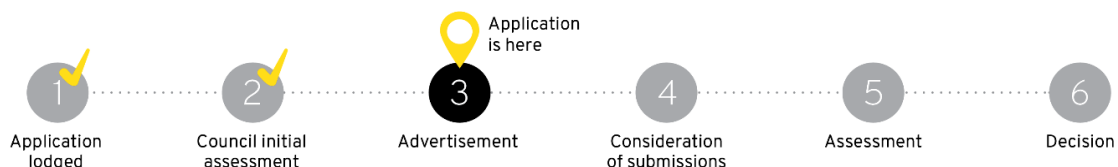


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NOTICE OF AN APPLICATION FOR PLANNING PERMIT



The land affected by this application is located at:	23 Strong St WARRNAMBOOL VIC 3280
The application is for a permit to:	Extension to the existing Workshop
A permit is required under the following clauses of the planning scheme:	
Planning scheme clause	Matter for which a permit is required
Clause:	33.03-4 – <i>Buildings and works</i>
The applicant for the permit is:	Niflex Engineering
The application reference number is:	PP2026-0139
You may look at the application and any documents that support the application at the office of the responsible authority. This can be done during office hours and is free of charge. Or online at: For further reference please contact:	Warrnambool Civic Centre 25 Liebig Street WARRNAMBOOL VIC 3280 www.warrnambool.vic.gov.au Planning Support Telephone: 03 5559 4800 Email: planning@warrnambool.vic.gov.au
Any person who may be affected by the granting of the permit may object or make other submissions to the Responsible Authority. An objection must be made to the Responsible Authority in writing, include the reasons for the objection and state how the objector would be affected. The responsible authority must make a copy of every objection available for any person to inspect free of charge until the end of the period during which an application may be made for review of a decision on the application. If you object, the responsible authority will tell you its decision.	
The Responsible Authority will not decide on the application before:	17 September 2026



ADVERTISED Application for Planning Permit

Under Section 47(1)(a) of the Planning and Environment Act 1987

The Warrnambool City Council is committed to protecting personal information in accordance with the principles of the Victorian privacy laws. The information provided will be used for the following purposes:

- correspond about the permit application
- if necessary, notify affected parties who may wish to inspect your application so that they can respond
- if necessary, forward your application to a referral authority who must also keep a register available for inspection by any person

The information you provide will be made available to:

- any person who may wish to inspect the application until the application process is concluded, including any review in VCAT
- relevant officers at Council, anyone a party to the application process and other Government agencies or Ministers directly involved in the planning process
- persons accessing information in accordance with the Public Records Act 1973 or the Freedom of Information Act 1982
- Other external parties if required by law

This information is being collected in accordance with the Planning and Environment Act 1987. If all requested information is not received, Council may not be able to process your application or objection.

Do you agree? ☒ Yes ☐ No

The Land

1. Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address

Unit No.: _____ St. No.: 23 Street name Strong Street

Suburb/locality Warrnambool postcode 3280

Formal Land Description

Complete either A or B.

A Lot No.: 2 ☐ Lodged Plan ☐ Title Plan ☒ Plan of Subdivision No.: 201047T

or

B Crown Allotment No.: _____ Section No.: _____

Parish/Township Name: _____

The Proposal

You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

2. For what use, development or other matter do you require a permit?

Extension to the existing engineering workshop for Niflex Engineering, including construction of a new workshop building to provide additional workshop floor area and an overhead gantry crane. The proposal also seeks a reduction/waiver of the car parking requirement under Clause 52.06-3, with 8 on-site car parking spaces proposed.

Provide additional information on the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

3. Estimated cost of development for which the permit is required

Cost: \$250,000 You may be required to verify this estimate.

Insert '0' if no development is proposed (eg. change of use, subdivision, removal of covenant, liquor licence)

Existing Conditions

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4. Describe how the land is used and developed now

eg. vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

The land contains an existing industrial/workshop building and has historically been used for engineering, fabrication and repair activities. The property has been acquired to facilitate expansion of the adjoining Niflex Engineering operations at 25 and 27 Strong Street.

Title Information

5. Encumbrances on title

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- ☐ Yes ☐ Provide a copy
☒ No
☐ Not applicable (no such encumbrance applies).

Provide a full, current copy of the title for each individual parcel of land forming the subject site. (The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', eg. restrictive

Applicant and Owner Details

6. Provide details of the applicant and the owner of the land.

Applicant (The person who wants the permit.)

Title: _____ First Name: _____ Surname _____
Organisation (if applicable): Niflex Properties Pty Ltd
Unit No.: _____ St. No.: 27 Street name Strong Street
Suburb/locality Warnambool State VIC postcode 3280

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

☒ Same as applicant (If so, go to 'contact information')

Title: _____ First Name: _____ Surname _____
Organisation (if applicable) _____
Unit No.: _____ St. No.: _____ Street name _____
Suburb/locality _____ State _____ postcode _____

Contact information Please provide at least one contact phone number

Business Phone 0439626650 Email _____
Mobile Phone _____ Fax _____

Owner (The person or organisation who owns the land)

☒ Same as applicant

Where the owner is different from the applicant, provide the details of that person or organisation.

Title: _____ First Name: _____ Surname _____
Organisation (if applicable) _____
Unit No.: _____ St. No.: _____ Street name _____
Suburb/locality _____ State _____ postcode _____

Owners signature (Optional)

Date _____

Declaration

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7. This form must be signed by the applicant

Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Signature



Date

21/8/26

Need help with the Application?

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

8. Has there been a pre-application meeting with a Council planning officer?

☐ yes

☒ no

If yes, with whom?:

Date:

Application Type

Is this a VicSmart application?* ☐ Yes ☒ No

If yes, please specify which VicSmart class or classes.

*Classes of VicSmart application are listed in Zones, overlays, particular provisions and the schedule to Clause 59.15

Checklist

9. Have you

- ☒ Filled in the form completely?
- ☒ Provided all necessary supporting information and documents?
 - ☒ A current copy of title (no more than 3 months old) including a copy of any encumbrances affecting the land.
 - ☒ Plans showing the layout and details of the proposal
 - ☒ A plan of existing conditions
 - ☒ Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.
If required, a description of the likely effect of the proposal (eg traffic, noise, environmental impacts).
 - ☒ Signed the declaration (section 7)?

Lodgement and Payment

Lodge the completed and signed form and all documents with:

In Person: Warrnambool City Council Civic Centre, 25 Liebig Street, Warrnambool 8.30am to 5.00pm

Mail: PO Box 198, WARRNAMBOOL Victoria 3280

E-mail planning@warrnambool.vic.gov.au

Please note once your application is received, an invoice will be forwarded to you via email.



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ONLY CERTIFICATE A OR CERTIFICATE B TO BE COMPLETED	150mm	100	110	120	130	140
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14	15	16	17	18	19	20

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Warrnambool City Council
Planning Department

Re: Planning Permit Application PP2026-0139
23 Strong Street, Warrnambool VIC 3280
Proposed Workshop Extension – Supporting Planning Statement

Dear Planning Officer,

Niflex Properties Pty Ltd provides the following information in support of Planning Permit Application PP2026-0139 for the proposed development at 23 Strong Street, Warrnambool.

Proposed Development and Intended Use

The proposed development involves the construction of an extension to the existing workshop at 23 Strong Street.

The property has been acquired by Niflex Properties Pty Ltd to support the continued growth and expansion of the adjoining Niflex Engineering operations.

Niflex Engineering currently operates from the adjoining properties at 25 and 27 Strong Street and provides general engineering, fabrication, machining, laser cutting, equipment repair and associated manufacturing services.

The proposed workshop will provide additional floor space for these existing operations and will allow equipment, materials and engineering activities to be accommodated more efficiently within the workshop.

The proposed building will also incorporate an overhead gantry crane to assist with the safe handling of materials, components and equipment within the workshop.

The development does not represent the establishment of a substantially different use within the area. Rather, it represents the continuation and expansion of engineering and industrial activities already established both on the subject property and within the surrounding industrial area.

Previous and Existing Use of the Property

Prior to its acquisition by Niflex Properties Pty Ltd, 23 Strong Street was used by the previous owner for **general engineering and repair activities**.

The proposed use by Niflex Engineering is therefore consistent with the historical use of the property.

The development will continue the site's established industrial and engineering function, with the new workshop providing improved facilities for similar engineering, fabrication, manufacturing and repair activities.

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Reason the Development is Required

The development is required to provide additional workshop floor area to support the continued growth of Niflex Engineering.

The existing Niflex Engineering facilities at the adjoining 25 and 27 Strong Street properties are currently utilised for engineering, fabrication, machining and manufacturing operations. The additional workshop at 23 Strong Street will allow these operations to be better distributed across the adjoining properties and provide additional capacity for machinery, fabrication work, material handling and equipment repairs.

The development will also improve workplace efficiency and safety by providing additional working space and an overhead gantry crane for the controlled handling of heavy materials and components.

Importantly, the additional workshop capacity will also support the **continued growth of local employment at Niflex Engineering**. The increased workshop space will provide Niflex with greater capacity to employ additional tradespeople and other skilled workers as the business continues to grow.

Niflex Engineering is also committed to the **employment and training of apprentices**. The proposed expansion will provide additional capacity to take on and train more apprentices in engineering, fabrication, machining and associated trades, providing valuable opportunities for young people to develop practical skills and recognised trade qualifications locally.

The development will therefore not only support the growth of an established Warrnambool engineering business, but will also contribute to **local employment, skills development and the training of the next generation of skilled tradespeople within the Warrnambool region**.

Noise and Amenity

The proposed engineering activities are consistent with the previous engineering and repair use of 23 Strong Street and with the industrial character of the surrounding Strong Street area.

Noise generated by the proposed use is expected to be generally consistent with the noise previously generated from the property and with normal engineering and workshop activities undertaken within the surrounding industrial area.

The majority of engineering, fabrication and manufacturing activities will be undertaken **within the enclosed workshop building**, which will assist in containing operational noise.

The proposed development is not expected to introduce a substantially different source or level of noise compared with the previous use of the property or Niflex Engineering's existing operations on the adjoining properties.

Operations will be conducted in accordance with the applicable requirements for the industrial area and any relevant environmental and amenity obligations.

Odour

The proposed engineering, fabrication, machining and repair activities are not processes that are expected to generate significant off-site odour.

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There are no proposed manufacturing processes associated with the development that are expected to produce offensive or unreasonable odours affecting adjoining properties.

Accordingly, no adverse off-site odour impacts are anticipated as a result of the development.

Other Amenity Impacts

The proposed development is not expected to create any significant adverse amenity impacts beyond those associated with the existing Niflex Engineering operations and the previous engineering use of 23 Strong Street.

The proposal represents the continuation of an established industrial use within an existing industrial area.

Where practicable, engineering activities will be undertaken within the enclosed workshop, and the property will be maintained in an orderly manner with appropriate areas provided for vehicle parking, material handling, storage and waste management.

The development is not expected to result in unreasonable impacts on surrounding industrial properties through noise, odour, dust or other emissions.

Conclusion

The proposed development at 23 Strong Street represents a logical extension of Niflex Engineering's existing operations at the adjoining properties.

The property was previously used for general engineering and repair activities, and the proposed development will continue a similar industrial use while providing a modern and improved workshop facility.

The development will provide additional workshop capacity, improved material handling and safer working conditions while remaining consistent with the established industrial character and use of the surrounding Strong Street area.

The expansion will also provide Niflex Engineering with greater capacity to **create local employment opportunities and continue employing and training apprentices**, supporting the development of skilled tradespeople within Warrnambool and the surrounding region.

Niflex Properties Pty Ltd considers that the proposed development will not result in unreasonable noise, odour or other adverse amenity impacts on surrounding properties and respectfully requests Council's favourable consideration of Planning Permit Application PP2026-0139.

Yours sincerely,

Niflex Properties Pty Ltd

Damien Nicol

Ph: 0439 626 650

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Warrnambool City Council
Planning Department

Re: Planning Permit Application PP2026-0139
23 Strong Street, Warrnambool VIC 3280
Request for Reduction/Waiver of Car Parking Requirement – Clause 52.06-3

Dear Planning Officer,

Further to Council's request for additional information regarding Planning Permit Application PP2026-0139, Niflex Properties Pty Ltd requests approval for a reduction/waiver of the statutory car parking requirement pursuant to Clause 52.06-3 of the Warrnambool Planning Scheme.

The proposed development at 23 Strong Street is an extension of the existing workshop use and is intended to provide additional workshop floor area to support the adjoining Niflex Engineering operations.

The revised site layout provides **eight (8) dedicated car parking spaces within the boundaries of 23 Strong Street.**

We consider that eight spaces will comfortably accommodate the actual parking demand generated by the development for the following reasons:

- The workshop at 23 Strong Street is expected to have only **three staff members working at the property.**
- Eight on-site spaces therefore provide substantially more parking spaces than the expected number of employees at the site.
- This leaves approximately five additional spaces available for visitors, contractors or other occasional parking requirements.
- The proposed workshop is an expansion of an established engineering operation rather than a separate high-traffic commercial or retail use.
- Customer visitation to the workshop is expected to be relatively low, with the primary use of the building being engineering, fabrication and associated workshop activities.
- We believe the provision of eight dedicated on-site spaces represents a relatively high level of parking provision for the size, nature and actual staffing requirements of this development when compared with other industrial properties within Strong Street.

We also note that the existing development pattern along Strong Street includes a number of industrial properties where vehicles are routinely parked within the road reserve/frontage area outside individual property title boundaries.

In particular, there are nearby industrial properties where the apparent primary parking areas are located outside the property boundary adjacent to the roadway. This demonstrates that the availability and use of parking within the Strong Street road reserve forms part of the existing parking environment of the immediate industrial area.

We acknowledge Council's preliminary advice that car parking spaces outside the title boundary may not be able to be formally approved or counted as dedicated parking spaces for 23 Strong Street. Accordingly, our proposal does **not rely upon these external areas to provide the eight proposed on-site spaces.**

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Rather, we ask Council to consider the existing parking conditions within Strong Street as part of the broader context when assessing whether any additional statutory parking requirement beyond the eight spaces proposed is warranted.

With only three staff expected to work from the property, we believe requiring additional on-site parking beyond the eight spaces proposed would result in parking provision significantly exceeding the realistic demand generated by the development and would unnecessarily reduce the usable industrial area of the site.

For these reasons, Niflex Properties Pty Ltd respectfully requests that Council approve a reduction/ waiver of the car parking requirement under Clause 52.06-3 and accept the **eight (8) on-site car parking spaces** shown on the revised plans as sufficient for the proposed development.

We would appreciate Council's consideration of this request and are happy to provide any further information required to assist with the assessment of the application.

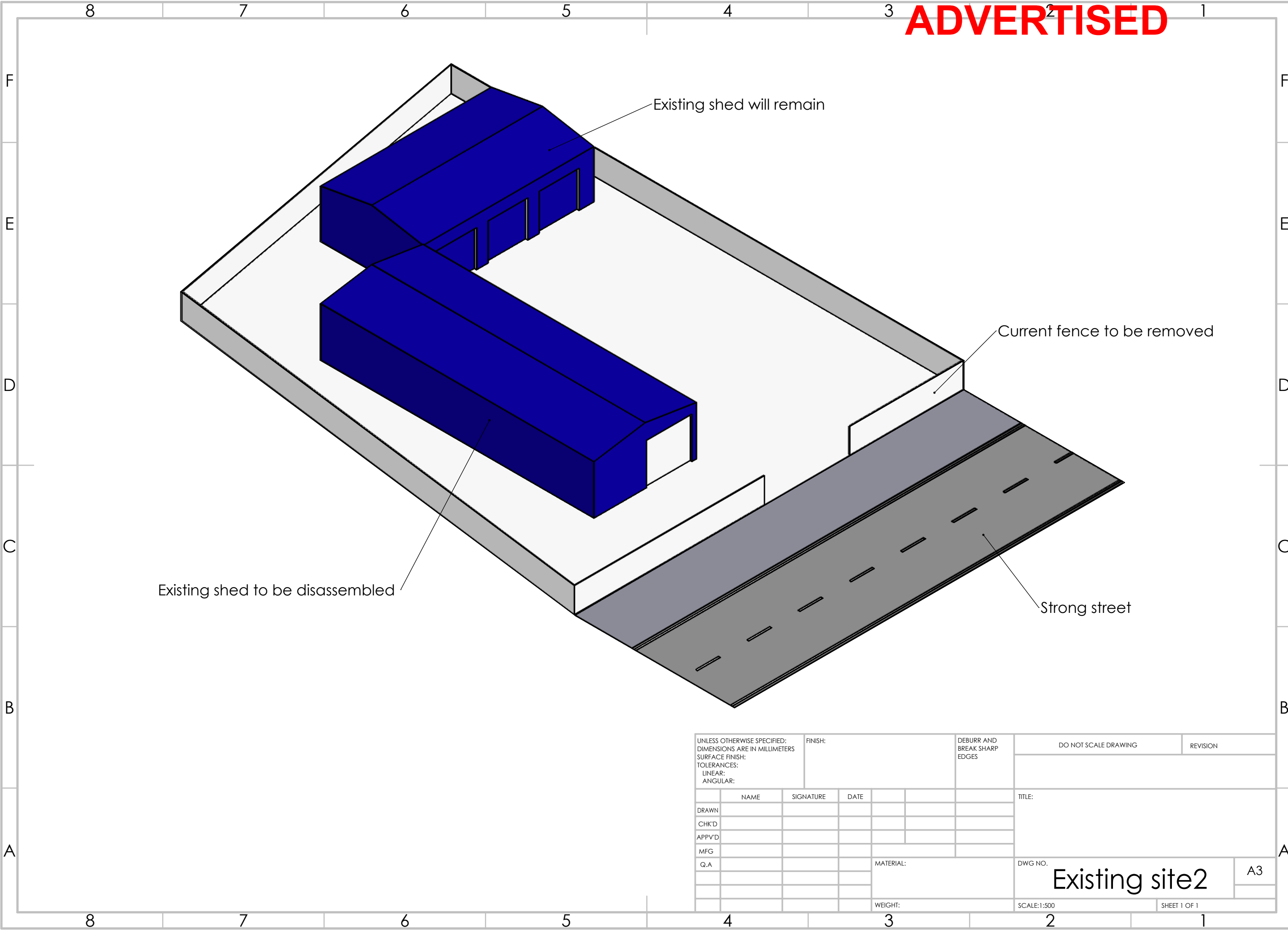
Yours sincerely,

Niflex Properties Pty Ltd

23 Strong Street, Warrnambool VIC 3280

Damien Nicol

Ph: 0439 626 650



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Existing shed will remain

Current fence to be removed

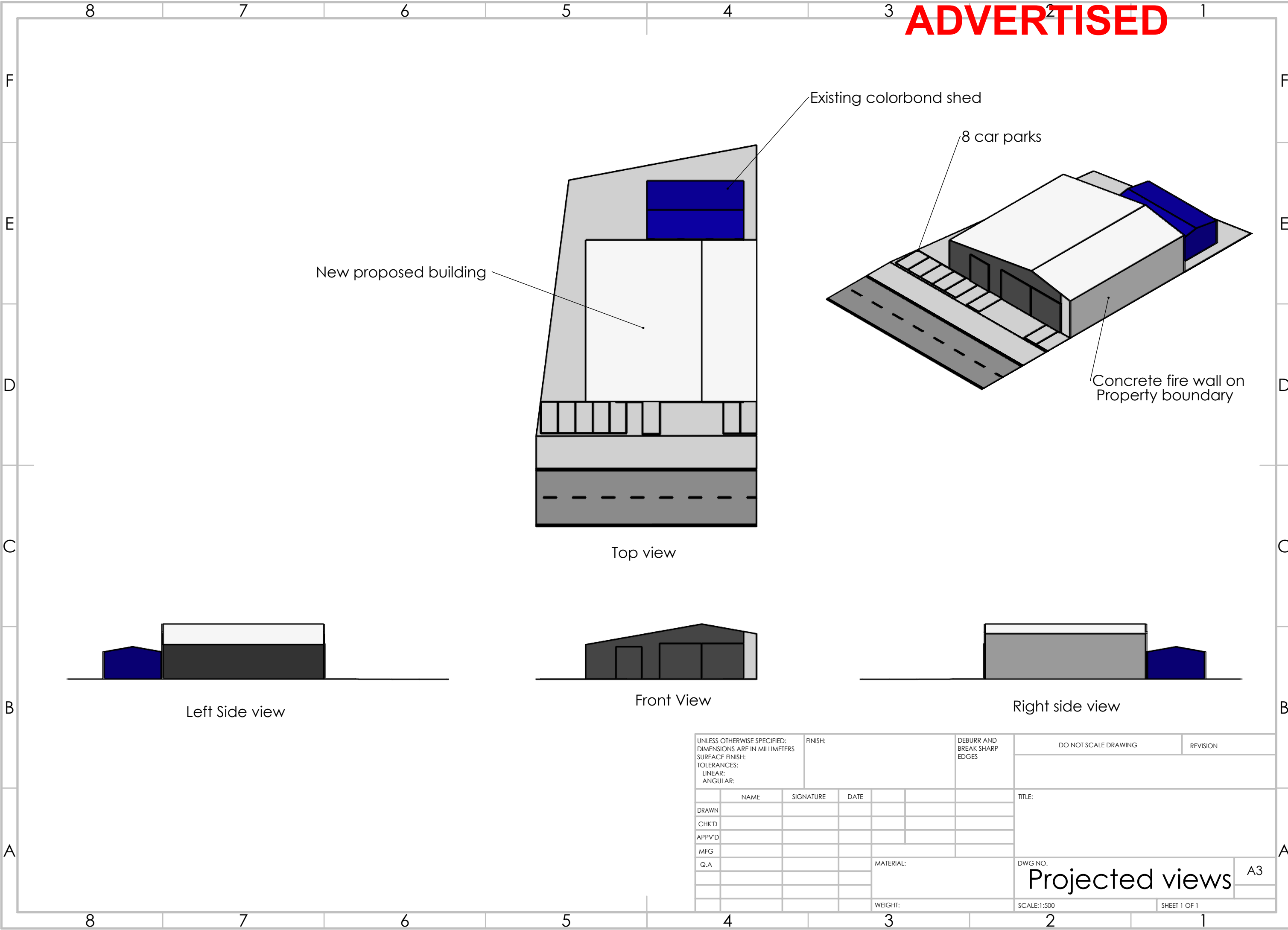
Existing shed to be disassembled

Strong street

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										SHEET 1 OF 1	

Existing site2

A3



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Existing colorbond shed

8 car parks

New proposed building

Concrete fire wall on
Property boundary

Top view

Left Side view

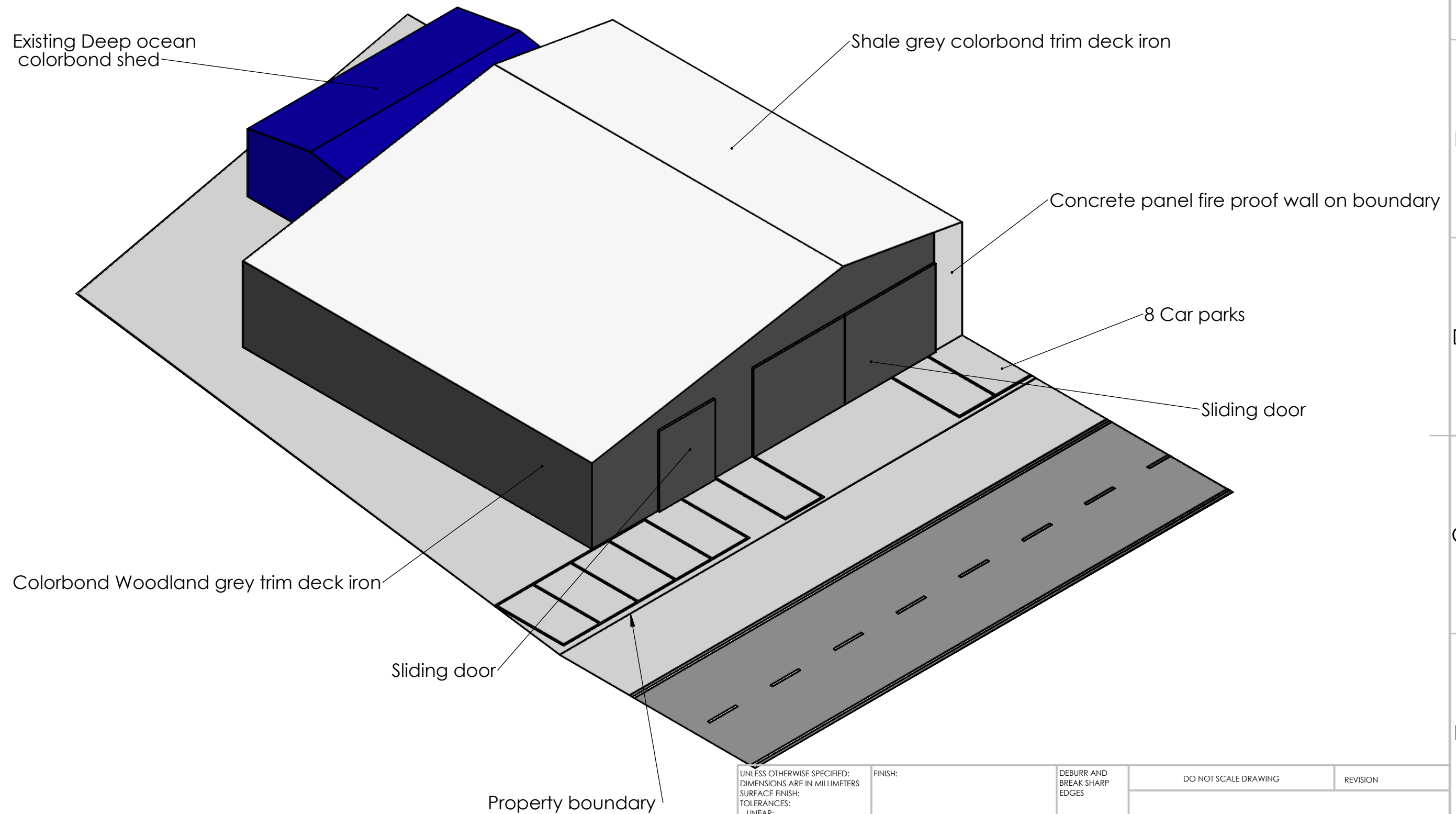
Front View

Right side view

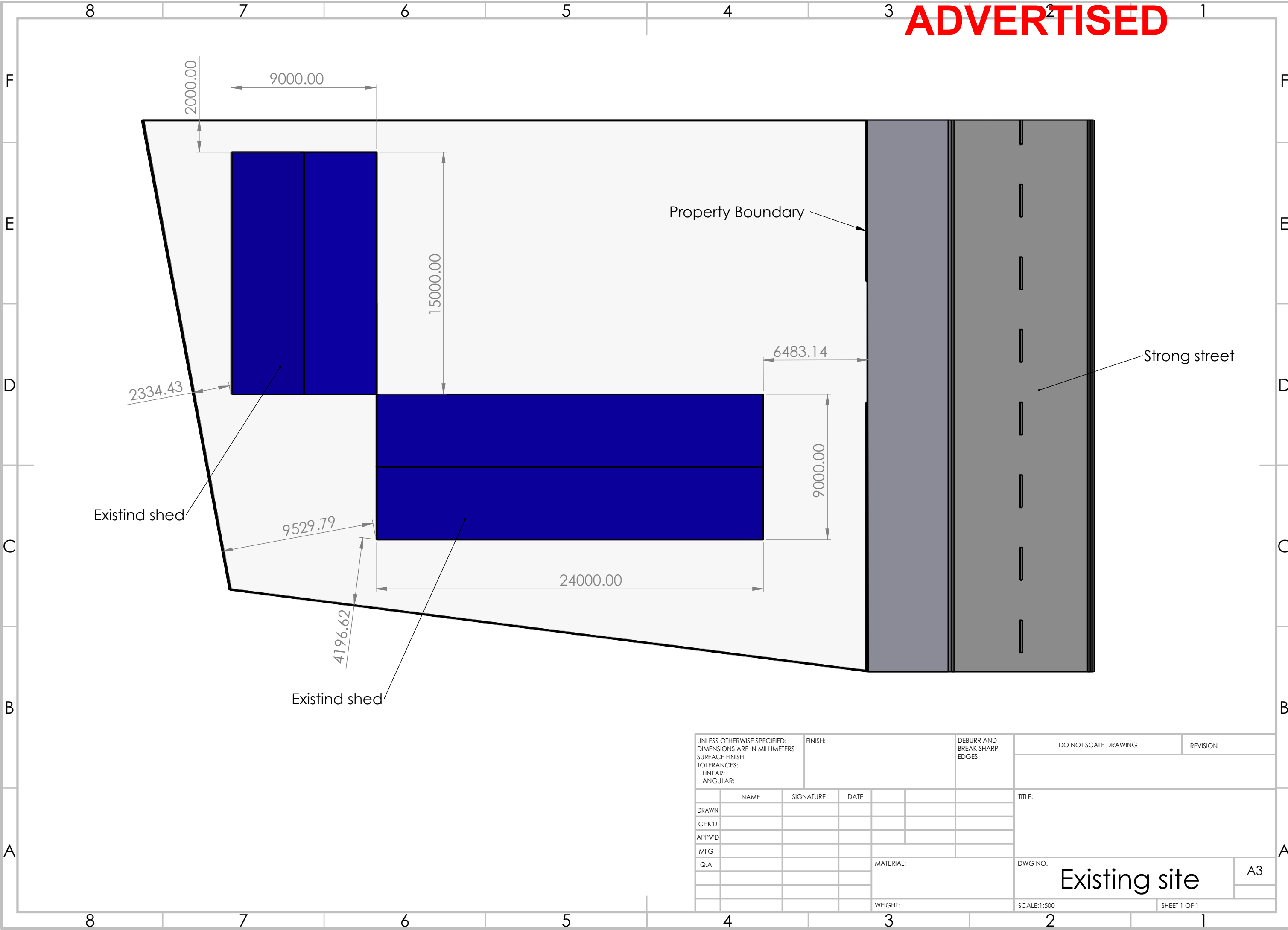
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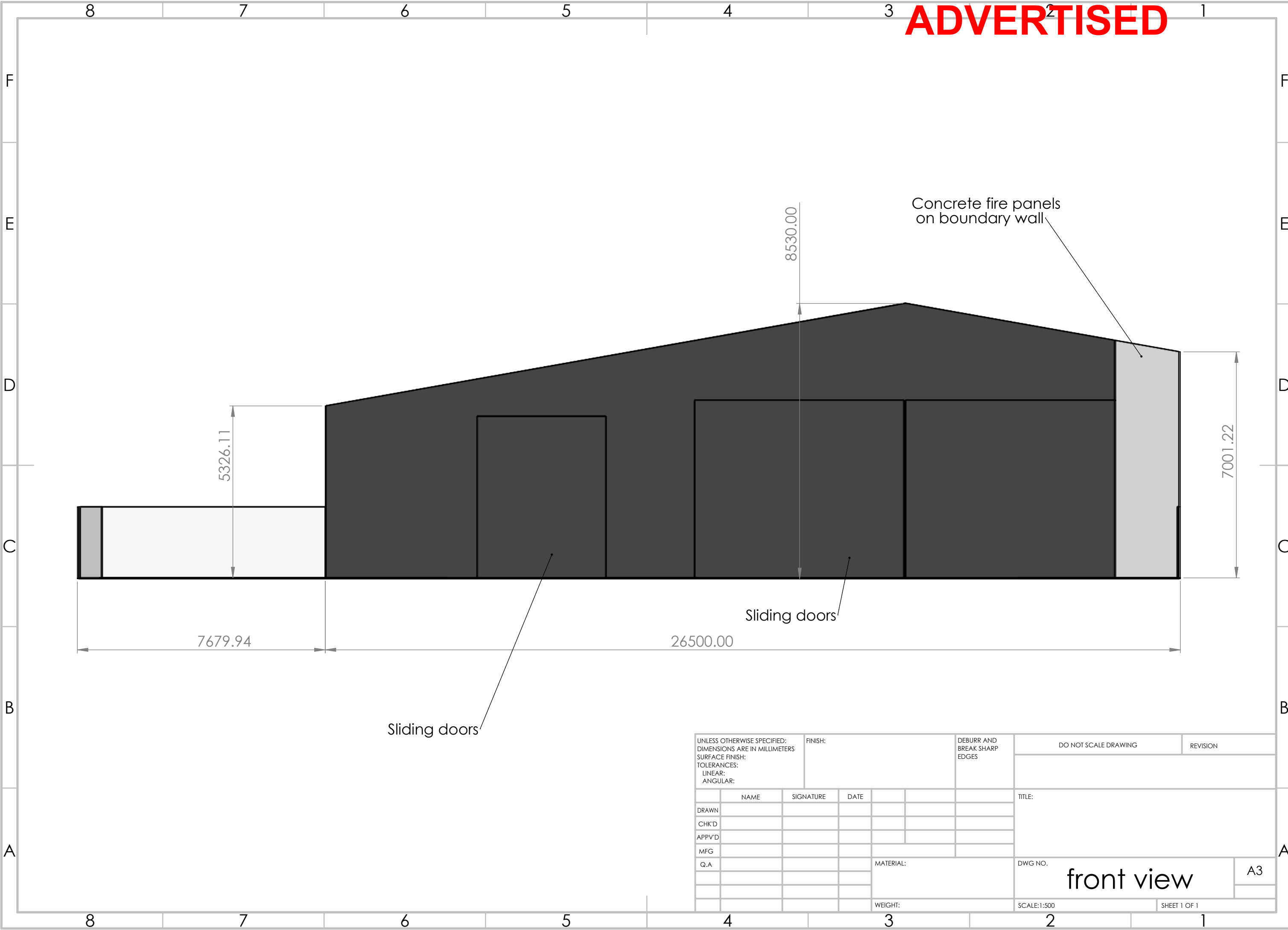
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Q.A							MATERIAL:			DWG NO.			Existing site		A3
							WEIGHT:			SCALE:1:500		SHEET 1 OF 1			

Existing site



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CHK'D																
APP'V'D																
MFG																
Q.A					MATERIAL:				DWG NO.				front view		A3	
					WEIGHT:				SCALE:1:500				SHEET 1 OF 1			