts Amendment C103warr in accordance with the Panel's recommendations, and submits the adopted amendment to the Minister for Planning for approval.

EXECUTIVE SUMMARY

- Amendment C103warr implements the policy direction of the Eastern Activity Centre Structure Plan.
- Council received 7 submissions to the Amendment, and referred the submissions to an Independent Panel to consider.
- The Panel Hearing for Amendment C103warr was held on 11 and 12 December 2019.
- On 14 January 2020, Council received the report of the Planning Panel appointed to consider submissions received to Warrnambool Planning Scheme Amendment C103warr.
- The Panel supports Council's position on all submissions, subject to minor changes/clarification to some of the provisions.
- It is recommended that Council accept the Panel recommendations and adopt Amendment C103warr, subject to the changes included in the Panel report.

RECOMMENDATION

That Council:

1. **Consider the Panel report for Amendment C103warr to the Warrnambool Planning Scheme in accordance with Section 27(1) of the Planning and Environment Act 1987, and adopts the Panel's recommendations.**
2. **Adopts Amendment C103warr to the Warrnambool Planning Scheme in accordance with Section 29(1) of the Planning and Environment Act 1987, incorporating the changes to Amendment C103warr recommended by the Panel.**
3. **Submits Amendment C103warr to the Minister of Planning for approval in accordance with Section 31(1) of the Planning and Environment Act 1987.**
4. **Prioritise funding a review of Warrnambool Retail Strategy (2007) as a strategic priority.**

BACKGROUND

Amendment C103warr seeks to implement the Warrnambool Eastern Activity Centre Structure Plan, 2016 (Structure Plan), and replace the provisions relating to the 2004 Eastern Activity Precinct Structure Plan.

Specifically, the Amendment proposes to:

- amend clauses 21.01, 21.02, 21.06, 21.07, 21.08 and 21.11 of the Municipal Strategic Statement (MSS) to reflect the directions of the Structure Plan and include it as a reference document

- introduce a new Design and Development Overlay Schedule 18 – Eastern Activity Centre Commercial and Office Built Form (DDO18) and apply it to land zoned Commercial 1 Zone (C1Z) and Commercial 1 Zone (C2Z) within the Eastern Activity Centre
- delete Development Plan Overlay Schedule 1 - Residential Development Plan from land on the south side of the Princes Highway (73-83 Raglan Parade) within the Eastern Activity Centre and replace it with Development Plan Overlay Schedule 14 – Eastern Activity Centre Residential South Character Precinct (DPO14)
- include the Structure Plan as a background document in Clause 72.08.

On 1 April 2019, Council resolved to seek authorisation from the Minister for Planning to prepare Amendment C103warr and following receipt of authorisation, to publicly exhibit the amendment. The Minister's authorisation was received on 21 May 2019.

Amendment C103warr was exhibited between 11 July and 16 August 2019. Seven submissions were received (including a late submission from Kaufland Australia).

Of the seven submissions, one objected to the amendment (Warrnambool Homemaker Centre), three raised issues and requested changes to the amendment (Wannon Water, Department of Transport, and Moelis (landowners of Gateway Plaza) and the remaining three either had no concerns or made observations for consideration (EPA, DELWP, Kaufland Australia).

On 7 October 2019, Council considered the submissions to Amendment C103warr and resolved to request the Minister for Planning to appoint a Panel in accordance with Part 8 of the Planning and Environment Act 1987 to consider the submissions to the Amendment.

The Panel Hearing was held in Warrnambool on Wednesday 11 and Thursday 12 December 2019.

There were six (6) parties heard by the Panel, including Council, Department of Transport, Wannon Water, and representation on behalf of Gateway Plaza, Warrnambool Homemaker Centre, and Kaufland Australia.

The Amendment C103warr Panel report was received by Council on 14 January 2020 (copy attached – refer to **Attachment 1**) and in accordance with Section 26 of the Planning and Environment Act, must be released to the public after 28 days, ie by 11 February 2020.

ISSUES

The issues raised in the submissions identified specific issues regarding the direction of the Structure Plan, proposed policy wording and the provisions of DDO18 and DPO14 and can be summarised as:

1. protection and future planning for existing water, sewerage and road infrastructure assets
2. management of interfaces and potentially contaminated land
3. integrated water management
4. structure plan detail around the circulation of traffic, future connections and the proposed Mixed Use Urban Core Precinct
5. policy directions of Clause 21.11-2, including the Framework Plan directions, providing sufficient land use flexibility, infrastructure funding arrangements and the proposed review of the C1Z to the Warrnambool Homemaker Centre
6. provisions of DDO18 relating to height and built form • provisions of DPO14 relating to commercial transition.

Panel Report

The Panel considered all submissions and matters before it, and concluded that Amendment C103warr is strategically justified, and is supported by and implements the relevant sections of the Planning Policy Framework and relevant Ministerial Directions. The Panel also concluded that the Amendment will deliver net community benefit and sustainable development.

The Panel further advised that it considers that the Warrnambool Eastern Activity Structure Plan establishes a clear framework to establish the Eastern Activity Centre as a distinctive and genuine mixed use activity centre which complements the role of the Warrnambool City Centre as the Principal Activity Centre for Warrnambool. The Panel considers that the Structure Plan is robust and responds to a number of key strategic challenges for the Eastern Activity Centre.

The Panel commended Council on preparing and implementing the Eastern Activity Centre Structure Plan, recognising that it is a significant piece of strategic work. The Panel further noted that the structure plan's aspirations would benefit from a review of the Warrnambool Retail Strategy (2007), and the Panel encourages Council to undertake the review of the Retail Strategy as a strategic planning priority.

The Panel recommends that Amendment C103warr be adopted as exhibited, subject to the following minor changes and clarifications.

Response to Panel recommendations

A summary of the key Panel recommendations and Council officer responses are provided below. A more detailed assessment is provided in Table 1 in **Attachment 2**.

The Panel recommends that the Amendment should be adopted subject to:

1. amending Plans 1 and 1b in Clause 21.02-1 so they are consistent with the Eastern Activity Centre Framework Plan
2. changes to Clause 21.11-2 to address minor grammatical inconsistencies
3. changes to the Eastern Activity Centre Framework Plan to provide for consistent terminology and to improve its clarity and remove references to the Princes Highway median break and line work for proposed key building extensions
4. amending DDO18 to add additional guidance for bulky goods retail formats and residential interface treatments, remove signage provisions and further clarify building height. Building height limitations are not supported for the Primary Activity Centre (Gateway Plaza and Environs) and have not been strategically justified.
5. changes to DPO14 to include additional guidance around gateways and interfaces
6. updating the Structure Plan to align with the Panel's recommendations
7. updating the costings in the Shared Infrastructure Plan.

The Panel recommended no changes to the Amendment in relation to the EPA submission; the Wannon Water submission, and the Kaufland submission, and supported Council's position in relation to each of these submissions.

The Panel recommendations are either a technical correction or comprise a minor change that is consistent with the intent of the amendment. It is considered all of the Panel's recommendations are reasonable and should be supported.

While not part of the Panel's recommendations, the Panel made a number of suggestions to improve the Amendment. These suggestions are considered in Table 2 in **Attachment 2**.

The most notable suggestion made by the Panel was the need to undertake a review of the Warrnambool Retail Strategy (2007) in order to further clarify and reinforce the centre within the broader Warrnambool retail hierarchy and framework, and guide the future application of zones, overlays and policy. The Panel encourages Council to undertake the review of the retail strategy as a strategic priority. Due to the lapse in time since the Retail Strategy was undertaken, and the changes in commercial and retail activity, as well as changes to the commercial zoning regime, it is strongly recommended that the Retail Strategy review be pursued as a priority by Council and be considered as an immediate funding priority.

FINANCIAL IMPACT

Costs associated with the preparation, exhibition of the amendment and Planning Panel hearing has been included within the 2019/2020 City Strategy and Development Budget.

LEGISLATION/POLICY/COUNCIL PLAN CONTEXT

2 Foster a healthy welcoming City that is socially and culturally rich

- 2.2 Increase participation, connection, equity, access and inclusion
- 2.3 Increase community health and social connections.

3 Maintain and improve the physical places and visual appeal of the City

- 3.3 Build Infrastructure that best meets current and future community needs.

4 Develop a smarter economy with diverse and sustainable employment

- 4.1 Grow the Cities population through local economic growth
- 4.2 Encourage more sustainable local business.
- 4.4 Advocate for and improve infrastructure including transport, services and digital infrastructure.

5 Practice good governance through openness and accountability while balancing aspirations with sound financial management

- 5.1 Provision of opportunities for the community to actively participate in Council's decision-making through effective promotion, communication and engagement
- 5.2 Develop policies, strategic plans and processes to address local and regional issues, guide service provision and ensure operational effectiveness
- 5.3 Ensure financial sustainability through effective use of Council's resources and assets and prudent management of risk

TIMING

In accordance with Ministerial Direction 15, Council has 40 business days from of the date it receives the Panel report to make a decision to either abandon or adopt the Amendment. The Panel Report was received on 14 January, therefore Council is required to make a decision by 12 March. A report will be presented to the Council meeting on 2 March 2020.

Once Council adopts the Amendment, Council must submit the amendment to the Minister for Planning within 10 business days of the date the amendment was adopted.

COMMUNITY IMPACT/CONSULTATION

Pursuant to Section 19 of the Planning and Environment Act 1987, Amendment C103warr was publicly exhibited for a five week period. Notice was published in the Warrnambool Standard newspaper on 10 July 2019. Further advertising in the Warrnambool Standard occurred on 13 July 2019.

Letters were sent to individual landowners within the Precinct, including a fact sheet to assist with informing the community about what the amendment is about, what it does, and how to make a submission.

Notice of the Amendment was provided to government agencies and Prescribed Government Ministers. The amendment documentation was also available on Council's website, and available for feedback on Your Say Warrnambool.

Submitters were given the opportunity to attend the public Planning Panel hearing and present before the Panel. Of the 7 submissions received, 5 submitters presented before the Panel.

LEGAL RISK/IMPACT

The Amendment has been assessed against all relevant requirements of the Planning Scheme and the *Planning and Environment Act 1987*, including all relevant Ministerial Directions and Practice Notes.

OFFICERS' DECLARATION OF INTEREST

None

CONCLUSION

The Panel Report is a validation of Council's strategic work and thoroughness of its strategic processes. It recognises and acknowledges the depth of work and robustness that has been applied from the structure planning process through to the preparation of the Planning Scheme Amendment.

It is recommended that the Amendment be adopted in accordance with the Panel's recommended changes.

ATTACHMENTS

1. Attachment 1 [5.3.1 - 79 pages]
2. Attachment 2 [5.3.2 - 5 pages]

Planning and Environment Act 1987

Panel Report

**Warrnambool Planning Scheme Amendment C103warr
Warrnambool Eastern Activity Centre Structure Plan**

14 January 2020

Planning and Environment Act 1987

Panel Report pursuant to section 25 of the Act

Warrnambool Planning Scheme Amendment C103warr

Warrnambool Eastern Activity Centre Structure Plan

14 January 2020

A handwritten signature in black ink, appearing to read 'TH', with a stylized flourish at the end.

Tim Hellsten, Chair

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Glossary and abbreviations

Act	<i>Planning and Environment Act 1987</i>
C1Z	Commercial 1 Zone
C2Z	Commercial 2 Zone
Council	Warrnambool City Council
DDO18	Design and Development Overlay Schedule 18 – Eastern Activity Centre Commercial and Office Built Form
DELWP	Department of Environment, Land, Water and Planning
DPO14	Development Plan Overlay Schedule 14 – Eastern Activity Centre Residential South Character Precinct
EAPSP	<i>Eastern Activity Precinct Structure Plan (2004)</i>
EPA	Environment Protection Authority
GRZ1	General Residential Zone Schedule 1
IWM	Integrated Water Management
LPPF	Local Planning Policy Framework
MSS	Municipal Strategic Statement
MUZ	Mixed Use Zone
Retail Strategy	<i>Warrnambool Retail Strategy 2007</i>
SIP	<i>Warrnambool Eastern Activity Centre Shared Infrastructure Plan</i>
Structure Plan	<i>Warrnambool Eastern Activity Centre Structure Plan, August 2016</i>
the Amendment	Warrnambool Planning Scheme Amendment C103warr

Overview

Amendment summary	
The Amendment	Warrnambool Planning Scheme Amendment C103warr
Common name	Warrnambool Eastern Activity Centre Structure Plan
Brief description	Implements the Warrnambool Eastern Activity Centre Structure Plan by including it as a background and reference document, amending policies within the Municipal Strategic Statement, introducing Design and Development Overlay Schedule 18 and replacing Development Plan Overlay Schedule 1 with Development Plan Overlay Schedule 14 over the Residential South Precinct
Subject land	Land within the Warrnambool Eastern Activity Centre (as shown in Figure 1)
Planning Authority	Warrnambool City Council
Authorisation	21 May 2019
Exhibition	11 July - 16 August 2019
Submissions	<p>Submissions were received from:</p> <ol style="list-style-type: none"> 1. Wannon Water 2. Environment Protection Authority Victoria 3. Moelis Australia 4. Department of Transport 5. Norway Pty Ltd 6. Department of Environment, Land, Water and Planning 7. Kaufland Australia Pty Ltd
Panel process	
The Panel	Tim Hellsten
Directions Hearing	Harbour Pavilion, Warrnambool, 7 November 2019
Panel Hearing	Harbour Pavilion, Warrnambool, 11 and 12 December
Site inspections	Unaccompanied, 7 November and 12 December 2019
Appearances	<ul style="list-style-type: none"> - Warrnambool City Council represented by Briana Eastaugh of Maddocks, supported by Julie Glass and Andrew Neild of Council and who called expert planning evidence from Chris De Silva of Mesh Planning and urban design evidence from Brodie Blades of SJB - Wannon Water represented by Ian Barnes - Regional Roads Victoria represented by Greg Hayes and Peter Gstrien - Moelis Australia represented by Sean McArdle of Counsel and who

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called expert planning evidence from Bernard McNamara of BMDA
- Norway Pty Ltd and Kaufland Australia Pty Ltd represented by Rob
McKendrick of Planning and Property Partners

Citation Warrnambool PSA C103warr [2020] PPV

Date of this Report 14 January 2020

Executive summary

Warrnambool Planning Scheme Amendment C103warr (the Amendment) seeks to implement the *Warrnambool Eastern Activity Centre Structure Plan*, August 2016 (Structure Plan) and replace the provisions relating to the 2004 *Eastern Activity Precinct Structure Plan* (EAPSP).

Specifically, the Amendment proposes to:

- amend clauses 21.01, 21.02, 21.06, 21.07, 21.08 and 21.11 of the Municipal Strategic Statement (MSS) to reflect the directions of the Structure Plan and include it as a reference document
- introduce a new Design and Development Overlay Schedule 18 – Eastern Activity Centre Commercial and Office Built Form (DDO18) and apply it to land zoned Commercial 1 Zone (C1Z) and Commercial 1 Zone (C2Z) within the Eastern Activity Centre
- delete Development Plan Overlay Schedule 1 - Residential Development Plan from land on the south side of the Princes Highway (73-83 Raglan Parade) within the Eastern Activity Centre and replace it with Development Plan Overlay Schedule 14 – Eastern Activity Centre Residential South Character Precinct (DPO14)
- include the Structure Plan as a background document in Clause 72.08.

Seven submissions were received to the exhibition of the Amendment (including a late submission from Kaufland Australia). The submissions were broadly supportive of the Amendment but identified specific issues regarding the directions of the Structure Plan, proposed policy wording and the provisions of DDO18 and DPO14 including:

- protection and future planning for existing water, sewerage and road infrastructure assets
- management of interfaces and potentially contaminated land
- integrated water management
- structure plan detail around the circulation of traffic, future connections and the proposed Mixed Use Urban Core Precinct
- policy directions of Clause 21.11-2, including the Framework Plan directions, providing sufficient land use flexibility, infrastructure funding arrangements and the proposed review of the C1Z to the Warrnambool Homemaker Centre
- provisions of DDO18 relating to height and built form
- provisions of DPO14 relating to commercial transition.

The Panel considers that the Warrnambool Eastern Activity Centre Structure Plan establishes a clear framework to establish the Eastern Activity Centre as a distinctive genuine mixed use activity centre which complements the role of the City Centre as the Principal Activity Centre for Warrnambool. The Panel considers that the Structure Plan is robust and responds to a number of key strategic challenges for the centre that have been well articulated by previous panels. It has been prepared and comprises content consistent with the relevant planning practice notes and is appropriate to be included in the Planning Scheme as a background and policy reference document subject to minor changes. The Panel considers that the proposed policy changes and the DDO18 and DPO14 are appropriate and provide

the necessary tools to implement the Structure Plan vision and directions subject to minor changes.

The Panel concludes that the Amendment is strategically justified and is supported by, and implements, the relevant sections of the Planning Policy Framework, and is consistent with the relevant Ministerial Directions and Practice Notes and will deliver net community benefit and sustainable development.

The Panel recommends that the Amendment should be adopted subject to:

- amending Plans 1 and 1b in Clause 21.02-1 so they are consistent with the Eastern Activity Centre Framework Plan
- changes to Clause 21.11-2 to address minor grammatical inconsistencies
- changes to the Framework Plan to provide for consistent terminology and to improve its clarity and remove references to the Princes Highway median break and line work for proposed key building extensions
- amending DDO18 to add additional guidance for bulky goods retail formats and residential interface treatments, remove signage provisions and further clarify building height. Building height limitations are not supported for the Primary Activity Centre and have not been strategically justified.
- changes to DPO14 to include additional guidance as proposed in the evidence of Mr Blades
- updating the Structure Plan to align with the Panel's recommendations.

While not part of the Structure Plan, the Panel recommends that the costings in the Shared Infrastructure Plan should be updated.

The Panel commends Council for preparing and implementing the Eastern Activity Centre Structure Plan. It is a significant piece of strategic work and its longer term aspirations would benefit from a review of the Warrnambool Retail Strategy (2007) to further clarify and reinforce the role of the Eastern Activity Centre within the broader Warrnambool retail hierarchy and framework, and guide the future application of zones, overlays and policy. The Panel encourages Council to undertake the review of the Retail Strategy as a strategic planning priority.

Recommendations

Based on the reasons set out in this Report, the Panel recommends that Warrnambool Planning Scheme Amendment C103warr be adopted as exhibited subject to the following:

1. **Amend Clause 21.02-1 to:**
 - a) **Amend 'Plan 1: Warrnambool Activity Centre Network' so that it is consistent with the final 'Eastern Activity Centre Framework Plan'**
 - b) **Amend 'Plan 1b: Eastern Activity Precinct: Major Activity Centre' so that it is consistent with the final 'Eastern Activity Centre Framework Plan' and rename the Plan heading 'Eastern Activity Centre: Major Activity Centre'.**
2. **Amend Clause 21.06-1 (Urban environment) to add a new dot point under the heading 'Application of zones and overlays':**

- Applying the Design and Development Overlay Schedule 18 to specify requirements relating to the design and built form of new commercial and office development within the Eastern Activity Centre.
3. Amend Clause 21.11-2 to:
- a) Include the changes to words and terms identified in the Panel's preferred version in Appendix B
 - b) Under 'Further strategic work':
 - delete the application of the 'Mixed Use Zone (MUZ)' to the Mixed Use Urban Core Precinct
 - c) Amend the Eastern Activity Centre Plan Framework Plan to:
 - delete the 'Proposed Key Building Extensions' drawing key reference and mapping line work from the Gateway Plaza site
 - delete the proposed 'Median Break Arterial' mapping line work and the drawing key reference
 - rename the 'Land Uses' drawing key heading 'Land Uses and Character Precincts'
 - rename 'Residential Standard Density' within the drawing key to 'Residential' and include the notations 'Residential South' and 'Residential North' on the Framework Plan drawing
 - rename 'Mixed Use Urban Core/Medium Density Residential' within the drawing key to 'Mixed Use Urban Core'
 - rename 'Office/Commercial' within the drawing key to 'Office/Employment'
 - delete references to 'Education, Community and Civic Uses', 'Major Utility (Wannon Water)' and 'Railway line' from the drawing key
 - remove drawing detail and drawing key references to elements which are not explained in the Structure Plan or have no key purpose within the policy such as 'Paper Road' and 'Existing trees & Vegetation'
 - relocate the drawing key reference to 'Non-standard streetscape' to sit under the 'Built form' heading
 - increase legend font size and improve overall plan clarity.
4. Amend the Design and Development Overlay Schedule 18 as identified in the Panel's preferred version in Appendix B to:
- a) Include under 'Buildings and works' an '8 – 10 metre above natural ground level' measurement for the building height requirement and apply the building height requirement to areas outside the Primary Activity Centre only
 - b) Include under 'Buildings and works' additional requirements for bulky goods retail formats
 - c) Include under 'Buildings and works' Standard B17 of Clause 55.04-1 as an additional requirement for managing residential interfaces
 - d) Delete the requirements under 'Section 4.0 Signs' and insert 'None specified'
 - e) Delete the sign guideline dot points under 'Section 6.0 Decision guidelines'.

- 5. Amend the Development Plan Overlay Schedule 14 as identified in the Panel's preferred version in Appendix B.**
- 6. Amend the Schedule to Clause 72.08 (Background Documents) to add Clause 43.02 (Design and Development Overlay) to the list of provisions listed in the column 'Amendment number – clause reference'.**
- 7. Amend the Warrnambool Eastern Activity Centre Structure Plan to:**
 - a) Reflect the Panel's recommended changes to the Eastern Activity Centre Framework Plan**
 - b) Use a consistent document title reference throughout the document.**
- 8. Update all costings in the Warrnambool Eastern Activity Centre Structure Plan Shared Infrastructure Plan.**

1 Introduction

1.1 The Amendment

(i) Amendment description

The purpose of the Amendment is to implement the *Warrnambool Eastern Activity Centre Structure Plan*, August 2016 (Structure Plan) and replace provisions relating to the *Eastern Activity Precinct Structure Plan* (2004) (EAPSP).

Specifically, the Amendment proposes to:

- amend various provisions of the Municipal Strategic Statement (MSS):
 - Clause 21.01 (Municipal Profile, Council Vision and Strategic Directions) to identify the Eastern Activity Centre as a growth area for housing in the form conventional, higher density and mixed use development
 - Clause 21.02 (Settlement) to update the description of the role, function and land use makeup of the Eastern Activity Centre, replacing references to 'Precinct' with 'Centre', identifying the application of zones and overlays and identifying the role of the Structure Plan as a reference document
 - Clause 21.06 (Built Environment and Heritage) to identify the Structure Plan as a reference document and to identify as future strategic work the development of a landscape vision for the eastern gateway
 - Clause 21.07 (Housing) to identify the Eastern Activity Centre as a location for residential development
 - Clause 21.08 (Economic Development) to remove reference to the review of the EAPSP as further strategic work
 - Clause 21.11-2 (Eastern Activity Precinct) to replace references to 'Precinct' with 'Centre', replace the existing Eastern Activity Centre Framework Plan (EAPSP Concept plan) with the framework plan from the Structure Plan, make other policy changes consistent with the directions of the Structure Plan and reference the Structure Plan. The clause proposes further strategic work including the review of the Commercial 1 Zone at 1-49 and 51 Raglan Parade, Warrnambool
- introduce a new Design and Development Overlay Schedule 18 – Eastern Activity Centre Commercial and Office Built Form (DDO18) and apply it to land zoned Commercial 1 Zone (C1Z) and Commercial 2 Zone (C2Z) within the Eastern Activity Centre
- delete Development Plan Overlay Schedule 1 - Residential Development Plan, from land on the south side of the Princes Highway (73-83 Raglan Parade) within the Eastern Activity Centre and replace it with Development Plan Overlay Schedule 14 – Eastern Activity Centre Residential South Character Precinct (DPO14)
- include the Structure Plan as a background document in Clause 72.08.

(ii) The subject land

The Amendment applies to the land currently identified as the Warrnambool Eastern Activity Precinct, (and proposed to be identified as the Eastern Activity Centre) on the eastern urban edge of Warrnambool and generally located between the Warrnambool-Geelong rail line

and Princes Highway (Raglan Parade)¹ to the south, Horne Road to the east, Dales Road to the north and Gateway Road to the west and shown within the red line in Figure 1.

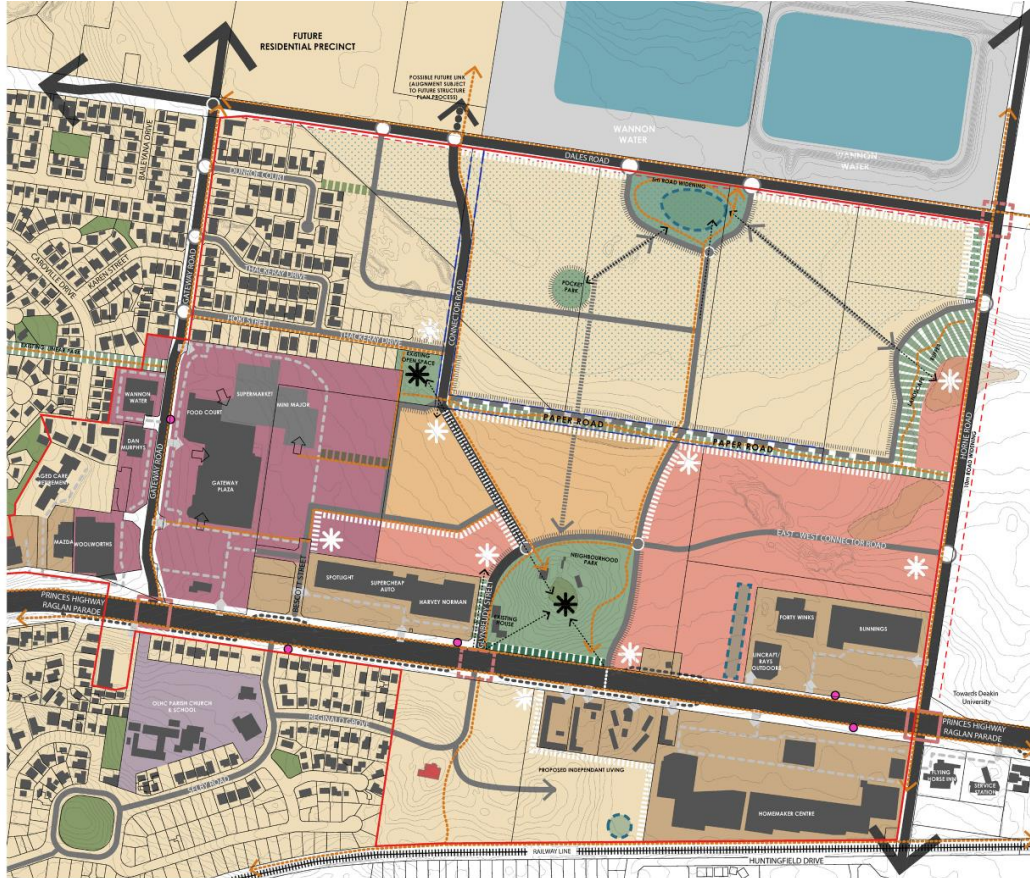


Figure 1 **Subject land**

Source: Warrnambool Eastern Activity Centre Structure Plan, August 2016

The subject land generally correlates with the extent of the Eastern Activity Centre Framework Plan in Clause 21.11-2 (Eastern Activity Precinct) based on the 2004 EAPSP.

The identified proposed Eastern Activity Centre is approximately 124 hectares in area (of which approximately 69 hectares is undeveloped) and is flat to gently undulating with a ridge line running east-west partially through the centre and falling to the north and south, with the high point towards the Princes Highway (Raglan Street).

The Eastern Activity Precinct comprises the following key elements:

¹ The Princes Highway dissects the Eastern Activity Centre. It is referred to as Raglan Parade west of Horne Road for Council's rate and street numbering purposes and is located within the Road Zone (Category 1).

- A retail precinct to the western end within a C1Z:
 - on the east of Gateway Road, the Gateway Plaza shopping centre (154 Raglan Parade) which features 36 retail tenancies (17,537 square metres of net lettable floor area) including Coles and Aldi supermarkets, a Kmart and free-standing convenience restaurants and two vacant C1Z parcels to the immediate east of the Gateway Plaza (Lot A PS505282X and Part Lot 1 PS544176B) identified for a second stage of development
 - on the west side of Gateway Road, a Woolworths Supermarket and 8 specialty shops, a Dan Murphy's and a two-storey office building (Wannon Water)
- an existing residential precinct to the north of the Gateway Plaza in the north-west of the Centre zoned General Residential 1 (GRZ1)
- two bulky goods/large format retail developments abutting Princes Highway/Raglan Parade within the C2Z:
 - a complex (86-106 Raglan Parade) comprising Harvey Norman, Spotlight, Supercheap Auto and two other tenancies. A constructed road (Bescott Street) is located to the west of the commercial buildings in this complex (creating a separate parcel of C2Z). Bescott Street extends to the undeveloped C1Z parcel adjacent to Gateway Plaza to the north where it terminates, and has a western dog leg which extends to the C1Z parcel to the west (Gateway Plaza carpark) where it terminates
 - three buildings (2-40 Raglan Parade) to the eastern edge of the Activity Centre adjoining Horne Road and comprising a Bunnings, Forty Winks, Rebel and two other tenancies)
- a large tract of undeveloped Farming Zoned land
- a 6.73 hectare 'homemaker centre' (referred to as the Warrnambool Homemaker Centre) on the south side of the Princes Highway (1-49 Raglan Parade) zoned C1Z, comprising approximately 20 tenancies including Harris Scarfe, the Good Guys, BCF and BBQ Galore
- a C2Z zoned area on the south side of Princes Highway/Raglan Parade to the west of the homemaker centre comprising a number of motels
- an undeveloped residential precinct on the south side of Princes Highway/Raglan Parade within the GRZ1 located between an established residential estate and the C1Z and C2Z land, and which contains the former Napthine residence at 83 Raglan Parade which is within a Heritage Overlay (HO145).

Development Plan Overlay Schedule 1 - Residential Development Plan currently applies to the parts of the Eastern Activity Centre zoned General Residential 1.

The Princes Highway (Raglan Parade) is located within the Road Zone (Category 1).

To the north of the unmade Dales Road is Wannon Water's raw water storage basins (zoned Public Use Zone 1) and Farming Zone land identified for future residential development as part of the East of Aberline Precinct Structure Plan. Land to the west of the Eastern Activity Centre is within the Farming Zone.

The extent of key land use elements and zones is shown in Figures 2 and 3.



Figure 2 Key land use activities in the Eastern Activity Centre

Source: McNamara evidence Page 9



Figure 3 Zoning of subject land and surrounds

1.2 Centre roles

The Eastern Activity Precinct is approximately 4 kilometres east of the Warrnambool City Centre. Within Council's retail hierarchy (Clause 21.02-1) the City Centre is Warrnambool's 'Principal Activity Centre' with a retail classification of 'Primary Retail Centre'. The Eastern Activity Precinct is identified as a 'Major Activity Centre' in the hierarchy containing a 'Secondary Retail Centre' or 'Retail Core' focused on the C1Z areas around Gateway Plaza and a 'Principal Bulky Goods Precinct'. The Structure Plan uses the terms 'Activity Centre' and 'Principal Activity Centre' for the 'Secondary Retail Centre'.

1.3 Background

Council's Part A submission (Document 1) outlined a chronology of events which have led to the preparation and directions of the Structure Plan. These events include a series of amendments and planning permits which have informed, in part, the proposed policy and controls, and form background to some of the Amendment submissions.

(i) Planning Scheme Amendments C28, C31 and C32

Warrnambool Planning Scheme Amendment C28 rezoned approximately two hectares of land to the immediate east of Gateway Plaza to Business 1 to facilitate expansion of that centre, while Amendment C31 rezoned land on the west side of the Gateway Plaza and Gateway Road to Business 1 to allow for supermarket, retail and office development. Amendment C32 rezoned four hectares of land on the north-west corner of Raglan Parade and Horne Road to Business 4 (later translated to Commercial 2) to facilitate restricted retailing and bulky goods retailing including Bunnings.

The three amendments were heard by a single panel². In supporting the amendments, the panel recommended:

Council prepare a Structure Plan for the wider Gateway Plaza Precinct, as a matter of urgency. This could be implemented through a Design and Development Overlay or a Development Plan Overlay over the whole of the Gateway Precinct Activity Centre. The structure planning process must address pedestrian access issues associated with the Village Life Retirement Village.

(ii) Eastern Activity Precinct Structure Plan (2004)

The EAPSP was produced for Council by Hansen Partnership and Hyder Consulting in response to the recommendations of the panel in relation to Warrnambool Planning Scheme Amendments C28, C31 and C32. The EAPSP encourages the development of a range of retail, office and accommodation uses within defined precincts, reinforcing the Activity Centre's role as a Major Activity Centre and serving its role as the secondary centre to the City Centre. The overall vision of the EAPSP is to:

...establish the Warrnambool Eastern Activity Precinct as a vital and recognizable mixed use urban extension to the City, comprising integrated retail, business,

² Warrnambool C28, C31, C32 (PSA) [2004]

residential, tourism and recreational facilities that are highly accessible and legible to all users, and configured sensitively around the particular natural and landscape qualities that define the city's predominantly rural fringe.

The EAPSP is currently a reference document in the Scheme. It informs the directions of Clause 21.11-2 (which includes the Eastern Activity Centre Framework Plan as shown in Figure 4) and sets out a land use mix similar to that proposed in the Structure Plan.



Figure 4 Eastern Activity Centre Framework Plan

(iii) Planning Scheme Amendment C43

Warrnambool Planning Scheme Amendment C43 was a review of the MSS and considered the introduction of the EAPSP. The panel³ recommended:

... that as a matter of urgency work be commenced on an Eastern Entry Structure Plan for the area in the vicinity of the Gateway Plaza Centre with the aim of developing a cohesive activity precinct of an urban design standard commensurate with its location at the main gateway to the City. Issues to be addressed in the study would include access to and within the precinct, urban design issues such as building bulk and design, the creation of attractive public spaces, advertising controls, the future use of the Deakin Campus land, planning for office space and various types of retailing.

(iv) The Retail Strategy and Planning Scheme Amendment C63

Warrnambool Planning Scheme Amendment C63 introduced elements of the *Warrnambool Retail Strategy 2007* (Retail Strategy) into the MSS. The panel⁴ considered that the Eastern Activity Centre Precinct was closely aligned to a 'Major Activity Centre' in the Activity

³ Warrnambool C43 (PSA) [2006] PPV

⁴ Warrnambool C63 (PSA) [2009] PPV

Centres hierarchy and that the Gateway Plaza area serves a sub-regional function. The Amendment set a retail floor space cap of 22,000 square metres for the Gateway Plaza and supported the retention of the then Business 2 zone to the homemaker centre at 1-49 Raglan Parade, Warrnambool. The Retail Strategy is not a reference document in the Scheme.

(v) Planning Scheme Amendments C70 and C84

In November 2011 Warrnambool Planning Scheme Amendment C70 rezoned 3.33 hectares of land to the east and rear of Gateway Plaza to Business 1 Zone (later translated to Commercial 1), increased the retail floor space limit for the shopping centre to 33,374 square metres and provided for the issue of a planning permit (PP2011-129) which is discussed below.

Planning Scheme Amendment C84 considered various changes to the provisions of the Scheme to accommodate supermarket development at the 1-49 Raglan Parade, Warrnambool homemaker centre. The panel⁵ (which was the same panel that considered Amendment C70 and P2011-129), recommended that C84 be abandoned.

(vi) Gateway Plaza Planning Permits

Planning Permit P2008-311

Planning Permit P2008-311 applies to Lot 1 PS544181J and Part Lot 1 PS44176B it was issued on 21 September 2010 and allows:

To develop and use the land as a Shop (new shopping mall) and to vary the requirements of Clause 52.06 (Car Parking) in accordance with the endorsed plans.

The permit was issued following the recommendation that a permit be granted by an Advisory Committee⁶ appointed to consider several permit call-ins for the Gateway Plaza site.

Condition 3 of the permit requires an Agreement under section 173 of the Act to provide for the construction of a northern extension of Bescott Street to a point where it will intersect with the proposed east west link road identified in the EAPSP and the construction of that link road to the eastern boundary of the Stage 2 land. The roadway and connection point are shown on the lower right hand side of the endorsed plans, a portion of which is included in Figure 5.

Planning Permit PP2011-0129

Planning Permit PP2011-0129 was issued on the 2 April 2013 and applies to Lot 1 PS544181J and Part Lot 1 PS44176B (Stage 1) and Lot A PS505282X and Part Lot 1 PS544176B (Stage2). It allows:

⁵ Warrnambool Planning Scheme Amendments C70 and Permit P2011, and C84 Panel Report, 16 October 2012

⁶ Warrnambool Planning Scheme Report of the Advisory Committee, 2 December 2009

To develop land in two stages for a shop (construct extensions to the existing shopping centre) and to vary the requirements of Clause 52.06 (Car Parking) in accordance with the endorsed plans.

The permit includes 33 conditions including a requirement for amended plans (no plans have been endorsed) requiring building design changes to accommodate the northern extension of Bescott Street and a condition (condition10) requiring an Agreement under section 173 of the Act to provide (at different stages) for the construction of a northern extension of Bescott Street and an east-west link road between the northern extension of Bescott to the eastern boundary of the Stage 2 land. The permit currently requires development to commence by 2 April 2022 and to be completed by 2 April 2025.

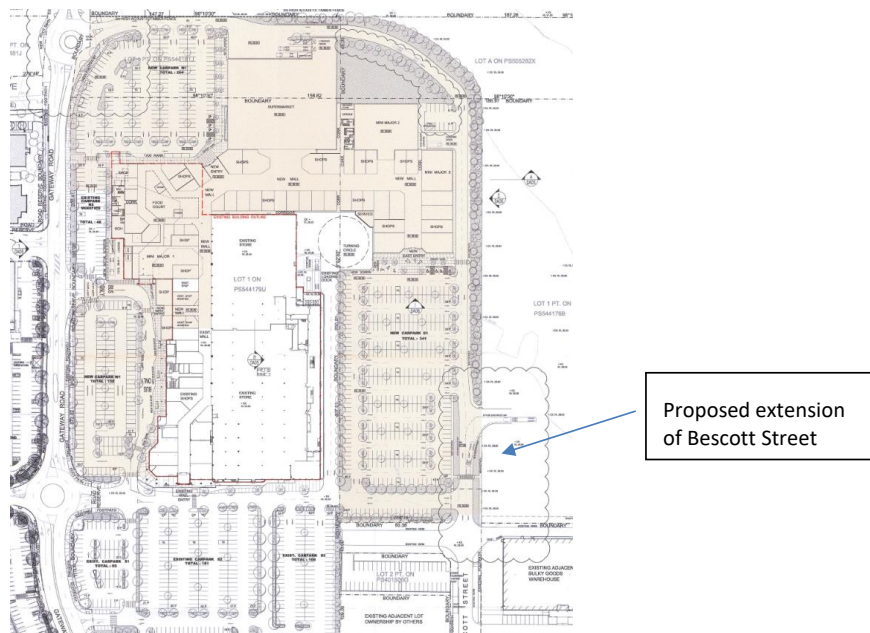


Figure 5 Section of endorsed plans forming part of Planning Permit P2008-311

1.4 East of Aberline Precinct Structure plan

The Victorian Planning Authority has been appointed by the Minister for Planning as the planning authority to prepare a Precinct Structure Plan for a 360 hectare precinct north of the subject land to provide 3000 – 3,500 homes. While still in the early project phases a Concept Plan for the future urban structure of the precinct has been released (Agency update November 2019, Document 9). The Concept Plan identifies north-south linkages that generally align with the Structure Plan (refer southern section of Concept Plan included in Figure 6).

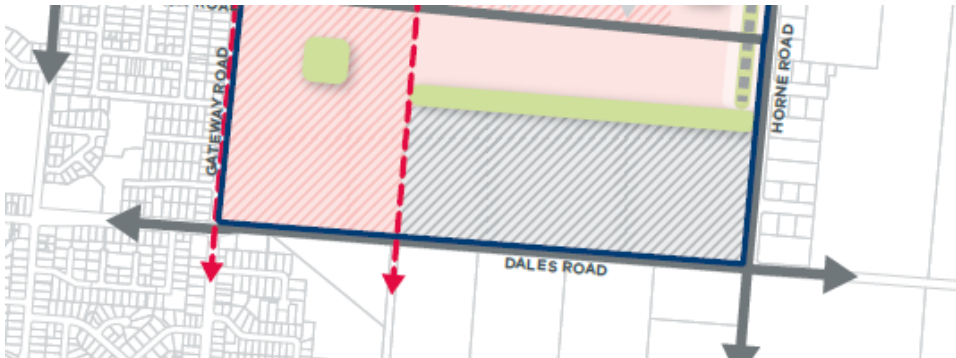


Figure 6 Section of Concept plan for the East of Aberline Precinct Structure Plan

1.5 Authorisation

The Amendment was authorised under delegation from the Minister for Planning subject to three conditions:

- the Structure Plan being identified as a background document (rather than an incorporated document)
- the key elements of the Structure Plan being included in Clause 21.11-2
- the character precinct design guidelines in the Structure Plan being included in a Design and Development Overlay.

The exhibited Amendment addressed all of the conditions of Authorisation.

1.6 Summary of issues raised in submissions

Seven submissions were received to the exhibition of the Amendment (including a late submission).

Four submissions were from government departments or agencies, including a supporting submission from the Department of Environment, Land, Water and Planning (DELWP). The submissions from the Department of Transport and the Environment Protection Authority (EPA) were supportive but raised particular issues for consideration. Wannon Water raised issues regarding the protection and future planning for existing water, sewerage and integrated water management (IWM).

The remaining submissions were from land owners or parties with interests in land within the Eastern Activity Centre. These submissions generally supported the Amendment but identified specific issues regarding framework plan detail, policy wording and DDO18/DPO14 provisions. The issues were:

- management of interfaces and potentially contaminated land
- structure plan detail around the circulation of traffic, future connections and the proposed Mixed Use Urban Core Precinct
- policy directions of Clause 21.11-2 including Framework Plan directions, sufficient land use flexibility, infrastructure funding arrangements and the proposed review of the C12 for the Warrnambool Homemaker Centre
- provisions of DDO18 relating to height and built form

- provisions of DPO14 relating to commercial transition.

1.7 Kaufland submission

The Panel was advised on 22 October 2019 (prior to the Directions Hearing) that Kaufland Australia Pty Ltd (Kaufland) had lodged a late submission with Council and that it requested to be heard by the Panel. Council advised the Panel on 6 November 2019 that Council had considered the submission (Submission 7) on 4 November 2019 and had resolved to refer it to the Panel. The submission is discussed in Chapter 7.

1.8 Post-exhibition changes

Council identified three proposed post-exhibition changes to the Amendment:

- to Clause 21.02 (Settlement) to update Plan 1b Eastern Activity Precinct: Major Activity Centre, to reflect the Structure Plan
- to Clause 21.06 (Built Environment and Heritage) to add a new dot point under clause 21.06-1 (Urban environment) under the heading 'Application of zones and overlays' to state:

Applying the Design and Development Overlay 18 to specify requirements relating to the design and built form of new commercial and office development within the Eastern Activity Centre.
- to the Schedule to Clause 72.08 (Background Documents) to add Clause 43.02 to the list of provisions listed in the column 'Amendment number – clause reference'.

The Panel has based its Report on the exhibited Amendment but has taken into account the proposed post-exhibition changes outlined in Council's submission.

1.9 The Panel's approach

The Panel has assessed the Amendment against the principles of net community benefit and sustainable development, as set out in Clause 71.02-3 (Integrated decision making) of the Planning Scheme.

The Panel considered all written submissions made in response to the exhibition of the Amendment, observations from site visits, and submissions, evidence and other material presented to it during the Hearing. All submissions and materials have been considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the Report.

This Report deals with the issues under the following headings:

- Planning context
- Warrnambool Eastern Activity Centre Structure Plan
- Clause 21.11-2 (Eastern Activity Centre)
- Design and Development Overlay 18
- Development Plan Overlay 14
- Other issues
- Form and content of the Amendment.

1.10 Terms used in this Report

The Panel observed during the Hearing that parties and various Amendment documents including the Structure Plan refer to the subject land as the Activity Centre, Eastern Activity Centre or the Eastern Activity Precinct and the area around the Gateway Plaza as the 'retail core' or Primary Activity Centre.

For the remainder of this Report the Panel uses the following terms:

- 'Eastern Activity Centre' to describe the area affected by the Amendment and covered by the Structure Plan
- 'Primary Activity Centre' to describe the C1Z zoned retail precinct either side of Gateway Road including the Gateway Plaza and undeveloped parcel to the east.

2 Planning context

2.1 Planning policy framework

Council submitted that the Amendment is supported by various clauses in the Planning Policy Framework, which the Panel has summarised below.

Victorian planning objectives

The Amendment will assist in implementing State policy objectives set out in section 4 of the Act by providing a framework that enables land to be used and developed economically and sustainably for the broader community benefit, create pleasant residential neighbourhoods and protect key infrastructure assets.

Clause 11 (Settlement)

The Amendment supports Clause 11 by:

- anticipating and responding to the needs of existing and future communities through the provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure
- providing for diversity of choice, economic viability and a high standard of urban design and amenity, accessibility and land use and transport integration
- focusing investment in places of state significance, including Warrnambool
- ensuring sufficient land is available to meet forecast demand and facilitating the orderly development of urban areas through structure planning
- encouraging the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community through a focus for high-quality development, supporting the role and function of activity centres and encouraging a diversity of housing types at higher densities in and around activity centres
- recognising the role of the Eastern Activity Centre as a secondary centre to the City Centre, providing a high quality activity centre which is integrated, connected and diverse, comprising a range of commercial, employment and residential uses
- facilitating sustainable development in line with the identified future character in the Structure Plan, while responding to the need for development to respect its surrounding context and character by appropriately managing the transition towards the surrounding areas.

Clause 13.02 (Bushfire planning)

The Amendment supports Clause 13.02 because as the land transitions from non-urban to urban land, the bushfire risks associated with the non-urban land will subside. It is envisaged that the Bushfire Prone Area designation will be progressively removed through DELWP's ongoing bushfire risk review process as the precinct develops.

Clause 15 (Built Environment and Heritage)

The Amendment supports Clause 15 by providing a framework to:

- ensure all land use and development appropriately responds to its surrounding landscape and character, valued built form and cultural context

- promote excellence in the built environment and create places that will contribute positively to the local character and sense of place
- create an urban environment that is safe, healthy, functional and enjoyable
- recognise, support and protect neighbourhood character, cultural identity, and sense of place by ensuring development responds to cultural identity and contributes to existing or preferred neighbourhood character.

Clause 16 (Housing)

The Amendment supports Clause 16 by:

- providing for housing diversity
- setting in place a framework for additional land supply and to provide housing with access to services and development that is integrated with infrastructure
- providing for residential land uses as part of the activity centre, ensuring new housing is located in an area that offers good access to jobs, services and transport
- provide a range of retail, bulky goods, office employment and diverse housing opportunities, that support the primary retail role of the City Centre
- delivering different housing types through the Eastern Activity Centre's character precincts to meet a diverse housing market.

Clause 17 (Economic Development)

The Amendment supports Clause 17 by providing for the Eastern Activity Centre to develop as a high quality mixed use centre which meets the community's needs and delivers a net community benefit.

Clause 18 (Transport)

The Amendment supports Clause 18 by:

- creating a safe and sustainable transport system by integrating land use and transport and promoting increased development close to public transport routes
- promoting more walking and cycling in attractive and safe environments and providing direct and connected pedestrian and bicycle infrastructure
- ensuring road space complements land use and is managed to meet community and business needs
- managing the road system to achieve integration, choice and balance by developing an efficient and safe network and making the most of existing infrastructure
- addressing the disparate and disconnected nature of development within the Eastern Activity Precinct by defining a movement network and hierarchy that will improve connectivity and encourage more active and sustainable transport choices including walking, cycling, driving and use of public transport.

Clause 21 (the Municipal Strategic Statement)

The Amendment supports the MSS by:

- providing for an integrated network of activity centres, including the Eastern Activity Centre which is a Major Activity Centre in the Scheme (21.01: Vision)
- recognising the Eastern Activity Centre as a Secondary Retail Centre in the Warrnambool activity centre hierarchy with a range of retail uses expected. The

Structure Plan proposes to build on the vision for the centre, reinforcing the centre's role as a Major Activity Centre which supports the City Centre's Principal Activity Centre classification (21.02: Settlement)

- recognising the importance of the Norfolk Island Pines, especially their role in improving the entrances to Warrnambool, and encouraging the establishment of large canopy trees to create a gateway statement entry at the eastern entrance (21.03: Environment and Landscape Values)
- the Structure Plan incorporating design guidelines for precincts to deliver a high quality outcome and ensure development complies with the vision and objectives of the Structure Plan, including architectural and landscape design outcomes (21.06: Built Environment and Heritage)
- the Structure Plan encouraging an increase and diversity in residential development within the Eastern Activity Precinct (21.07: Housing)
- recognising the growth over the last 20 years in Warrnambool's retail-commercial system while supporting the City Centre to function as the principal retail and commercial centre, with the Eastern Activity Centre acting as a secondary retail centre supporting the demand for bulky goods retailing along Princes Highway (Clause 21.08: Economic Development)
- building on the EAPSP to provide a more coherent and integrated land use and built form structure which supports the continued growth of the Eastern Activity Centre as a secondary retail centre (Clause 21.08: Economic Development)
- planning for the provision of sustainable modes of transport including cycleways and pedestrian walkways to improve connectivity and encourage more active and sustainable transport choices including walking, cycling, driving and use of public transport (Clause 21.09: Transport)
- recognising the Eastern Activity Centre as a Major Activity Centre, with a retail core area which encompasses the Gateway Plaza and environs. The vision recognises the precinct as vital and recognisable as a mixed use urban extension to Warrnambool. The Structure Plan will build on the Centre's role as a 'mixed use extension to the city' providing more guidance on the built form envisaged for the Centre (Clause 21-11: Local Areas).

2.2 Other relevant planning strategies and policies

(i) Great South Coast Regional Growth Plan

The Great South Coast Regional Growth Plan provides broad direction for land use and development across the Great South Coast region, as well as more detailed planning frameworks for the key regional centre of Warrnambool. The Regional Growth Plan is identified in Clause 11.01-1R, with strategies seeking to:

Support the role of Warrnambool as the key population and employment centre for the region with key links to Geelong and Melbourne.

Facilitate major development in designated growth areas in Warrnambool.

The focus on Warrnambool for commercial activity is supported by the Regional Growth Plan and the development of a Structure Plan for an identified activity centre is consistent with its directions.

2.3 Planning scheme provisions

A common zone and overlay purpose is to implement the Municipal Planning Strategy and the Planning Policy Framework.

(i) Zones

The land is within the C1Z, C2Z, GRZ1 and the Farming Zone. The Amendment does not propose to make any zone changes although the Structure Plan refers to the application of the Mixed Use Zone (MUZ) to the proposed Urban Core precinct within the Eastern Activity Centre. The distinction between the commercial zones around retail uses was discussed extensively through submissions, in relation to whether the zones achieved the precinct land use objectives outlined in the Structure Plan. Table 1 summarises the purposes of the C1Z, C2Z, MUZ and GRZ1 and the land use provisions for key commercial and retail activities ('Section 1 uses' being uses for which no planning permit is required and 'Section 2 uses' being uses that require a planning permit).

Table 1 Zone purpose and commercial land use provisions

Zone	Purposes	Retail and commercial land use provisions
C1Z	To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses To provide for residential uses at densities complementary to the role and scale of the commercial centre	Restricted retail premises – Section 1 use Shop (including supermarket) – Section 1 use (if meets Schedule floor area provision otherwise a Section 2 use) Office – Section 1 use (if meets Schedule floor area provision otherwise Section 2 use)
C2Z	To encourage commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses, and associated business and commercial services To ensure that uses do not affect the safety and amenity of adjacent, more sensitive uses	Restricted retail premises – Section 1 Use Shop – Section 1 use where, it adjoins or is on the same land as a supermarket when the use commences; the combined leasable floor area for all shops adjoining or on the same land as the supermarket do not exceed 500 sqm; the site must adjoin, or have access to, a road in a Road Zone. Section 2 use if conditions not met Supermarket – Section 1 use where, the leasable floor area does not exceed 1800 sqm; the site adjoins or have access to, a road in a Road Zone. Section 2 use if Section conditions not met Office – Section 1 use

MUZ	<p>To provide for a range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality</p> <p>To provide for housing at higher densities</p> <p>To encourage development that responds to the existing or preferred neighbourhood character of the area</p> <p>To facilitate the use, development and redevelopment of land in accordance with the objectives specified in a schedule to this zone</p>	<p>Office (including medical centre) – Section 1 use up to 250 sqm otherwise Section 2 use</p> <p>Shop – Section 1 use up to 150 sqm otherwise Section 2 use</p> <p>Food and drink premises – Section 1 use up to 150 sqm otherwise Section 2 use</p> <p>Home based business – Section 1 use</p>
GRZ1	<p>To encourage development that respects the neighbourhood character of the area</p> <p>To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport</p> <p>To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations</p>	<p>Home based business – Section 1 use</p> <p>Medical centre – Section 1 use where floor space and other conditions met otherwise Section 2 use</p> <p>Convenience shop, Food and drink premises – Section 2 uses</p> <p>Retail premises – prohibited (other than Convenience shop, Food and drink premises)</p> <p>Office (other than medical centre) - prohibited</p>

(ii) Overlays

Part of the land within the Eastern Activity Centre is within DPO1 (which is to be removed from the GRZ1 land to the south of the Princes Highway and replaced by DPO14). The purposes of the Development Plan Overlay include:

To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.

To exempt an application from notice and review if a development plan has been prepared to the satisfaction of the responsible authority.

A Development Plan Overlay requires a development plan to be prepared before a permit can be granted to use, develop or subdivide land. It provides directions for what should be included in a development plan.

The Amendment proposes to introduce a new Design and Development Overlay (DDO18) in this area. The purpose of the Design and Development Overlay is:

To identify areas which are affected by specific requirements relating to the design and built form.

A schedule to the Design and Development Overlay must identify design objectives for the area to which it is applied and may include design and built form requirements for buildings and works.

(iii) Ministerial Directions and Planning Practice Notes

The Explanatory Report discusses how the Amendment meets the relevant requirements of Ministerial Direction 11 (Strategic Assessment of Amendments) and *Planning Practice Note 46: Strategic Assessment Guidelines*, August 2018. That discussion is not repeated here.

Council submitted that the Amendment was prepared in accordance with the following practice notes:

- *Practice Note No 13 – Incorporated and background documents*
- *Practice Note No 23 – Applying the Incorporated Plan and Development Plan Overlays*
- *Practice Note No. 58 – Structure Planning for Activity Centres.*

These practice notes are discussed in subsequent chapters of this Report.

3 The Warrnambool Eastern Activity Centre Structure Plan

3.1 Strategic basis for the Structure Plan

(i) The issues

The issues are:

- whether the Warrnambool Eastern Activity Centre Structure Plan is appropriate to be included in the Planning Scheme as a background and reference document
- whether the Amendment is strategically justified.

(ii) Warrnambool Eastern Activity Centre Structure Plan

The Structure Plan was prepared for Council by Mesh and is proposed to be included in the Warrnambool Planning Scheme as a reference document.

Council's Part A submission provided an overview of the development of the Structure Plan and the documents and changes in land use and development activity that informed it including:

- the Warrnambool Retail Strategy and Industrial Land Use Review
- Amendments C70 and C84
- development activity in the Eastern Activity Centre
- changes in development intentions from key land holders including Gateway Plaza
- statewide changes to the Commercial zones
- an emerging interest for an eastern gateway.

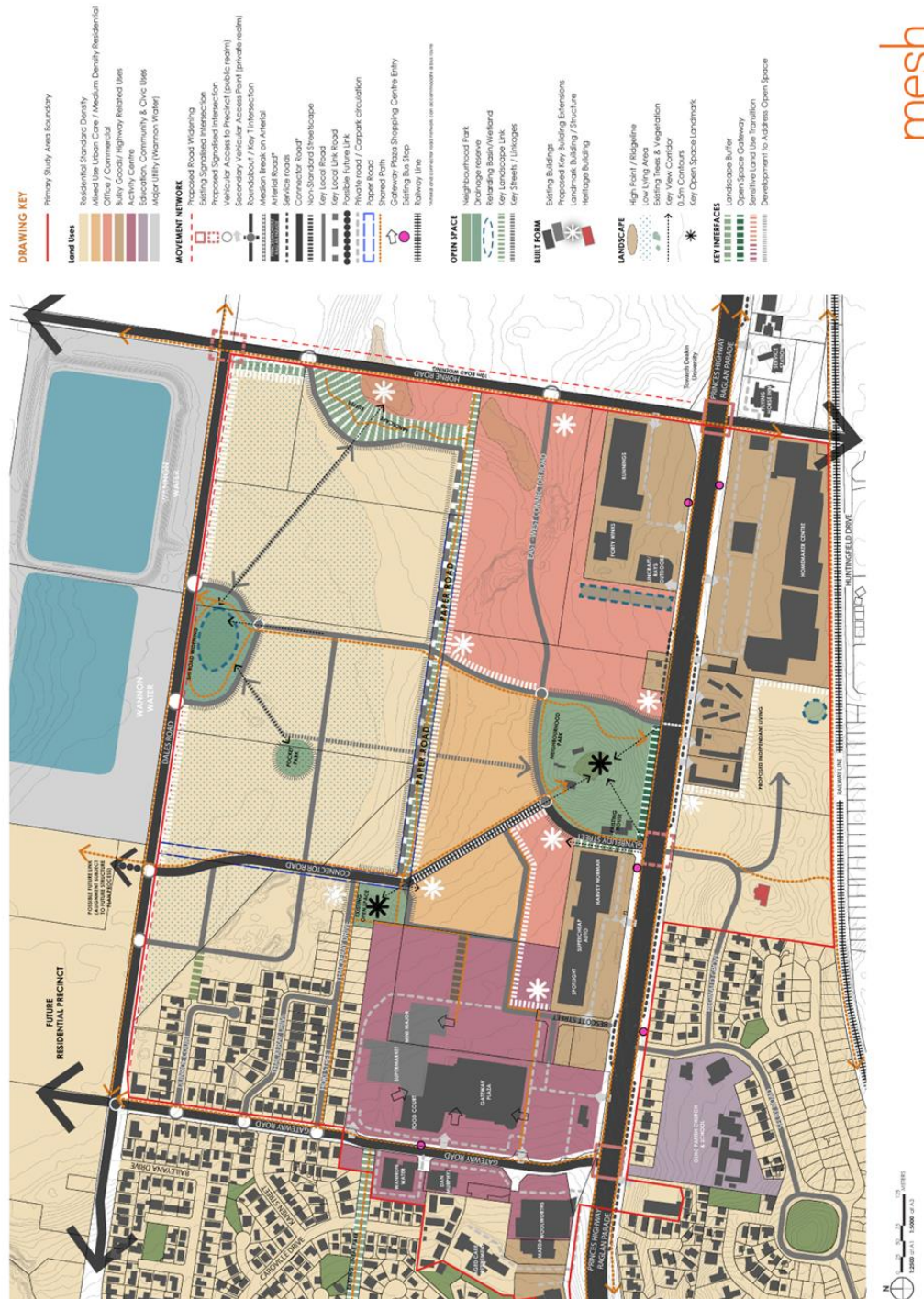
The Structure Plan identifies constraints to be addressed including:

- the industrial bulky goods interface, hard edge treatments, dominance of carparking areas and lack of meaningful landscape presentation to the Princes Highway
- lack of a defined urban core
- lack of public spaces and street-based places
- lack of integration and connectivity between land uses and development including east-west connectivity from Gateway Road and to residential areas
- level changes throughout the subject land.

The core elements of the Structure Plan include:

- a vision, the key elements of which include to provide for:
 - the development of the precinct as a genuine mixed use activity centre, comprising a range of retail, bulky goods, office employment and diverse housing opportunities, that support the primary role of the City Centre
 - a range of neighbourhoods, each with their own distinct and defined character, and an urban core and network of linked open spaces as the focus of community activation
 - a prominent gateway enhanced by streetscape, landscape and architecture and through coherent and integrated land use and built form

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The Framework Plan identifies:

- land uses (generally using the character precinct names)
- a movement network including a proposed signalised intersection, proposed internal local link roads, private road/carpark circulation paths, shared paths, service roads and pedestrian links
- open space, including a retarding basin wetland on the Dales Road frontage and a major park on the Princes Highway frontage at the sites high point
- existing built form and landmarks
- landscape directions
- key landscape and land use interfaces.

The Structure Plan identifies a preferred character statement and design objectives for each of the six character precincts as summarised in Table 2 (with only the key design objectives included).

Table 2 **Structure Plan Character Precincts**

Character Precinct	Preferred Character	Key Design Objectives
Residential North	A primarily residential neighbourhood based on a connected grid-based local street network, that has been modified to respond to the topography and key site and amenity features	To encourage residential subdivision generally at a conventional density (lot sizes 400-600 sqm) with opportunities for smaller and larger lots across the precinct
Residential South	A residential neighbourhood that provides an active built form interface with the Princes Highway, connections to the residential neighbourhood to the west, and responds to existing heritage features	As above
Mixed Use/Urban Core	An urbanised mixed-use 'urban core' area that invites street-level activity within the public realm and adjoining public and semi-public spaces, including open space nodes	To create an active 'urban core' or hub as a destination point within the Eastern Activity Centre To encourage development of a mixture of uses at an urban density, including, civic and community uses, small home offices and housing (preferably medium density housing)
Office/Employment	An employment precinct comprising offices and other businesses within a highly landscaped 'business park' or campus-style setting, that presents a high quality built form interface to Horne Road, connector streets and open spaces	To create an attractive business park for offices and other service-based industries To encourage development of a variety of building footprints and office sizes to support a range of business and employment opportunities

Bulky Goods/Highway Related Uses	Presentation of a consistent built form and landscaping interface of commercial uses, such as large format retail, bulky goods, show rooms, accommodation and other 'highway appropriate' uses to Princes Highway	<p>To improve the presentation of built form and landscaping along the Princes Highway interface</p> <p>To improve integration between standalone uses</p> <p>To encourage development of a variety of secondary commercial uses</p>
Activity Centre	An active and vibrant retail and commercial precinct that supports positive change over time in the form of appropriate intensification of development, improved interfaces to surrounding uses and the public realm, and improve pedestrian, cycle and public transport access	<p>To support development over time that:</p> <ul style="list-style-type: none"> - presents a high quality built form and landscape interface to Princes Highway and Gateway Road - provides improved connectivity (pedestrian, cycle, public transport and vehicle) to adjoining uses, with particular emphasis on connectivity to the urban core precinct

(iii) Relevant Planning Practice Notes

Planning Practice Note 13 – Incorporated and background documents

This practice note provides guidance about the when documents should be incorporated into the scheme or mentioned as a reference document.

Planning Practice Note 46 – Strategic Assessment Guidelines

This practice note identifies the strategic considerations when preparing an amendment including whether one is required, whether it is consistent with the Act, Ministerial Directions, the Planning Policy Framework, whether it makes proper use of the Victoria Planning Provisions and provides net community benefit.

Planning Practice Note 58 – Structure Planning for Activity Centres

This practice note provides guidance on the activity centre structure planning process including the reasons for structure planning in activity centres, the policy context, and possible inputs and outputs of the process. It identifies that structure planning should:

- articulate the shared vision for the centre
- define the activity centre boundary, ... which should be large enough to allow for future growth and manage impacts beyond the centre. It is likely that the activity centre boundary will be larger than the existing commercial areas
- be consistent with regional and local transport, retail, economic, social, environmental, demographic and housing roles of the centre
- identify precincts, themes and a preferred future character for the centre that facilitates growth and change over time

- provide for housing choice and diversity taking into account housing development data and housing capacity, State planning policy and the Urban Development Program
- provide opportunities for further retail, entertainment, office and other commercial and business services in accordance with activity centre policy in the Victoria Planning Provisions (VPP), taking into account state and regional retail projections and objectives
- provide for well designed and well located public spaces, (including passive and active open space) that serve the needs of all the community and visitors to the centre
- facilitate a pedestrian environment
- support greater transport mode choice
- provide a mobility network and traffic and carparking management that encourages and supports sustainable transport mode choices
- identify the optimal use of government owned land in the centre
- address and identify public realm and capital improvement opportunities
- be developed together with the community and stakeholders
- be developed with guidance from the metropolitan and activity centre policies of the VPP and the Urban Design Guidelines for Victoria (Department of Environment, Land, Water and Planning, June 2017)
- outline appropriate built form outcomes in accordance with the objectives of the design and built form policy of the VPP
- lead to the development of a detailed implementation program of statutory and strategic initiatives, including the production of a Statutory Framework ...

When setting an activity centre boundary, the Practice Note suggests including:

- sufficient land to provide for the commercial (retailing, office, fringe retailing and support activities such as entertainment) activities needed over a 15 to 20 year time frame and then into the 30-year horizon
- residential areas that are integrated into the activity centre or surrounded by other uses that have a strong functional inter-relationship with the activity centre even where limited development opportunities exist
- key public land uses that have or are intended to have a strong functional inter-relationship with the activity centre even where there are no or limited redevelopment opportunities
- public open space areas that have or are intended to have a strong functional inter-relationship with the activity centre.

(iv) Submissions and evidence

Council submitted that the implementation of the Structure Plan “*provides a much needed updated planning and policy framework to guide future land use, development, urban design and vehicle and pedestrian movement within the Activity Centre.*” It identified that, importantly, the Amendment did not propose zone changes and that the Scheme already recognised the status of the Eastern Activity Centre through the EAPSP. Council submitted that it was apparent as a result of development activity and the lapse of time that the EAPSP was not addressing important site conditions and was unable to deliver an integrated, well designed and functional Major Activity Centre consistent with the Planning Policy Framework.

Council's submission drew on the observations of panel reports and their recommendations (as discussed in Chapter 1) and the need for a clear structure plan. Council noted the planning evidence of Mr Barnes in Amendment C70 that:

At present the commercial elements of the Eastern Activity Precinct constitute a relatively ad hoc and disparate collection of generally larger format retail and commercial uses, spread along the Princes Highway, with little if any relationship between them. Considerable opportunity exists for further commercial and mixed use development both along the Highway and also to the rear of existing buildings on the north side of the Highway. At present the Eastern Activity Precinct bears little resemblance to the 'vision' for activity centres as busy, vibrant, integrated, mixed use, focal points for the community with a focus on access by walking, cycling and public transport, as expressed in planning policy.

The planning evidence of Mr De Silva provided an extensive outline of the need for the Structure Plan and the process for its development (including background inputs) mindful of ensuring the primacy of the City Centre as the Principal Activity Centre for Warrnambool.

Council submitted that the Structure Plan was prepared consistent with Practice Note 58 including the level of background research and an 'enquiry by design process' which was appropriate for a structure plan to be included as a background document to assist and inform future decision making. The distinction was drawn with a Precinct Structure Plan which, as an incorporated document, requires a higher level of technical analysis.

Council considered that that the strategic directions of the Structure Plan where appropriate taking a medium to long term view as identified in Practice Note 58 and based on growth expectations. It submitted that the Amendment was consistent with the Planning Policy Framework, Ministerial Directions and relevant practice notes.

The planning evidence of Mr McNamara was critical of the Structure Plan. His view was that it was not supported by the necessary baseline strategic planning (demographic, land supply, traffic and infrastructure) and economic analysis, departed with elements of the Retail Strategy, failed to consider approved development in the precinct, did not leverage off the strengths of the centre and identified land use and development outcomes that may never be viable. He concluded that the Structure Plan should not be included in the Scheme as a background document or be referenced in the MSS unless additional objectives were included to recognise the importance of the Primary Activity Centre to which new development should connect.

(v) Discussion

It is not the Panel's role to undertake a review of the content and directions of the Structure Plan. Rather the Panel needs to establish that it is sufficiently robust to fulfil its role in the Scheme as a background document and that there is sufficient strategic justification for the Amendment and the policy changes and overlay tools selected to implement the Structure Plan.

The Panel is satisfied that there is a clear strategic need to prepare a Structure Plan for the Eastern Activity Centre and implement it into the Scheme. This has been established by previous panels and has not been challenged by submissions or evidence.

The need for guidance on land use planning and integration, built form, connectivity and interface outcomes is appropriately identified in the Structure Plan. The constraints and opportunities for establishing a coherent and vibrant mixed use activity centre were readily apparent in the Panel's observations of the precinct and are well articulated in the Structure Plan.

The Panel considers that the Structure Plan is sufficiently robust and has been developed appropriately. It contains the core elements of a Structure Plan identified in Practice Note 58 and has been informed with an appropriate level of background analysis that befits its high-level framework and background document roles. The primary elements of the Structure Plan do not deviate strongly from the core land use elements and arrangements of land uses of the EAPSP but importantly acknowledge key constraints and provide further built form and landscape guidance, a basis for public realm infrastructure provision and an implementation plan.

While some aspirational elements of the Structure Plan may require further finessing over time, the Structure Plan appropriately takes a medium to long term view for large sections of the centre which will be rezoned at a later stage and as a result of further analysis and detailed planning.

The Panel considers that the Structure Plan is consistent with local policy, particularly in acknowledging the role of the site as a key gateway to Warrnambool and the protection of the City Centre's Primary Activity Centre role and will provide for a net community benefit.

The Panel agrees with DELWP's authorisation advice that the Structure Plan is appropriately identified as a background document. This is consistent with its content, the inclusion of key planning tool implementation elements in the Amendment and Practice Note 13.

(vi) Conclusions

The Panel concludes that:

- the Warrnambool Eastern Activity Centre Structure Plan is appropriate to be included in the Planning Scheme as a background reference document
- the Amendment is strategically justified and is supported by, and implements, the relevant sections of the Planning Policy Framework
- the Amendment is consistent with the relevant Ministerial Directions and Practice Notes and will deliver net community benefit and sustainable development
- the Amendment should proceed subject to addressing the more specific issues raised in submissions as discussed in the following sections of this Report.

3.2 Mixed Use Urban Core and Office/Commercial precincts

The Structure Plan's Framework Plan (refer Figure 8) identifies a Mixed Use Urban Core Precinct located behind the large neighbourhood park abutting the Princes Highway and between the Primary Activity Centre and the Office/Commercial Precinct (also identified as Office/Employment in the Structure Plan). It contains road links to the Primary Activity Centre and the Office/Commercial Precincts, the Residential North Precinct and Princes Highway. The Office/Commercial Precinct comprises two areas, a large area to the east of the Mixed Use Urban Core to the north of the Bunnings centre and a smaller area between

the Mixed Use Urban Core and the Harvey Norman centre and east of the Primary Activity Centre. The character and design outcomes sought for the two precincts are summarised in Table 2.

(i) The issue

The issue is:

- whether the Structure Plan directions for the Mixed Use Urban Core Precinct and the Office/Commercial Precinct are appropriate.

(ii) Submissions and evidence

The submission from Moelis identified a number of concerns relating to the directions of the proposed Mixed Use Urban Core Precinct, including the indication that the area would be rezoned MUZ in future. Moelis submitted that there is already sufficient C1Z land to accommodate the urban core aspirations and the range of mixed uses contemplated (cafes and small shops) and permissible within a MUZ, and that these uses should be focused in the existing core commercial area (Primary Activity Centre).

Moelis submitted that rezoning the Mixed Use Urban Core Precinct to a Residential Growth Zone would provide for a more integrated Primary Activity Centre supported by greater population nearby. The submission referred to several objectives within the *Urban Design Guidelines for Victoria* (2017) (Document 10) relating to walkable catchments for activity centres. The final position of Moelis was that the Structure Plan directions for the Mixed Use Urban Core Precinct should be amended to “investigate the application of the Residential Growth Zone and MUZ in appropriate locations within the precinct” and the precinct be identified as a Medium Density Housing Precinct.

The evidence of Mr McNamara was particularly critical of the Structure Plan’s directions for the Mixed Use Urban Core Precinct. He considered the low population growth forecasts; modest level of retail development activity; lack of economic analysis and evidence to establish demand, and the conventional residential densities of proposed residential areas did not warrant further commercial expansion beyond the existing C1Z area or the departure from the Retail Strategy’s focus on the Gateway Plaza as the anchor/attractor for the Eastern Activity Centre. He considered the identification of 74 hectares of land (the same size as the Warrnambool City Centre) for commercial, retail and mixed use was excessive and without connection to any reasonable expectations for the land. He considered these aspects were potentially unviable, “risky” in a “thin” market, likely to create uncertainty and possibly undermine the viability of Gateway Plaza stage 2 by dissipating any market and retail demand energy to the east.

Mr McNamara considered that the ‘main street’ linkage within the Mixed Use Urban Core Precinct between two open spaces, rather than high generator anchor uses, “unusual”, representing a new commercial “tangent” rather than an extension to the Primary Activity Centre, which would have only a secondary connection proposed to Gateway Plaza. Mr McNamara considered that the success of the Eastern Activity Centre required the Structure Plan to concentrate its efforts in the west.

The evidence of Mr De Silva clarified that the 'main street' concept proposed for the Mixed Use Urban Core Precinct was not a primary retail street and focal point for shops and retailing, but rather an urban design aspiration for a primarily residential area including medium density and home offices supported by other services including small shops and cafes.

Council submitted that the Structure Plan will ensure the core retail area does not disperse and jeopardise the future of the centre. Rather, it will ensure land around the core retail area *"will build up in a manner befitting the status of 'Major Activity centre' including providing complementary housing densities, open space, community facilities etc."* It opposed the application of the Residential Growth Zone to the Mixed Use Urban Core.

(iii) Discussion

The Panel considers that the Mixed Use Urban Core Precinct is an important part of the Structure Plan. It serves to reinforce the role of the Primary Activity Centre, links the western and eastern commercial activity nodes and provides for an alternative use of the land for residential and related activities and major open space. This will enhance the precinct's gateway role and link to future residential growth areas to the north.

The Panel does not support amending the Structure Plan to reclassify the precinct as a medium Density Housing Precinct. The Structure Plan intends that the area will serve more than a housing function, and seeks urban design and land use outcomes that complement the Primary Activity Centre and more conventional residential areas to the north. The area is intended to be a point of interest in its own right using a mix of housing, other uses, building and landscape treatments.

The Panel acknowledges the evidence of Mr McNamara that the level of current retail floor space demand and remaining retail floor space capacity within the C1Z for the Eastern Activity Centre (up to 20,000 square metres) is likely to meet at least the medium term retail floor space demands. There is however, no economic evidence provided to establish that the limited retail aspirations for the Mixed Use Urban Core are unviable or that the Office/Commercial Precinct land is not required into the future.

The Panel does agree with Mr McNamara that the success of the broader Structure Plan vision and the creation of a healthy, vibrant mixed use precinct will be dependent on the capacity of the Primary Activity Centre to fulfil its role as the retail core of the Eastern Activity Centre. The Primary Activity Centre's role should not be limited to accommodating retailing activities. It can also accommodate other activities that might not be suited to the Mixed Use Urban Core because of their larger footprints, for example accommodation uses, entertainment facilities, large food and drink premises and office complexes.

The Panel considers it significant that the Amendment does not seek to rezone the Mixed Use Urban Core and Office/Commercial precincts now, and identifies that a Development Plan would be required for both precincts before any development commences. The Panel anticipates that a future Amendment would include an appropriate level of economic analysis to understand the impacts on the Eastern Activity Centre and the City Centre.

As Mr De Silva identified in his oral evidence, Warrnambool has not yet reached the level of market maturity for higher density residential development and other commercial products

which will support the precinct vision. However, the Structure Plan has a long time frame and flexibility to respond to growth when the market is ready. The Panel agrees and considers that the preferred Mixed Use Urban Core Precinct land use and urban design outcomes are clear and relatively sound strategically.

What is less clear is the appropriate zoning mechanism to support these outcomes and avoid establishing a secondary retail area in the Eastern Activity Centre. While the Mixed Use Zone may be one of the options, it does allow a greater range of retailing outcomes than anticipated for the precinct, as identified in Chapter 2 (Table 2).

The Panel considers that it is not necessary to lock in the zone choice now. While the Structure Plan is only proposed to be a background document, the Amendment does identify the future application of the MUZ to the Mixed Use Urban Core Precinct and the C2Z to the Office/Employment Precinct in the 'Further strategic work' section of Clause 21.11-2. The Panel considers that some additional flexibility should be built into Clause 21.11-2, so that the appropriate zone selection for the Mixed Use Urban Core area is made with the benefit of further strategic work (including the review of the Retail Strategy).

The application of the C2Z to the Office/Employment Precinct appears logical. Similar zoning is already applied to such land uses within the Eastern Activity Centre, and the application of the C2Z is supported by the policies of Clause 21.02 and 21.08. However, the longer term commercial make up of this area may suit a different zoning arrangement and would appropriately be guided by a review of the Retail Strategy. Given that is likely that this precinct would not be required for some time, the Structure Plan's proposed application of the C2Z is considered appropriate for a conventional employment precinct until a review of the Retail Strategy is completed.

The provisions of Clause 21.11-2 and the Panel's recommendations regarding the application of zones to the two precincts is discussed further in Chapter 4.

The Panel has not gone so far as to recommend strengthening the Structure Plan implementation actions to require further economic analysis to be undertaken before considering the rezoning of the Mixed Use Urban Core and Office/Commercial precincts. However, it notes that this analysis could be anticipated when considering the provisions of Clause 21.02 and 21.08. An indication that further analysis will be undertaken would also likely go some way to providing confidence and certainty to operators within the Primary Activity Centre. The Panel would support Council making changes to the Structure Plan to identify such an approach.

More specific elements of the Structure Plan such as the movement connection points to and within the Gateway Plaza site and the consistency of precinct names are discussed in Chapter 4.

(iv) Conclusions

The Panel concludes that:

- the Structure Plan's directions for the Mixed Use Urban Core Precinct and the Office/Employment Precinct are appropriate.
- further direction relating to the application of zones in the Mixed Use Urban Core Precinct is required in Clause 21.11-2.

4 Clause 21.11-2 (Eastern Activity Centre)

4.1 Eastern Activity Centre Framework Plan

4.1.1 Gateway Plaza connections

The Amendment proposes to include the Structure Plan's framework plan into Clause 21.11-2. The proposed Eastern Activity Centre Framework Plan identifies the Gateway Plaza existing and proposed (permitted but not constructed) building footprint and movement circulation and connection points. The movement connection points include vehicle access to the site from Bescott Street and from the Mixed Use Urban Core Precinct that extends through the site (creating a rectangular C1Z parcel in the south-east), in addition to internal vehicular circulation paths and an east-west pedestrian connection.

(i) The issue

The issue is:

- whether the proposed Eastern Activity Centre Plan Framework Plan should be amended to remove internal vehicle and pedestrian movement pathways and the building footprints of unconstructed buildings on the Gateway Plaza site.

(ii) Submissions and evidence

The Moelis submission identified concerns regarding the Framework Plan's designation of the extent of building footprint, the internal 'Private road/Carpark circulation' road and the identified precinct road connection points to the south and east, as well as their alignment through the site.

In relation to the building footprint, the Moelis submission considered that the Framework Plan inappropriately excluded the full extent of buildings approved by existing planning permits (including stage 2) which would have resulted in a shift or removal of the north-south internal carpark circulation road. In respect of the designation of the proposed vehicle connection points and routes, the submission considered that Council relied too heavily on existing permits which required the provision of the connection road and that the planning of connections should be left for further detailed comprehensive design via a future permit application. It considered that such detail was inappropriate for a Structure Plan and was less about permeability and more about creating blocks within the site. The submission suggested that the evidence of Mr De Silva and Mr Blades that the creation of a separate block would screen the Harvey Norman buildings, avoid creating a Bescott Street 'dog leg' and work with topography, were not strong enough reasons to curtail a future comprehensive site response.

The submission and the oral evidence of Mr McNamara suggested that the proposed connection road inappropriately dissected the land, creating an isolated lot, the depth of which was insufficient to allow an appropriate retail/building footprint outcome, referring to the block depths outlined in the Urban Design Guidelines for Victoria (2017). Moelis also questioned whether topography was a significant factor in this location.

The submission, generally based on the evidence of Mr McNamara, proposed that some of the internal line work be removed from the Framework Plan (with additional wording to be included in DDO18 as further discussed in Chapter 5) and replaced with external connection points as shown in Figure 9 or alternatively retained with a legend notation identifying that:

Internal alignments within sites may vary however the external points of connection are the preferred locations.

The Moelis submission did not adopt the evidence of Mr McNamara to include the footprint of stage 2 of the Gateway Plaza development, instead suggesting that the Framework Plan only show the extent of constructed buildings as shown in Figure 9.

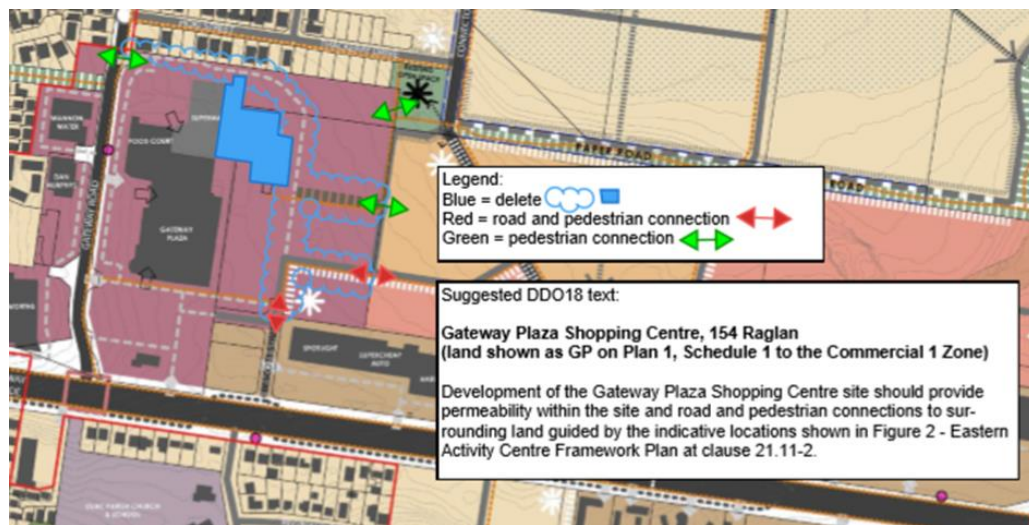


Figure 9 Submitter proposed changes for Gateway Plaza site

Source: Moelis submission Document 12

Council's submission did not support the designation of building footprints of permits where the plans had not been endorsed. Its submission supported the evidence of Mr De Silva and Mr Blades that the Structure Plan is a high level aspirational plan and that sufficient discretion exists within the "*generally in accordance with*" provisions of Clause 21.11-02 to refine internal circulation roads through more detailed planning phases. Council referred to permits it had issued for the site that allowed buildings to extend across circulation routes shown on the EAPSP as an example of how this discretion had already been applied.

Council's submission indicated that the east-west and southern site connection points were critical to the Structure Plan. The evidence of Mr De Silva and Mr Blades identified that the east-west road link alignment provided for a block of approximately 180 metre depth that would facilitate a range of office and retail uses with a proper active street interface and meaningful screening of the rear of the Harvey Norman homemaker centre.

(iii) Discussion

The Panel agrees with the submission of Council and the amended position of Moelis that the stage 2 buildings and the unconstructed sections of permit approved buildings of the Gateway Plaza should not be shown on the Framework Plan. There was some uncertainty

about whether the approved developments would be developed or may need to be varied or reconsidered in response to changed economic or market conditions and demand. The Panel considers that removing the footprint of unconstructed buildings simplifies the Plan and provides greater flexibility for an alternative site response.

In terms of the internal carpark circulation road, the Panel notes that this line work notation is used on all existing commercial sites within the precinct, so to remove it from one site would be inappropriate unless it was removed from all sites. The Panel considers that this line work is important generally to promote the Structure Plan objectives of east-west and north-south site connectivity. The Panel is comfortable that the 'generally in accordance with' provisions of Clause 22.11-2, the 'Access and circulation' strategies of the clause along with the design provisions of DDO18, when read together, provide for a level of flexibility. The Structure Plan provides for appropriate internal connections without constraining a practical and site responsive development response. The Panel does not consider it necessary to add notations to the Framework Plan specific to the Gateway Plaza site.

The Panel agrees with the evidence of Mr De Silva and Mr Blades that the depiction of the local road and its alignment are appropriate in the broader context of the Structure Plan. The connector road is an important part of the connectivity objectives of the Structure Plan vision and its alignment provides for an active street treatment that would not be achieved by running it along the rear of the Harvey Norman homemaker site with a resultant blank wall interface.

Consistent with the evidence of Mr McNamara, retail activity and development is likely to be focused on the Primary Activity Centre in the short to medium term and move east over time. This will allow time for more detailed planning to determine the most appropriate placement of this connector road, potentially adjusting it to the north or south, to achieve an appropriate development outcome for the Gateway Plaza and the south-eastern parcel and deliver a more attractive and functional streetscape linkage to the Mixed Use Urban Core Precinct.

(iv) Conclusions and recommendations

The Panel concludes that:

- Gateway Plaza site internal vehicle and pedestrian movement pathways should remain as shown on the Framework Plan
- the Framework Plan should be amended to delete the building footprint of unconstructed buildings.

The Panel recommends:

Amend Clause 21.11-2 to:

a) Amend the Eastern Activity Centre Plan Framework Plan to:

- delete the 'Proposed Key Building Extensions' mapping line work from the Gateway Plaza site, and from the drawing key.

4.1.2 Princes Highway/Raglan Parade median break

(i) The issue

The issue is:

- whether the Framework Plan should be amended to delete the Princes Highway/Raglan Parade median break.

(ii) Submissions

The Department of Transport submission raised concern relating to the Framework Plan's designation of a median break within the Princes Highway/Raglan Parade aligned with the designated north-south link road (to the east of the identified neighbourhood park) and the Commercial 2 land on the south side (identified as 'Median Break on Arterial').

At the Hearing Regional Roads Victoria (acting on behalf of the Department of Transport) provided a further written submission (Document 8). The submission identified that an additional Princes Highway median break would be difficult to accommodate given limited width and its proximity to existing and proposed signalised intersections.

At the Hearing Council indicated a preparedness to delete the proposed median break from the Framework Plan if it wasn't supported by Regional Roads Victoria.

(iii) Discussion

The evidence from Mr De Silva in responding to the Department of Transport's submission was focused primarily on the proposed signalised Glynbeudy Street/Princes Highway intersection and the reasons for its positioning on the understanding that this was originally the median break of concern to the Department. Council also was on this understanding at the commencement of the Hearing. However, it was apparent during the presentation of Regional Roads Victoria that they were not concerned by the signalised intersection. Mr De Silva had concluded his evidence before the Regional Roads Victoria submission was heard and was not available to advise the Panel of the median break's significance or the impacts of its removal. Council was unable to advise the Panel of the median's strategic significance. The Panel was unable therefore to determine the strategic necessity for the proposed median break other than to provide additional north-south connectivity. In the absence of any planning or traffic evidence regarding its role or importance the Panel agrees with Council's view that it should be deleted if there is little prospect of it being supported by Regional Roads Victoria. The deletion would not preclude a future median break being explored as appropriate if future detailed traffic analysis shows that it can be accommodated to the satisfaction of Regional Roads Victoria.

(iv) Conclusions and recommendations

The Panel concludes that:

- the Framework Plan should be amended to delete the Princes Highway/Raglan Parade median break.

The Panel recommends:

Amend Clause 21.11-2 to:

a) Amend the Eastern Activity Centre Plan Framework Plan to:

- **delete the proposed 'Median Break Arterial' from the Plan and the drawing key.**

4.2 Further work – application of zones

The Amendment proposes to amend Clause 21.11-2 to add the following under 'Future strategic work':

- Apply the Mixed Use Zone (MUZ) and the Development Plan Overlay (DPO) to the Mixed Use/Urban Core Precinct sub-precinct.
- Review the application of zones and overlays to the Eastern Activity Centre Commercial 1 Zone (C1Z) at 1-49 and 51 Raglan Parade as part of the review of the Warrnambool Retail Strategy (2007) Review.

(i) The issues

The issues are:

- whether it is appropriate to identify the application of the MUZ to the Mixed Use Urban Core Precinct in Clause 21.11-2
- whether it is appropriate to identify a review of the application of C1Z for land at 1-49 and 51 Raglan Parade, Warrnambool in Clause 21.11-2.

(ii) Submissions and evidence

The submissions and evidence regarding the application of the MUZ to the Mixed Use Urban Core Precinct are detailed in section 3.2 of this Report.

The Norway submission requested the removal of the proposed 'Further strategic work' strategy in Clause 21.11-2 seeking:

Review the Commercial 1 Zone (C1Z) at 1-49 and 51 Raglan Parade as part of the Retail Strategy Review.

The Norway submission provided a detailed context for its request including an overview of the provisions of the C1Z and current floor space triggers for 'shop' and the panel recommendations for Amendments C84, C93 and C103 to the Warrnambool Planning Scheme. The submission did not oppose Council undertaking a review of the Retail Strategy and acknowledged that such a review might include specific recommendations for the land at 1-49 and 51 Raglan Parade. The submission however opposed a specific focus on this site ahead of a comprehensive review of the Retail Strategy which was already identified as further strategic work at Clause 21.08-1 (Economic Development).

Council's submission cited the evidence of Mr De Silva and his references to the panel's report on Amendment C84 including the concerns at the time with the Commercial zones transition and the potential impact of additional retailing activity outside the City Centre and the Eastern Activity Precinct's retail core. Council and Mr De Silva considered it reasonable and appropriate in this context, that the Structure Plan flag the need to review the

application of the C1Z to the homemaker centre site, given the Structure Plan's confirmation of its bulky goods focus within the existing retail hierarchy.

(iii) Discussion

The Panel has included its broader discussion on the appropriateness of the MUZ to the Mixed Use Urban Core Precinct in section 3.2 of this Report. In addition to that discussion, the Panel considers that while the MUZ may be the appropriate zone to apply to all or part of the Mixed Use Urban Core Precinct (consistent with the application of zones provisions in Clauses 21.02 and 21.08), what is proposed in the Structure Plan is a more unique mix of activities and higher density development and urban design outcomes that potentially requires a more nuanced zoning arrangement. The Panel considers that the final zoning and overlay arrangement should follow the Retail Strategy review and preparation of a Development Plan. In the interim including the Structure Plan as a background reference document provides an appropriate level of guidance regarding the desired scale of development and mix of uses.

The Panel was taken to various provisions of the Planning Scheme and excerpts from previous panel reports by Council and Norway to substantiate their positions. The Panel accepts Council's broad proposition that it is appropriate for a Structure Plan to flag the need to review the application of existing zones and overlays (and other policy and controls) where they are inconsistent with the broader strategic vision or need to be changed to achieve it. The Panel considers that a broader review of the Retail Strategy is supported by the directions of the Structure Plan and in the light of a range of panel report findings relating to this precinct. The Panel considers that such a review will provide further assistance and guidance in the application of commercial zones and any supportive policy changes for both the Urban Core and the Office/Employment precincts.

The Panel however, considers that it is inappropriate and unnecessary for Clause 21.11-2 to single out one site within the wider Eastern Activity Centre as part of the scope of a wider review of the Retail Strategy that is already identified as further strategic work in Clause 21.08-1. There is a risk that the use of this language within Clause 21.11-2 could be interpreted as pre-empting an outcome of the Retail Strategy review contemplated under Clause 21.08-1.

That said, the Panel considers there is value in foreshadowing the need for the review in Clause 21.11-2 to consider the commercial zoning and policy provisions across the Eastern Activity Centre and in the context of its overall role in the Warrnambool retail framework. A review would also be helpful to address some of the inconsistent terminology and directions applied to the activity centres within Clauses 21.02 and 21.11-02 and used by the Structure Plan.

The Panel has identified its preferred wording for Clause 21.11-2 in Appendix B (Panel's preferred versions of Amendment documents). While the Panel does not consider it necessary to amend the Structure Plan to remove the identified future zoning actions given it is only a background document, it considers there would be value in Council aligning the identified changes to key directions of Clause 21.11-2 and the Framework Plan with the Structure Plan. This is discussed further in Chapter 8.

(iv) Conclusions and recommendations

The Panel concludes that:

- it is not appropriate to identify the application of the MUZ to the Mixed Use Urban Core Precinct in Clause 21.11-2 until more detailed precinct planning is undertaken
- the reference to the application of the Mixed Use Zone to the Mixed Use Urban Core Precinct in Clause 21.11-2 should be deleted as identified in the Panel's preferred version of Clause 21.11-2 in Appendix B
- it is not appropriate to identify a review of the application of C1Z for land at 1-49 and 51 Raglan Parade, Warrnambool until such time as a review of the Warrnambool Retail Strategy is completed.

The Panel recommends:

Amend Clause 21.11-2 to:**a) Under 'Further strategic work':**

- delete the application of the 'Mixed Use Zone (MUZ)' to the Mixed Use Urban Core Precinct.

4.3 Mapping and language consistency

During the Hearing the Panel sought clarification on whether Council had drafted Clause 21.11-02 based on the advice of DELWP, *Planning Practice Note 8 Writing local Planning Policy* and the *Practitioner's Guide to Victorian Planning Scheme* Version 1.2 August 2019. It was apparent to the Panel some of the language in Clause 21.11-2 is potentially unclear, including:

- the use of the verb '*encourage*' rather than more active language like 'support' or 'require'
- the use of phrases such as '*a street-based urban core*' or '*design to respond sensitively at the interface*' which are unclear in their outcome
- use of superfluous words such as '*provide a more diverse range of accommodation option*'
- reference to the Structure Plan Concept under 'Land use and activities'.

While Council advised that the wording of Clause 21.11-2 had been discussed with DELWP and the Amendment authorised, the Panel encourages Council to undertake a final check of policy wording using appropriate practice notes and guidelines in consultation with DELWP to ensure the intent of strategies are clear, prior to adopting the Amendment. This step may also assist with the future transition of the MSS to the Planning Policy Framework.

The Panel notes that Clause 21.11-02 introduces the terms 'Character Precinct(s)' and 'sub-precinct(s)' as 'identified' or 'defined' in the Structure Plan. To understand what the precincts are requires the reader to read the Structure Plan (a background reference document) as they are not explicitly identified on the Framework Plan. The Framework Plan currently refers to land uses and not character precincts. The Panel also notes that the Structure Plan identifies and describes the character precincts but doesn't 'define' them. If the Character Precincts are identified on the Framework Plan as recommended below the word 'sub-precincts' is not required.

Clause 21.11-02 specifically identifies the 'Warrnambool Homemaker Centre' and the 'Gateway Plaza' (often using the additional words 'and Environs'). The words 'and Environs' are not mentioned in the Structure Plan. The Panel considers that the non-capitalised version ('environs') is better although it would be preferable to refer to this area as the 'Primary Activity Centre' to align with the Framework Plan and the Structure Plan language. The Panel has not recommended this change given it has potential flow on impacts on the terms used in Clause 21.02-1 or the future review of the Retail Strategy which may address retail hierarchy terminology. Given that the Homemaker Centre is identified on the Framework Plan, reference to it in Clause 21.11-2 is considered acceptable.

The Panel has identified recommended changes in its preferred version of Clause 21.11-2 (Appendix B). It should be noted that these recommendations do not address all of the other language enhancements that it has flagged above for Council's further review.

The Framework Plan attempts to depict a lot of information. In many instances the specific directions are difficult to identify and require the reader to undertake a more detailed examination of the Structure Plan. Ideally the key directions should be able to be clearly understood from the Framework Plan without constant reference to the Structure Plan. The Panel considers that a framework plan does not need to mirror the content of a background reference document and that this Framework Plan would benefit from further editing including:

- renaming 'Land Uses' in the drawing key to 'Land Uses and Character Precincts' and:
 - renaming 'Residential Standard Density' within the drawing key to 'Residential' and including the notations 'Residential South' and 'Residential North' on the Framework Plan drawing
 - renaming 'Mixed Use Urban Core/Medium Density Residential' within the drawing key to 'Mixed Use Urban Core'
 - renaming 'Office/Commercial' within the drawing key to 'Office/Employment' consistent with the Clause 21.11-2 precinct reference in 'Further strategic work'
 - deleting references to 'Education, Community and Civic Uses' and 'Major Utility (Wannon Water)' and 'Railway line' from the drawing key as these are apparent within the Plan's drawing notations
- removing references to elements which are not explained in the Structure Plan or have no key purpose within the policy, such as 'Paper Road', or are not depicted on the drawing, such as 'Existing trees & Vegetation'
- consolidating related legend elements – for example 'Non-standard streetscape' should sit under 'Built form' as it relates to a built form or landscaping outcome rather than a 'Movement Network' outcome and makes it easier to discern
- deleting 'Proposed Key Building Extensions' from the legend and map as discussed in section 4.1.1 of this Report
- reviewing legend font size and overall map clarity.

While the Panel acknowledges that submissions did not identify the more minor changes to Clause 21.11-2 and the Framework Plan that the Panel has identified, they are recommended to improve the legibility of the Amendment and to assist the planning authority.

The Panel recommends:

Amend Clause 21.11-2 to:

- a) **Include the changes to words and terms identified in the Panel's preferred version in Appendix B.**
- b) **Amend the Warrnambool Eastern Activity Centre Framework Plan to:**
 - **rename 'Land Uses' within the drawing key to 'Land Uses and Character Precincts'**
 - **rename 'Residential Standard Density' within the drawing key to 'Residential' and include the notations 'Residential South' and 'Residential North' on the Framework Plan drawing**
 - **rename 'Mixed Use Urban Core/Medium Density Residential' within the drawing key to 'Mixed Use Urban Core'**
 - **rename 'Office/Commercial' within the drawing key to 'Office/Employment'**
 - **delete references to 'Education, Community and Civic Uses' and 'Major Utility (Wannon Water)' and 'Railway line' from the drawing key**
 - **remove elements which are not explained in the Structure Plan or have no key purpose within the policy such as 'Paper Road' and 'Existing trees & Vegetation'**
 - **relocate the drawing key reference to 'Non-standard streetscape' to sit under the 'Built form' heading**
 - **increase legend font size and improve overall plan clarity.**

5 Design and Development Overlay 18

5.1 Movement network connections

(i) The issue

The issue is:

- whether an additional requirement should be included in DDO18 relating to site permeability and road and pedestrian connections for the Gateway Plaza site.

(ii) Evidence and submissions

The Moelis submission proposed that an additional requirement be included in DDO18 specific to the Gateway Plaza site as identified in Figure 9:

Development of the Gateway Plaza Shopping Centre site should provide permeability within the site and road and pedestrian connections to surrounding land guided by the indicative locations shown in Figure 2 – Eastern Activity Centre Framework Plan at Clause 21.11-2.

This requirement was proposed to accompany the deletion of the internal circulation and access road as identified in section 4.1.1 of this Report.

This addition was not supported by Council.

(iii) Discussion

As discussed in section 4.1.1 of this Report the Panel does not support removal of the internal movement paths through the Gateway Plaza site given the high level strategic nature of the Framework Plan and the 'generally in accordance with' provisions of Clause 21.11-2. The Panel does not consider it necessary to make specific directions regarding to interpretation of the Framework Plan to individual sites given the plan applies to the Eastern Activity Centre as a whole.

The proposed DDO18 does not include any provisions relating to access, focusing on integration and connectivity. None of the proposed provisions refer to the Structure Plan. The Panel considers that Clause 21.11-2 appropriately provides the high level objectives and guidance for strategic connections and movement while the DDO focuses on built form elements. The Panel would however support an additional non-site specific DDO18 requirement along the lines of *"Development should provide for site permeability including road and pedestrian connections to surrounding land where appropriate"* should Council consider that it would assist the application of DDO18 and the interpretation of Clause 21.11-2.

(iv) Conclusion

The Panel concludes that:

- an additional requirement relating to site permeability and road and pedestrian connections for the Gateway Plaza site is not required in DDO18.

5.2 Building height

(i) The issue

DDO18 proposes the following building requirement:

Development should be a maximum of two or three storeys in height and designed to minimise bulk. Taller elements should be recessed to ensure they are of comparable scale with the streetscape and surrounding use.

The issue is:

- whether it is appropriate for development to be limited to a maximum of two or three storeys in height.

(ii) Planning Practice Note 60 – Height and setback controls for activity centres

Practice Note 60 provides guidance on the preferred approach to height for activity centres. It identifies that activity centres are a focus for housing and economic growth and that height controls can be appropriate where they are not aimed at restricting built form but facilitating good design outcomes. It suggests height controls should be based on strategic research and comprehensive built form analysis. The Practice Note identifies that this analysis should identify opportunities for change, and contain a visual and amenity impact analysis background analysis, identifying significant features and views. Mandatory height controls are suggested in exceptional circumstances (such as sensitive coastal environments, significant landscape precincts and heritage places) and where they are appropriate to the context and necessary to avoid unacceptable outcomes. The Practice Note identifies a preference for expressing height in metres.

(iii) Evidence and submissions

The Meolis submission opposed the introduction of 2 and 3 storey height limits on the basis that they were unnecessary, not based on a comprehensive built form analysis, were inconsistent with the activity centre objectives of Clause 11.03-1S and the Urban Design Guidelines. It noted that the proposed limits were less than those permitted in the GRZ1 (11 metres) and that the precinct was contextually different from the City Centre. The submission considered that rather than provide certainty, the provision hinders development, and while expressed as a discretionary provision, still signalled a low height preferred outcome.

The Moelis position was supported by the evidence of Mr McNamara who considered that a 3 storey height limit across all commercially zoned areas was inconsistent with the objectives for major activity centres under the Planning Policy Framework. He identified in his oral evidence that the ground floor to ceiling ratios for commercial buildings meant that a 3 storey commercial building would likely be taller than the 10 metres suggested by Mr Blades.

Council's submission supported the retention of the 2 to 3 storey maximum height requirement based on the evidence of Mr De Silva and Mr Blades. It was submitted among other reasons that the height requirement was important to retain the primacy of the City Centre. Mr De Silva indicated that while not based on a comprehensive built form analysis,

significant work had been done in the development of the Structure Plan to understand and identify key building interface issues and to acknowledge a prevailing low form built character within the locality and Warrnambool generally.

Mr Blades' evidence (consistent with that of Mr De Silva's) noted that the height provisions were discretionary, allowed taller height elements and were appropriate in the site's context. He considered that taller built forms were only one way of achieving landmark built form, pointing to high quality and distinctive architecture as another method. Mr Blades qualified his support for the proposed height provisions by suggesting adding a height quantum of 8 – 10 metres. He noted that while a 12 metre height would reflect a higher commercial floor to ceiling height of 4 metres this could potentially result in a 4 storey outcome with lower floor to ceiling heights.

Council advised the Panel that height controls for the City Centre were limited to references in the *Warrnambool City Centre Revitalisation – The Structure Plan* (2012) referenced in Clause 21.11-2 and which identified heights of 2 to 5 storeys based on zones and transition areas. There are no height limits for the City Centre in the Scheme itself.

(iv) Discussion

The Panel understands that the basis for the proposed height provisions stems from a broader understanding of the prevailing built form character of the precinct and Warrnambool generally. The height provisions are not mandatory and allow for taller elements where recessed and limited to the C1Z and C2Z land including the Primary Activity Centre.

The Panel considers there is a place for providing direction around height within the commercial zoned precincts and to guide built form transition to residential interfaces. However, to limit height as proposed without a comprehensive built form analysis to understand the impact of taller building heights or using existing prevailing built form height as a bench mark, is inconsistent with Clause 11.03 and Practice Note 60.

The proposed height limits for the Primary Activity Centre are not supported. The Primary Activity Centre contains substantial areas of undeveloped C1Z land capable of being developed unlike the other existing low scale bulky goods/restricted retail commercial areas. There are no apparent landscaping or visual limitations to higher built form in this Precinct that would require such a low built form response. The Panel considers restricting height in the Primary Activity Centre as proposed runs counter to the Structure Plan vision to focus activity around the Primary Activity Centre and create a vibrant and distinctive gateway precinct. While the Panel acknowledges that height isn't the only way to create visual interest and distinctive architecture such a height restriction unreasonably constrains the Primary Activity Centre from performing its identified function and providing for design flexibility and opportunity. The Panel considers that well designed and sited buildings up 4 or 5 storeys would potentially not be out of place within the Primary Activity Centre (if they were economically viable in the first instance) and would not compromise the prevailing low built form of Warrnambool nor have any significant visual or landscape impact.

The Panel does not consider that applying a 3 storey height limit or removing it will compromise the City Centre. While it is acknowledged that the provision of height limits can

be a strategic signal that more substantial development (such as major hotel or office development) should be located within the Principal Activity Centre, such uses cannot always be accommodated in such centres. This is not to say that tall buildings accommodating major accommodation or office tenancies should be supported in the Eastern Activity Centre, rather that no strong strategic case has been advanced for limiting height to 2 – 3 storeys across all commercial zoned areas in the Eastern Activity Centre. If Council wishes to pursue further height provisions for the Primary Activity Centre this should be the subject of further analysis.

The Panel does however, support the proposed height provisions in the commercial areas outside the Primary Activity Centre. Unlike the Primary Activity Centre, the Harvey Norman and Bunnings bulky goods areas and the southern homemaker centre sites are unlikely to accommodate any buildings of significant height in the short-medium term. A height limit of 2 to 3 storeys is considered appropriate, as this will help to direct more substantial building activity towards the Primary Activity Centre and is reflective of the predominant built form in those locations and limited opportunities for major commercial development.

The Panel agrees with Mr Blades that the height provision should be expressed in metres consistent with Planning Practice Note 60. The Panel however, was not convinced that a height range of 8-10 metres appropriately responds to the commercial floor to ceiling heights that would normally apply in commercial buildings and considers that 12 metres as an upper limit is more appropriate for the reasons identified by Mr Blades. The Panel does not consider that a 12 metre height would result in a spate of four storey high buildings in the C1Z and C2Z land outside the Primary Activity Centre given existing limited site capacity for large scale development. The Panel however, has not been provided with a level of analysis or evidence to suggest that increasing the height to 12 metres will not have an unintended impact and has therefore not recommended it. The Panel would support Council increasing the upper level height to 12 metres if it considered this acceptable.

(v) Conclusions and recommendations

The Panel concludes that:

- height limits should only apply to the commercial zoned areas outside the Primary Activity Centre
- the 2 to 3 storey maximum height requirement should be amended to provide for a building height range of 8 – 10 metres.

The Panel recommends:

Amend the Design and Development Overlay Schedule 18 as identified in the Panel's preferred version in Appendix B to:

- a) include an '8 – 10 metre above natural ground level' measurement for the building height requirement and apply the building height requirement to areas outside the Primary Activity Centre only.

5.3 Bulky goods built form

(i) The issue

The issue is:

- whether the built form guidelines are appropriate for bulky good format centres.

(ii) Evidence and submissions

The evidence of Mr McNamara considered the proposed design guidelines in DDO18 were inconsistent with the existing and likely future conditions of developed commercial sites in the Eastern Activity Centre, were to aspirational and unlikely to be achieved. He identified proposed changes to DDO18 to provide additional flexibility for carparking and active frontages and roof form treatments.

The evidence of Mr Blades identified that commercial building formats were quite different between C1Z and C2Z locations, with the latter comprising a larger format typology with different form, setback and siting needs. He considered that the DDO18 should provide greater design guidance for larger format typologies. He identified a series of changes that broadly respond to the *Victorian Interim Design Guidelines for large Format Retail Premises* (2007) relating to setbacks, location of loading areas, landscape treatments of car parks, pedestrian connections and entrances. His changes also included the words 'where appropriate' against the requirements for street interfaces.

Council supported Mr Blades' proposed changes. The changes were generally acknowledged and supported by Mr De Silva, Mr McNamara, Moelis and Norway.

(iii) Discussion

The Panel agrees with the evidence of Mr Blades and Mr McNamara that because the DDO18 applies to both the C1Z and C2Z land in the Eastern Activity Centre, the control should provide some distinction between the likely built forms existing and anticipated in those zones. The Panel considers that the changes identified by Mr Blades address the concerns identified by Mr McNamara and provide some design flexibility for larger format retailers without diminishing the overall built form objectives sought for the commercial precincts and the Eastern Activity Centre overall.

The Panel supports the changes to the DDO18 proposed by Mr Blade relating to bulky goods retail formats and the minor restructuring of the control's requirements. The Panel has identified these suggested changes in its preferred version of Amendment documents included in Appendix B.

(iv) Conclusions and recommendations

The Panel concludes that:

- Buildings and Works requirements in DDO18 should be amended to provide greater guidance for bulky goods retail formats generally as identified in the evidence of Mr Blades.

The Panel recommends:

Amend the Design and Development Overlay Schedule 18 as identified in the Panel's preferred version in Appendix B to:

- a) include under 'Buildings and works' additional requirements for bulky goods retail formats.**

5.4 Residential interfaces

(i) The issue

The issue is:

- whether the requirements for managing residential interfaces are adequate.

(ii) Evidence and submissions

The evidence of Mr Blades suggested that the exhibited DDO18 lacked guidance to manage the transition from commercial built form to residential precincts. He identified that the Structure Plans analysis of interfaces including 'Key Interface D' (between the Gateway Plaza and the Residential North precincts) and Key Interface 'K' (back of house interfaces) indicated the need to manage amenity and built form and landscaping treatments. He considered that while other provisions of DDO18 provided guidance for built form and landscaping interfaces, Standard B17 of Clause 55.04-1 (Side and rear setbacks objective) should be included in the DDO18 to provide greater guidance for managing the commercial-residential interface.

The inclusion of the additional requirement proposed by Mr Blades was supported by Mr De Silva and Council. The additional requirement was not supported by Moelis as it was not intended to apply in the C1Z. It submitted that the decision guidelines of the C1Z (along with Planning Policy Framework provisions) provide adequate guidance in relation to commercial-residential interfaces.

(iii) Discussion

Standard B17 of Clause 55.04-1 identifies rear or side boundary setback provisions for new buildings based on the height of walls near boundaries. While the provision is primarily used to guide medium density housing development within residential areas, it is used in some instances in Design and Development Overlays to manage commercial-residential interfaces where building height and reasonable amenity expectations require additional management beyond the zone decision guidelines.

The Panel considers that where low built form is anticipated in a commercial zone proximate to a residential area in a metropolitan context, such a requirement is probably unnecessary. That said, the Panel accepts that in regional areas a 3 storey interface might not be a reasonable expectation. The Panel therefore considers that the Standard B17 requirement is appropriate to include in the DDO18, given the prevailing low built residential form (mostly one and two storey dwellings) and the Panel's recommendation that the proposed height provisions be removed from the Primary Activity Centre.

The Panel has identified the Standard B17 wording changes to DDO18 as generally proposed by Mr Blades, with minor wording changes made for clarity, in its preferred version of Amendment documents included in Appendix B.

(iv) Conclusions and recommendations

The Panel concludes that:

- Buildings and Works requirements in DDO18 should be amended to include Standard B17 of Clause 55.04-1 as identified in the evidence of Mr Blades.

The Panel recommends:

Amend the Design and Development Overlay Schedule 18 as identified in the Panel's preferred version in Appendix B to:

- a) include under 'Buildings and works' Standard B17 of Clause 55.04-1 as an additional requirement for managing residential interfaces.

5.5 Signage

(i) The issue

The issue is:

- whether the requirements for signage are appropriate.

(ii) Evidence and submissions

Mr McNamara proposed minor changes to DDO18 in relation to the 'Section 6.0 Decision guidelines' for signs. Mr Blades' evidence went further, proposing the removal of 'Section 4.0 Signs' and the sign decision guidelines in Section 6, considering they unnecessarily replicate the signage provisions of Clause 52.06 and the signage category identification in the C1Z and C2Z provisions. Council supported Mr Blades' proposed changes.

(iii) Discussion

The Panel agrees with Mr Blades that the signage provisions of DDO18 are unnecessary as they duplicate provisions elsewhere in the Scheme and do not provide any significant variation to those provisions to warrant their inclusion.

(iv) Conclusions and recommendations

The Panel concludes:

- the signage requirements of DDO18 are unnecessary and should be removed

The Panel recommends:

Amend the Design and Development Overlay Schedule 18 as identified in the Panel's preferred version in Appendix B to:

- a) delete the requirements under 'Section 4.0 Signs' and insert 'None specified'
b) delete the sign guideline dot points under 'Section 6.0 Decision guidelines'.

6 Development Plan Overlay 14

(i) The issue

The issue is:

- whether DPO14 should be amended to further clarify design criteria.

(ii) Practice Note 23 – Applying the Incorporated Plan and Development Plan Overlays

Practice Note 23 explains the functions of the Incorporated Plan Overlay and Development Plan Overlay and provides advice about when these tools should be used and guidance on how to use them to achieve site planning requirements.

(iii) Submissions and evidence

The submission from Norway considered that the DPO14 contained a lack of guidance in respect to facilitating an appropriate transition to commercial areas. In its submission to the Panel however, Norway indicated it had nothing further to say about DPO14 subsequent to the changes proposed to it in Mr Blades' evidence.

Mr Blades' evidence contained several changes to the exhibited DPO14 including:

- including an additional objective relating to the precinct's heritage and gateway attributes
- including additional words in relation to managing highway and residential interfaces under the 'Urban Design Master Plan' requirements of the development plan
- providing further clarification around the consideration of the findings of the 'Heritage assessment' under the 'Urban Design Master Plan' requirements of the development plan.

Mr De Silva considered that the issue of built form transition was a performance based issue that could be managed during the preparation of a Development Plan. He endorsed the changes identified by Mr Blades, as did Council.

(iv) Discussion

The Panel considers that there is a strategic basis for applying the DPO14 to the Residential South Precinct and that its content and guidance is appropriate and consistent with Practice Note 23.

The Panel supports most of the further changes proposed to the DPO14 by Mr Blades. Those changes are minor and do not change the intent of the exhibited control, but provide further clarity around requirements particularly relating to key interfaces. DPO14 does not include a requirement for a single master plan, rather it identifies several theme specific master plans so Mr Blades' references to 'master plan' are unclear and considered unnecessary.

The Panel notes the submissions of Regional Roads Victoria and Wannon Water regarding the protection and management of road and water assets from trees (discussed in Chapter

7). Council will need to be mindful of potential infrastructure impacts of tree planting and species selection and location when considering a Development Plan.

A Panel preferred version of DPO14 is included in Appendix B.

(v) Conclusions and recommendations

The Panel concludes:

- DPO14 should be amended to further clarify design criteria consistent with the changes identified in Mr Blades' evidence and the Panel's preferred version in Appendix B.

The Panel recommends:

Amend the Development Plan Overlay Schedule 14 as identified in the Panel's preferred version in Appendix B.

7 Other issues

7.1 Kaufland submission

The Kaufland submission outlined its interests in land at 69 Raglan Parade, Warrnambool and the land extending west towards the proposed signalised Glynbeudy Street/Princes Highway intersection identified in the Structure Plan. The site comprises a dwelling, vacant motel and undeveloped C2Z and General Residential Zone land. Council advised the Panel that it understood that the Raglan Parade site has been included in the 'Tranche 4' list of sites to be considered by the Kaufland Stores in Victoria Advisory Committee. The Kaufland submission sought to maintain a level of flexibility in the Structure Plan to avoid precluding retail land use in the Residential South Precinct.

At the Hearing, Kaufland submitted that the Raglan Parade site was strategically supported and a natural fit for a Kaufland store and that the Residential South Precinct was not strategically significant for housing. The submission reinforced that the proposal would be the subject to a further process.

Council's submission advised that it had received no plans to date on the Kaufland proposal nor had it formed an opinion on it. Council considered that the Kaufland proposal would be appropriately considered on its merits as part of a separate process. In the meantime, it considered that given the current zoning regime and development conditions, the Structure Plan provided an appropriate framework for the precinct without requiring further flexibility or changes.

The Panel considers that it is inappropriate as part of its consideration of this Amendment to make comment about the appropriateness of a Kaufland store at this location. That will be appropriately determined as part of a further planning process (Advisory Committee) with the benefit of more detailed plans and the informed view of stakeholders. The Panel notes that the development of the Structure Plan has been many years in the making and that the land use directions largely reflect the EAPSP and existing zoning and pattern of development. The Structure Plan provides a level of flexibility in the future land use mix by establishing broad strategic directions and not seeking zoning changes now. There is therefore little strategic justification to build additional flexibility into the Structure Plan beyond what already exists.

No changes are recommended to the Amendment in relation to the Kaufland submission.

7.2 Shared Infrastructure Plan

The submission from the Department of Transport identified concerns with the capital and maintenance costs associated with the implementation of intersection, landscaping and other works within the Princes Highway/Raglan Parade contained within the *Warrnambool Eastern Activity Centre Structure Plan Shared Infrastructure Plan* (SIP). At the Hearing Regional Roads Victoria raised concerns over the robustness of costing estimates included in the SIP. In particular, Regional Roads Victoria considered that the \$1.379 million costing of the proposed Glynbeudy Street/Princes Highway (Raglan Parade), identified as project IN01, did not cater for the standard full depth intersection paving required or a mandatory left

turn and deceleration lane which would likely add an additional \$500,000 to the delivery cost. The submission further identified that the costings did not include the proposed eastern gateway concept treatments. Regional Roads Victoria sought further scrutiny of all the road related costings.

The Norway submission, which was generally supported by the evidence of Mr McNamara, considered that the funding arrangements identified in the Structure Plan are ad hoc, broad and lacking sufficient detail and assessment. However, little was said about this aspect during the presentation of the submission at the Hearing by Norway or Mr McNamara.

The evidence of Mr De Silva and the submission of Council identified that it was appropriate and common for a Structure Plan to set out the higher order infrastructure that is required to support new development and to achieve this through Section 173 Agreements at development stage through the application of the DPO14. Mr De Silva suggested that the Structure Plan appropriately identified the need for the infrastructure described in the SIP and that this removed the ad-hoc nature of contributions. In the absence of preparing a Development Contributions Plan he considered a SIP an appropriate tool. Mr De Silva's evidence identified that maintenance costs cannot be sought by landowners through a development contributions mechanism and that the Gateway concept identified in the Structure Plan still required further consideration and investigation by Council before it could be further costed.

The Panel considers that the Structure Plan establishes an appropriate relationship with the proposed SIP and that the projects contained within the SIP are limited to 10 high order public realm projects (road works, drainage, open space and shared paths) which fall within standard development contribution funded works established under the Act and the *Development Contributions Guidelines* (March 2007).

In the absence of a Development Contributions Plan, a Structure Plan linked to a SIP is an appropriate mechanism to flag potential contributions in a transparent manner. The Panel is confident that the SIP has been appropriately prepared by an experienced development contributions specialist and is sufficiently robust for its intended purpose. It identifies the basis of costings, net developable hectare charges and sets out the basis on which contributions will be made, considering the principles of fairness and equity.

As identified in the submission of Norway, the SIP does not have any particular status under the Amendment. It is not proposed to be a reference document and the Structure Plan does not specifically refer to it by name although it does include a chapter discussing the approach of referring to a Public Infrastructure Plan and several strategies refer to a shared infrastructure funding mechanism. The SIP therefore effectively forms a background document setting out the approach to infrastructure funding to be adopted in the implementation of the Structure Plan.

The Panel notes that the SIP contains 2016 costings and considers that it is desirable, (notwithstanding that it has no formal role) that all the costings (including the costings for project IN01 on the basis of Regional Roads Victoria's submission) are updated before the Amendment is adopted as it is intended to be used by Council as a basis for managing future

development contributions. Council indicated a preparedness to update the document at the Hearing.

The Panel agrees with Council's position that until a broader commitment is made to progress the more detailed planning for the eastern gateway (identified as a long term action in the Structure Plan) it is unnecessary for the SIP to include associated costings for the precinct at this point in time

The Panel recommends:

Update all costings in the *Warrnambool Eastern Activity Centre Structure Plan Shared Infrastructure Plan*.

7.3 Gateway Precinct planning

Regional Roads Victoria submitted that additional words should be added (underlined) to the proposed local policy provision concerning the eastern gateway into Warrnambool, to emphasise further engagement with Regional Roads Victoria in Council's future planning of the eastern gateway treatment:

- at Clause 21.06-1 (Urban Environment) under 'Future strategic work'
 - Undertake a design study to develop a landscape vision for the eastern gateway to Warrnambool, in consultation with relevant stakeholders.
- at Clause 21.11-2 (Eastern Activity Centre) under 'Access and Circulation' and 'Open space and landscape'
 - Require development of a highly connected and permeable movement network that supports a range of active and sustainable transport and movement options, in consultation with relevant stakeholders.
 - Develop a landscaped gateway along the Princes Highway corridor that continues Warrnambool's legacy of landscaped boulevard treatments, in consultation with relevant stakeholders.

Council submitted that as a matter of practice Regional Roads Victoria would be consulted in its future precinct planning work but did not consider the policy changes identified as necessary.

While Regional Roads Victoria's proposed policy changes to embed stakeholder engagement are well intended, the proposed reference to 'relevant stakeholders' is too vague and simply unnecessary. It is normal practice for a Council in undertaking detailed strategic planning work to determine who the 'relevant stakeholders' are and engage with them appropriately. In some cases, this requirement is already built into the Planning Scheme and the Amendment process, particularly for road authorities. The addition of the word 'movement' at Clause 21.11-2 is already inferred and again, unnecessary.

No changes are recommended to the Amendment in relation to this aspect of Regional Roads Victoria's submission.

7.4 Contamination and interface management

The submission from the EPA noted that a portion of the subject land is zoned farming and may carry some risk of contamination albeit low. EPA flagged the need to consider the use of the land for sensitive use (residential) and avoid contamination of the water storage

basin, as well as the need to plan for the management of commercial-residential interfaces and land use conflict.

In response to the EPA's submission Mr Blades' evidence identified the need to manage the residential interface through the inclusion of references to ResCode Standard B17 of Clause 55.04-1 within DDO18. Mr De Silva's evidence considered that any future residential rezoning of land would be subject to more detailed land capability assessments, while Dales Road would act as an appropriate buffer from Wannon Water's basins. Council emphasised that the Amendment did not rezone land but rather sets in place the framework for its future planning and investigations including those required by Ministerial Direction No 19 (on the preparation and content of amendments that may significantly impact the environment, amenity and human health) and Planning Practice Note 30 *Potentially Contaminated Land*, June 2005. Council also indicated that the provisions of DDO18 and DPO14 provided an appropriate mechanism to manage land use conflicts and land use transition.

The Panel has already addressed the need to refer to Recode Standard B17 and does not repeat it here.

In relation to potential contamination and Wannon Water's water storage basins, the EPA submission has only identified a low risk of contamination associated with potential past farming practices. Wannon Water has not opposed the Amendment in relation to its proximity to its basins. In this context the Panel agrees with Council's position. The land will not be able to be developed for residential purposes (or any other sensitive use) until it is rezoned. A future strategic planning exercise including detailed site analysis and a subsequent rezoning amendment is the appropriate process to consider any potential contamination issues. The Panel considers that the DDO18 and DPO14 in the meantime will provide effective guidance to manage future residential interfaces.

No changes are recommended to the Amendment in relation to the EPA submission.

7.5 Integrated Water Management

The Wannon Water submission supported the Amendment but sought changes which introduced Integrated Water Management (IWM) into the Structure Plan, and required appropriate protection and consultative planning around its pipeline assets. A more detailed submission was made by Wannon Water at the Hearing which included the identification of its major basin and pipeline water mains and sewerage pipelines. The submission raised concerns around the gateway tree planting themes identified in the Structure Plan and the potential impacts on its major assets from tree roots, seeking a greater level of consultation on the detailed design. Wannon Water's submission advanced the desire to work with Council to imbed IWM practices into the planning for growth areas, citing recent examples of rainwater harvesting at the Horne Road industrial area. The submission sought the replacement of the proposed stormwater management strategy in Clause 21.11-2:

Require provision of, or contribution to, appropriate stormwater management for each sub-catchment in a manner that meets current standards of best practice

with:

Development of an integrated Water Management Plan with key stakeholders which includes Water Sensitive Urban Design Principles which covers the entire activity centre. This plan should meet the goals established in the Green Warrnambool Strategic Plan.

Council's Part A submission referred to several previous panel reports and Victorian Civil and Administrative Tribunal decisions that had considered Wannon Water's previous endeavours to seek roof water harvesting outcomes at individual sites or areas. These requests were not supported given the lack of strategic justification.

Council, relying on the evidence of Mr De Silva, submitted that IWM opportunities could be explored at rezoning or development stage and that future detailed planning would consider impacts on assets and continue to involve stakeholders such as Wannon Water.

The Panel notes that Wannon Water's submission was seeking a broader IWM approach that goes beyond roof water harvesting and potentially aligns with Council's own strategies (Warrnambool 2040, Green Warrnambool Plan were cited). However, this Amendment is not the appropriate opportunity to achieve its IWM objectives.

The Panel acknowledges the importance of water management and Wannon Water's commitment to including such practices in the early phases of strategic planning where the benefits at a catchment level can be better achieved. However, the Panel considers that introducing a IWM approach should be done in a considered manner and by adopting a municipal wide approach which builds on, rather than duplicates Clause 19.03-3S (Integrated water management).

The Panel notes that in addition to the proposed wording in Clause 21.11-2, DDO18 includes a requirement that "*Stormwater must be managed to support a catchment-wide stormwater solution, where appropriate*", while DPO14 supports an integrated stormwater management approach for the Residential South Precinct. These provisions may not specifically refer to IWM, but they are consistent with its principles. The Panel considers that, given the provisions of Clause 19.03-3S will apply to future decision making, in the absence of a municipal wide policy direction the proposed Amendment provisions regarding stormwater are reasonable. The Panel is also confident that the next level of strategic planning to support land rezoning will ensure that concerns about landscaping treatments can be more appropriately addressed.

No changes are recommended to the Amendment in relation to the Wannon Water submission.

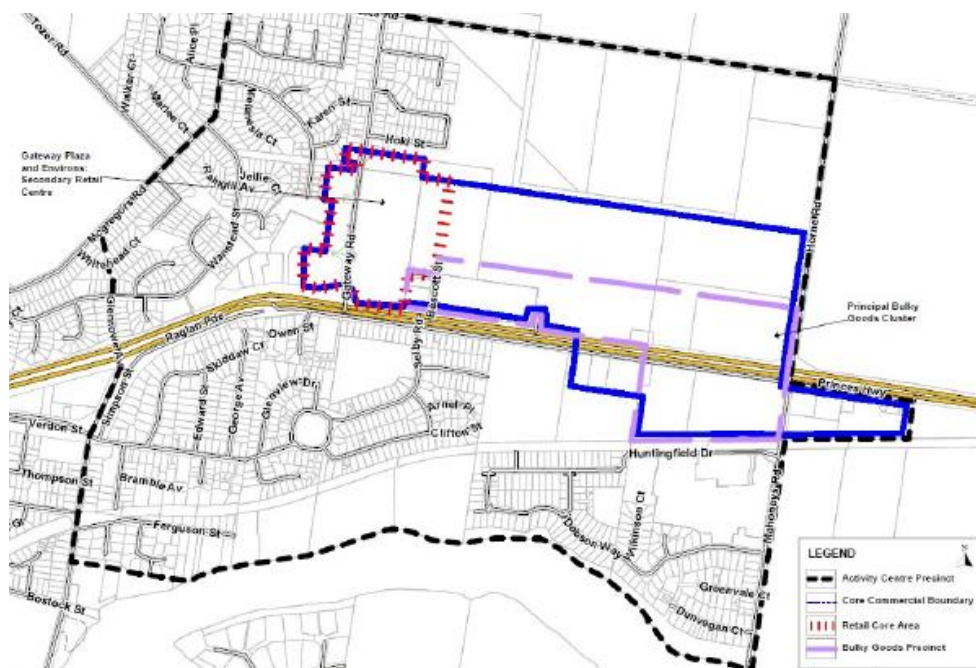
8 Form and content of the Amendment

8.1 Clause 21.02-1 Plan 1b Eastern Activity Precinct: Major Activity Centre

(i) Background

Plan 1b: Eastern Activity Precinct: Major Activity Centre within Clause 21.02-1 (Figure 10) identifies the extent of the 'Activity Centre Precinct' (within the black dashed line), the 'Core Commercial Boundary' (within the blue line), the 'Retail Core Area' (within the red dashed line) and the Bulky Goods Precinct (within the mauve line).

Figure 10 Plan 1b: Eastern Activity Precinct: Major Activity Centre



(ii) Submissions and evidence:

The Moelis submission identified that Plan 1b was not updated as part of the Amendment and should be. The evidence of Mr Blades agreed, affirming:

The concern that has been raised by the submitter in relation to Plan 1b is in my opinion important. Plan 1B is an important plan as it defines the 'Retail Core Area' and the 'Bulky Goods Precinct'. Whilst the retail core area is generally consistent with the EACSP the bulky goods precinct is not.

Accordingly, it is recommended that Plan 1b be updated as part of the current Amendment and that direct reference be made to the Retail Core Area and the Bulky Goods Precinct within clause 21.11-2.

The evidence of Mr De Silva agreed with this position as did Council which submitted that this was an oversight in the exhibited Amendment that should be corrected.

(iii) Discussion

The Panel agrees that Plan 1b should align with the proposed Framework Plan and Structure Plan to ensure consistency between policy provisions and supports the changes proposed by Council being made to the Plan as part of this Amendment. The Panel notes however, in addition to the observations of Mr Blades that:

- 'Plan 1: Warrnambool Activity Centre Network' within Clause 21.02-1 also includes an inset Plan 1b and refers to 'Eastern Activity Centre Precinct' [Panel's emphasis]. Any change to Plan 1b would require a matching update to Plan 1
- there is potential misalignment between the retail classifications in Clause 21.02-1 and the proposed precinct designations and strategies in Clause 21.11-2.

The terms used across Clause 21.02-1 and 21.11-2 should be consistent to avoid confusion. The Panel supports changes to Plan 1 and 1b consistent with the final Framework Plan as part of the Amendment.

In undertaking changes to Plans 1 and 1b as part of this Amendment the Panel observes:

- that any changes to Plan 1b should adopt the same mapping style as Plans 1, 1a and 1c and generally use the same terms for consistency pending a future review of the Retail Strategy
- Plan 1b should be renamed 'Eastern Activity Centre: Major Activity Centre'
- the Activity Centre extent should align with the Framework Plan's designation of the Eastern Activity Centre
- the 'Bulky Goods Precinct' should align with the Bulky Goods/Highway Related Uses Precinct identified in the final Framework Plan
- the extent 'Retail Core Area' in Plan 1b should be altered to align with the 'Primary Activity Centre'
- the 'Core Commercial Boundary' should exclude the Urban Core Precinct until the next level of strategic work is undertaken.

The Panel considers that other terms within Clause 21.02-1 should not be altered until the review of the Retail Strategy is completed.

Submissions to the Amendment have raised issues that are central to Council's retail policy framework. The Panel has had difficulty in some instances reconciling the different terminology used across Clause 21.02, 21.08 and the changes proposed to 21.11-2 and the directions of the Structure Plan. The Panel considers that a review of the Warrnambool Retail Strategy is necessary in the short term to address the application of policy and zones across Warrnambool and will be of assistance in further clarifying and reinforcing the role of the Eastern Activity Centre. The Panel encourages Council to undertake the review of the Retail Strategy as a strategic planning priority.

(iv) Conclusion and recommendation

The Panel concludes:

- that Plan 1 and Plan 1b in Clause 21.02-1 be amended consistent with the final version of the Framework Plan.

The Panel recommends:

Amend Clause 21.02-1 to:

- a) **amend 'Plan 1: Warrnambool Activity Centre Network' so that it is consistent with the final 'Eastern Activity Centre Framework Plan'**
- b) **amend 'Plan 1b: Eastern Activity Precinct: Major Activity Centre' so that it is consistent with the final 'Eastern Activity Centre Framework Plan' and rename the Plan heading 'Eastern Activity Centre: Major Activity Centre'.**

8.2 Other post-exhibition changes

In addition to those already addressed in this Report, Council identified two further post-exhibition changes in its Part A submission.

The first of these proposed to add a new dot point under clause 21.06-1 (Urban environment) under the heading 'Application of zones and overlays' to state:

Applying the Design and Development Overlay 18 to specify requirements relating to the design and built form of new commercial and office development within the Eastern Activity Centre.

The second post-exhibition change proposed to add Clause 43.02 (Design and Development Overlay) to the list of provisions listed in the column 'Amendment number – clause reference' to the Schedule to Clause 72.08 (Background Documents).

The Panel considers these changes to be minor mechanical ones that are consistent with the intent of the Amendment. The proposed changes do not introduce new provisions into the Planning Scheme and no submissions were made during the Hearing about these proposed changes.

The Panel recommends:

Amend Clause 21.06-1 (Urban environment) to add a new dot point under the heading 'Application of zones and overlays':

- **Applying the Design and Development Overlay Schedule 18 to specify requirements relating to the design and built form of new commercial and office development within the Eastern Activity Centre.**

Amend the Schedule to Clause 72.08 (Background Documents) to add Clause 43.02 (Design and Development Overlay) to the list of provisions listed in the column 'Amendment number – clause reference'.

8.3 Warrnambool Eastern Activity Centre Structure Plan

While the Structure Plan is proposed to be a background document it is appropriate that it reflects any key changes made to it in response to the Panel's recommendations including to the Framework Plan.

The Panel observed that the Structure Plan makes frequent references to that document as being the 'EAP Structure Plan' (for example pages 6, 7, 8, 26, 28, 30, 32, 34, 36, 40, 48, 52, 58, 62 and 64) while its title does not use the word 'Precinct'. While it is appropriate for the Structure Plan to describe the wider activity centre as a precinct, the references to it as the

‘EAP Structure Plan’ confuses it with the 2004 EAPSP. On the basis that Council has adopted the term ‘Centre’ rather than ‘Precinct’ for the policy changes proposed by the Amendment it is recommended that similar terminology should be adopted within the Structure Plan.

The Panel considers there would be further value in reviewing the character precinct names so there is greater consistency with Clause 21.02, for example renaming the ‘Activity Centre’ Precinct the ‘Primary Activity Centre’ Precinct.

The Panel recommends:

Amend the Warrnambool Eastern Activity Centre Structure Plan to:

- a) reflect the Panel’s recommended changes to the Eastern Activity Centre Framework Plan**
- b) use a consistent document title reference throughout the document.**

Appendix A Document list

No.	Date	Description	Provided by
1	3/12/2019	Council Part A submission	Council
2	"	Evidence statement of Mr De Silva	Council
3	"	Evidence statement of Mr Blades	Council
4	"	Evidence statement of Mr McNamara	Moelis
5	11/12/2019	Council's Part B submission	Council
6	"	PowerPoint slides accompanying evidence of Mr De Silva	Mr De Silva
7	"	Wannon Water submission	Mr Barnes
8	"	Regional Roads Victoria submission	Mr Hayes
9	12/12/2019	Victorian Planning Authority East of Aberline Precinct Structure Plan Agency Update November 2019	Council
10	"	Various Warrnambool Planning Scheme clauses - Clause 11.02-2S Structure Planning, Clause 11.03-1S Activity centres, 21.02 Settlement, <i>Planning Practice Note 58 Structure Planning for activity centres</i> , September 2018 and <i>Urban Design Guidelines of Victoria</i> Department of Environment, Land, Water and Planning excerpts – <i>Element 1 Urban Structure</i> and <i>Element 2 Movement Network</i>	Council
11	"	Moelis Australia submission	Mr McArdle
12	"	Structure plan changes sought	Mr McArdle
13	"	Norway Pty Ltd submission	Mr McKendrick
14	"	Moelis Australia submission Court Book	Mr McArdle

Appendix B Panel preferred versions of Amendment documents

[Tracked Added](#)

~~Tracked Deleted~~

21.11-2

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Eastern Activity Centre

The Eastern Activity Centre is located at the eastern extent of Warrnambool to either side of Raglan Parade (Princes Highway) between Horne/Mahoneys Road to the east, the Gateway Church to the west, the rail way line to the south and Dales Road to the north.

The Eastern Activity Centre is identified in Clause 21.02 as a Major Activity Centre within Warrnambool, with a retail core area that encompasses the Gateway Plaza and Environs. Gateway Plaza and Environs has a secondary retail role to Warrnambool City Centre. It serves a subregional retail role and provides for the weekly shopping needs of residents living in east Warrnambool and surrounding districts. Clause 21.02 also identifies the Eastern Activity Centre as being the principal bulky goods precinct within the Municipality, with a regionally-significant cluster of restricted retail stores.

Vision

To establish the Eastern Activity Centre as a vital and recognisable mixed use activity centre at the eastern gateway to the city, comprising integrated retail business, residential and open space, that supports the primary retail role of the CBD. The Eastern Activity Centre will comprise a range of neighbourhoods or sub-precincts, each with their own district and defined character, and an urban core and network of linked open space that responds sensitively to the landscape qualities of the land.

Implementation strategies**General**

- Ensure that any proposed use or development within the Eastern Activity Centre is generally in accordance with the Eastern Activity ~~Precinct~~ Centre Structure Plan 2016, including the Eastern Activity Centre Framework Plan as shown in Figure 2.

Land use and activities

The indicative use of land is identified in the Warrnambool Eastern Activity Centre Structure Plan ~~Concept~~ and described in the table to Clause 21.02 headed 'City of Warrnambool Activity Centre Hierarchy: Role and Function of Centres.'

- Encourage creation of identifiable neighbourhoods within the Eastern Activity Centre, in accordance with the Character Precincts (~~sub-precincts~~) identified in the Warrnambool Eastern Activity Centre Structure Plan 2016.
- Encourage creation of a street-based urban core, incorporating high density residential and mixed use development central to the Eastern Activity Centre.
- Encourage the development of community services and activities at Gateway Plaza and ~~e~~Environs to diversify its function as a community hub.
- Encourage medium density residential development within 400 metres of Gateway Plaza and ~~e~~Environs.
- Provide a ~~more~~ diverse range of accommodation options including higher density housing such as townhouses, aged persons accommodation and commercial accommodation.
- Encourage development of commercial office development along Horne Road and sleeved behind the Bulky Goods/Highway Related Uses Precinct ~~bulky goods sub-precinct~~.
- Support implementation of shared funding for delivery of higher order infrastructure across the Eastern Activity Centre ~~Precinct~~.

Economic development

- Consolidate Gateway Plaza and ~~e~~Environs as the secondary retail centre in Warrnambool serving a sub-regional role and providing a local centre to residents living in east Warrnambool and surrounding districts.

- Ensure that development of Gateway Plaza and ~~e~~Environs does not detract from the role of the City Centre as the principal activity centre in the region and the primary retail centre.
- Encourage the consolidation of bulky goods and peripheral retailing activity in the Eastern Activity Centre.
- Encourage bulky goods retailing to locate in the Warrnambool Homemaker Centre and in identified areas along Princes Highway.
- Encourage development of employment uses, such as offices and business parks as a transitional use between the Princes Highway uses and residential development and at the interface with the industrial land on the east side of Horne Road.
- Support a limited number of large format retail shops in the form of superstores with a minimum floor area of 1,000 square metres (not discount department store or supermarket) locating in the Warrnambool Homemaker Centre to enhance the regional role of the Eastern Activity ~~Centre~~ ~~Precinct~~.

Urban design and built form

- Introduce a defined 'gateway' to demarcate an entrance point and make a statement about the significance of the city.
- Require development to respond to the Preferred Character and Design Objectives for the relevant Character Precinct identified in the Warrnambool Eastern Activity Centre Structure Plan 2016.
- Support subdivision design that provides for a high-quality street-based public realm.
- Promote visual integration of Character Precincts and individual sites by ensuring the built form of new developments responds to its surrounds, provides extensive active frontages and addresses the public realm.
- Ensure consistency in landscaping and urban design treatments to create a unified sense of place and to contribute to the landscape gateway to the city.
- Ensure high-quality interfaces are delivered between the Gateway Plaza and adjacent sites by encouraging further specialty retail development to activate edges, avoiding blank walls and dead spaces.
- Establish a clear and legible urban pattern that is sensitive to the precinct's landform and subdivision pattern and the preferred Character and Design Objectives of the relevant Character Precinct ~~identified~~ ~~defined~~ in the Warrnambool Eastern Activity Centre Structure Plan 2016.
- Create development form that provides a sense of frontage and street address to each street frontage.
- Ensure the highest possible degree of design quality in development form and finish.
- Encourage creative and innovative design that provides high quality residential living environments.
- Require that the presentation of new developments along the highway frontages, Gateway Road and Horne Road makes a positive contribution to the appearance of the area.
- Require built form and subdivision design to respond sensitively at the interface between the Character Precincts and adjoining land uses through use of appropriate setbacks, landscaping and building orientation.
- Minimise the visual prominence of car parking areas when viewed from Princes Highway, Gateway Road, Horne Road, connector streets and open space.
- Underpin the principles of ecologically sustainable design in the alignment, orientation and design of buildings, streets and places.
- Manage the visual setting through the careful control of signage, infrastructure and advertising.

Access and circulation

- Require development of a highly connected and permeable movement network that supports a range of active and sustainable transport options.
- Create a movement network that links key uses and nodes, such as open space.
- Support development along Princes Highway that promotes safe and efficient access to the Eastern Activity Centre and to uses fronting the highway.
- Support creation of diverse streetscapes through use of a variety of cross-section and landscape themes.
- Facilitate integrated and safe pedestrian and cycle connections throughout the centre including linking key connector roads and linear open space.
- Provide direct public connectivity (pedestrian, cycle and vehicle) to the Gateway Plaza and other surrounding land uses, and connections to the east of the existing Gateway Plaza centre.
- Establish an attractive and inviting Highway gateway experience along the Princes Highway.
- Establish suitable reserves to peripheral roads such as Horne Road and Dales Road to accommodate for future traffic needs.
- Support long term delivery of a shared path network that connects key places and nodes, including Deakin University, Sherwood Park Train Station and the Warrnambool CBD.
- Require new development (including alternations and additions to existing development) to prepare a wayfinding strategy that delivers new and/or improved accessible and legible connections in and around the development.

Open space and landscape

- Develop a landscaped gateway along the Princes Highway corridor that continues Warrnambool's legacy of landscaped boulevard treatments.
- Create an open space network comprising open spaces at various scales and dimensions and of varying land forms, including highpoints, ridgelines and drainage reserves, to cater for a range of purposes.
- Aim to retain and/or enhance existing landscape features within the Precinct.
- Support the use of plant species that will support biodiversity functions, including canopy trees and indigenous plantings in appropriate locations.
- Support delivery of high-quality landscaping of the public realm including planting of significant canopy trees within open space and streetscapes and provision of generous nature strips and medians (where appropriate) to accommodate streetscape objectives.
- Require provision of, or contribution to, appropriate stormwater management for each sub-catchment in a manner that meets current standards of best practice.

Future strategic work

- Apply the General Residential Zone (GRZ) and the Development Plan Overlay (DPO) to the Residential North ~~Precinct sub-precinct~~.
- Review the extent of the Heritage Overlay (HO145) in the Residential South ~~Precinct sub-precinct~~.
- Apply ~~the Mixed Use Zone (MUZ) and~~ the Development Plan Overlay (DPO) to the Mixed Use ~~Urban Core Precinct sub-precinct~~.
- Apply the Commercial 2 Zone (C2Z) and the Development Plan Overlay (DPO) and Design and Development Overlay (DDO) to the Office/Employment ~~Precinct sub-precinct~~.
- Review ~~the application of zones~~ to the Eastern Activity Centre ~~Commercial 1 Zone (C1Z) at 1-49 and 51 Raglan Parade~~ as part of the ~~review of the Warrnambool~~ Retail Strategy ~~(2007) Review~~.

Reference documents

- *Warrnambool Eastern Activity Centre Structure Plan (2016)*

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SCHEDULE 18 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO 18**

EASTERN ACTIVITY CENTRE - COMMERCIAL AND OFFICE BUILT FORM

1.0

Design Objectives

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- To encourage the development of the Eastern Activity Centre as an active, vibrant and connected retail, office and commercial precinct.
- To encourage integrated, high quality built form and landscape treatments.
- To ensure new development provides an active interface to streets, public open space, and residential areas.

2.0

Buildings and works

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A permit is required to construct or extend a fence that fronts a road or public open space.

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

Building Height

- Development outside the Primary Activity Precinct should be a maximum of two or three storeys (8-10 metres above natural ground level) in height and designed to minimise bulk. Taller elements should be recessed to ensure they are of a compatible scale with the streetscape and surrounding uses.

Building Design

- Development should demonstrate high quality architectural design that enhances the appearance and amenity of the centre.
- Development should demonstrate a diversity of architectural form.
- ~~Development should incorporate active frontages that directly interface with the street and corners, contributes to the activation of the street and create a clearly defined sense of street address.~~
- The roof form and building profile of developments should create visual interest and variation in the streetscape.
- ~~Development should be a maximum of two or three storeys in height and designed to minimise bulk. Taller elements should be recessed to ensure they are of a compatible scale with the streetscape and surrounding uses.~~
- Building elevations should incorporate design detailing and material treatments that assist in articulation of the building form and limit the potential for visual bulk.
- Development should avoid blank walls on facades fronting public areas. Where blank walls cannot be avoided, windows or openings should be provided to promote interaction with the street. If windows or openings are not appropriate other design treatments may be considered to break up the surface and provide visual interest.
- Development should be designed to integrate with adjoining uses and built form, and designed to improve connectivity to adjoining uses and development.
- New or refurbished buildings should have regard to the incorporation of Environmentally Sustainable Design techniques such as passive solar design, natural ventilation and cooling, natural lighting, green walls, and use of sustainable materials.

Public Realm Interfaces

- Materials and finishes on all building facades should be high quality and complement the appearance and character of the centre. Use of glazing, natural materials and textured materials is encouraged.
- Development should incorporate active frontages that contribute to the activation of the street, create a clearly defined sense of street address and where appropriate directly interface with the street and corners.
- Development should incorporate lighting design to enhance the night time appearance of the building and add to pedestrian safety.
- Building services and equipment should be located to minimize their visibility and should be integrated into the design of buildings.
- ~~A high quality landscape interface should be provided to Princes Highway and collector/local road frontages.~~
- The visibility of car parking and loading areas from the public realm should be minimised. Car parking and loading areas should be discretely located behind built form and not dominate the frontage.

Residential Interfaces

- Where abutting a Residential Zone or Residential precinct all development should, as a minimum, be massed in accordance with Standard B17 of Clause 55.04-1 from the common boundary.
- A combination of landscaping treatments and acoustic treatments should be used at the interface with residential areas.

Landscaping

- A high quality landscape interface should be provided to Princes Highway and collector/local road frontages.
- ~~A combination of landscaping treatments and acoustic treatments should be used at the interface with residential areas.~~

Stormwater

- Stormwater must be managed to support a catchment-wide stormwater solution, where appropriate.

Car Parking and Loading

- ~~The visibility of car parking and loading areas from the public realm should be minimised. Car parking and loading areas should be discretely located behind built form and not dominate the frontage.~~

Bulky Goods Retailers

- In addition to the above:
 - Ensure that the siting and design of bulky goods retailers responds to any prevailing characteristic of the streetscape, including existing street setbacks and building heights.
 - Minimise offsite amenity impacts upon surrounding residential uses through considered siting of loading bays, waste collection spaces and vehicle entry/exit point.
 - Ensure at-grade car parking incorporates sufficient landscaping (including canopy

landscaping) to reduce the visual impact of car parking as viewed from the public realm.

- Ensure that the building design of bulky goods retailers maintains a clearly legible pedestrian entrance and connection to the primary street interface.

An application for construction of a building or to construct or carry out works is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

3.0

Subdivision

--/--/---
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None specified.

4.0

Signs

--/--/---
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None specified.

~~Sign requirements are at Clause 52.05. All land is in Category 1.~~

Requirements

- ~~* Signage should be:

 - ~~Integrated into the design of the building.~~
 - ~~limited to avoid visual clutter and unnecessary repetition.~~~~
- ~~* A freestanding sign or pole sign should only be considered where buildings are not readily visible from the street, such as in a multi-occupancy site. Such signs should:

 - ~~Identify the business occupying the site only.~~
 - ~~Be of modest height, preferably low to the ground, such that it does not dominate in the streetscape, and should generally not exceed 4 metres in height~~~~

5.0

Application requirements

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Proposed
C103warr

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Building elevations and site plan showing how the proposal integrates with adjoining development.
- Movement and carparking layout, where appropriate. A schedule of materials and colours, as appropriate.
- A landscape plan, prepared by a suitably qualified professional, including details of initial maintenance to establishment
- A lighting plan, which provides location and details of external lighting, as appropriate.
- A stormwater management plan showing how stormwater drainage is to be managed to support a catchment-wide stormwater solution

6.0

Decision guidelines

--/--/---
Proposed
C103warr

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The design objectives of this schedule.
- Whether the development enhances the public realm, and improves the safety and connectivity of the precinct.

- Whether building design, articulation, materials, colours and lighting treatments contribute to an attractive and vibrant precinct.
- Whether the proposed landscape treatment enhances the amenity of the neighbourhood and public realm.
- Whether the development incorporates treatments to mitigate any potential off-site amenity impacts.
- The extent to which the development will enhance the visual appearance of the Princes Highway road corridor, and the Gateway Road streetscape, where applicable.
- The extent to which the development utilises Environmentally Sustainable Design treatments.
- ~~Whether the sign:~~
 - ~~— Is minimal in size and quantity.~~
 - ~~— Integrates with the building style and landscape design.~~
 - ~~— Does not detract from the visual amenity of the streetscape.~~

--/---
Proposed C103warr

SCHEDULE 14 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO 14**.

EASTERN ACTIVITY CENTRE RESIDENTIAL SOUTH CHARACTER PRECINCT

1.0

--/---
Proposed C103warr

Objectives

The Development Plan must respond to the following objectives for the land:

- [Reinforce the Precinct's defining heritage and gateway attributes.](#)
- Provide diverse residential lot sizes and housing outcomes across the precinct.
- Ensure a connected street network and pedestrian and cycling paths that connects to the adjoining road networks and public open space.
- Achieve high quality landscape treatments (including the creation of boulevards, canopy tree and screen plantings in appropriate locations).
- Ensure lot layouts and housing designs respond appropriately to the interface with Princes Highway, heritage features, rail corridor, and commercial areas.

2.0

--/---
Proposed C103warr

Requirement before a permit is granted

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared provided the responsible authority is satisfied that the granting of a permit will not prejudice the future use or development of land for the purpose of the objectives and requirements of this schedule and Warrnambool Eastern Activity Centre Structure Plan 2016.

3.0

--/---
Proposed C103warr

Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

- A written statement describing how the proposed subdivision or development of land addresses the approved Development Plan.
- A condition requiring a section 173 agreement to be registered on the title of the land to provide for apportionment of financial contributions to higher order shared infrastructure.

4.0

--/---
Proposed C103warr

Requirements for development plan

A development plan must be generally in accordance with the Warrnambool Eastern Activity Centre Structure Plan 2016 and include the following requirements:

Subdivision and Staging of Development:

- Provide residential subdivision generally at conventional density (lot sizes of approximately 400-600m²) with opportunities for smaller and larger lots across the precinct.
- Indicative lot layouts, new streets, pedestrian/cycling paths and public open space.
- Proposed locations of easements for underground services.
- Any proposed staging of development, including staging of infrastructure and open space delivery.

Housing Options

- Details showing how different housing options will be distributed through the precinct, as appropriate, and how the proposed mix and type of housing responds to local housing need.

Urban Context and Site Analysis Plan which includes:

- Existing conditions, including surrounding land uses and development, adjoining roads and pedestrian links, public transport routes, topography, heritage features, railway corridor, easements and infrastructure.
- A site analysis and design response.

Urban Design Master Plan which provides:

- Subdivision design that incorporates discrete design elements that will result in a diverse and attractive public realm and sense of place across the precinct, such as (but not limited to):
 - an internal road network that provides a high level of access within the precinct for all vehicular and non-vehicular traffic and which responds to the topography of the site.
 - use of small-scale open spaces and public nodes.
 - varied block sizes and frontages.
 - diverse cross-sections of roads and road reserves, including boulevards and widened streetscape.
 - [a movement network designed to maximise public realm views to existing heritage fabric.](#)
- Optimises solar access to as many lots as possible.
- Appropriate landscaping within road reserves [including canopy tree species.](#)
- Appropriate setbacks to Princes Highway and internal roads. [Any residential setback to Princes Highway should respond to the character and dimension of existing residential setbacks present along the south of the road corridor.](#)
- Appropriate transition and interface design treatment to commercial areas [including canopy landscaping and development designed to minimize the visual impact of commercial areas from the public realm](#) ~~(it is preferred that new development adjoining back of house commercial areas minimise the visual impact of these areas).~~
- ~~An a~~ Appropriate [gateway transition and](#) interface design treatment to the railway corridor [comprised of a continuous row of canopy trees \(of a species appropriate to the image of the Warrnambool area\), and which may include a linear public cycling/pedestrian linkage where appropriate path](#) ~~(having regard to likely noise and other impacts of passing trains).~~
- Appropriate interface design treatment between open space areas and proposed development, [including primary dwelling orientation and/or landscaping.](#)

Heritage Assessment which includes:

- Recommendations for the protection, restoration and interpretation of heritage significant individual sites and, where appropriate, design measures to sensitively integrate sites into the precinct. [Any recommendation should be meaningfully integrated into the Development Plan and master plans.](#)

Open Space and Landscape Master Plan which includes:

- Location of existing significant trees, trees to be retained and any tree protection measures required to provide for their retention, where appropriate.
- An overall landscape master plan, for proposed open space, including street tree master plan.
- A description of the hierarchy of open spaces in the precinct and how it is proposed to provide public access to those spaces.
- A plan of pedestrian connectivity and integration within and external to the precinct.
- Street cross-sections demonstrating how canopy trees can be integrated in road reserves.
- A management plan for the establishment of all landscape treatments, including open space and trees.

Integrated Transport and Traffic Management Plan which includes:

- Encourage legibility and convenience of movement into and within the precinct and to create opportunities for access to, and use of public and active transport nodes.
- Specification of road, bicycle and footpath dimensions, using cross sections where appropriate.
- Identification of upgrades to the external road network to the satisfaction of the responsible authority.
- Pedestrian and cycling linkages to key destinations outside the precinct.
- Provision for a pedestrian/bicycle path along the rail corridor for future connection to Sherwood Park.
- Traffic and car parking management measures, as appropriate.

Circulation and Movement Plan which includes:

- The internal road and pedestrian and cycling path network including but not limited to:
 - Primary vehicle access and egress from Princes Highway.
 - Secondary vehicle access and egress from Reginald Grove.
 - Pedestrian and cycling path linkages to Princes Highway.

Contamination Report which provides:

- Possible sources and location of contamination that may affect the land.
- Options for remediation measures, as appropriate.
- Any restrictions on future development of the site including restrictions on built form.

Drainage and Stormwater Management Plan which provides:

- Details an integrated approach to stormwater system management for the whole precinct, addresses all off-site drainage infrastructure requirements (including any on adjoining land external to the area affected by the schedule), is designed with reference to the whole catchment.
- Identification of all land to be set aside for drainage purposes, detailing the approximate size and location of all drainage reserves and system requirements.
- A stormwater management system that ensures peak discharge rates, volumes, and pollutant loads of all stormwater leaving the site post development are no greater than pre-development and that ensures no adverse impacts to any surrounding area.
- Includes the design, sizing, construction details and maintenance requirements of all Water Sensitive Urban Design facilities including, swales, wetlands, and sedimentation basins, in particular during and post-construction when any wetland plants are establishing.

Appendix 2

Table 1: Panel recommendation and response

	Panel recommendation	Response
1	<p>Amend Clause 21.02-1 to:</p> <ul style="list-style-type: none"> a) Amend 'Plan 1: Warrnambool Activity Centre Network' so that it is consistent with the final 'Eastern Activity Centre Framework Plan' b) Amend 'Plan 1b: Eastern Activity Precinct: Major Activity Centre' so that it is consistent with the final 'Eastern Activity Centre Framework Plan' and rename the Plan heading 'Eastern Activity Centre: Major Activity Centre'. 	<p>Council officers had already identified this as an oversight in the exhibited amendment. The change is a minor technical one that is consistent with the intent of the amendment.</p> <p>Recommendation supported</p>
2	<p>Amend Clause 21.06-1 (Urban environment) to add a new dot point under the heading 'Application of zones and overlays':</p> <ul style="list-style-type: none"> - Applying the Design and Development Overlay Schedule 18 to specify requirements relating to the design and built form of new commercial and office development within the Eastern Activity Centre. 	<p>Council officers had already identified this as an oversight in the exhibited amendment. The change is a minor technical one that is consistent with the intent of the amendment.</p> <p>Recommendation supported</p>
3	<p>Amend Clause 21.11-2 to:</p> <ul style="list-style-type: none"> a) Include the changes to words and terms identified in the Panel's preferred version b) Under 'Further strategic work': <ul style="list-style-type: none"> - delete the application of the 'Mixed Use Zone (MUZ)' to the Mixed Use Urban Core Precinct c) Amend the Eastern Activity Centre Plan Framework Plan to: <ul style="list-style-type: none"> - delete the 'Proposed Key Building Extensions' drawing key reference and mapping line work from the Gateway Plaza site - delete the proposed 'Median Break Arterial' mapping line work and the drawing key reference - rename the 'Land Uses' drawing key heading 'Land Uses and Character Precincts' - rename 'Residential Standard Density' within the drawing key to 'Residential' and include the notations 'Residential South' and 'Residential North' on the Framework Plan drawing - rename 'Mixed Use Urban Core/Medium Density Residential' within the drawing key to 'Mixed Use Urban Core' - rename 'Mixed Use Urban Core/Medium Density Residential' 	<ul style="list-style-type: none"> a) The Panel identified a number of very minor language errors in the drafting of Clause 21.11-2. The word changes proposed by the Panel essentially correct the language errors and improve the clarity of the provision. The change is consistent with the form and content requirements of the planning scheme. b) The Panel recommended this change in response to the submission from Moelis (landowners of Gateway Plaza). The submission raised concern that the proposed future application of the Mixed Use Zone to the Mixed Use Urban Core Precinct may infer a secondary retail area in the Eastern Activity Centre. The Panel noted that the vision for the Mixed Use Urban Core Precinct in the structure plan is to reinforce the role of Gateway Plaza as a Primary Activity Centre, link the western and eastern commercial activity nodes and provide alternative use of the land for residential and related activities and major open space. Given the wide range of retail uses permitted in the Mixed Use Zone, the Panel was unsure if this future zoning mechanism would support the intended outcome for the precinct and

	<p>within the drawing key to 'Mixed Use Urban Core'</p> <ul style="list-style-type: none"> - rename 'Office/Commercial' within the drawing key to 'Office/Employment' - delete references to 'Education, Community and Civic Uses', 'Major Utility (Wannon Water)' and 'Railway line' from the drawing key - remove drawing detail and drawing key references to elements which are not explained in the Structure Plan or have no key purpose within the policy such as 'Paper Road' and 'Existing trees & Vegetation' - relocate the drawing key reference to 'Non-standard streetscape' to sit under the 'Built form' heading - increase legend font size and improve overall plan clarity. 	<p>avoid establishing a secondary retail in the Eastern Activity Centre. The Panel considered that the final zoning of the precinct should follow the review of the Warrnambool Retail Strategy (2007). Council officers agree with the Panel that it is not necessary to lock in the zone choice now; particularly given the structure plan has a long time frame and requires flexibility. An appropriate zone selection for the Mixed Use Urban Core area can be made with the benefit of further strategic work (including the review of the Warrnambool Retail Strategy 2007)</p> <p>c) The Panel observed the need to undertake a number of minor changes to the Eastern Activity Centre Framework Plan to ensure its terminology was consistent with the with the structure plan, and improve its legibility (i.e., increase font sizes). The changes proposed by the Panel are technical and consistent with the intent of the Amendment. They will mirror the content in the structure plan.</p> <p>The Panel recommendation to delete the footprint of unconstructed buildings in the Warrnambool Eastern Activity Centre Framework Plan was identified by Council at the Panel hearing. The change simplifies the framework plan and provides greater flexibility for an alternative site response.</p> <p>The Panel recommendation to delete the Princes Highway/Raglan Parade median break in the Warrnambool Eastern Activity Centre Framework Plan is in response to the submission from Department of Transport. The submission identified that an additional Princes Highway median break would be difficult to accommodate given limited width and its proximity to existing and proposed signalised intersections. It was Council's view that the median break was not of strategic importance and should be deleted if there is little prospect of it being supported by the Department of Transport. The deletion would not preclude a future median break being explored if future detailed traffic analysis shows that it can be accommodated to the satisfaction of the Department of Transport.</p> <p>Recommendation supported</p>
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4	<p>Amend the Design and Development Overlay Schedule 18 as identified in the Panel's preferred version in Appendix B to:</p> <ul style="list-style-type: none"> a) Include under 'Buildings and works' an '8 – 10 metre above natural ground level' measurement for the building height requirement and apply the building height requirement to areas outside the Primary Activity Centre only b) Include under 'Buildings and works' additional requirements for bulky goods retail formats c) Include under 'Buildings and works' Standard B17 of Clause 55.04-1 as an additional requirement for managing residential interfaces d) Delete the requirements under 'Section 4.0 Signs' and insert 'None specified' e) Delete the sign guideline dot points under 'Section 6.0 Decision guidelines'. 	<ul style="list-style-type: none"> a) The Panel recommended this change in response to the submission from Moelis (landowners of Gateway Plaza). The submission raised concern that the height restriction for commercial zoned land was not appropriate. The Panel noted that height limits for the Primary Activity Centre (Gateway Plaza and Environs) were not justified, but considered height limits were appropriate in other commercial areas. The Panel observed that deleting the height restriction to the Primary Activity Centre would help direct more activity around the Primary Activity Centre (including Gateway Plaza) and create a vibrant and distinctive gateway precinct. It is considered this recommendation of the Panel does not undermine the intent of the control. There will be an opportunity to assess any future permit application for development to ensure it is well designed and not out of place in the Eastern Activity Centre. b) The Panel recommended this change in response to Council's expert evidence in urban design. The change provides some design flexibility for larger format retailers without diminishing the overall built form objectives sought. c) The Panel recommended this change in response to Council's expert evidence in urban design. The inclusion of B17 of Clause 55.04-1 (Side and rear setbacks objective) as an additional requirement will manage the transition from commercial built form to residential precincts. d) The Panel recommended these changes in response to Council's expert evidence in urban design. The signage provisions are unnecessary and replicate the signage provisions of Clause 52.06 and the signage category identification in the commercial zones. e) Refer to d) above <p>Recommendation supported</p>
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5	Amend the Development Plan Overlay Schedule 14 as identified in the Panel's preferred version.	<p>The Panel recommended this change in response to Council's expert evidence in urban design that sought to improve the control by including: an additional objective relating to the precinct's heritage and gateway attributes; and additional words in relation to managing highway and residential interfaces.</p> <p>Recommendation supported</p>
6	Amend the Schedule to Clause 72.08 (Background Documents) to add Clause 43.02 (Design and Development Overlay – Schedule 18) to the list of provisions listed in the column 'Amendment number – clause reference'.	<p>Council officers had already identified this as an oversight in the exhibited Amendment. The change is a minor technical one that is consistent with the intent of the Amendment.</p> <p>Recommendation supported</p>
7	<p>Amend the Warrnambool Eastern Activity Centre Structure Plan to:</p> <ul style="list-style-type: none"> a) Reflect the Panel's recommended changes to the Eastern Activity Centre Framework Plan b) Use a consistent document title reference throughout the document. 	<ul style="list-style-type: none"> a) This change provides consistent terminology between the structure plan and Warrnambool Eastern Activity Centre Framework Plan (refer to 3c). b) This change is minor and does not change the intent of the structure plan. <p>Recommendation supported</p>
8	Update all costings in the Warrnambool Eastern Activity Centre Structure Plan Shared Infrastructure Plan.	<p>It is noted that the Shared Infrastructure Plan contains 2016 costings and it is desirable that all the costings are updated as it is intended to be used by Council as a basis for managing future development contributions. The updated costings will identify potential contributions in a transparent manner and will strengthen the plan.</p> <p>Recommendation supported</p>

Response to Panel suggestions

The Panel made a number of suggestions to improve Amendment C103warr and a response is provided below in Table 2. It should be noted that these are suggestions only, and do not form part of the Panel's recommendations.

Table 2 *Panel suggestions and response*

	Suggestion	Response
1	Warrnambool Retail Strategy (2007) The Panel encourages Council to undertake a review of the Warrnambool Retail Strategy (2007) as a strategic planning priority.	It is considered that the aspirations of the Eastern Activity Centre structure plan would benefit from a review of the Warrnambool Retail Strategy (2007) to further clarify and reinforce the role of the Eastern Activity Centre within the broader Warrnambool retail hierarchy and framework, and guide future application of zones, overlay and policy. Support
2	Movement and network connections The Panel supports an additional DDO18 requirement "Development should provide for site permeability including road and pedestrian connections to surrounding land where appropriate."	It is considered this requirement will strengthen DDO18 and assist in achieving permeable site connections across the precinct. The requirement will also build on Clause 21.11-2 which provides for high level objectives and guidance for strategic connections and movement. Support
3	Building Height The Panel acknowledges that height controls should be based on strategic research and comprehensive built form analysis. The Panel also considers a height limit of 12 metres more appropriately responds to commercial floor to ceiling heights than a range of 8-10 metres for a 2-3 storey commercial building. However the Panel acknowledges that it has not been provided with a level of analysis or evidence to support that increasing the height to 12 metres will not have an unintended impact, therefore has not recommended it. The Panel would support Council increasing the upper level height to 12 metres if Council considers this is acceptable.	As acknowledged by the Panel, there has been no comprehensive built form or impact analysis to justify increasing the height. In addition, this height increase is not in accordance with the adopted structure plan or the exhibited Amendment. Do not support
4	Policy Wording The Panel encourages Council to undertake a final check of policy wording using appropriate practice notes and guidelines in consultation with DELWP	Noted.

5.4. ALBERT PARK INTEGRATED WATER MANAGEMENT PLAN

PURPOSE:

To present results of community consultation and to adopt the Albert Park Integrated Water Management Plan.

EXECUTIVE SUMMARY

- Integrated Water Management (IWM) describes the practice of considering the use of water from all sources and throughout the whole water cycle for the highest benefit.
- The Albert Park Integrated Water Management Plan was developed and funded in partnership between Council, DELWP and Wannon Water, and in collaboration with an extensive stakeholder group.
- The Albert Park Integrated Water Management Plan aims to identify opportunities to implement Integrated Water Management measures within Albert Park and to frame a plan that facilitates opportunities that can be incorporated into future development of the area.
- Stakeholder workshops were conducted in late January 2019, to identify the vision and opportunities available at Albert Park. The identified opportunities were further evaluated to frame the draft Albert Park Integrated Water Management Plan.
- A Stakeholder workshop was held on 4 September 2019 to present the draft Plan and enable further feedback and comments.
- The draft plan was put out to community consultation between 6 December 2019 and closed on 24 January 2020 with no submissions received during this time.

RECOMMENDATION

That Council adopts the Albert Park Integrated Water Management Plan.

BACKGROUND

The development of the Albert Park Integrated Water Management (IWM) Plan was funded as a pilot project through funding provided by the Department Environment, Land, Water and Planning. The aims of the project were to build integrated water management knowledge and understand of opportunities for application within Council and the partner agencies.

ISSUES

The IWM Plan introduces a value proposition for environmental benefits which are represented as a cash equivalent. In assessing the cost versus return ratio for many of the projects identified, it is important to recognise that it often includes a non-cash return on investment.

During the traditional owner consultation, Eastern Maar has expressed their requirement of getting a Cultural Heritage Management Plan for the precinct. This has been addressed within the plan by identifying the requirement for cultural heritage assessments to be carried out for each project prior to any works commencing.

The plan does identify projects where Warrnambool City Council would be a stakeholder (either lead or support) in the delivery and funding of those projects.

FINANCIAL IMPACT

The plan has identified a number of projects for the Albert Park precinct for which grant funding can now be sought.

LEGISLATION / POLICY / COUNCIL PLAN CONTEXT

This report supports the following Council plan initiatives:

1 Sustain, enhance and protect the natural environment

1.1 Protect and enhance our waterways, coast and land

1.5 Educate and partner with the community on Council's sustainability initiatives

3 Maintain and improve the physical places and visual appeal of the City

3.2 Create a more vibrant City through activating high-quality public places.

3.3 Build Infrastructure that best meets current and future community needs.

TIMING

The Albert Park IWM Plan was placed on exhibition for public comment for a period in excess of 28 days through "Your Say". There are no submissions to be considered by Council prior to endorsement of the plan.

COMMUNITY IMPACT / CONSULTATION

The Albert Park IWM Plan was developed through the active participation of user groups, government agencies and interested stakeholders. These included the key occupiers of the Albert Park precinct including Warrnambool College, Community Garden and Wannon Water.

As per Council's engagement policy, the draft Albert Park IWM Plan was released for public comment for at least 29 days, between 6 December 2019 and 24 January 2020. It was advertised in the local paper and feedback sought through Your Say on Council's website.

No feedback was received during this time. This is likely to be attributed to the significant involvement of all stakeholders and user groups in the development of this plan.

LEGAL RISK / IMPACT

A detailed risk assessment will be undertaken during the implementation of each identified project.

OFFICERS' DECLARATION OF INTEREST

No officer involved in the preparation of the Albert Park IWM Plan has declared any conflict.

CONCLUSION

Council should adopt the draft Albert Park IWM Plan.

ATTACHMENTS

1. Albert Park Integrated Water Management Plan FINAL 61 [5.4.1 - 26 pages]
2. Public Notice [5.4.2 - 1 page]
3. Online Survey [5.4.3 - 1 page]



ALBERT PARK INTEGRATED WATER MANAGEMENT PLAN

City of Warrnambool

Prepared for Warrnambool City Council



01 EXECUTIVE SUMMARY

The Albert Park Integrated Water Management (IWM) Plan builds on the IWM Framework for Victoria (DELWP, August 2017) by investigating and identifying opportunities to implement IWM measures within Albert Park. The IWM Plan has been developed with reference to the following strategic documents:

- Warrnambool City Council Plan 2017-2021
- Green Warrnambool 2018
- Great South Coast IWM Forum
- Warrnambool Drainage Study Investigation
- Quarry Redevelopment Masterplan

A shared vision of the Albert Park IWM was developed in consultation with stakeholders during a workshop held with users of Albert Park in January 2019. The vision for the Albert Park IWM Plan is “A leading recreation reserve demonstrating a water sensitive approach that supports facilities and enhances the natural environment and community understanding of the value of water.”

The objectives of the Albert Park IWM Plan are to:

- Reduce demand on potable supply
- Reduce stormwater discharge to Russells Creek
- Reduce stormwater and groundwater pollution
- Increase urban greening and biodiversity
- Improve the open space and other community amenities of the precinct through IWM, and
- Support broader community awareness and education about where our water comes from and associated impacts.

A range of IWM opportunities have been proposed to increase infiltration through infrastructure and water reuse, as well as, softer measures such as education and increased vegetation. The opportunities were identified through the stakeholder workshop and broadly include:

- Raingardens, wetlands, and soak pits
- Rainwater tanks
- Flood management
- Education and information through programs and signage
- Urban greening
- Vegetation to create biolinks with Russells Creek

The Albert Park IWM Plan has been developed in collaboration with the following stakeholders:

- Warrnambool City Council
- Wannon Water
- Eastern Maar
- Department of Environment, Land, Water and Planning (DELWP)
- Albert Park Users



Issue Date	Rev No	Authors	Checked	Approved
17/04/2019	1	J. Veary	J. Ward	M. Yule
28/06/2019	2	J. Veary	M. Yule	M. Yule
04/07/2019	3	J. Veary	A. Brown	M. Yule
21/08/2019	4	J. Veary	M. Yule	M. Yule
30/10/2019	5	J. Veary	M. Yule	M. Yule
14/11/2019	6	J. Veary	M. Yule	M. Yule

Spiire job number: 306133

Version 4 Date: August 2019

02 SITE DESCRIPTION

Albert Park is located within the city centre of Warrnambool. The 60ha park is a highly valued open space by the local community. The Albert Park Precinct is a hub for community activities, including several sporting clubs, the Warrnambool Community Garden, Warrnambool College and Warrnambool City Memorial Bowls Club. Additionally, the Wannon Water treatment plant for the town's water supply is located within the park.

The key constraint to Water Sensitive Urban Design (WSUD) is the topography of the park, with the park being located at the top of the catchment flowing towards Russells Creek. However, IWM is broader than WSUD, as a result, the initiatives documented in this report focus on infiltration, potable water substitution and urban greening.

A GHD Geophysical Survey Report (March 2013) on the Warrnambool Albert Park Water Treatment Plant gives detail on the geophysical properties of Albert Park, including the saturation abilities of the subsurface layers. Water infiltrated from Albert Park appears to flow towards Warrnambool Racecourse and ultimately Russells Creek. It is acknowledged that the groundwater infiltrated within Albert Park does not reach the Port Campbell Limestone Aquifer.

EXISTING IWM INITIATIVES

Below are the IWM measures currently in place within Albert Park.

- Rainwater tanks have been installed on several buildings within Warrnambool College. Tank water is currently being used for toilet flushing
- An infiltration wetland is located south of Reid Oval. This wetland takes flows from the surrounding Albert Park catchment as well as neighbouring residential areas. The flows entering this system ultimately infiltrate into the ground.
- A soak pit located in the carpark behind the bowls club
- Two soak pits have been installed at Warrnambool College taking flows from the bus turn around.
- Smart meters have been installed in Warrnambool College, allowing the college to easily track their potable water usage.



FIGURE 1: ALBERT PARK SITE LOCATION

VISION AND OBJECTIVES

VISION

SELF-SUFFICIENT | CONNECTING THE COMMUNITY | EDUCATIVE

The overall vision for the Albert Park IWM Plan is:

“A leading recreation reserve demonstrating a water sensitive approach that supports facilities and enhances the natural environment and community understanding of the value of water.”

OBJECTIVES

Objectives for the Albert Park IWM Plan include:

- Increase use of alternative water supply to reduce impact on cost and environment
- Reduce stormwater discharge to Russells Creek
- Reduce stormwater and ground water pollution
- Increase in urban greening and biodiversity
- Improve the open space and other community amenities of the precinct through IWM, and
- Support broader community awareness and education about where our water comes from and associated impacts

The Albert Park IWM Plan objectives have been developed to align with the principles in DELWP’s IWM Framework for Victoria as well as the Great South Coast IWM Forum. The DELWP IWM Framework principles are presented on the right of this page.

The Great South Coast Forum is a collaboration between Councils and Authorities in the region. The goal of the forum is to identify collaborative IWM opportunities that can improve resilience and liveability in cities and towns in the region. The Albert Park IWM Plan was one of the priority IWM opportunities identified as a part of this forum.

IWM OPTIONS DEVELOPMENT

A range of IWM opportunities were developed by the stakeholders, Warrnambool City Council and Wannon Water. The options included a number of infrastructure opportunities to promote WSUD, infiltration and water reuse.

A range of soft measures were also presented including urban greening and raising community awareness of water through education.

The IWM site specific options are presented in Sections 6-8.

Current and proposed conceptual water balances have been constructed and are presented in Sections 4 and 9.

ENGAGEMENT

The Albert Park IWM Plan was developed in collaboration with Warrnambool City Council, Wannon Water, and several other stakeholders of the park. The plan was developed through a stakeholder workshop, focusing on:

- Vision and opportunities, and
- Options identification and prioritisation

Representation from the following organisations were involved with development of this plan:

- Warrnambool City Council
- Wannon Water
- Department of Environment, Land, Water and Planning
- Eastern Maar Aboriginal Corporation
- Southern Rural Water
- Warrnambool College
- Warrnambool Community Garden
- East Warrnambool Football Netball Club
- City Memorial Bowls Club
- Russells Creek Football Club
- Warrnambool Pony Club
- Warrnambool Football Netball Club
- Warrnambool District Hockey Association
- South Rovers Football Netball Club
- Glenelg Hopkins Catchment Management Authority
- genU representative
- Park Users representative



SAFE, SECURE AND AFFORDABLE SUPPLIES IN AN UNCERTAIN FUTURE

- A diverse range of water supplies and sources
- Water quality meets regulatory standards and community expectations
- Manage water efficiency and demand
- Secure water supply for Victorian industry and the economy
- Water available to maintain valued green community assets including for climate change



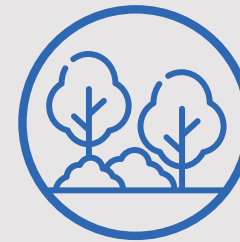
EFFECTIVE AND AFFORDABLE WASTEWATER SYSTEMS

- Meets public health and environmental standards
- Optimised onsite domestic wastewater
- Effective sewerage systems
- Maximise waste-to-resource opportunities



EFFECTIVE STORMWATER MANAGEMENT PROTECTS OUR URBAN ENVIRONMENT

- Waterway health is maintained and improved
- Appropriate levels of flood protection in new development
- Community and property resilient to local flood risk



HEALTHY AND VALUED URBAN LANDSCAPES

- Water is prominent in the urban landscape
- Urban landscapes retain moisture for cooler, greener cities and towns
- Waterways accessible as valuable open space
- Aboriginal cultural values associated with waterways are protected



COMMUNITY VALUES REFLECTED IN PLACE BASED PLANNING

- Diverse urban landscapes that reflect local conditions and community values
- Local water related risks and issues
- Empowered engaged community understood and managed

04 WATER BALANCE: CURRENT

WATER BALANCE

A conceptual water cycle was developed for the purpose of establishing the various routes that water moves in and out of Albert Park. A base case water balance was generated, presenting the estimated annual volumes of water entering and leaving the site. The water balance, shown in Figure 2 includes the southern external residential catchment that outlets into Albert Park.

The following elements were quantified as a part of the water balance model:

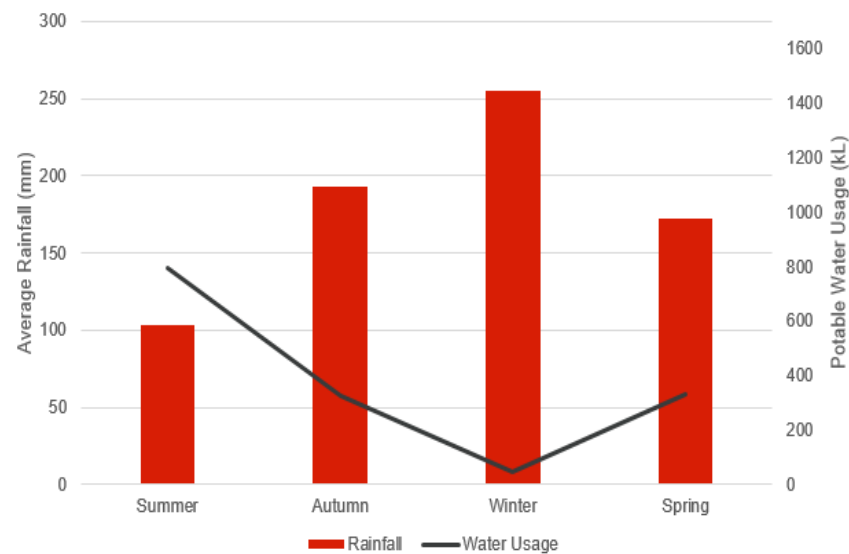
- Stormwater generated within and upstream of Albert Park
- Stormwater exiting the site via runoff, infiltration and evapotranspiration
- Pollutant loads associated with stormwater generated, and
- Potable water used within the precinct.

MAJOR WATER USERS AND SEASONAL VARIATIONS

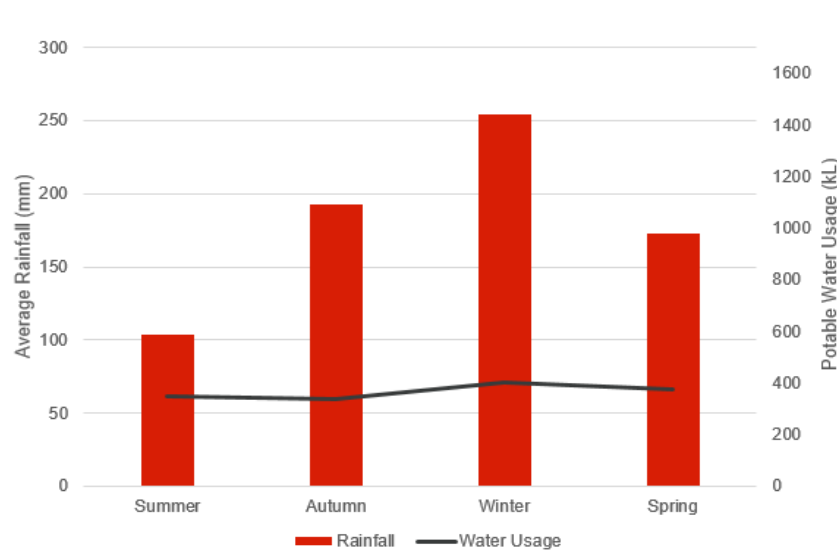
To better understand Albert Park’s water use, seasonal water usage averages of the three major water users were compared. This analysis was used to identify any seasonality between inputs and outputs. Due to the limit of information available, this analysis only considers potable water and does not include alternative water sources, such as direct groundwater or rainwater use.

The analysis shows that the Warrnambool Community Garden uses a large volume of water in summer, compared to the other seasons. While the other two major water users have a more constant use throughout the year.

WARRNAMBOOL COMMUNITY GARDEN



FOOTBALL CLUB



WARRNAMBOOL COLLEGE

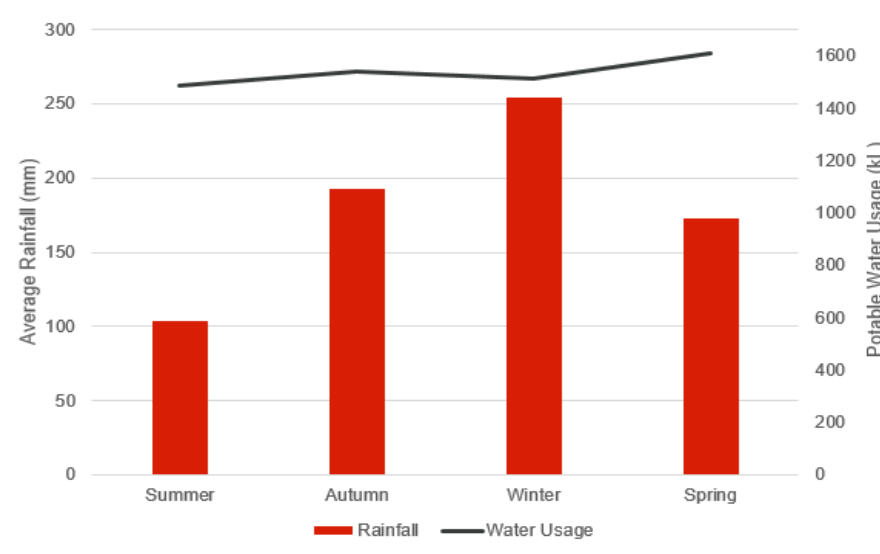
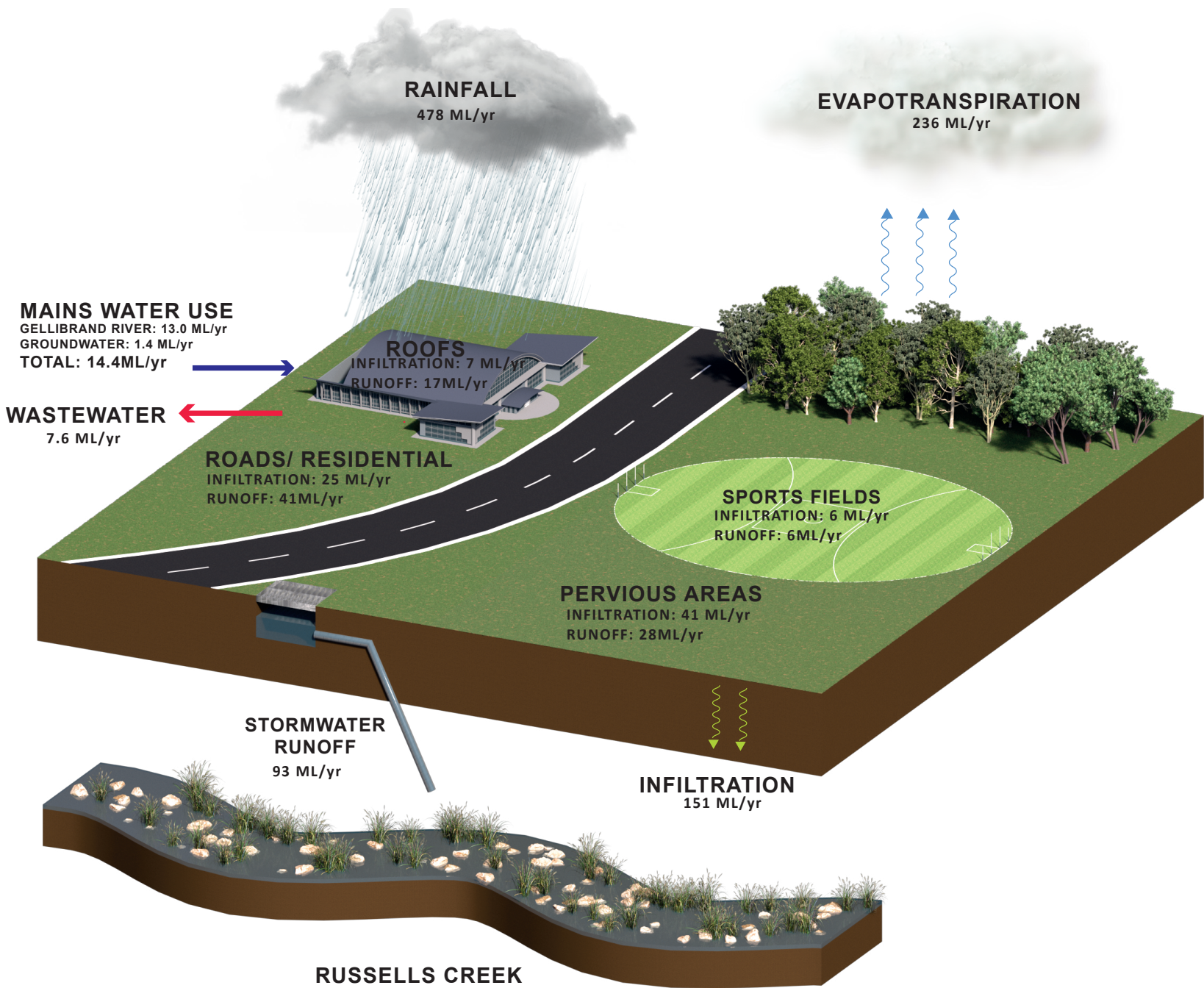


FIGURE 2: CURRENT WATER BALANCE FOR ALBERT PARK



05 IWM OPPORTUNITIES

IWM covers a wide range of water initiatives focusing around stormwater, wastewater, and water supply. The key opportunities considered in this project are described below.



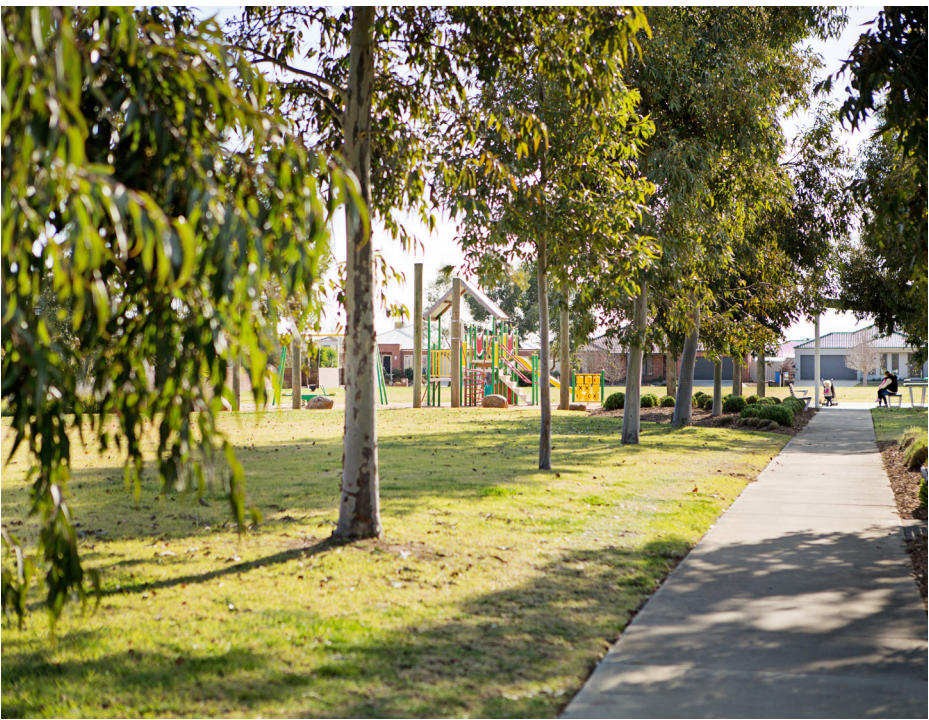
EDUCATION AND AMENITY

BENEFITS

- Connect the community to the landscape, cultural values and biodiversity
- Bring water to the surface
- Promote health and wellbeing through connecting with environment
- Support the broader community awareness and appreciation about where our water comes from and the impacts

HOW IT APPLIES TO ALBERT PARK

Due to the large presence of community activities, as well as Warrnambool College and Warrnambool Community Garden, Albert Park is an ideal place to increase community awareness and education of the water cycle.



URBAN GREENING

BENEFITS

Increase tree canopy and other vegetation in order to:

- Increase cooling
- Mitigate the urban heat island effect
- Improve amenity
- Improve air quality
- Create wildlife habitat
- Intercept stormwater runoff

HOW IT APPLIES TO ALBERT PARK

Due to Albert Park’s location in the centre of the City of Warrnambool, increasing vegetation can increase biodiversity, create a biolink to Russells Creek and enable the many benefits of urban greening.



WATER SENSITIVE URBAN DESIGN

BENEFITS

- Reduce pollutant loads from stormwater entering waterways and aquifers
- Bring water to the surface to enable the community’s visual connection to the water cycle

HOW IT APPLIES TO ALBERT PARK

Due to the lack of formal water sensitive urban design in the park, creating these assets will contribute to reducing pollutant loads entering Russells Creek. The availability of space within Albert Park also adds to the potential addition of these assets within the park.

It is acknowledged, proper design of these assets will be required to ensure no contamination of groundwater occurs.

05 IWM OPPORTUNITIES

A number of IWM opportunities were identified to be considered as a part of the Albert Park IWM, including:



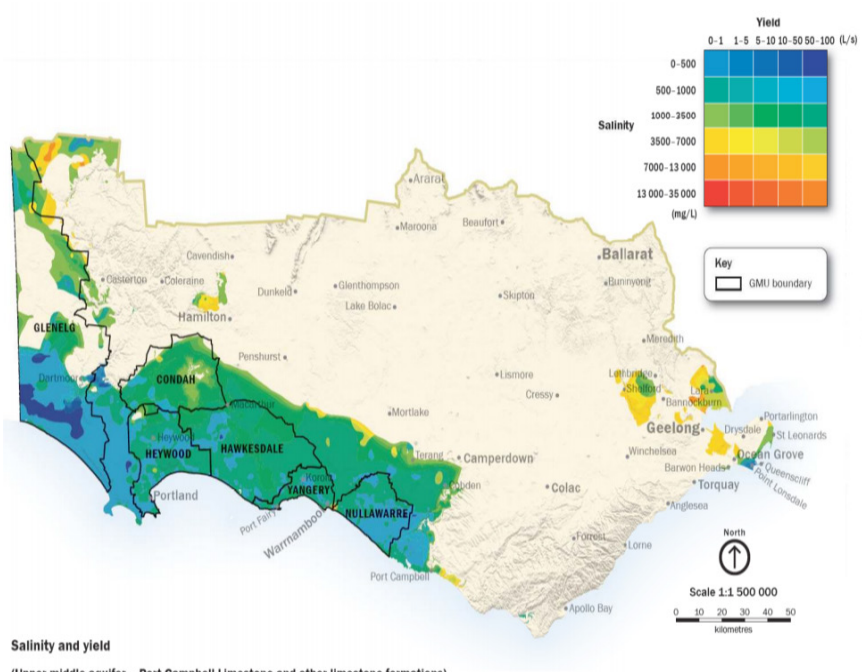
STORMWATER AND ROOFWATER HARVESTING

BENEFITS

- Reduce demand on potable supply
- Harvest stormwater for irrigation, toilet flushing, irrigation
- Reduce stormwater discharge to Russells Creek

HOW IT APPLIES TO ALBERT PARK

Due to Albert Park's high usage of potable water for irrigation and facilities, as well as large roof sizes, presents an opportunity to incorporate rainwater and stormwater harvesting within the park including a potential option for a centralised rainwater harvesting system. This opportunity also contributes to the vision of supporting the facilities through water sensitive urban design.



Source: South West Victoria, Groundwater Atlas, Southern Rural Water, 2011)

DIRECT INFILTRATION

BENEFITS

- Provide environmental benefit
- Provide natural treatment
- Reduce stormwater discharge to Russells Creek

HOW IT APPLIES TO ALBERT PARK

Albert Park's highly porous soils create an environment with a high infiltration rate, presenting an opportunity to provide natural treatment as well as reducing stormwater discharge to Russells Creek.

06 IWM OPPORTUNITIES IN ALBERT PARK

KEY AREAS

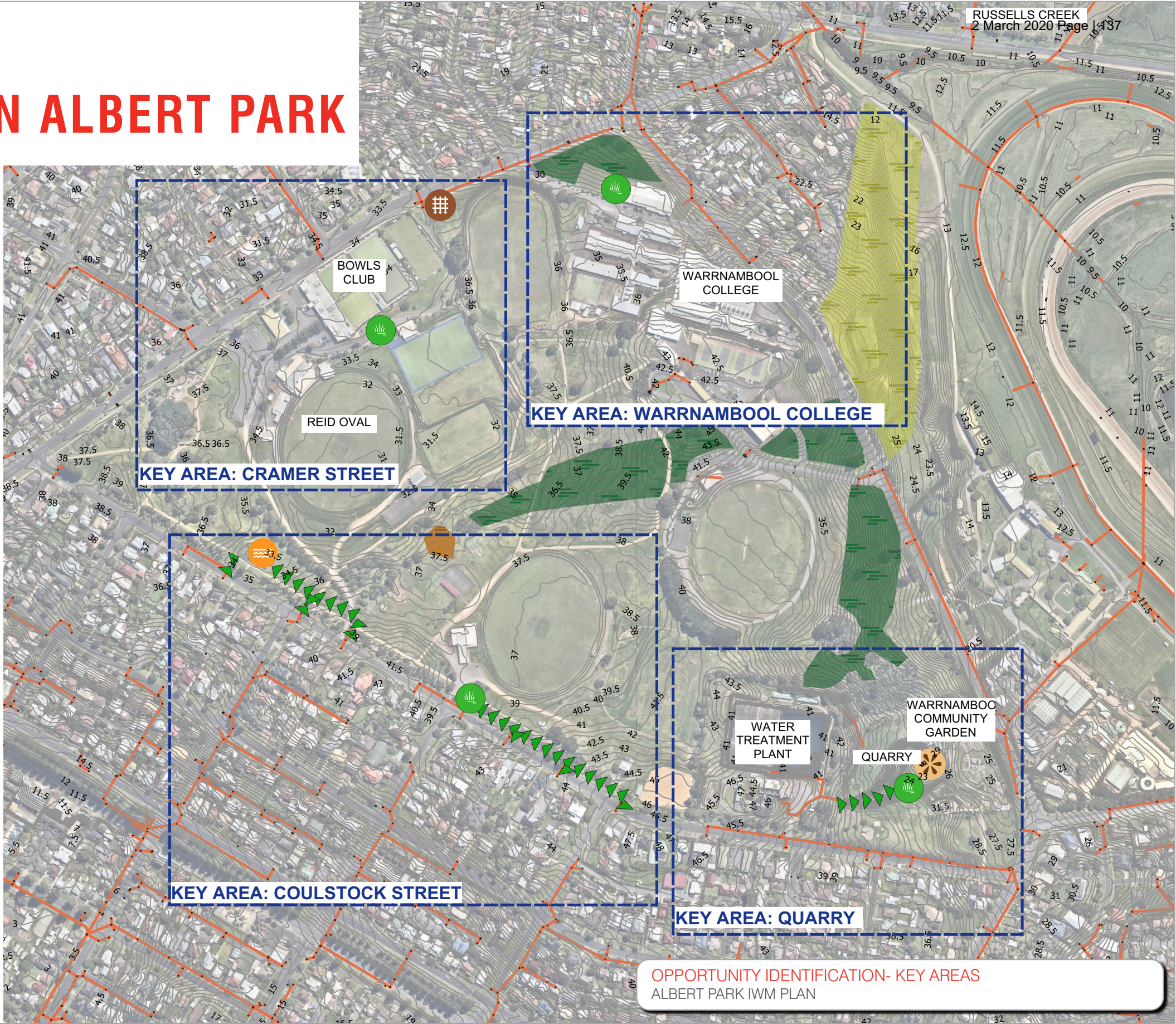
Based on the Opportunity Identification workshop, four key areas were identified where IWM measures may have a significant impact on Albert Park’s water balance. The four areas include:

- Cramer Street
- Coulstock Street
- The Quarry
- Warrnambool College

The information and assessment of the different opportunities within these areas are supported by the previously documented Warrnambool Drainage Study Investigation (Water Technology, 2018) and the Quarry Redevelopment Masterplan (Perry Mills, 2017).

As a part of the Warrnambool Drainage Study Investigation, flooding hotspots were identified around Albert Park. Investigations on flood mitigation to these hotspots were incorporated and are presented in each key area.

In addition to the key areas identified urban greening, rainwater tanks, and education opportunities were proposed throughout the park.



NOTATIONS

File Ref: 306133
Plan: W GIS 01
Rev: B
Date: 22.08.2019

Designed: J. VEARY
Checked: J. WARD
Authorised: M. YULE

LEGEND

- Contours
- Existing Drainage
- Existing Native Kangaroo Grass
- Proposed Biolink/Native Vegetation
- Swale

- Rainwater Tank on Buildings
- Soak Pit
- Wetland
- Raingarden
- Groundwater Bore

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06.1 IWM OPPORTUNITIES IN ALBERT PARK - CRAMER STREET

DRIVERS

The Cramer Street area has been identified as a key area for IWM due to the canopy over the bowls courts and the large car park. Additionally, as a part of the Warrnambool Drainage Study Investigation, McConnell Street and Birdwood Avenue were identified as a flooding hotspot.

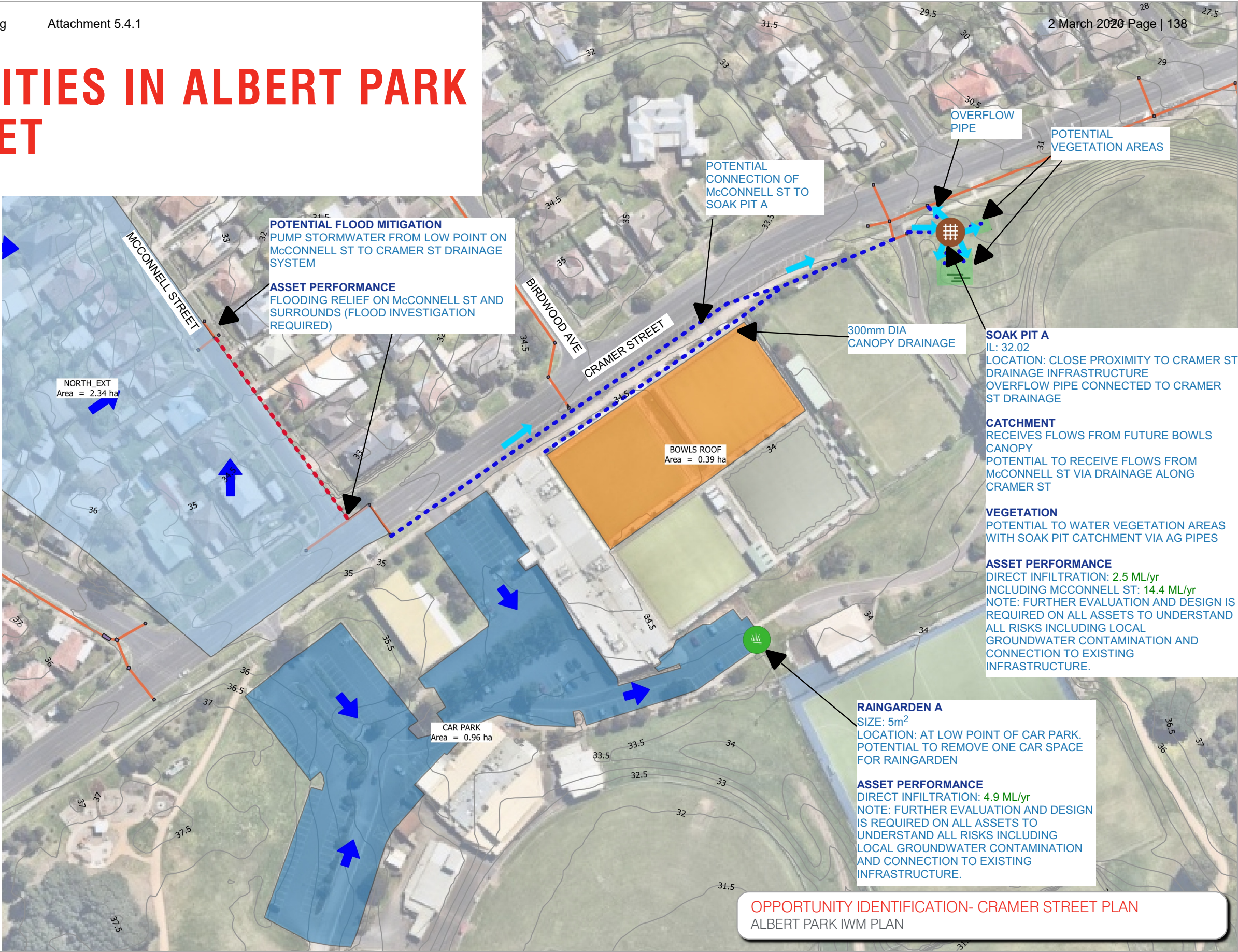
PROPOSED ASSETS

Soak Pit A is proposed to receive flows from the existing Bowls Roof canopy, which will provide a water source for vegetation areas as well as infiltration.

Raingarden A is proposed to receive flows from the car park for treatment prior to infiltration into the current soak pit. This asset will provide a formal water sensitive urban design asset with increased urban greening and can be used as a demonstration project for the park.

OPPORTUNITY FOR FLOOD MITIGATION

The McConnell Street flooding may be mitigated by pumping flows from the McConnell Street low point to drainage along Cramer Street. This option would increase the flows entering Soak Pit A. The effectiveness of this option would depend on the levels of McConnell Street and the Cramer Street underground drainage. As a result, it is recommended that further survey and flood modelling of this solution is undertaken to determine the validity of the flood solution. If this option reduces the peak flood impact on McConnell Street and Birdwood Avenue, this catchment can provide additional water for infiltration in the soak pit.



NOTATIONS

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LEGEND

- Contours
- Existing Drainage
- Drainage_Pits
- Vegetation

- Proposed Drainage
- Pumping Required
- Raingarden
- Soak Pit

- Direction of Overland Flow
- Direction of Drainage
- Catchments



1:1500

15 0 15 30 45 m
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06.2

IWM OPPORTUNITIES IN ALBERT PARK

- COULSTOCK STREET

DRIVERS

The Coulstock Street area has been identified as a key area for IWM due to the several external residential catchments discharging into Albert Park as well as an opportunity to upgrade existing informal infiltration areas within Albert Park. A flooding hotspot was also identified along Japan Street in the Warrnambool Drainage Study Investigation.

PROPOSED ASSETS

Two assets are proposed in this area. These assets will treat and infiltrate the flows from the external residential area discharging into Albert Park.

Wetland A was a key asset proposed in the opportunities identification workshop. Having a permanent water body will aid in connecting the community to water as well as the potential to attract wildlife. Educational signage is proposed to increase the community's awareness and appreciation of the water cycle.

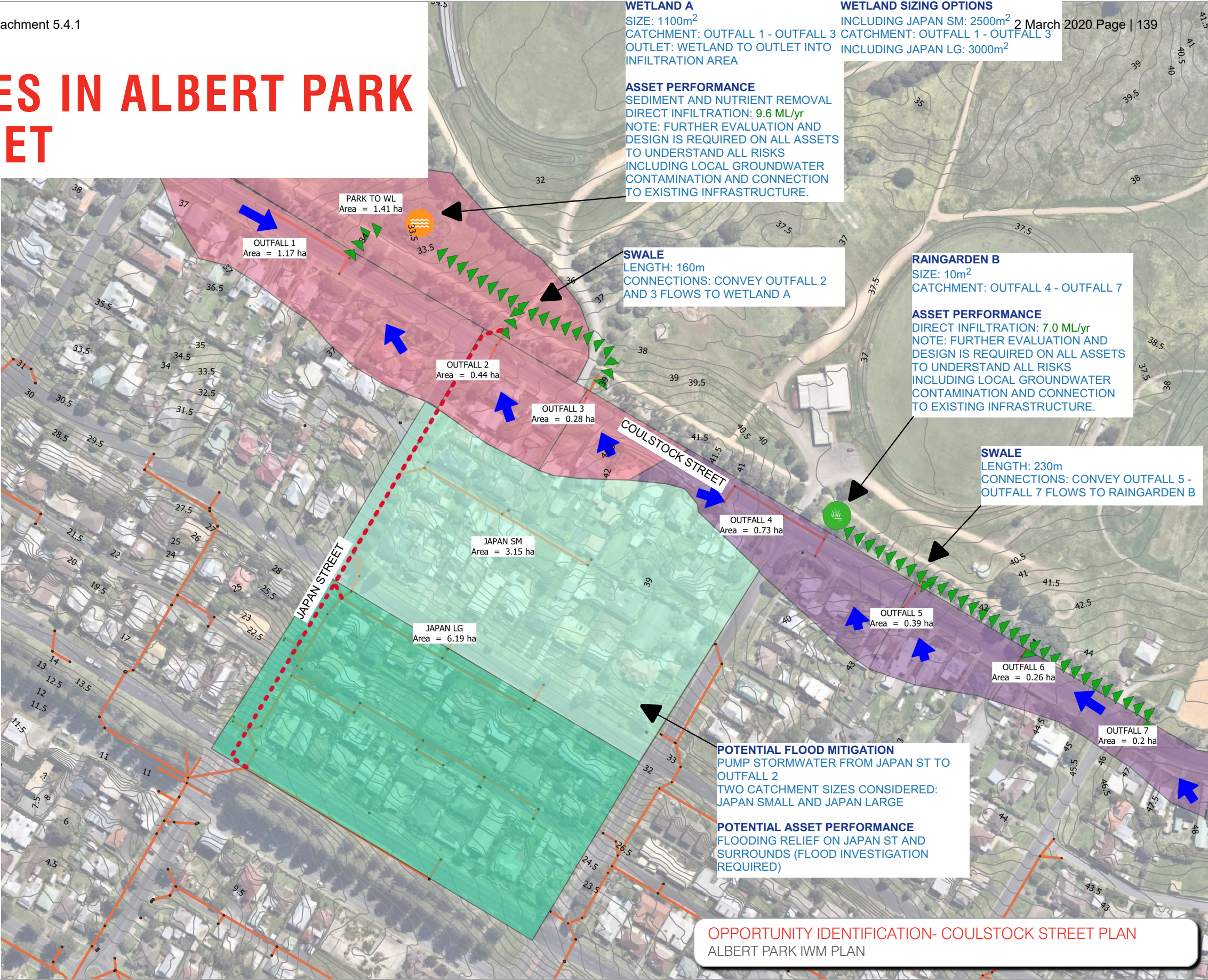
Raingarden B will also provide increased urban greening and improve on the currant infiltration of these flows.

OPPORTUNITY FOR FLOOD MITIGATION

Pumping runoff from a portion of the Japan Street catchment to Wetland A for treatment and infiltration has the potential to provide a flood mitigation solution. Two catchments were modelled to estimate the appropriate size wetland for each scenario.

The additional runoff will provide benefits to Albert Park through the wetland creating a more prominent feature within the park. This asset will also provide greater infiltration, as the wetland outfalls into an infiltration area, or the water for potential irrigation use.

Diverting this catchment, via pumping can potentially provide relief for the flood prone holiday park and surrounding areas within Japan Street. Further investigation and modelling would be required to optimise the catchment diverted and understand the impact of this option on the local flood immunity.



NOTATIONS

File Ref: 306133
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Date: 29.10.2019

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LEGEND

- Existing Drainage
- Drainage_Pits
- Contours
- Swale
- Proposed Drainage
- Pumping required



Wetland



Raingarden



Catchments



Direction of Overland Flow



1:2500

10 0 10 20 30 m



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IWM OPPORTUNITIES IN ALBERT PARK - QUARRY

DRIVERS

This area has been identified as a key area for IWM due to the large roof area of the water treatment plant, the water demand by the Warrnambool Community Garden, and the interest by the Warrnambool Community Garden to incorporate water features within their Quarry Redevelopment.

RAINWATER TANK

A rainwater tank is proposed to be implemented to capture the roof runoff from the water treatment plant (WTP) and used for irrigation in the Warrnambool Community Garden. The proposed location of this asset is at the north-eastern corner of the water treatment plant, as this is where the roof runoff currently drains to.

A seasonal variation analysis was conducted to determine the percentage of the summer water demand that can be supplied by the roof runoff. In the summer months it is estimated that the roof runoff can supply 55% of the Warrnambool Community Garden water demand. This is illustrated in the adjacent graph. For additional water supply, a groundwater bore is proposed to be installed at the base of the Quarry, with solar powered pumps to extract and distribute the water.

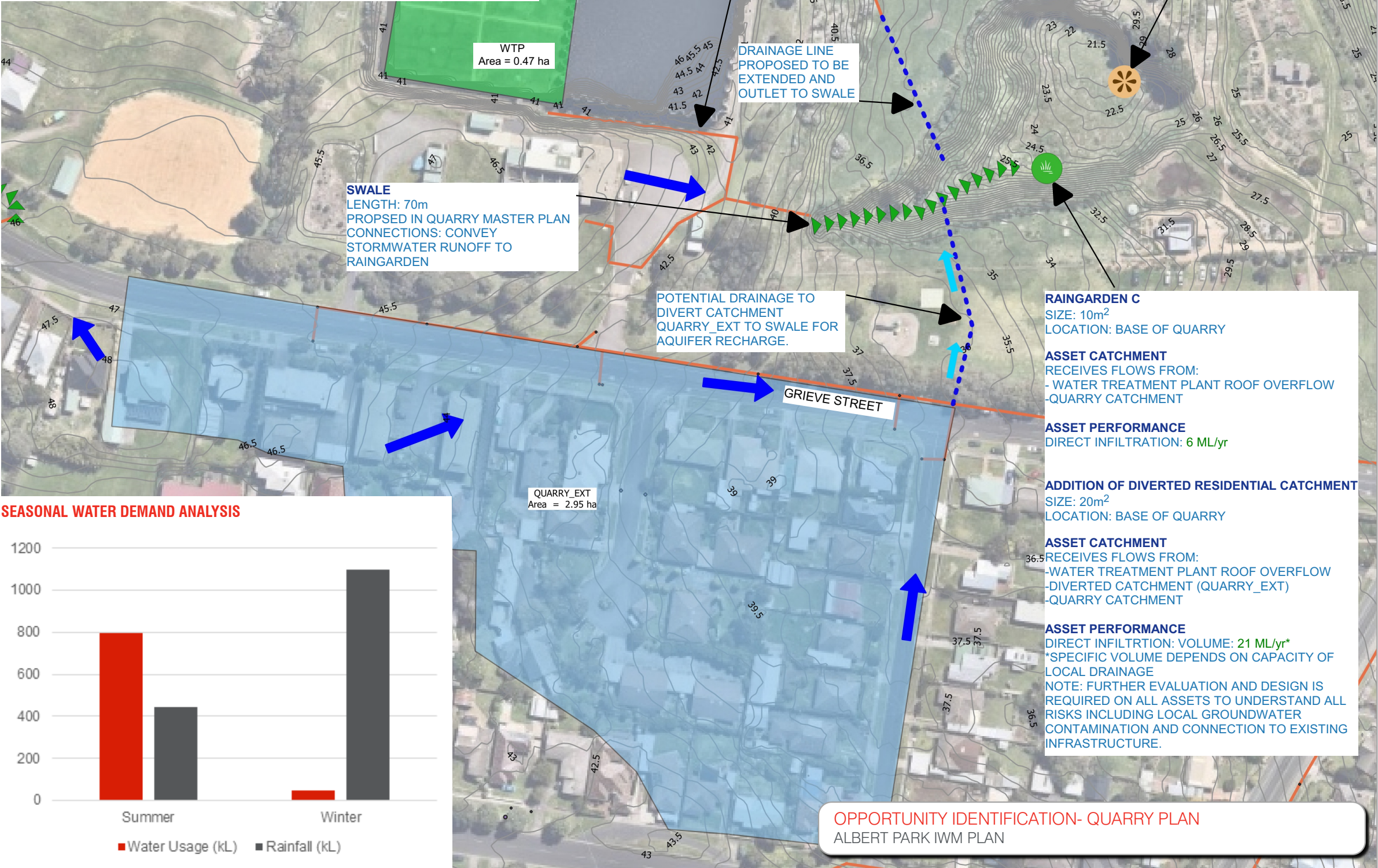
RAINGARDEN

As an additional measure, a raingarden is proposed within the Quarry, capturing runoff from the surrounding area falling toward the Quarry and overflow from the rainwater tank catchment. This asset will treat and infiltrate runoff from these catchments.

Furthermore, this asset will increase urban greening, as well as create an asset within the Warrnambool Community Garden for education and amenity.

OPPORTUNITY FOR CATCHMENT INCREASE

An additional catchment along Coulstock Street is proposed to be diverted into the Quarry for the purpose of increasing the volume of water feeding into Quarry. Appropriate sized raingardens were modelled for each catchment size.



NOTATIONS

File Ref: 306133
Plan: W GIS 04
Rev: B
Date: 29.10.2019

Designed: J. VEARY
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LEGEND

- Contours
- Existing Drainage
- Existing Drainage Pits
- Swale
- Proposed Drainage
- Catchments



Rainwater Tank



Raingarden



Groundwater Bore



Direction of Overland Flow



Direction of Drainage



1:1500

10 0 10 20 30 m

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06.4

Warrnambool City Council Agenda for Ordinary Meeting

Attachment 5.4.1

IWM OPPORTUNITIES IN ALBERT PARK

- WARRNAMBOOL COLLEGE

DRIVERS

Warrnambool College has been identified as a key area for IWM measures due to the large amount of impervious surfaces (roofs and car parks). Furthermore, Warrnambool College has expressed their interest in implementing raingardens and/or rainwater tanks, as well as partnering with Warrnambool City Council and Wannon Water in developing a water education program, which can be incorporated in their curriculum. For more information on the education program refer to Section 9.

EXISTING ASSETS

Warrnambool College has several existing rainwater tanks connected to roofs within Warrnambool College (shown in pink). The rainwater from these tanks is used for toilet flushing.

PROPOSED ASSETS

Numerous rainwater tanks are proposed across Warrnambool College. Potential uses for the rainwater include toilet flushing, irrigation and for washing the buses. Water savings as well as tank size have been calculated, however this is an estimate and should be further investigated when implementing each rainwater tank, based on actual roof areas contributing to the tank and an understanding of water use and required quality.

Due to the large amounts of impervious area around the college there is a potential to install several raingardens subject to funding. A pilot raingarden is proposed to infiltrate roof runoff from the proposed gym, as well as Building 1 during construction of the gym.

FUTURE OPPORTUNITIES

Based on the performance of the pilot raingarden (Raingarden C) there is potential to investigate installation of more raingardens around Warrnambool College to increase infiltration.

An additional potential opportunity for the future includes reusing the backwash water from the community pools. This opportunity would involve investigating the quality of the backwash water and the treatment required to provide fit for purpose water for reuse opportunities, such as oval irrigation.

PRELIMINARY TANK SIZING			
BUILDING #	ROOF AREA (m²)	TANK SIZE (kL)	ANNUAL WATER SAVINGS (ML/yr)
2	1500	15	0.39
3	2200	15	0.42
4	900	15	0.33
5	700	10	0.25
6	1100	15	0.36
7	2300	15	0.43
8	2100	15	0.42
9	1200	15	0.37
TOTAL			2.96



NOTATIONS

File Ref: 306133
Plan: W GIS 05
Rev: B
Date: 29.10.2019

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LEGEND

- Contours
- Existing Drainage
- Roof Catchment to Existing Rainwater Tank
- Roof Catchments to Proposed Rainwater Tank
- Rainwater Tank
- Raingarden



1:2000



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07.1

Warrnambool City Council Agenda for Ordinary Meeting

Attachment 5.4.1

IWM OPPORTUNITIES IN ALBERT PARK

- CENTRALISED ROOF WATER HARVESTING

This Roof Water Harvesting Study has been developed by Wannon Water.

DRIVERS

Currently Warrnambool's potable water supply is sourced from the Otway Ranges, requiring water to be pumped over 90km to reach the Brierly Basin raw water storage. Wannon Water has successfully implemented their centralised roof water harvesting scheme in suitable new residential developments north east of the basin. The buildings at the northern end of Albert Park have large roof areas, are a short distance from Brierly Basin and can be gravity fed to the basin. This presents an opportunity to retrofit centralised roof water harvesting to these buildings. These roofs are currently discharging to stormwater adding to flood issues Russel's Creek and the clubs and school are keen to facilitate a better outcome for re-use of the roof water.

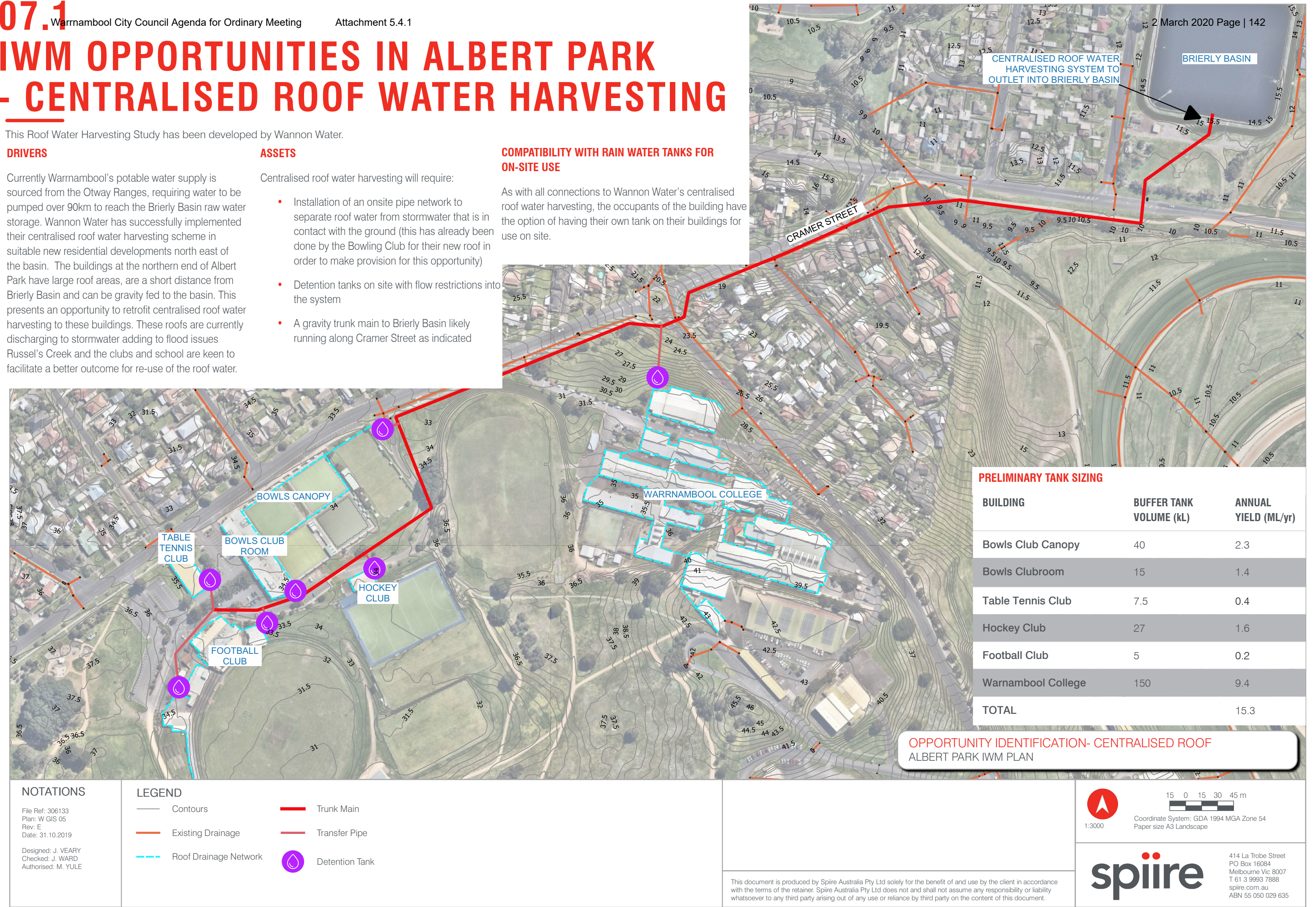
ASSETS

Centralised roof water harvesting will require:

- Installation of an onsite pipe network to separate roof water from stormwater that is in contact with the ground (this has already been done by the Bowling Club for their new roof in order to make provision for this opportunity)
- Detention tanks on site with flow restrictions into the system
- A gravity trunk main to Brierly Basin likely running along Cramer Street as indicated

COMPATIBILITY WITH RAIN WATER TANKS FOR ON-SITE USE

As with all connections to Wannon Water's centralised roof water harvesting, the occupants of the building have the option of having their own tank on their buildings for use on site.



07.2

Warrnambool City Council Agenda for Ordinary Meeting

Attachment 5.4.1

IWM OPPORTUNITIES IN ALBERT PARK

- RAINWATER TANKS AND WATER METERS

RAINWATER TANKS

As an alternative option to the centralised roof water harvesting opportunity developed by Wannon Water, capturing roof runoff and utilising the water within Alber Park for uses such as irrigation or toilets, rather than connecting to the larger system was also investigated. Appropriate tank sizes for each building have been identified based on roof area and estimated uses. For information on the Warrnambool College proposed rainwater tanks refer to Section 6.4 of this IWM plan.

These rainwater tanks have the potential to significantly reduce the potable water usage within Albert Park. Water savings as well as tank size have been calculated however this is an estimate and should be further investigated when implementing each rainwater tank.

WATER METERS

Water usage within the park was determined based on the numerous water meters within the site. Water usage within each organisation was able to be quantified based on these meters. Additionally, the two smart water meters at Warrnambool College, allow the school to monitor their water usage in real time. This allows the College to identify high water usage periods as well as any leaks that may occur. The smart meters are also incorporated into the school curriculum, increasing students' awareness of water usage. Future upgrade of other water meters in Albert Park could provide improved information to Council and Albert Park users to better inform and implement Integrated Water Management.

PRELIMINARY TANK SIZING

TANK #	BUILDING LOCATION	ROOF AREA (m²)	TANK SIZE (kL)	ANNUAL WATER SAVINGS (ML/yr)
1	Bowls Club	1970	25	0.79
2	Table Tennis Club	666	10	0.20
3	Hockey Club	348	5	0.09
4	Reid Oval	262	5	0.08
5	Reid Oval	1310	15	0.46
6	Reid Oval	426	5	0.10
7	Reid Oval	747	10	0.26
8	Walter Oval	1000	10	0.33
9	Mack Oval	410	5	0.11
Total				2.42
Total savings for College Rainwater Tanks (Section 6.4)				2.96
Total water savings for whole of park				5.38



NOTATIONS

File Ref: 306133
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Date: 04.07.2019

Designed: J. VEARY
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LEGEND

Contours

Rainwater Tank

Water Meter

Smart Water Meter

1:4500

500 0 50 100 150 m

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08

Warrnambool City Council Agenda for Ordinary Meeting

Attachment 5.4.1

IWM OPPORTUNITIES IN ALBERT PARK

- URBAN GREENING

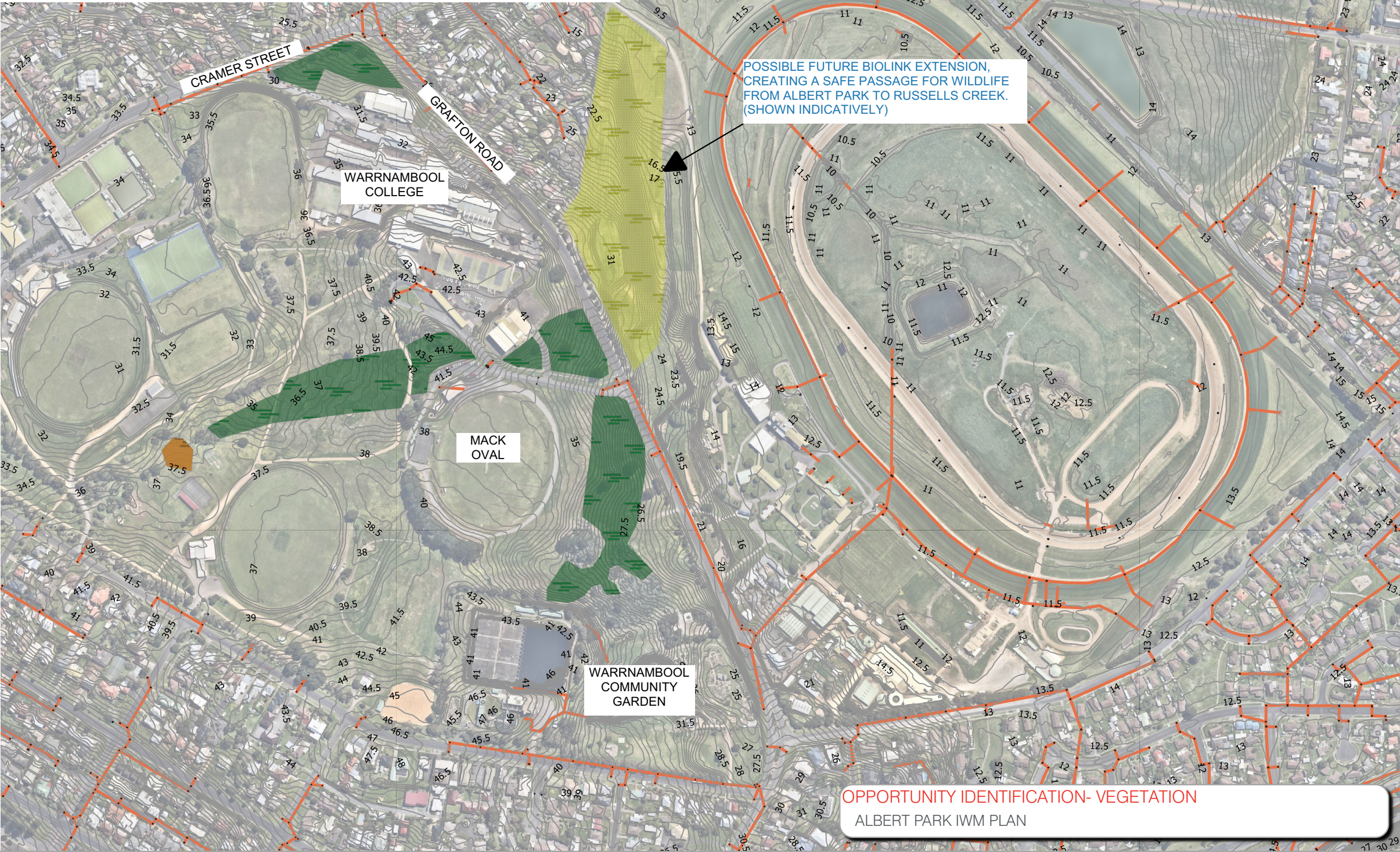
URBAN GREENING INITIATIVE

A key theme identified in the Opportunity Identification workshop, was to increase the native vegetation and provide a biodiversity link from the park to Russells Creek. Increasing vegetation provides many benefits to the park, including:

- Increase cooling
- Mitigate the urban heat island effect
- Improve amenity
- Improve air quality
- Provide refuge for wildlife to move safely within an urban environment
- Create wildlife habitat, and
- Intercept stormwater runoff.

The potential areas for establishing vegetation are shown on the adjacent plan. The plan highlights increased vegetation in the following areas:

- East of Mack Oval
- At the corner of Grafton Road and Cramer Street, as Warrnambool College has expressed interest in increasing vegetation in this area.
- The middle of Albert Park, creating a link from the existing established vegetation and the native kangaroo grass closer to Russells Creek.
- As a future option, vegetation is proposed to complete the biolink from Albert Park to Russells Creek. This is shown as indicative only as it is not located within the subject site of this study.



NOTATIONS

File Ref: 306133
Plan: W GIS 06
Rev: B
Date: 22.08.2019

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LEGEND

- Contours
- Existing Native Kangaroo Grass
- Proposed Biolink/Vegetation
- Future Biolink Extension (shown indicatively-not on Council land)



1:5389

50 0 50 100 150 m

Coordinate System: GDA 1994 MGA Zone 55
Paper size A3 Landscape

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09Warrnambool City Council Agenda for Ordinary Meeting

Attachment 5.4.1

IWM OPPORTUNITIES IN ALBERT PARK

- EDUCATION AND INFORMATION

Several educational initiatives are proposed throughout Albert Park for the purpose of spreading awareness of the water cycle and water consumption, and cultural values of water and landscape.

EDUCATION PROGRAM

Warrnambool College has expressed their interest in partnering with Warrnambool City Council and Wannon Water to develop a water education program, which can be incorporated into their curriculum. The aim of this education program would be to increase awareness of the water cycle and educate the students on the importance of reducing water consumption.

Warrnambool College is currently a part of DELWP’s Schools Water Efficiency Program (SWEP). The school has two data loggers on the school’s water meters allowing staff to monitor and track their water usage, as well as to incorporate the data into the school’s curriculum.

The proposed education program would build on the initiatives Warrnambool College has implemented as a part of the SWEP program.

Key themes of the proposed education program could include:

- Water cycle
- Water Sensitive Urban Design
- Managed Aquifer Recharge
- Water saving initiatives
- Water efficiency and best practice irrigation
- Importance of healthy rivers and waterways
- Cultural values of water and landscape
- Biodiversity
- IWM initiatives within Albert Park, and
- Monitoring water usage with smart metres to increase awareness

EDUCATION AROUND THE PARK

In addition to incorporating water education into the Warrnambool College curriculum, it is proposed to implement measures throughout Albert Park for the purpose of increasing awareness of the water cycle and natural environment, and promoting reduction in water consumption and littering to the broader community.

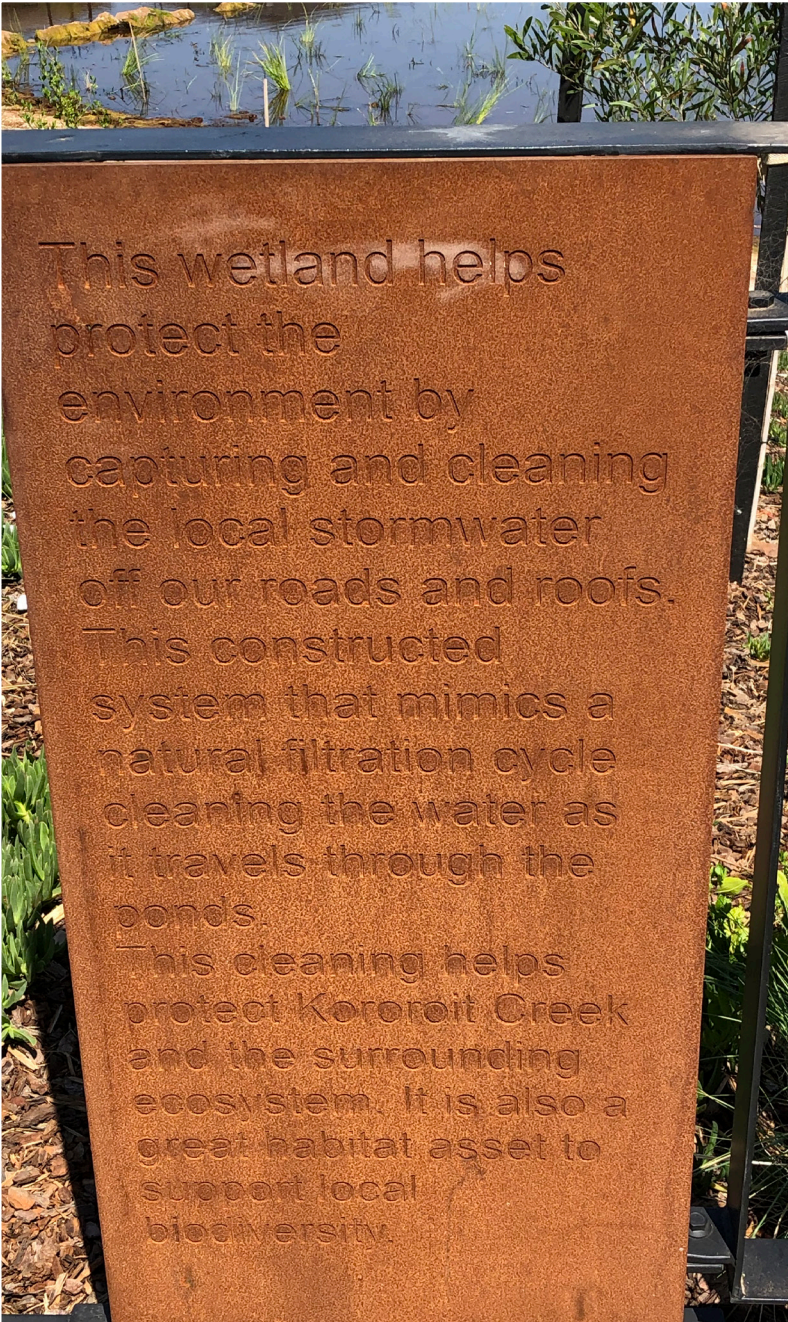
Key initiatives include:

- Signage:
Signage is proposed throughout Albert Park to provide details on the IWM initiatives (i.e. raingardens, wetland, increased vegetation) throughout Albert Park and to highlight the function and benefit the assets can have on the environment and community.
- Workshops:
This initiative is proposed to build on the previous “Going Upstream Projects.” These projects consisted of two series of educational activities. The first series involved workshops hosted by Warrnambool Community Garden open to the community on promoting water supply information and savings measures. The second series consisted of educational activities in schools on water conservation and river health. A demonstration site with interpretive artwork about the Going Upstream Project and water saving measures can be viewed at the Warrnambool Community Garden.

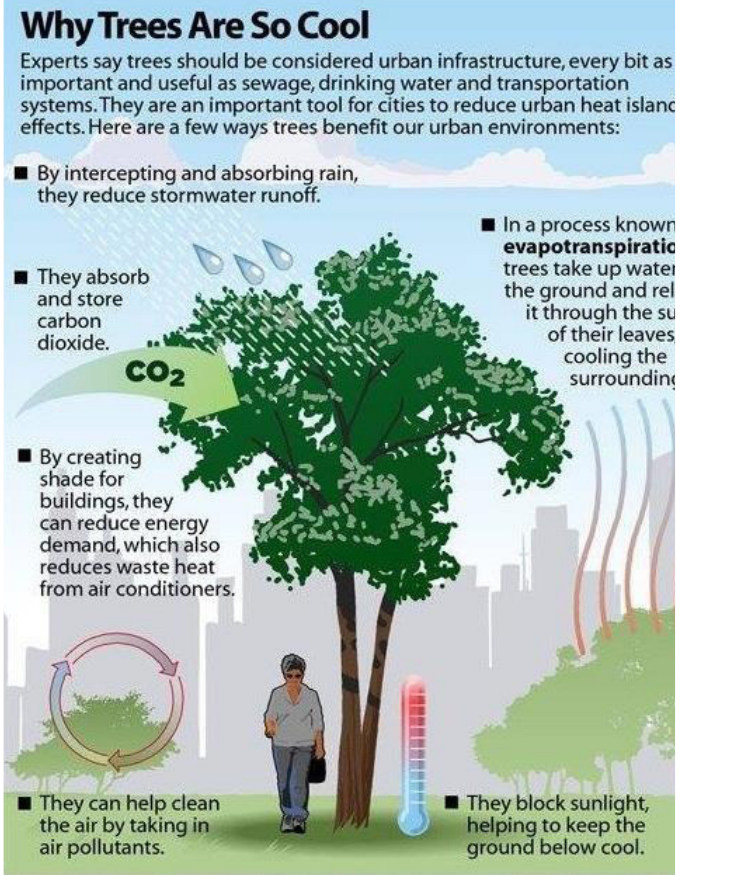
TRADITIONAL OWNER ENGAGEMENT

Support for the water education program and interest in incorporating the indigenous history within the program has been expressed by traditional owners. Additionally, information boards are proposed to acknowledge the significance. Further investigation and engagement should be considered for confirmation of significante sites within the Park.

Furthermore, Warrnambool College has expressed their interest in creating a yarning circle within Albert Park. This site is proposed to incorporate a seating area for the students and the broader community that acknowledges the traditional owners of the land. The proposed location of the site is shown in the below plan.



Source: Meander Valley Council



SOURCES: EPA; North Carolina State University; U.S. Forest Service PAUL HORN / InsideClim 16

Location: Thornhill Park, Rockbank, VIC

10

WATER BALANCE: FOLLOWING IWM PLAN

WATER BALANCE

Based on the proposed opportunities, an updated water balance has been modelled.

Implementation of the proposed IWM measures resulted in:

- Increased infiltration
- Decreased volume of water discharging to Russells Creek
- Decreased main water usage
- Increased vegetation, and
- Increased urban cooling across the park

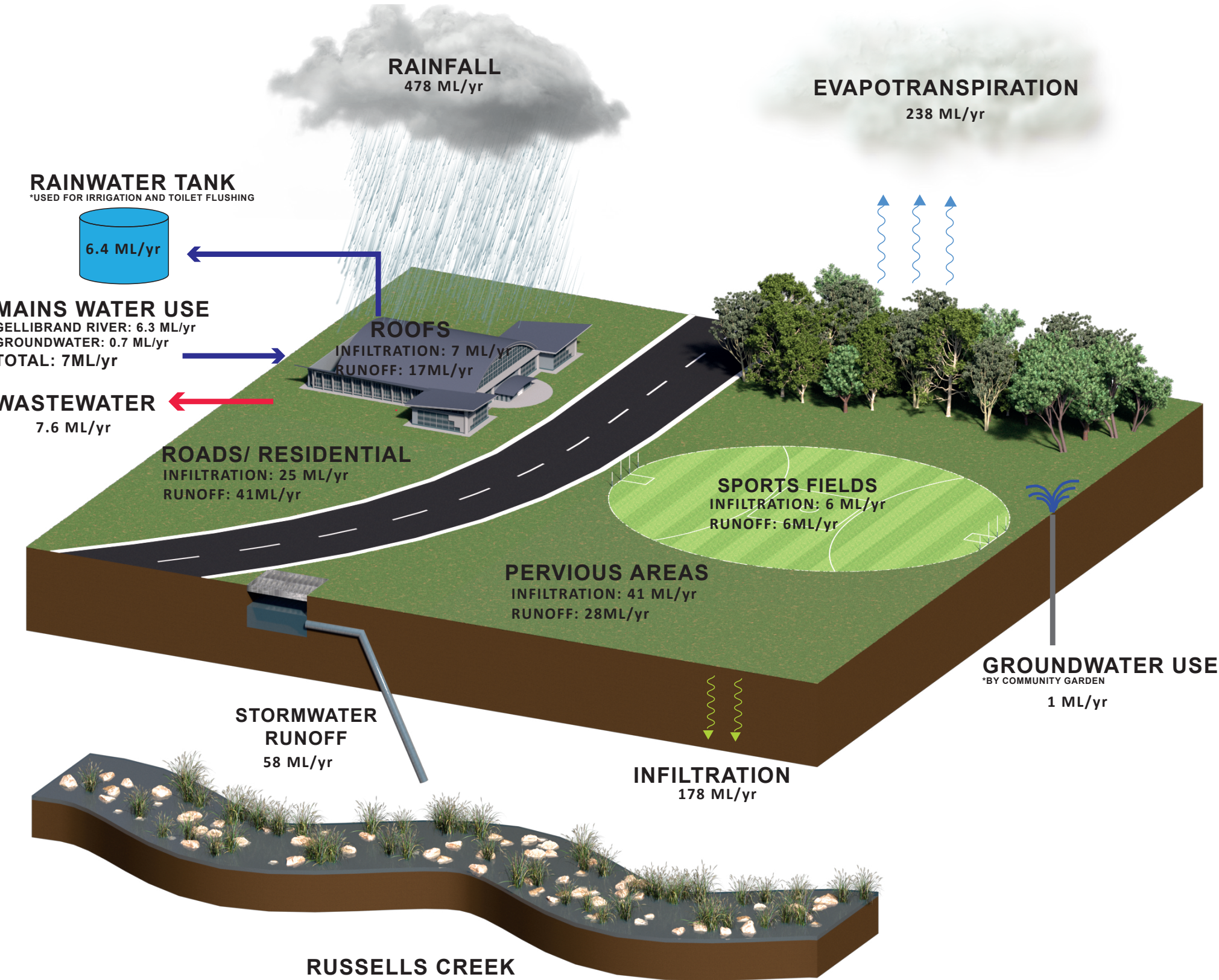
Refer to Figure 3 for the proposed water balance.

POLLUTANT LOAD REDUCTION

Pollutant loads from Albert Park were modelled for existing and proposed conditions. The below table shows the percent reduction of each pollutant in the proposed conditions.

POLLUTANT	ORIGINAL LOAD	RESIDUAL LOAD	% REDUCTION
Total Suspended Solids (kg/yr)	46500	32700	30
Total Phosphorus (kg/yr)	92	69	25
Total Nitrogen (kg/yr)	582	473	19

FIGURE 3: PROPOSED WATER BALANCE FOR ALBERT PARK



*Modelled as if all proposed opportunities are adopted (excluding Japan St catchment)

11 IWM IN PLANNING AND POLICY

ALBERT PARK IWM POLICY

The purpose of this policy is to ensure that the principles of Integrated Water Management is considered within any planning permit or development at Albert Park. The intention of this IWM Plan and future works associated with this policy will allow for Albert Park to be a leader in community led IWM.

Albert Park's IWM approach to planning will promote and consider the water cycle. The collaborative planning and management of water, land and related services will maximise economic and social wellbeing within the Park, while preserving the sustainability of the local ecosystem.

This approach encompasses all development within the Park and should consider the entire water cycle including water supply, sewage management, drainage and flood management, waterways and ecosystems, urban amenity, education and considers the local cultural and community values in the development.

A key outcome of this IWM Policy will be the development of IWM Plans with each planning permit to facilitate a more holistic approach to water management that enables development, while also protecting environmental, cultural and community values and building resilience to climate change.

INTEGRATED WATER MANAGEMENT CONSIDERATIONS

Any development or works within Albert Park should consider the following within the development:

- Consideration of implementing rainwater tanks on buildings, if it doesn't already exist. The rainwater tanks should be connected to internal facilities, such as toilets.
- Collection, treatment, and infiltration of runoff from hardstand and impervious areas should be considered.
- All elements of water cycle management including water supply, sewerage, drainage, waterways and the urban landscape should be considered.
- Vegetation offsets should be considered within any development that increases the impervious area within the Park.
- A minimum of 5 star Green Star rating should be achieved, in accordance with the Green Building Council Australia.

INTEGRATED WATER MANAGEMENT PLAN

As a requirement for any planning permit for development within Albert Park, an Integrated Water Management Plan should be provided. The Plan will document the proposed IWM measures for assessment by Council. The scale of the development does not change the need to manage the water cycle.



Source: Warrnambool Standard

ECONOMIC BENEFITS OF PROPOSED IWM INITIATIVES

BENEFIT	ANNUAL VALUE (\$ PV)	ENTITY ATTRIBUTED TO	RATIONAL	REFERENCE	ASSUMPTIONS
Nitrogen Reduction in Russells Creek	\$724,305	Glenelg Hopkins CMA	Manager of Russells Creek	Melbourne Water	Melbourne Water nitrogen offset value (\$6,645/kg)
Increased Vegetation in Albert Park	\$160,000 (once off)	Warrnambool City Council	Double existing vegetation in Albert Park	Thom 2015 Warrnambool City Council	Thom 2015 estimated the value of doubling street trees within a postcode. Based on this assessment a ratio was applied to the existing 450 trees (approx.) within Albert Park compared to the overall number of street trees in Warrnambool.
Community willingness to pay for removal of any water restrictions	\$15,200	Community Garden/ Sporting Clubs	Reflects broader societal value	Brent et al 2016	
Flood reduction for McConnell Street	\$2,000	Warrnambool City Council	Estimated reduction in damages	Warrnambool Drainage Study Investigation, Water Technology 2018	
Flood reduction for Japan Street	Up to \$200,000	Warrnambool City Council	Estimated reduction in damages	Warrnambool Drainage Study Investigation, Water Technology 2018	Potential annual value based on workings with in the Warrnambool Drainage Study Investigation. A feasibility assessment is recommended to confirm potential annual value.
Incorporation of WSUD in the urban environment	\$216,000 (once off)	Warrnambool City Council	Estimated value of WSUD within the community	Polyakov et al 2015	
Direct water savings to users of Albert Park	\$18,122	Community Garden/ Sporting Clubs	Estimated value of WSUD within the community	Wannon Water	Based on water use over five years
Improved community health and wellbeing	\$27,000	Warrnambool City Council	Likelihood of being active when near a green park	Henderson-Wilson et al 2017	Assumed 3,000 users of park per annum, and increase in amenity of 20%
Increase water education and awareness of broader community	\$25,100	Wannon Water	Water savings attributed to college water education program		60% of students take up the water education program (960 students), education program results in achieving target water usage (155L/person/day)
Avoided cost of electricity	\$2,000	Wannon Water	Estimated reduction in electricity	Wannon Water	
Avoided cost of CO ₂ emissions	\$340	Wannon Water	Estimated reduction in CO ₂ emissions	Department of the Environment and Energy	
Delaying water supply augmentation	Not quantified	Wannon Water	Avoided cost		
Avoided Drainage Maintenance and Replacement	Not quantified	Warrnambool City Council	Avoided cost		
Avoided Water Supply Infrastructure Maintenance and Replacement	Not quantified	Wannon Water	Avoided cost		

REFERENCES:

-Brent, D., Gangadharan, L., Leroux, A., and Rashcy P, 2016, Valuing the multiple benefits of local stormwater management. Mimeo, Monash University Department of Economics.

-Henderson-Wilson, Claire, Sia, Kah-Ling, Veitch, Jenny, Staiger, Petra K., Davidson, Penny and Nicholls, Peter 2017, Perceived health benefits and willingness to pay for parks by park users: quantitative and qualitative research, International journal of environmental research and public health, vol. 14, no. 5, Article number: 529, pp. 1-18.

-Polyakov, M., Fogarty, J., Zhang, F., Pandit, R and Pannell D., 2015, The value of restoring urban drains to living streams, Working Paper 1512, School of Agricultural and Resource Economics, University of Western Australia, Crawley Australia.






-Thom, J., 2015, An Environmental and Economic Analysis of Ecosystems Service Provision by Street Trees in the City of Monash, Honours Thesis, School of Earth , Atmosphere and Environment, Monash University.

-Department of the Environment and Energy, 20, Repealing the Carbon Tax. Australia. <https://www.environment.gov.au/climate-change/government/repealing-carbon-tax>





12.1

BENEFIT COST COMPARISON- CRAMER STREET

BENEFITS SUMMARY

ALBERT PARK OBJECTIVE	DESCRIPTION	VALUE
 REDUCE DEMAND ON POTABLE SUPPLY	<ul style="list-style-type: none">Rainwater tanks within area will decrease potable water demand in facilitiesAvoided replacement cost on water supply network	\$4,415 per year
 REDUCE STORMWATER DISCHARGE	<ul style="list-style-type: none">Potential Flood mitigation in McConnell StreetReduction in peak flows to Russells CreekAvoided drainage maintenance and replacement costs	\$2,000 per year
 REDUCE STORMWATER/ GROUNDWATER POLLUTION	<ul style="list-style-type: none">Reduction of 7.4kg/year of Nitrogen from local waterways	\$49,305 per year
 IMPROVE COMMUNITY AMENTITIES AND WATERWAY HEALTH	<ul style="list-style-type: none">Increased vegetationIncorporation of WSUD in the urban community	Not Quantified
 SUPPORT BROADER COMMUNITY AWARENESS	<ul style="list-style-type: none">Potential for water education through raingarden and rainwater tanks	Not Quantified

COSTS SUMMARY

ITEM	COST
 Raingarden A (5m²)	\$5,000
 Soak Pit A (1200x1200 infiltration pit)	\$15,000
 Drainage	\$13,000
 Landscape (Soak Pit A)	\$2,000
 Rainwater tanks (7 tanks)	\$65,000
Total Estimated Capital Cost	\$100,000
Estimated Operational Cost (per year)	\$750

NOTE:

- Capital Cost is based on infrastructure costs only. Modelling and design, cultural heritage, geotechnical, and flora and fauna should be considered for all projects.
- The benefits identified above incorporate both cash and non-cash benefits, with non-cash benefits identified in italics.

REFERENCE:






Costing rates based on:

Melbourne Water, 2013, Water sensitive urban design Life cycle costing data.



BENEFIT COST COMPARISON- COULSTOCK STREET

BENEFITS SUMMARY

ALBERT PARK OBJECTIVE	BENEFITS	VALUE
 REDUCE DEMAND ON POTABLE SUPPLY	<ul style="list-style-type: none">Rainwater tanks within area will decrease potable water demand in facilitiesAvoided replacement cost on water supply network	\$980 per year
 REDUCE STORMWATER DISCHARGE	<ul style="list-style-type: none">Potential Flood mitigation in Japan StreetReduction in peak flows to Russells CreekAvoided drainage maintenance and replacement costs	Up to \$200,000 per year
 REDUCE STORMWATER/ GROUNDWATER POLLUTION	<ul style="list-style-type: none">Reduction of 41.2kg/year of Nitrogen from local waterways	\$273,774 per year
 IMPROVE COMMUNITY AMENTITIES AND WATERWAY HEALTH	<ul style="list-style-type: none">Increased vegetationIncorporation of WSUD in the urban communityIncreased social benefits and attracts wildlife to the park	Not Quantified
 SUPPORT BROADER COMMUNITY AWARENESS	<ul style="list-style-type: none">Potential for water education through raingarden and rainwater tanks	Not Quantified

COSTS SUMMARY

ITEM	COST	
 Wetland A (1100m²)	\$110,000	
 Raingarden B (10m²)	\$10,000	
 Swale for Raingarden B	\$5,000	
 Swale for Wetland A	\$5,000	
 Rainwater tank (1 tank)	\$10,000	
 Pump and infrastructure (range)	\$300,000-\$600,000	
Total Estimated Capital Cost		\$740,000
Estimated Operational Cost (per year)		\$3,700

NOTE:

- Capital Cost is based on infrastructure costs only. Modelling and design, cultural heritage, geotechnical, and flora and fauna should be considered for all projects.
- The benefits identified above incorporate both cash and non-cash benefits, with non-cash benefits identified in italics.

REFERENCE:

Costing rates based on:






Melbourne Water, 2013, Water sensitive urban design Life cycle costing data.



12.3

BENEFIT COST COMPARISON- QUARRY

BENEFITS SUMMARY

ALBERT PARK OBJECTIVE	BENEFITS	VALUE
 REDUCE DEMAND ON POTABLE SUPPLY	<ul style="list-style-type: none">Reduction of Potable water use within Warrnambool Community Garden	\$6,000 per year
 REDUCE STORMWATER DISCHARGE	<ul style="list-style-type: none">Reduced stormwater discharge to Russells Creek	Not Quantified
 REDUCE STORMWATER/ GROUNDWATER POLLUTION	<ul style="list-style-type: none">Reduction of 17.7kg/year of Nitrogen from local waterways	\$99,475 per year
 IMPROVE COMMUNITY AMENTITIES AND WATERWAY HEALTH	<ul style="list-style-type: none">Reduction in likelihood of water restrictions affecting operation of Warrnambool Community GardenIncorporation of WSUD in the urban community	Not Quantified
 SUPPORT BROADER COMMUNITY AWARENESS	<ul style="list-style-type: none">Potential for water education through Gellibrand Gully proposal and other water initiatives	Not Quantified

COSTS SUMMARY

ITEM	COST
 Raingarden C (10m²)	\$10,000
 Swale to Raingarden C	\$10,000
 Drainage	\$10,000
 Groundwater bore	\$15,000
 Rainwater tank (1 tank)	\$15,000
Total Estimated Capital Cost	\$60,000
Estimated Operational Cost (per year)	\$1,750

NOTE:

-Capital Cost is based on infrastructure costs only. Modelling and design, cultural heritage, geotechnical, and flora and fauna should be considered for all projects.

-The benefits identified above incorporate both cash and non-cash benefits, with non-cash benefits identified in italics.

REFERENCE:

Costing rates based on:






Melbourne Water, 2013, Water sensitive urban design Life cycle costing data.





12.4

BENEFIT COST COMPARISON- CENTRALISED ROOF WATER HARVESTING

BENEFITS SUMMARY

ALBERT PARK OBJECTIVE	BENEFITS	VALUE
 REDUCE DEMAND ON POTABLE SUPPLY	<ul style="list-style-type: none">Reduction in water required to be pumped from the Gellibrand RiverReduction in electricity and CO₂ emitted due to reduction in pumping	\$2,340 per year
 REDUCE STORMWATER DISCHARGE	<ul style="list-style-type: none">Reduced stormwater discharge to Russells Creek	Not Quantified
 REDUCE STORMWATER/ GROUNDWATER POLLUTION	<ul style="list-style-type: none">Reduction of 31.7kg/year of Nitrogen from local waterways	\$210,647 per year
 IMPROVE COMMUNITY AMENTITIES AND WATERWAY HEALTH	<ul style="list-style-type: none">Reduction in ecological stress on the Gellibrand River	Not Quantified
 SUPPORT BROADER COMMUNITY AWARENESS	<ul style="list-style-type: none">Potential for water education through centralised roof water harvesting system	Not Quantified

COSTS SUMMARY

ITEM	COST
 Drainage	\$218,000
 Rainwater tanks	\$294,000
Total Estimated Capital Cost	\$512,000



NOTE:
-Capital Cost is based on infrastructure costs only. Modelling and design, cultural heritage, geotechnical, and flora and fauna should be considered for all projects.
-The benefits identified above incorporate both cash and non-cash benefits, with non-cash benefits identified in italics.
REFERENCE:
Costing values provided by Wannon Water

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MONITORING, REVIEW AND REPORTING

To ensure the objectives of this document are being met a monitoring, evaluation, reporting, and improvement (MERI) plan is encouraged to be implemented. This plan will aid in assessing the effectiveness and suitability of the proposed opportunities.

The plan will assess the performance of proposed assets/programs and identify opportunities for improvement. The plan could also provide key information and guidance on the direction of future funding.

Recommended monitoring and reporting measures include:

- Annual assessment and reporting on the status and priority of each action within the Implementation Plan.
- Annual monitoring and reporting on the progress towards each objective.
- Establishment of an Implementation Working Group to conduct the above measures.
- Every five years, conduct a strategic review of the implementation plan and consider emerging trends and new policy.

Warrnambool City Council will be responsible for initiating annual review and updates of this IWM Plan with Wannon Water and any other interested stakeholders. Wannon Water and Warrnambool City Council will track and report to each other on actions in the Implementation Plan on an annual basis. The Plan is a live document and will be revised every five years to consider emerging trends and new policy as well as reflect on achievement of objectives and changes to work program priorities.

Unless scheduled otherwise, it is suggested that the review and revision processes should occur immediately before the Warrnambool City Council annual budget cycle so that maximum opportunity can be made of available funding sources and processes in partnership with stakeholder entities.

ALBERT PARK OBJECTIVE		IMPLEMENTATION OF WSUD	INCREASED INFILTRATION AND GROUNDWATER	FLOOD MITIGATION OF LOCAL CATCHMENT	IMPLEMENTATION OF RAINWATER TANKS	DOUBLE VEGETATION IN ALBERT PARK	EDUCATION INITIATIVES THROUGH COMMUNITY AND SCHOOL	IWM POLICY FOR FUTURE DEVELOPMENT
	REDUCE DEMAND ON POTABLE SUPPLY	✓	✓✓✓	✓	✓✓✓		✓✓	✓✓
	REDUCE STORMWATER DISCHARGE	✓✓✓	✓✓✓	✓✓✓	✓✓✓	✓✓	✓✓	✓✓
	REDUCE STORMWATER/ GROUNDWATER POLLUTION	✓✓✓	✓✓✓	✓✓	✓✓	✓✓✓	✓✓	✓✓
	IMPROVE COMMUNITY AMENTITIES AND WATERWAY HEALTH	✓✓	✓✓	✓✓	✓✓	✓✓✓	✓✓	✓✓✓
	SUPPORT BROADER COMMUNITY AWARENESS	✓✓	✓	✓✓	✓✓✓	✓	✓✓✓	✓✓✓
CONTRIBUTION TO ALBERT PARK IWM OBJECTIVES								
✓✓✓ HIGH		✓✓ MEDIUM	✓ LOW					

IMPLEMENTATION PLAN

This Implementation Plan was developed for the purpose of establishing actions and associated timeframes for each opportunity. As a part of the monitoring, evaluation, reporting and improvement plan this plan should be reassessed annually.

Council acknowledges the requirement of an investigation on the significance of the site with respect to the tangible and intangible cultural heritage values and will seek opportunities to address it. Additional investigation, including modelling and design, geotechnical, and flora and fauna should also be considered for all projects.

KEY AREA	OPPORTUNITY	ACTION	OWNER	TIME	ESTIMATED INFRASTRUCTURE COST (+/- 50%)
Cramer St	Raingarden A	• Design and construct raingarden	Council	1-3 years	\$5,000
	Soak Pit A	• Divert drainage from Bowls Club to a soak pit and provide additional vegetation	Council	Year 1	\$30,000
		• Divert drainage from Cramer Street to a soak pit	Council	Year 1	
		• Investigate additional catchment options in McConnell Street, including flood mitigation and pumping options (not included in cost)	Council	5+ years	
Coulstock St	Raingarden B	• Design and construct raingarden and swale	Council	1-3 years	\$15,000
	Wetland A	• Design and construct wetland with appropriate amenity considerations, including signage and paths.	Council	3-5 years	\$115,000
		• Investigate options and sizes for a wetland within the existing location, based on diverted and potential additional catchments from Japan Street, including flood mitigation and pump arrangements.	Council	3-5 years	\$50,000
		• Implement pump and appropriate infrastructure after investigation	Council	3-5 years	\$300,000-\$600,000*
Quarry and Warrnambool Community Garden	Raingarden C	• Design and construct raingarden and swale	Community Garden	At time of Quarry Redevelopment	\$30,000
		• Extend existing drainage north of Quarry to outlet into Quarry	Council	At time of Quarry Redevelopment	
		• Divert water from Wannon Water facility for infiltration in the quarry. Investigate additional catchments to divert additional water for infiltration	Wannon Water	At time of Quarry Redevelopment	
	Groundwater bore/Tank	• Investigate groundwater bore and rainwater tank options for use by Warrnambool Community Garden, including investigation of water quality and appropriate uses.	Community Garden	At time of Quarry Redevelopment	\$30,000
Warrnambool College	Raingarden D	• Investigate options for raingarden catchments from the carpark	Warrnambool College	At time of gym construction	\$10,000
		• Design and construct raingarden	Warrnambool College	At time of gym construction	
	Education	• Develop a Water Education Program to incorporate into School curriculum.	Warrnambool College	1-3 years	To be determined
	Rainwater tanks	• Add rainwater tanks to building in school grounds	Warrnambool College	1-3 years	\$30,000
Whole of park	Development of signage boards	• Implement appropriate signage at timing of WSUD construction, and educational signage following construction	Council/Wannon Water	1-3 years	To be determined
	Vegetation plan	• Increase the existing amount of vegetation within Albert Park, including determining appropriate location and species of native vegetation.	Council to complete plan	1-3 years	To be determined
		• Engage Landscape Consultant to develop vegetation plan			
	Rainwater tanks	• Implement rainwater tanks on all buildings in Albert Park, including ensuring all tanks are pumped into appropriate facilities to maximise water reuse.	Council and Sports Clubs	1-3 years	\$80,000
Northwestern end of park	Centralised Roof Water Harvesting	• Complete business case	Wannon Water	Year 1	\$5,000
		• Design and construct roof water harvesting system		2-5 years	\$512,000
IWM Planning	Development Controls	• Adopt IWM Controls for all development within Albert Park	Council	Year 1	Nil

*Estimated range of infrastructure. To be determined following further assessment.



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Have your say

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Albert Park Integrated Water Management Plan Public Consultation

Council is inviting feedback on the draft Albert Park Integrated Water Management Plan which aims to identify opportunities to implement Integrated Water Management measures within Albert Park and to frame a plan that facilitates opportunities that can be incorporated into future development of the area.

To view the plan and submit your feedback visit **www.yoursay-warrnambool.com.au**. Submissions close **2pm Friday 24 January 2020**. Enquiries directed to John Finnerty on 5559 4800.

This Consultation has been completed

Integrated Water Management (IWM) describes the practice of considering the use of water from all sources and throughout the whole water cycle for the highest benefit.

The Albert Park Integrated Water Management Plan was developed and funded in partnership between Council, DELWP and Wannon Water, and in collaboration with an extensive stakeholder group.

The Albert Park Integrated Water Management Plan aims to identify opportunities to implement Integrated Water Management measures within Albert Park and to frame a plan that facilitates opportunities that can be incorporated into future development of the area.

Stakeholder workshops were conducted in late January 2019, to identify the vision and opportunities available at Albert Park. The identified opportunities were further evaluated to frame the draft Albert Park Integrated Water Management Plan.

A Stakeholder workshop was held on September 4, 2019 to present the draft Plan and enable further feedback and comments.

The draft plan is now available for public comment until 2pm on Friday January 24, 2020.

Having trouble viewing the survey? [Click here instead.](#)

RELEVANT FILES:

 [Draft Albert Park Integrated Water Management Plan](#)



5.5. CONTRACT 2020008 WANGOOM ROAD / ABERLINE ROAD INTERSECTION PROJECT

PURPOSE:

This report is to inform Council of the tenders that were received for Tender No. 2020008 – Wangoom Road / Aberline Road Intersection Project.

EXECUTIVE SUMMARY

- A public tender was advertised on Saturday 21 December 2019, inviting submissions from suitably qualified contractors to construct the Aberline Road / Wangoom Road intersection upgrade and the Wangoom Road shoulder widening between Aberline Road and Horne Road.
- At the close of tenders on Friday 31 January, a total of 5 tender submissions were received by Council.
- A Tender Evaluation Panel met and evaluated the tender responses in accordance with the evaluation criteria set out in the Procurement Management Plan.
- The Evaluation Panel deemed that a Best and Final Offer (BAFO) process was necessary to ensure Council was achieving best value for money for the Contract, with the most competitive Tenderers invited to submit a BAFO price.
- The Tender Evaluation Panel recommends that Rodger Constructions be awarded Tender No. 2020008 – Wangoom Road / Aberline Road Intersection Project.

RECOMMENDATION

1. **That Contract No. 2020008 – Road Construction – Wangoom Road / Aberline Road Intersection Project be awarded to Rodger Constructions Pty Ltd for the tendered amount of \$1,290,278.00 excluding GST.**
 2. **That Council authorise the CEO to sign, seal and vary the contract as required.**
-

BACKGROUND

Council is seeking the services of a suitably qualified civil construction contractor to deliver the Wangoom Road / Aberline Road Intersection Project.

ISSUES

Issues with the Project included timing of the works and the current local market value for construction works resulting in tenders above the project budget.

The timing of the works may result in putting the Project at risk of sealing in wet weather. The winter period in Warrnambool is unpredictable and often starts early in Autumn. Escalating this further was an ongoing/late winter period in 2019 delaying other construction projects and putting pressure on the local market. The requirements of the funding agreement with Regional Roads Victoria state that works must be completed in FY19/20.

FINANCIAL IMPACT

The Tenderer's price with the highest value for money ratio is \$1,290,278.00 excluding GST.

Funding has been secured from a combination of external grants, external contributions and the internal FY19/20 and FY20/21 Local Roads Renewal Budget as well as the DCP contribution as per the North East Structure Plan.

LEGISLATION / POLICY / COUNCIL PLAN CONTEXT

3 Maintain and improve the physical places and visual appeal of the City

3.1 Enhance movement in and around the city including better connections for cyclists and pedestrians

3.3 Build Infrastructure that best meets current and future community needs.

3.4 Maintain and enhance existing Council infrastructure

3.5 Advocate for better regional connections

TIMING

The Contract will commence upon award and conclude by 30 June 2020. The final bituminous spray seal may be carried over to the summer period of 2020/2021 if weather prohibits application prior to June 2020.

RISK / IMPACT

A Risk Assessment has been undertaken, addressing Planning, Design, Procurement and Construction Risks.

OFFICERS' DECLARATION OF INTEREST

No member of the Evaluation Panel has declared any conflicts of interest and all members have signed the Conflict of Interest Declaration. Each member of the panel has also completed a Confidentiality Agreement.

CONCLUSION

The Tender Evaluation Panel formed the view that the tender from Rodger Constructions be accepted to ensure works can commence as soon as possible.

ATTACHMENTS

Nil

5.6. CONTRACT 2020037 HOPKINS RIVER BRIDGE CONCRETE REPAIRS & CORROSION PROTECTION SYSTEM FOR HOPKINS RIVER BRIDGE WARRNAMBOOL

PURPOSE:

This report provides information on award of Contract 2020037 Concrete Remediation & Corrosion Protection System for Hopkins River Bridge, Warrnambool.

EXECUTIVE SUMMARY

- A public tender was advertised on Saturday 9 November 2019 inviting tender submissions from suitably qualified and experienced contractors for Concrete Remediation & Corrosion Protection System for Hopkins River Bridge, Warrnambool.
- Close of tenders was 2:00pm 6 December 2019. A total of 10 submission from 10 tenderers were received up until the close of tenders.
- Ten companies submitted tenders to Council, and these have been assessed by the tender assessment panel.
- The recommendation is to proceed with the tender offer provided by Foreva Solutions Pty Ltd for year 2 for the amount of \$462,100.10 (GST inclusive).

RECOMMENDATION

That Council

1. **Award Contract No. 2020037 Concrete Remediation & Corrosion Protection System for Hopkins River Bridge, Warrnambool to Foreva Solutions Pty Ltd for year 2 for the Lump sum amount of \$462,100.10 (GST inclusive).**
 2. **That the schedule of rates offered is accepted to undertake any extra works over and above the lump sum price if required, provided that additional works can be accommodated within the Bridge Program budget.**
 3. **Authorise the CEO to sign, seal and vary the contract as required.**
-

BACKGROUND

In 2018, Infracorr Consulting was engaged by the Warrnambool City Council (WCC) to perform a condition assessment of the Hopkins River Bridge. The bridge is a reinforced concrete structure forms part of Hopkins Point Road near the mouth of the Hopkins River in Warrnambool, Victoria.

The investigation involved a combination of non-destructive and destructive inspections and testing. The overall condition of the prestressed beams, headstock beams and piles were assessed and the cause and risk of reinforcement corrosion in each element was determined.

The investigation identified that the majority of elements inspected were in a sound condition and that active reinforcement corrosion is only occurring in localised areas. However, these localised areas included the surroundings of the prestressed beams, and there is a risk of catastrophic failure in prestressed beams if deterioration continues without intervention.

ISSUES

The works are proposed to be undertaken as part of Council 2020/21 Capital Renewal program and will be managed within the adopted Capital Renewal budgets for roads and bridges.

The works will protect the reinforcement within the Bridge to exposure to corrosion, which will prolong the life of the bridge.

The purpose of entering into this contract is to appoint a suitable contractor to deliver the associated works to best standard in a safe, timely and efficient manner.

FINANCIAL IMPACT

The total budget of the project is \$420,000 ex. GST allocated from the Councils Capital Road & Bridge Renewal Programs.

LEGISLATION / POLICY / COUNCIL PLAN CONTEXT

This report responds to the following Council Plan initiatives:

3 Maintain and improve the physical places and visual appeal of the City

3.3 Build Infrastructure that best meets current and future community needs.

3.4 Maintain and enhance existing Council infrastructure

TIMING

The contract was advertised with the option to deliver the project in either of the following financial years to ensure Councils budget can be managed to deliver the works.

- Year 1 - 2019/20 – expected completed date 30 June 2020
- Year 2 - 2020/21 – expected completed date 30 June 2021

It is considered that works should be deferred until Year 2 (2020/21) to ensure that weather conditions are good to carry out concrete repairs and to apply protective coating systems, and to allow works to be carried at times of low water level in the river.

COMMUNITY IMPACT / CONSULTATION

Prior to site works being undertaken public consultation will occur as part of the project delivery plan. It is required that during the works the bridge will be open to traffic with traffic control implemented for occasions where part of the bridge needs to be closed (minimal).

It is required that some on-street car parks on the east side of the bridge will be closed for the provisions of site amenities and storage of materials.

LEGAL RISK / IMPACT

Procurement processes are occurring in line with the approved contract specific procurement plan.

OFFICERS' DECLARATION OF INTEREST

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

CONCLUSION

Acceptance of the recommended tender represents best value for Council.

ATTACHMENTS

Nil

5.7. CAPITAL PROJECTS REPORT QUARTER 2 - 2019/2020

PURPOSE:

This report provides information on the progress in achieving the Capital Projects as contained in the 2019-2020 budget.

EXECUTIVE SUMMARY

- Each year Council undertakes a number of capital projects which help it achieve its objectives as contained in the annual budget and Council Plan.
 - This report provides a summary of the progress made on Capital Projects to the end of the second quarter of the 2019/2020 financial year (31 December 2019).
-

RECOMMENDATION

That Council:

- 1. Receive the 2019-2020 - Quarter 2 Capital Projects Report.**
 - 2. Agree to proceed with the Wiggs Lane construction project without the levying of a Special Rates and Charges Scheme.**
-

BACKGROUND

As part of its annual budget process Council adopts a program of Capital Works that assist it in delivering the strategic intent of the Council Plan.

These projects are managed by a range of staff with this summary providing an update on the progress achieved as well as highlighting any issues that may have arisen.

ISSUES

Wiggs Lane is a boundary road between Warrnambool City Council and Moyne Shire Council and is identified for upgrade and improvement works following numerous resident complaints over the condition of the gravel road including dust, potholes and corrugations.

Funding of \$500,000 has been obtained via Fixing Country Roads Program to upgrade Wiggs Lane, which requires works to be completed by June 2020.

As part of the funding agreement, Warrnambool City Council and Moyne Shire Council are required to contribute \$175,000 towards the total project cost.

In line with Council's Special Charge Scheme Policy, Council can seek property owner contribution (for properties located within the municipal boundary of Warrnambool City Council) where there is a defined special benefit derived from upgrade and improvement works. The total contribution sought from property owner contributions is \$55,000.

The apportionment of the \$55,000 contribution would be distributed using benefit units, with one (1) benefit unit assigned to each individual title with direct property abuttal to Wiggs Lane. A benefit unit is estimated at \$6,875.

The tight funding timelines are creating difficulties for the adoption of a Special Rates and Charges Scheme due to the significant lead time and consultation processes involved. These issues are further complicated by the road being a municipal boundary road that is shared with the Moyne Shire Council.

Accordingly, it is recommended that the \$55,000 that was to be raised through the scheme be allocated from the road construction program and a Special Rates and Charges Scheme not be levied in this instance.

LEGISLATION / POLICY / COUNCIL PLAN CONTEXT

This report responds to the following Council Plan Initiatives:

3 Maintain and improve the physical places and visual appeal of the City

3.3 Build Infrastructure that best meets current and future community needs.

5 Practice good governance through openness and accountability while balancing aspirations with sound financial management

5.3 Ensure financial sustainability through effective use of Council's resources and assets and prudent management of risk

TIMING

This report relates to the second quarter of the 2019/2020 financial year.

OFFICERS' DECLARATION OF INTEREST

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

CONCLUSION

Council should receive the Capital Projects Report Quarter 2 - 2019/2020 and also consider its position on the Wiggs Lane Special Rates and Charges Scheme.

ATTACHMENTS

1. Capital Works Report - 18-2-20 [**5.7.1** - 12 pages]



Warrnambool City Council
Capital Works Report

Q2 2019/2020

- Completed
- Progressing
- On Hold
- Not Updated



Warrnambool City Council Capital Works Report

Q2
2019/2020

City Infrastructure

Capital Works

Cost Centre	Capital Works Project	Responsible Officer	Traffic Lights	Progress	Due Date	Comments
Parks & Gardens	Street Tree Developer Contributions	Manager Infrastructure Services		15%	30/06/2020	Autumn plantings scheduled to commence in early to mid 2020.
	Developer - Rain Garden	Manager Infrastructure Services		15%	30/06/2020	Hollingsworth estate and Coveland planning nearing completion.
Fleet Management	Minor Plant	Manager Infrastructure Services		35%	30/06/2020	\$12-15K commitment about to flow through. Final E-stops still being completed.
	Heavy Plant	Manager Infrastructure Services		30%	30/06/2020	Jet Vac Truck contract being prepared. 2 x mower replacement quotations have been received.
	Light Plant	Manager Infrastructure Services		40%	30/06/2020	Minimal car renewals in 19/20 and business cases have recommended non-renewal of two scheduled replacements. Balance of budget to be rolled forward for 20/21 which has an extensive list of renewals in light fleet.
Footpaths/Bicycle Paths Renewal	Footpath and Bicycle Path Renewal	Coordinator Infrastructure Management		50%	30/06/2020	Road Management Plan defects being rectified as per inspection reports.
Port of Warrnambool	Replacement of stairway Footings	Project Manager - City Centre Renewal		75%	30/06/2020	Renewal is complete for: access ladders, failed stairs, the asphalt deck and the breakwater parapet handrail. Minor repairs have been completed on the beach access ramp.



Warrnambool City Council Capital Works Report

Q2
2019/2020

Cost Centre	Capital Works Project	Responsible Officer	Traffic Lights	Progress	Due Date	Comments
						<p>Formal application is in process for MACA consent for dredging following completion of the public consultation in relation to disposal of dredge spoil.</p> <p>Procurement is in process for installation of new fish cleaning tables and boat wash-down facilities.</p>
	Replacement of Ramp Supports	Project Manager - City Centre Renewal		100%	30/06/2020	Maintenance of failed timber landings on the public boat ramp are ongoing.
	Safer Boating Facilities	Projects Engineer		20%	30/06/2020	<p>The contract initiation meeting has been undertaken and ongoing contract meetings are scheduled to be held regularly.</p> <p>The appointed Consultant and Councils Project Working Group has met multiple times with both the Project Control Group and Harbour Reference Group.</p> <p>A key element in the scope of works was the delivery of a Return Brief. This brief details the process to fully describe the characteristics and performance standards required to be achieved by the project. It determines a clear understanding of project objectives and outputs. Please see Appendix A for a copy of the Return Brief.</p> <p>Upcoming items to be developed include;</p> <ul style="list-style-type: none"> o Boat ramp configuration design drawings, o Bathometric survey, o Coast impacts report, o Geotechnical report, o Ecological report, o Statutory approvals update
	Harbour Dredging	Project Manager - City Centre Renewal		20%	30/06/2020	Marine and Coastal Act 2018 consent application is being prepared for the 10 year long term dredging strategy following finalisation of the public consultation relating to the dredging spoil.



Warrnambool City Council Capital Works Report

Q2
2019/2020

Cost Centre	Capital Works Project	Responsible Officer	Traffic Lights	Progress	Due Date	Comments
						Current advice is that full funding for a 2020 dredging campaign is unlikely to be successful through Victoria's Local Ports funding program administered by the Department of Transport.
	Harbour Feasibility	Projects Engineer		20%	30/06/2020	<p>The contract initiation meeting has been undertaken and ongoing contract meetings are scheduled to be held regularly.</p> <p>The appointed Consultant and Councils Project Working Group has met multiple times with both the Project Control Group and Harbour Reference Group.</p> <p>A key element in the scope of works was the delivery of a Return Brief. This brief details the process to fully describe the characteristics and performance standards required to be achieved by the project. It determines a clear understanding of project objectives and outputs. Please see Appendix A for a copy of the Return Brief.</p> <p>Upcoming items to be developed include;</p> <ul style="list-style-type: none"> o Boat ramp configuration design drawings, o Bathometric survey, o Coast impacts report, o Geotechnical report, o Ecological report, o Statutory approvals update
	Warrnambool Breakwater Handrail	Project Manager - City Centre Renewal		95%	30/06/2020	Installation of the toe board is complete pending installation of a trial section of expanded mesh, to support a 2020 grant funding bid.
	Warrnambool Breakwater Pavement	Project Manager - City Centre Renewal		100%	30/06/2020	Works have been successfully completed.



Warrnambool City Council Capital Works Report

Q2
2019/2020

Cost Centre	Capital Works Project	Responsible Officer	Traffic Lights	Progress	Due Date	Comments
	Harbour Fish Cleaning Table Project	Projects Engineer		50%	30/06/2020	<p>Works have been undertaken for Heritage Victoria to confirm there is no impact on the heritage place for the proposed construction. Following obtaining DELWP consent and Heritage Vic approvals and carrying out the exploration works we have received confirmation from Heritage Vic that the works do not impact the heritage place and works can proceed.</p> <p>Anticipated procurement for the construction works will be completed Feb/March, with the construction works anticipated to be complete by the end of May.</p>
Construction Engineering	Hopkins and Merri Rivers	Project Manager - City Centre Renewal		80%	30/06/2020	<p>The Hopkins River Accessible Hoist has been nominated for an award.</p> <p>The maintenance team have scheduled an audit of buoys and signage and are attending to minor maintenance of the boat ramps and pontoons.</p>
Building Renewal	Building Renewal General Funding	Coordinator Building Strategy & Services		70%	30/06/2020	Program is 70% complete, remaining budget is fully committed and works are progressing.
	Public Toilet Renewal	Project Manager - City Centre Renewal		10%	30/06/2020	The initial meeting has been held with the design team and work has commenced on the site selection and concept design report.
	Roof Access Audit and Improvements	Coordinator Building Strategy & Services		100%	30/06/2020	All programmed works have been completed.
	Changing Places Facilities	Coordinator Assets & Development		95%	30/06/2020	Works almost at Practical Completion. All internal facility elements have been installed, with minor external building works to be completed. Final certificate inspection to be completed prior to application to register facility.
Airport	Minor Works	Project Manager - City Centre Renewal		50%	30/06/2020	<p>Upgrade to fencing and soft landscaping has been completed for managed, adjoining grazing land.</p> <p>Pedestrian access has been created between the overflow carpark and the Airport terminal.</p>



Warrnambool City Council Capital Works Report

Q2
2019/2020

Cost Centre	Capital Works Project	Responsible Officer	Traffic Lights	Progress	Due Date	Comments
						<p>Tree maintenance has been completed on adjoining land to maintain the OLS.</p> <p>Upgrade to isolated runway lighting has been completed.</p> <p>Upgrade of stand-by power has been completed for the re-fueling station.</p>
Playground Renewal	Playground Renewal	Assets Planning Officer		10%	30/06/2020	Community consultation has occurred and a tender is scheduled for award in early 2020.
	Playground Renewal (Rate Cap Variation)	Assets Planning Officer		10%	30/06/2020	Community consultation has occurred and a tender is scheduled for award in early 2020.
Road Construction	Street Lighting	Coordinator Infrastructure Management		25%	30/06/2020	Works programmed for Cannon Hill Lights and CCTV.
	Local Roads Rehabilitation and Resheets	Coordinator Infrastructure Management		55%	30/06/2020	<p>Foam Bitumen patching works in progress at the following locations:</p> <ul style="list-style-type: none"> - Grafton Road - Hayley Drive - Cannon Hill - Japan Merri Intersection - Daltons Chenoweth Intersection - Ardlie Street - McGregors Road - Albert Street <p>Works Schedule in coming months:</p> <ul style="list-style-type: none"> - Merivale Drive - Tozer Road



Warrnambool City Council Capital Works Report

Q2
2019/2020

Cost Centre	Capital Works Project	Responsible Officer	Traffic Lights	Progress	Due Date	Comments
						- Quinn's Road - Walsh Road
	Carpark Line Marking	Coordinator Infrastructure Management		35%	30/06/2020	New car parking line marking of Old Koroit Street Bus Stop completed in November 2019. Future works proposed update CBD parking signage Kepler Street North Parking Bollards Merri Street.
	Road Safety Strategy Implementation	Coordinator Infrastructure Management		30%	30/06/2020	The following projects scheduled in the coming months - New Roundabout Timor/Kelp Street Intersection
	Road Safety Audit Implementation	Coordinator Infrastructure Management		20%	30/06/2020	Works Complete to date - Timor Street Bike Lanes - Moore Street Bike Lanes - Ward Street Line Marking - CDB Message Boards
	Reseal Program (Including Carparks)	Coordinator Infrastructure Management		25%	30/06/2020	Reseal program works complete. Crack sealing program ongoing.
	Construction of Queens Road	Manager Financial Services		0%	30/06/2020	On hold until the developer meets the obligations of the permit and is ready to construct.
	Pedestrian Serious Casualty Area Program	Coordinator Infrastructure Management		100%	30/06/2020	All projects completed.
	TAC - Railway Wombat Crossing	Coordinator Infrastructure Management		25%	30/06/2020	Works scheduled in April 2020.



Warrnambool City Council Capital Works Report

Q2
2019/2020

Cost Centre	Capital Works Project	Responsible Officer	Traffic Lights	Progress	Due Date	Comments
	Fixing Country Roads	Coordinator Infrastructure Management		15%	30/06/2020	Wangoom Road / Aberline Road Intersection & Wangoom Road Widening. Budget Transferred to Local Roads Rehab Budget. Wiggs Lane - The tight funding timelines are creating difficulties with the adoption of a Special Rates and Charges Scheme due to the significant lead time and consultation processes involved. These issues are further complicated by the road being a municipal boundary road that is shared with the Moyne Shire Council. Accordingly it is recommended that the \$55,000 that was to be raised through the scheme be allocated from the road construction program and a Special Rates and Charges Scheme not be levied.
Bridge Construction	Bridge Construction Renewal	Manager Infrastructure Services		65%	30/06/2020	Hopkins Bridge Contract ready to award. Remaining budget for this year will be spent on Stanley Street urgent works (~\$80K), with the remaining rolled over to fund the Hopkins Contract with next years renewal budget.
	Russells Creek Footbridge - St Joseph's School	Manager Infrastructure Services		100%	30/06/2020	Project complete.
	Bridge Renewal (Rate Cap Variation)	Manager Infrastructure Services		35%	30/06/2020	Renewal gap funds to contribute towards Lake Pertobe Bridge 6 replacement, works commencing before the end of February.
Footpath/Bicycle Path Construction	Footpath Construction	Coordinator Infrastructure Management		45%	30/06/2020	Works completed - Merri Street - Eliza Court - Artillery Crescent Link RSL to Cannon Hill Proposed works to commence in Feb
	Linkage Paths	Coordinator Infrastructure Management		50%	30/06/2020	Worm bay path complete. Remaining budget programmed for Lake Pertobe path linkages.



Warrnambool City Council Capital Works Report

Q2
2019/2020

Cost Centre	Capital Works Project	Responsible Officer	Traffic Lights	Progress	Due Date	Comments
	Footpath Renewal (Rate Cap Variation)	Coordinator Infrastructure Management		55%	30/06/2020	Cannon Hill Path and Pertobe Road Path complete. Path at Russells Creek currently underway.
Carpark Construction	Grace Avenue Land Swap	Director City Infrastructure		20%	30/06/2020	Negotiations are progressing with landowners and an MOU is being developed.
	Disabled Parking Fund	Coordinator Infrastructure Management		40%	30/06/2020	Sites Completed to date - 193 Lava Street - 193 Liebig Street - 153 Tilmor Street
	CBD Footpath Renewals	Manager Infrastructure Services		5%	30/06/2020	Consultant undertaking planning works for next year.
	Central Bus Interchange	Director City Infrastructure		5%	30/06/2020	State Government have acknowledged the relocation of the central bus interchange but have not committed funding for improvements.
	City Centre Taxi Rank	Director City Infrastructure		5%	30/06/2020	Outcome is dependent on resolution of Bus Interchange funding.
Drainage Construction	Priority Backworks	Coordinator Infrastructure Management		25%	30/06/2020	Works progressing on the follow projects - Gibson Street - Botanic Road - George Avenue - Hopetoun Street Allansford - 247 Morris Road - Edwin Court - Ian Road - Works completed at Worm Bay & City Centre



Warrnambool City Council Capital Works Report

Q2
2019/2020

Cost Centre	Capital Works Project	Responsible Officer	Traffic Lights	Progress	Due Date	Comments
	Simpson Street Drainage	Manager Infrastructure Services		100%	30/06/2020	Complete.
	Grace Avenue Carpark Development	Director City Infrastructure		20%	30/06/2020	Negotiations are progressing with landowners and an MOU is being developed.
	Morris Road Pump Station	Coordinator Assets & Development		20%	30/06/2020	Design review and tender evaluation (for recommendation to award) is being finalised.
	Russells Creek Flash Flood Warning System	Projects Engineer		15%	30/06/2020	Functional specification is complete. Works are progressing with emergency services for delivery in partnership with the bureau of meteorology.
	Eumeralla and Nullawarre Drainage Project	Director City Infrastructure		80%	30/06/2020	Council was contracted by CMA to clean out Buckley's Road tunnel and these works have been completed. Awaiting CMA direction on how remaining funds are to be spent. Progress has been made on the drainage strategy approval process for landowners.
Other Construction	Light Pole Replacement	Project Manager - City Centre Renewal		75%	30/06/2020	Works have commenced on replacement of the failed East Links solar lighting brackets, replacement brackets have been supplied under warranty.
	Public Signage	Assets Planning Officer		20%	30/06/2020	Program is underway to install directional signage along the promenade area.
	Depot Upgrade	Manager Infrastructure Services		50%	30/06/2020	Planning for extension to plant shed and water tanks nearing completion.
	Public Open Space	Manager Infrastructure Services		30%	30/06/2020	This program is being used as our contribution to offset Lake Pertobe grant funding.



Warrnambool City Council Capital Works Report

Q2
2019/2020

Cost Centre	Capital Works Project	Responsible Officer	Traffic Lights	Progress	Due Date	Comments
	Improvement Program					
	Lake Pertobe Upgrade Works	Assets Planning Officer		10%	30/06/2020	Consultation has occurred regarding the playground works and bridge reconstruction is underway.
	CCTV and Lighting Installation	Manager City Amenity		5%	30/06/2020	Equipment for installation has been ordered.
	Beach Access Renewal and Risk Mitigation Program	Manager Infrastructure Services		25%	30/06/2020	Tender clarifications being finalised with works scheduled for after the peak summer periods.
Building Construction Capital	Aquazone Roof Replacement	Project Manager - City Centre Renewal		95%	30/06/2020	Practical completion - HVAC upgrade to address condensation. Minor defects are outstanding effecting performance of the system, Council is working with the contractor to resolve.
Small Infrastructure Fund	Merri River Environmental Improvements	Director City Growth		20%	30/06/2020	Implementation of the Merri River Improvements Project is underway with project planning and site scoping developed in partnership with the CHCMA.
	Northern Entrance Landscaping	Director City Infrastructure		10%	30/06/2020	Design works being finalised for the consideration of Council.
	Dennington Progress Association Carpark	Coordinator Infrastructure Management		100%	30/06/2020	Construction of Project completed in October 2019.



Warrnambool City Council Capital Works Report

Q2
2019/2020

Cost Centre	Capital Works Project	Responsible Officer	Traffic Lights	Progress	Due Date	Comments
	Dog Park	Manager City Amenity		95%	30/06/2020	Initial project completed and facility opened.
	Jubilee Park Woodford Toilet Block	Recreation Planner		30%	30/06/2020	Community managed project. Construction to commence early 2020.
	RSL Carpark Footpath Linkage	Coordinator Infrastructure Management		40%	30/06/2020	Works Scheduled in Feb 2020
	Koroit Street Playground - Picnic Table (Opposite MPower)	Coordinator Infrastructure Management		100%	30/06/2020	Works Completed in October 2019.
	Jamieson Street Footpath Linkage	Coordinator Infrastructure Management		35%	30/06/2020	Design complete works scheduled in April 2020.
	Hopkins River Hoist	Project Manager - City Centre Renewal		100%	30/06/2020	<p>Practical completion was achieved on 1 November.</p> <p>The hoist is being advertised, users are being inducted with positive feedback.</p> <p>The project has been nominated for an award.</p>

5.8. REID OVAL REDEVELOPMENT - PREFERRED CONCEPT PLAN

PURPOSE:

To seek Council endorsement for the updated pavilion concept option for the Reid Oval Redevelopment Project.

EXECUTIVE SUMMARY

- A contract was awarded to Brand Architects (Contract 2020002) for the delivery of design services required for the Reid Oval Redevelopment project.
- Works under this contract started in mid-September 2019 on Phase I, which involved the completion of concept design and scope determination.
- Phase I was completed, with the completion report and recommendation presented to the Project Control Group on 4 November 2019, and Council on 2 December 2019.
- Council endorsed and approved design Concept 2 be further developed and explored with Stakeholders.
- Due to an inability to meet East Warrnambool Football Netball Club (EWFNC) requirements, and due to existing lease conditions over current club rooms, the Project Control Group requested the Club make a formal determination to either remain in the existing building, which would result in a revised concept, or forgo their existing lease and move into the new pavilion based on the current schematic designs.
- East Warrnambool Football Netball Club has advised their preference to remain in the existing building.
- Endorsement from Council is required to change the preferred Concept from the previously approved Concept 2 and endorse Concept 1 for design progression.
- Current Concept 2 designs and early stage Concept 1 designs are contained in **Attachment 1** to this report.

RECOMMENDATION

That Council revoke the endorsement made for Concept 2 on 2 December 2019 and endorse and approve the pavilion design for Concept 1.

BACKGROUND

Council endorsed and approved the Reid Oval Redevelopment Phase 1 completion report, including the recommendation to proceed with Concept 2 pavilion design, a single level pavilion that incorporated spaces for all user groups, and change rooms at an AFL Regional standard. This option would require the demolition of the EWFNC rooms, and they would be accommodated in the new pavilion on a seasonal arrangement.

EWFNC presented a draft floor plan that proposed to meet the Club's expectations and needs. This floor plan was provided to the architects and quantity surveyors for consideration. While the proposed plan did address the Club's concerns, it was uncompliant in several areas, did not provide equity to the other clubs and was considerably larger. The increased cost of the proposal was in excess of \$650,000 above the available budget.

While access to office space, meeting rooms and occasional social space bookings could be made available to the Club throughout the off-season, EWFNC have consistently advised that they are unable to work within a seasonal agreement. The Club's expectation for facilities that match or exceed their current space allocations cannot be met, while also incorporating the required female friendly facilities, umpire facilities and a home for cricket that are critical outcomes for the project.

Through discussions with EWFNC it became apparent that Concept 2 was not going to meet the expectations or requirements of the Club and EWFNC have an existing lease on the building they occupy that is not due to expire until 31 December 2026.

In order for the project to move forward as scheduled, without costly delays or extensive variations, the Project Control Group determined that that EWFNC would be provided with the opportunity to decide as a club, whether they would forgo the existing lease and be accommodated in the new pavilion on a shared use seasonal agreement based on the current schematic design, or remain in the existing building, and be granted seasonal access to changerooms and other match day facilities in the new pavilion.

The Club was provided with a timeline to make their decision, and Council officers offered to attend the club meeting to provide information on the current schematic design, however this offer was not taken up.

The Club advised Council via writing on Tuesday 11 February 2020 that their preference is to remain in the existing building.

To enable the new pavilion to work within the existing footprint of the Worland Pavilion (to be demolished) and meet AFL Regional standards, it will need to be re-designed as a two-level pavilion.

ISSUES

As Council have previously endorsed Concept 2, a Council endorsement and approval is required to change to Concept 1.

FINANCIAL IMPACT

The current cost estimates developed by the independent Quantity Surveyor engaged for this project, Zinc Cost Management, are within the allocated budget, with further refinement to occur as the design process progresses into Detailed Design and documentation phases.

The variation cost associated with this change can be incorporated into the project budget through scope and value management controls.

LEGISLATION/POLICY/COUNCIL PLAN CONTEXT

2 Foster a healthy welcoming City that is socially and culturally rich

2.2 Increase participation, connection, equity, access and inclusion

2.3 Increase community health and social connections.

2.4 Encourage and support participation in sport, recreation and physical activity.

3 Maintain and improve the physical places and visual appeal of the City

3.3 Build Infrastructure that best meets current and future community needs.

3.4 Maintain and enhance existing Council infrastructure

4 Develop a smarter economy with diverse and sustainable employment

4.4 Advocate for and improve infrastructure including transport, services and digital infrastructure.

5 Practice good governance through openness and accountability while balancing aspirations with sound financial management

5.3 Ensure financial sustainability through effective use of Council's resources and assets and prudent management of risk

TIMING

The project timelines for design phase are scheduled to be completed by mid 2020.

COMMUNITY IMPACT/CONSULTATION

Regular consultation meetings have been held with all User Groups, and further meetings and discussions had with EWFNC to attempt to address their concerns with the Concept 2 plans.

EWFC presented Council with a proposed plan that they believed met their requirements, however high level assessment of these plans by architects and quantity surveyor indicated that these did not meet Australian building codes, DDA compliance, or Cricket Australia facility guidelines, and would be significantly over budget due to increased floor area.

Council officers met with the Warrnambool and District Football Umpires Association (WDFUA) on 17 February 2020 to discuss the impact that this change would have on their club. They have indicated a willingness to continue to work with the design team to try to develop a facility that still meets their requirements and can accommodate their club and members on the smaller footprint.

LEGAL RISK/IMPACT

There is no foreseeable legal risk or impact associated with revoking the endorsement of Concept 2, and endorsing and approving Concept 1 for the pavilion at Reid Oval.

If Concept 2 is progressed without meeting EWFNC approval, the Club has advised that they will pursue legal avenues which will have significant potential to stymie the project regardless of Council's legal position.

It has become apparent throughout the project that the EWFNC lease agreement was not renegotiated as required when the building was extended to include the gym and cool room. The lease agreement will need to be revised to incorporate these areas.

The WDFUA does not currently have lease on the premises they occupy, and utilise this on a Permissive Occupancy basis. If they are unable to be accommodated in the new facility, it is recommended that their use of this building be formalised.

Responsible Asset Management entails that non-compliant and aging buildings be demolished as they are replaced. As this is no longer an option it would be prudent for Council to establish leases with EWFNC and WDFUA (if required) that ensure Council does not retain liability for the ongoing maintenance of these buildings.

OFFICERS' DECLARATION OF INTEREST

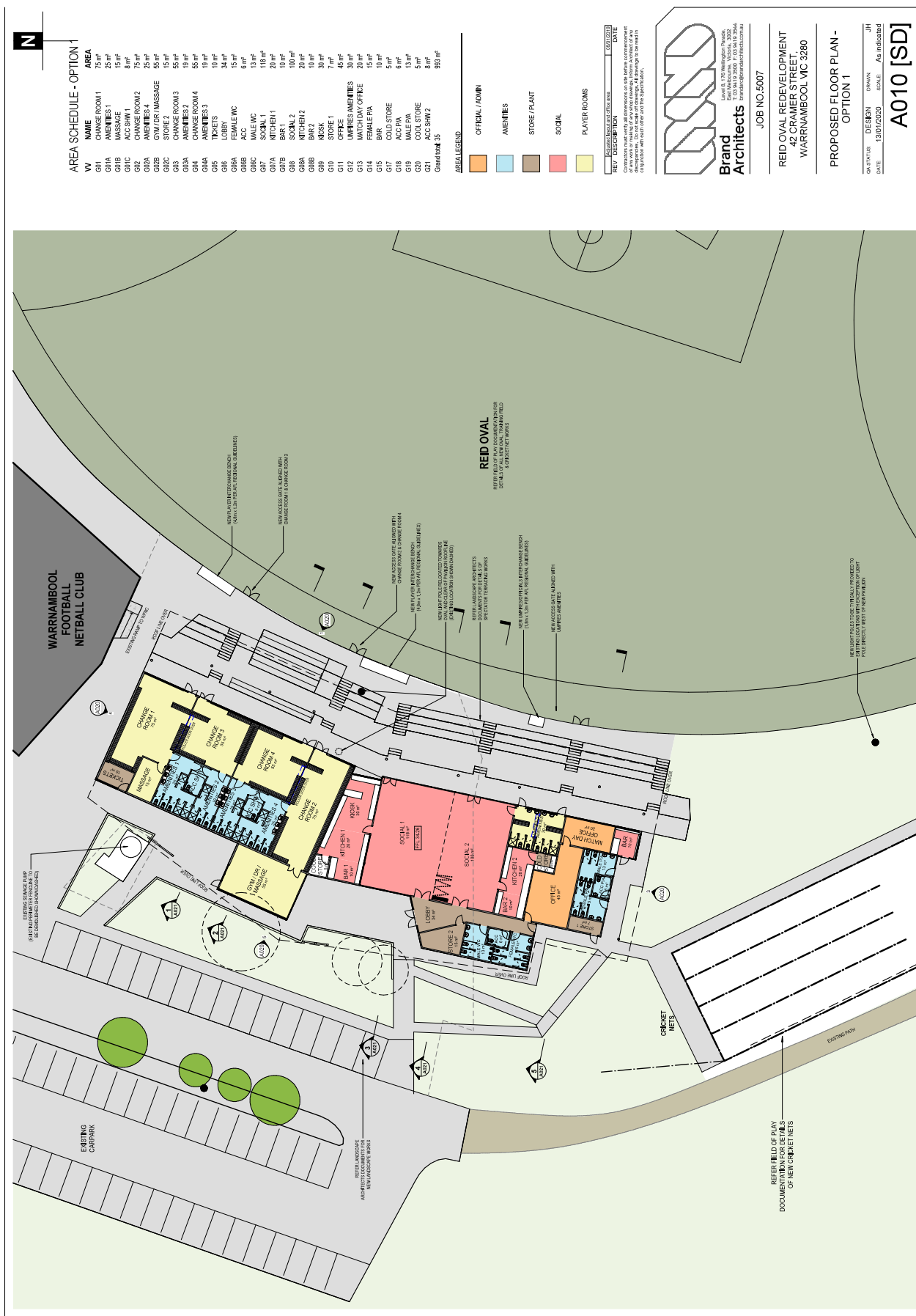
There is no declaration of interests by officers involved in this project.

CONCLUSION

The updated preferred concept plan for the pavilion provides an inclusive, modern and inclusive community asset that will ensure a compliant and complimentary pavilion to meet the needs of the Reid Oval precinct now and into the future, and existing EWFNC rooms will remain in situ.

ATTACHMENTS

1. Concept 2 - draft schematic [5.8.1 - 1 page]
2. Concept 1 - early draft [5.8.2 - 1 page]





I PROPOSED GROUND FLOOR PLAN
I : 200



2 **PROPOSED FIRST FLOOR PLAN**
1 : 200




AREA SCHEDULE
GROUND FLOOR

#	NAME	AREA
G01	GYM	40 m ²
G03	MESSAGE 1	15 m ²
G04	UMPIRES AMENITIES	30 m ²
G05	CHANGE ROOM 1	75 m ²
G06	AMENITIES 1	25 m ²
G07	ACC SHW 1	8 m ²
G08	CHANGE ROOM 3	50 m ²
G09	AMENITIES 3	18 m ²
G10	CHANGE ROOM 4	50 m ²
G11	AMENITIES 4	25 m ²
G12	ACC SHW 2	8 m ²
G13	CHANGE ROOM 2	75 m ²
G14	AMENITIES 2	18 m ²
		436 m ²

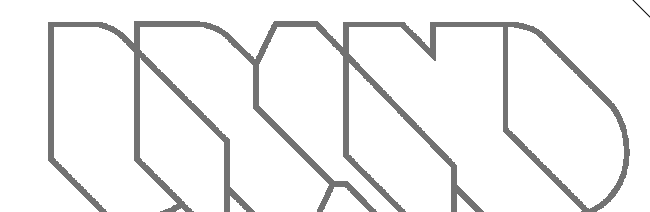
FIRST FLOOR

#	NAME	AREA
101	LOBBY	29 m ²
102	SOCIAL 1	95 m ²
103	KITCHEN	20 m ²
107	MEDIA	15 m ²
108	TIMEKEEPING	15 m ²
109	MATCH DAY OFFICE	15 m ²
110	HOME COACH	15 m ²
111	AWAY COACH	15 m ²
112	OFFICE	40 m ²
116	STORE 1	20 m ²
117	PUBLIC MALE WC	15 m ²
118	MASSAGE / FIRST AID	15 m ²
119	BAR 1	10 m ²
120	SOCIAL 2	80 m ²
124	KITCHEN / BAR / COLD STORE	35 m ²
125	PUBLIC KIOSK	20 m ²
127	SOCIAL FEMALE WC	12 m ²
128	SOCIAL ACC WC	6 m ²
129	SOCIAL MALE WC	12 m ²
131	CIRC	23 m ²
133	PUBLIC ACC WC	6 m ²
134	PUBLIC FEMALE WC	17 m ²
135	WC	6 m ²
136	TICKETS	543 m ²

AREA LEGEND

	OFFICIAL / ADMIN
	AMENITIES
	STORE / PLANT
	SOCIAL
	PLAYER ROOMS

REV	DESCRIPTION	DATE
	Contractors must verify all dimensions on site before commencement of any work or making of any shop drawings. Inform Architect of any discrepancies. Do not scale off drawings. All drawings to be read in conjunction with each other and the Specification.	



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brandarc@brandarchitects.com.au

JOB NO.5007

REID OVAL REDEVELOPMENT
42 CRAMER STREET,
WARRNAMBOOL VIC 3280

PROPOSED FLOOR PLANS - ALTERNATIVE

QA STATUS:	DESIGN	DRAWN:	JH
DATE:	27/02/2020	SCALE:	As indicated

A010A [SD]

5.9. ASSEMBLY OF COUNCILLORS REPORTS

PURPOSE

The purpose of this report is to provide the record of any assembly of Councillors, which has been held since the last Council Meeting, so that it can be recorded in the Minutes of the formal Council Meeting.

BACKGROUND INFORMATION

The Local Government Act provides a definition of an assembly of Councillors where conflicts of interest must be disclosed.

An Assembly of Councillors (however titled) means a meeting of an advisory committee of the Council, if at least one Councillor is present, or a planned or scheduled meeting of at least half of the Councillors and one member of Council staff which considers matters that are intended or likely to be-

a) the subject of a decision of the Council;

or

b) subject to the exercise of a function, duty or power of the Council that has been delegated to a person or committee-

but does not include a meeting of the Council, a special committee of the Council, an audit committee established under section 139, a club, association, peak body, political party or other organization.

The requirement for reporting provides increased transparency, particularly the declarations of conflict of interest.

REPORT

Section 80A(2) of the Local Government Act 1989 requires the record of an Assembly of Councillors be reported to the next practicable Ordinary Meeting of Council.

The record of the following Assembly of Councillors is enclosed:-

- Monday 10 February 2020 – refer **Attachment 1**.
- Monday 17 February 2020 – refer **Attachment 2**.
- Monday 24 February 2020 – refer **Attachment 3**.

ATTACHMENTS

1. Assembly of Councillors Record 10 February 2020 [**5.9.1** - 1 page]
2. Assembly of Councillors Record 17 February 2020 [**5.9.2** - 2 pages]
3. Assembly of Councillors Record 24 February 2020 [**5.9.3** - 1 page]

RECOMMENDATION

That the record of the Assembly of Councillors held on 10, 17 and 24 February 2020, be received.

Assembly of Councillors Record

Written record in accordance with Section 80A(l) Local Government Act 1989

Name of Committee or Group (if applicable):	Councillor Briefing	
Date of Meeting:	10 February 2020	
Time Meeting Commenced:	4.05pm	
Councillors in Attendance:	Cr. T. Herbert, Mayor/Chairperson Cr. R Anderson Cr. S. Cassidy Cr. K. Gaston Cr. M. Neoh Cr. D. Owen	
Council Officers in Attendance:	Peter Schneider, Chief Executive Officer Peter Utri, Director Corporate Strategies Andrew Paton, Director City Growth Paula Gardiner, Acting Director City Infrastructure Jodie McNamara, Manager City Strategy & Development Julie Glass Co-ordinator City Strategy	
Other persons present:	Brad Henderson, Utilis Consultants	
Apologies	Cr. P. Hulin	
Matters Considered:	Planning Panel Report – Planning Scheme Amendment C103 – EAP Structure Plan South Merri Precinct Plan	
Other Matters Considered	<ul style="list-style-type: none">• On shore conventional Gas exploration Moratorium end date• Meeting federal and state government representatives on the progress of Princess Hwy upgrades• Current regional deals• Correspondence in relation to Cultural heritage management Plan progress from Jason Mifsud from Eastern Marr• Request for medical equipment from Sister City re corona virus impact• Amenity issues rear of Timor street retail• Great Ocean Road tourism impacts from Corona Virus• Gilles street rail crossing advocacy to government and Vic track• Strategic work on Lake Gilleard connections update requested	
Councillor Conflicts of interest Disclosures:		
Councillor's Name	Type of Interest	Item
Meeting close time:	5:50pm	
Record Completed by:	Peter Utri Director Corporate Strategies	

Assembly of Councillors Record

Written record in accordance with Section 80A(I) Local Government Act 1989

Name of Committee or Group (if applicable):	Councillor Briefing	
Date of Meeting:	17 February 2020	
Time Meeting Commenced:	4.00pm	
Councillors in Attendance:	Cr. T. Herbert, Mayor/Chairperson Cr. R Anderson Cr. S. Cassidy till 6:37pm Cr. K. Gaston Cr. M. Neoh Cr. D. Owen	
Council Officers in Attendance:	Peter Schneider, Chief Executive Officer Peter Utri, Director Corporate Strategies Andrew Paton, Director City Growth Scott Cavanagh, Director City Infrastructure Ali Kemp, Manager Recreation & Culture Richard Stone Acting Director Community Development	
Other persons present:	Lyn Eales, Brophy Family & Youth Services Kathy Henderson, Brophy Family & Youth Services	
Apologies	Nil	
Matters Considered:	<ul style="list-style-type: none">• Warrnambool Multicultural Project• Reid Oval Redevelopment• Review of Council's strategic risk profile• Mariestad delegation	
Other Matters Considered	<ul style="list-style-type: none">• Consideration of becoming an RV friendly city• Public concerns raised around condition of amenity in some Wanstead Street properties• Skate boarders safety issues in Liebig St• Success of initial repair shop event in Port fairy and a sustainability initiative that could be considered in Warrnambool• Congratulations to staff on the installation of the renewal of Russell's creek path sections• Discussion of extent of stakeholders to be invited to further horse of beaches consultations• Lighting concerns in Coles carpark and referral to owners for improvements• Fonterra hall issues• Better Boating fund application timing• Process and timing around foreshore vegetation planning for precinct and aim to incorporate into planning scheme• Timor Street high voltage advocacy issue	
Councillor Conflicts of interest Disclosures:		
Councillor's Name	Type of Interest	Item
Cr Neoh	Professional Association	Reid Oval Redevelopment From 5:24 to 5:45pm
Meeting close time:	6:57pm	
Record Completed by:	Peter Utri Director Corporate Strategies	

Assembly of Councillors Record

Written record in accordance with Section 80A(l) Local Government Act 1989

Name of Committee or Group (if applicable):	Councillor Briefing	
Date of Meeting:	24 February 2020	
Time Meeting Commenced:	3.30pm	
Councillors in Attendance:	Cr. R Anderson (Acting Chair) Cr. K. Gaston Cr. M. Neoh Cr. D. Owen	
Council Officers in Attendance:	Peter Schneider, Chief Executive Officer Peter Utri, Director Corporate Strategies Andrew Paton, Director City Growth Luke Coughlan, Acting Director City Infrastructure Ali Kemp, Manager Recreation & Culture David Harrington, Manager Finance Richard Stone, Acting Director Community Development Thomas Hall, Project Engineer	
Other persons present:	Paidrig Moloney Aw Maritime	
Apologies	Cr. T. Herbert, Mayor Cr. S. Cassidy	
Matters Considered:	<ul style="list-style-type: none">• January Financial Report• Activities & Initiatives 2019-2020 October-December (Quarter 2)• Albert Park Integrated Water Management Plan• Timor Street powerlines• Capital Projects Report Quarter 2 – 2019/2020• Wiggs Lane funding options• Hopkins River Bridge concrete reports & corrosion• Wangoom Road/Aberline Road intersection Project• Vegetation Management and strategic planning for Foreshore area• Joint Use Library update• CBD Parking Strategy• Port Safer Launching project	
Other Matters Considered	<ul style="list-style-type: none">• Query around development of procedures for escalation of key organisational incidents to the Audit and Risk Committee• 90th anniversary of the Surf Life Saving Club• Portuguese community bi-annual festival• West Warrnambool Neighbourhood House has been nominated for an award• Changing Places project at Lake Pertobe is being completed with a public opening to be held shortly.	
Councillor Conflicts of interest Disclosures:		
Councillor's Name	Type of Interest	Item
Cr Gaston	Professional Association	Albert Park integrated Water management plan 3:53 -3:58 pm
Meeting close time:	5:35 pm	
Record Completed by:	Peter Utri Director Corporate Strategies	

5.10. MAYORAL & CHIEF EXECUTIVE OFFICER COUNCIL ACTIVITIES - SUMMARY REPORT

PURPOSE

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

REPORT

Date	Location	Function
5 February 2020	Canberra	Mayor & Chief Executive Officer – Attended the Regional Capitals Australia parliamentary delegations to the Hon. David Littleproud MP, the Hon. Jason Clare MP, Ms. Pauline Hanson, the Hon. Andrew Giles MP, the Hon. Dan Tehan MP, Office of the Hon. Anthony Albanese MP, Assistant Minister Nola Marino MP, the Hon. Michael McCormack MP, the Hon. Jim Chalmers MP, Senator the Hon. Don Farrell, Senator Carol Brown.
7 February 2020	Camperdown	Chief Executive Officer – Attended a meeting of the Great South Coast CEO's group.
	Warrnambool	Mayor – Attended the opening ceremony for the Warrnambool & District Relay for Life event.
11 February 2020	Warrnambool	Mayor & Chief Executive Officer – Attended a community forum on Victoria's future with Opposition Leader Michael O'Brien MP.
12 February 2020	Allansford	Mayor – Participated in a judging panel for site awards at the Sungold Fields Day.
14 February 2020	Allansford	Mayor – Launched the Great South Coast Food & Fibre Ambassador and Reimaging Campaign.
15 February 2020	Warrnambool	Mayor – Attended the Melbourne to Warrnambool Cycling Classic race presentations at the conclusion of the race.
18 February 2020	Warrnambool	Crs. Gaston & Anderson represented the Mayor at the opening of the Southern Stay Disability Services specialist accommodation group home.
21 February 2020	Warrnambool	Mayor – Officiated at the Warrnambool Art Gallery relaunch and exhibition openings.
22 February 2020	Warrnambool	Mayor – Attended the Warrnambool Surf Life Saving Club 90 th Year celebrations.
23 February 2020	Warrnambool	Mayor & Chief Executive Officer – Attended the official ceremony for the Portuguese Festival.

27 February 2020	Warrnambool	Cr Gaston represented the Mayor at the Deakin University international student beach welcome.
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RECOMMENDATION

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

6. PUBLIC QUESTION TIME

7. CLOSE OF MEETING