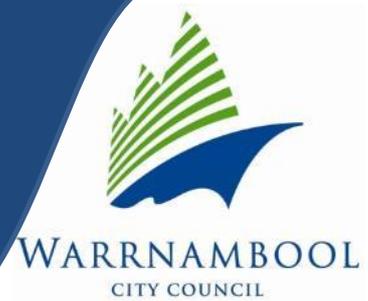


# MINUTES

**Special Meeting  
Warrnambool City Council  
7.00pm - Tuesday 15 March 2016**



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## **VENUE:**

**Reception Room  
25 Liebig Street  
Warrnambool**

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### **COUNCILLORS**

Cr. Kylie Gaston (Mayor)  
Cr. Rob Askew  
Cr. Jacinta Ermacora  
Cr. Peter Hulin  
Cr. Brian Kelson  
Cr. Michael Neoh  
Cr. Peter Sycopoulis

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**Bruce Anson  
CHIEF EXECUTIVE**

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

## ORDER OF BUSINESS

	<b>Page No.</b>
<b>1. OPENING PRAYER &amp; ORIGINAL CUSTODIANS STATEMENT .....</b>	<b>3</b>
<b>2. APOLOGIES.....</b>	<b>3</b>
<b>3. DECLARATION BY COUNCILLORS &amp; OFFICERS OF ANY CONFLICT OF INTEREST IN ANY ITEM ON THE AGENDA .....</b>	<b>3</b>
<b>4. REPORTS</b>	
<b>4.1 Warrnambool CBD Revitalisation Project .....</b>	<b>4</b>
<b>5. NOTICE OF MOTION.....</b>	<b>8</b>
<b>No. 2132 – Cr. Peter Hulin, Cr. Brian Kelson &amp; Cr. Peter Sycopoulis</b>	
<b>6. CLOSE OF MEETING. ....</b>	<b>8</b>

**MINUTES OF THE ORDINARY MEETING OF THE WARRNAMBOOL CITY COUNCIL HELD IN THE RECEPTION ROOM, WARRNAMBOOL CIVIC CENTRE, 25 LIEBIG STREET, WARRNAMBOOL ON TUESDAY 15 MARCH 2016 COMMENCING AT 7.00PM**

**PRESENT:** Cr. Kylie Gaston, Mayor/Chairman  
Cr. Rob Askew  
Cr. Jacinta Ermacora  
Cr. Peter Hulin  
Cr. Brian Kelson  
Cr. Michael Neoh  
Cr. Peter Sycopoulis

**IN ATTENDANCE:** Mr Bruce Anson, Chief Executive  
Mr Kevin Leddin, Director Corporate Strategies  
Ms. Vikki King, Director Community Development  
Mr Andrew Paton, Director City Growth  
Mr Graham Shiell, Acting Director City Infrastructure  
Ms. Wendy Clark, Executive Assistant

**1. OPENING PRAYER**

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

**ORIGINAL CUSTODIANS STATEMENT**

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

**2. APOLOGIES**

Nil.

**3. DECLARATION BY COUNCILLORS & 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.

- Cr. Kelson – Item 4.1 – Financial interest – direct interest.
- Cr. Kelson – Item 5 - Financial interest – direct interest.
- Cr. Askew – Item 4 – As extensive off street parking is a topic, my property forms one of these parks – Direct interest.
- Cr. Neoh – Item 4.1 – Property owner in CBD – Direct interest.
- Cr. Hulin – Item 4.1 – Property owner in CBD – Indirect interest.

## **4. REPORTS**

### **4.1 WARRNAMBOOL CBD REVITALISATION PROJECT**

*As Crs. Kelson, Neoh, Askew & Hulin declared an interest in this item, there was no quorum to consider this item, therefore the matter lapsed.*

#### **PURPOSE**

***To respond to matters raised in the notice for a Special Meeting of Council.***

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#### **AGENDA ITEMS REQUESTED TO BE ADDRESSED**

##### ***1.1 A full and detailed report of the proposed funding schedule to outline the implications to each of the properties to be included in the revitalisation works***

Council has committed \$5 million over five years towards the city centre renewal.

In December last year the Federal Government announced it would provide \$5 million towards the renewal.

Council is now awaiting a response to a funding application for \$5 million with the State Government.

The proposed funding is:

- Federal Government - \$5m, obtained
- State Government - \$5m, pending
- Warrnambool ratepayers - \$5m, committed.

At its meeting on 7 March 2016, Council adopted the following renewal schedule:

##### **Stage I - Centre and north blocks of Liebig Street (between Ragland Parade and Koroit Street)**

- Concept or “vision” planning completed 2015 (the Liebig Streetscape Plan).
- funding obtained 2015
- Construction – February-March 2017 to October 2017

The detailed design for Stage I is being prepared. These are the documents which advise contractors on how to deliver the concept plan.

They are engineering documents which deal with specifications relating to road surfaces, road base depth, delivery of underground services such as water, sewage, power, gas, gradients and so on.

As part of the delivery of the project Council staff will meet with each business operator and building owner to discuss the improvement plans in detail.

Council will work with traders to minimise the impact during the construction period on businesses.

Dedicated Council staff will be committed to meet business operators and building owners throughout the project.

##### **Stage II - South block of Liebig Street, between Timor and Koroit Streets, and Koroit Street, between Liebig and Koroit Streets**

The concept or vision planning for Stage II will commence in May 2016 and will involve a partnership with business operators, building owners and the community.

Construction is planned for February to October 2018, subject to a State Government funding commitment.

### **Implication for each property**

Council has commenced an extensive engagement program with the traders and broader community. Council staff will visit each business to obtain specific information that will be, as far as possible, incorporated into the detailed design and construction program.

#### **1.2 Expected implications and approximate timings to each CBD business to be affected by the planned revitalisation works**

The construction plan estimates an eight-month construction period from February to October 2017 for Liebig Street's central and north blocks. This time period covers road reconstruction to final placement of street furniture.

The program of work will be structured so as to minimise the impact on business. Council will undertake promotional activities to attract people and to activate the street.

Once tenders have been let, expected by September 2016, all business operators will be advised of the approximate dates when work will occur in their areas. Council will work with the traders and contractors to look at how the work can be broken into segments across the two blocks.

#### **1.3 Schedule of work proposed for each planned stage of the CBD revitalisation program**

Council, at its meeting on the 7 March 2016 reviewed the construction program.

The table below shows the original and the revised timetables.

<b>Area</b>	<b>2015 Timetable</b>	<b>2016 Timetable</b>
Liebig Street Centre Block	2016/17	2017
Liebig Street South Block	2017/20	2018
Liebig Street North Block	2019/20	2017
Koroit Street – Kepler Street to Liebig Street	2020/21	2018

#### **1.4 Parking plan for motorists whilst the scheduled works are undertaken**

Council at its 7 March 2016 meeting, adopted the following construction principles:

- Maintain regular communications with businesses and the community throughout the project
- Maintain access to businesses for pedestrians during business hours
- Maintain, as far as practicable, traffic flow for vehicles through the construction site during business hours
- Maximise, as far as practicable, customer parking and designated loading zones for businesses during business hours

At its 1 February 2016 meeting, Council resolved to consider car parking arrangements during April and May.

Warrnambool is fortunate to have extensive off street car parks which provide excellent access to Liebig and Koroit Street.

Once Council has made its policy decision all stakeholders will be advised.

#### **1.5 Outline of the detailed plan of the Liebig Street and Raglan Parade intersection that will include access issues for the McDonalds Family Restaurant**

A plan of the Liebig Street and Raglan Parade intersection, including access arrangements for the McDonalds Family Restaurant will be prepared as part of the detailed design (engineering specifications) of Stage I.

Ongoing discussions are being held with the owners of McDonalds.

VicRoads and the owners of McDonalds are involved with Council in finalising the design.

### **1.6 *Planning schedule to enable night construction works to be undertaken***

A detailed schedule of works will be available following the awarding of the construction contract.

The reconstruction works are complex and will take considerable coordination. It will include renewal of water mains and tapplings (Wannon Water), relocation of the main power supply (Powercor), telecommunication connections (Telstra and NBN), together with the Council works.

In addition the construction schedule will consider:

- Business operating hours
- Availability of contractors and subcontractor
- Optimum time to lay material
- Financial impact

Opportunities for night works will be explored.

### **1.7 *Explanation of any provision to be made for any possible unexpected infrastructure issues that may be discovered during excavations or redevelopment works***

A considerable amount of research is being undertaken into the existing conditions in order to inform the detailed design.

Despite this, it is possible, even likely that something unforeseen will arise.

In all major contracts Council allows a provisional sum.

Any provisional sum will be in line with the construction industry standards.

This contract will be no different, it is a standard process.

### **1.8 *Explanation of the amount of funds that may be required for any contingencies that may need to be included in the budget to cover any unforeseen or unexpected works***

Any contingency provisions will be in line with the construction industry standards.

The amount will be determined after the detailed design has been completed and tenders awarded.

### **1.9 *As part of the construction program, is it intended that the council will need to consider a rate reduction period to assist those businesses that will be affected by construction works?***

It has long been acknowledged that Liebig Street is in need of a significant renewal works to increase its attractiveness and appeal in order to attract more people.

The Warrnambool community is investing \$5m into this project.

A business support package is currently being developed for consideration by Council.

### **1.10 *An explanation of the process of community consultation for blocks one and two (in Liebig Street from Raglan Parade to Koroit Street), followed by an explanation of the decision to have block three (Koroit Street to Timor Street) given priority over block one without any apparent specific community consultation or workshops***

Regarding the 2015 proposed schedule of works, a detailed response is contained in 1.11 below.

During 2014 Council undertook an extensive community engagement for the design of the centre and Northern blocks of Liebig St. Over 3,000 residents and business operators participated in this project. The Liebig Streetscape Plan reflects the community input.

From May to October 2014 the following community engagement activities took place:

- City Renewal Newsletters released – Editions 1, 2, 3, 4, 5 and 6;
- Website established and ongoing;
- Social media (Twitter, Facebook) activity on the city centre established and ongoing;
- Internal Council branch briefings ongoing;
- Club Wednesday held in the shopfront on May 14, 2014;
- Two workshops held at the Uniting Church in Koroit Street;
- Design concepts feedback session held with Councillors, working group members and the community;
- Newspaper and radio awareness program delivered and ongoing;
- Information (as above) has been distributed through city renewal email database, mail delivery and by specific personal delivery to all traders in Liebig Street. Each information delivery output has hit 1000 points of contact;
- Shopfront operated over 6 weeks in May and September 2014;
- Shopfront conversations May and September = 700 (503 people visited the shop in September 2014);
- A get together with Liebig Street (project site) traders held in May;
- Two feedback sessions on the draft Plan held in September;
- Numerous presentations made to community groups and stakeholders in relation to the concepts and the draft plan; and
- Extensive coverage of the project by the local media which included two online surveys run by The Standard newspaper and numerous articles (including front pages) and editorials, along with talkback shows run by ACE Radio.

In July 2014, the concept plans were presented to the Office of the Victorian Government Architect (OVGA) – Victorian Design Review Panel (VDRP). Generally, the VDRP endorsed the concepts.

Feedback was received on the draft Plan the design revised.

**1.11 A public explanation is required as to why block three has been deleted from the immediate (2017) works program and block one has been reinstated as a priority**

This is not correct.

Work was to be undertaken over four stages. The revised timetable now delivers the project in two stages.

The table below shows the original and the revised timetable:

Area	2015 Timetable	2016 Timetable
Liebig Street Centre Block	2016/17	2017
Liebig Street South Block	2017/20	2018*
Liebig Street North Block	2019/20	2017
Koroit Street – Kepler Street to Liebig Street	2020/21	2018*

The change to the program occurred because Council was successful in obtaining a \$5m grant from the Federal Government.

The works scheduled for 2018 is based upon Council being successful with its application to the State Government for \$5m.

**1.12 An explanation of any hardship provisions that the council may need to consider to assist those businesses that may be adversely affected during the construction works**

Council will work in partnership with businesses and aims to deliver the project in a way that will minimise the impact on business.

**1.13 An explanation of any other important issues that relate to the CBD revitalisation project over a number of years**

Council will continue to advise the community of important issues that relate to the CBD, if they arise, as Council becomes aware of them.

**5. NOTICE OF MOTION - NO. 2132**

*Cr. Kelson declared an interest and left the meeting at 7.05pm.*

MOVED: CR. HULIN  
SECONDED: CR. SYCOPOULIS

- (a) That the Council proceed to call a public meeting, to be chaired by the Mayor, to be held at the Lighthouse Theatre on Wednesday 6 April 2016 at 7pm, to provide members of the Warrnambool community and all affected owners and occupiers of properties involved in the proposed CBD upgrading works, together with all other interested stakeholders, the opportunity to gain a more complete understanding of the extent of the \$15 million construction works program that is planned to be carried out in future years, in order to complete the planned major revitalisation of the CBD.
- (b) That the Chief Executive suitably advertise for interested members of the public to be invited to the public meeting and that all affected parties, including all affected property owners, occupiers and their staff members, be forwarded an invitation to attend this important public meeting at the Lighthouse Theatre at 7.00pm on Wednesday 6 April 2016.

LOST - 4:2

**Crs. Gaston, Askew, Ermacora & Neoh voting against the motion**

**Crs. Hulin & Sycopoulis voting for the motion**

*Cr. Kelson returned to the meeting at 7.24pm.*

**6. CLOSE OF MEETING**

The meeting closed at 7.25pm.

**CHAIRMAN**