

ADVERTISED

NOTICE OF AN APPLICATION FOR PLANNING PERMIT



The land affected by this application is located at:	48 Mortlake Rd WARRNAMBOOL VIC 3280
The application is for a permit to:	Use of land for medical centre (dental) with associated works
A permit is required under the following clauses of the planning scheme:	
Planning scheme clause	Matter for which a permit is required
Clause:	Clause 32.08-2 – Use (GRZ1) Clause 32.08-10 – Building and works (GRZ1) Clause 52.06-3 Car parking waiver
The applicant for the permit is:	Lifestyle Town Planning & Services Pty Ltd
The application reference number is:	PP2026-0141
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

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.: 48 Street name Mortlake Road
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.: 145193

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?

Use of land for medical centre (dental) with associated works. Refer to planning report.

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: \$1.5M 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

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.

Indoor recreation facility

ADVERTISED

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: Mr First Name: Glenn Surname Reddick

Organisation (if applicable): Lifestyle Town Planning

Unit No.: _____ St. No.: 9 Street name Bowker Court

Suburb/locality Port Fairy State Vic postcode 3284

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 _____ Email glenn@lifestyle townplanning.com.au

Mobile Phone 0497 394964 Fax _____

Owners signature (Optional)

Date _____

Declaration

ADVERTISED

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 **Glenn Reddick** Digitally signed by Glenn Reddick
Date: 2026.08.06 12:51:03 +10'00' Date 21/07/26

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

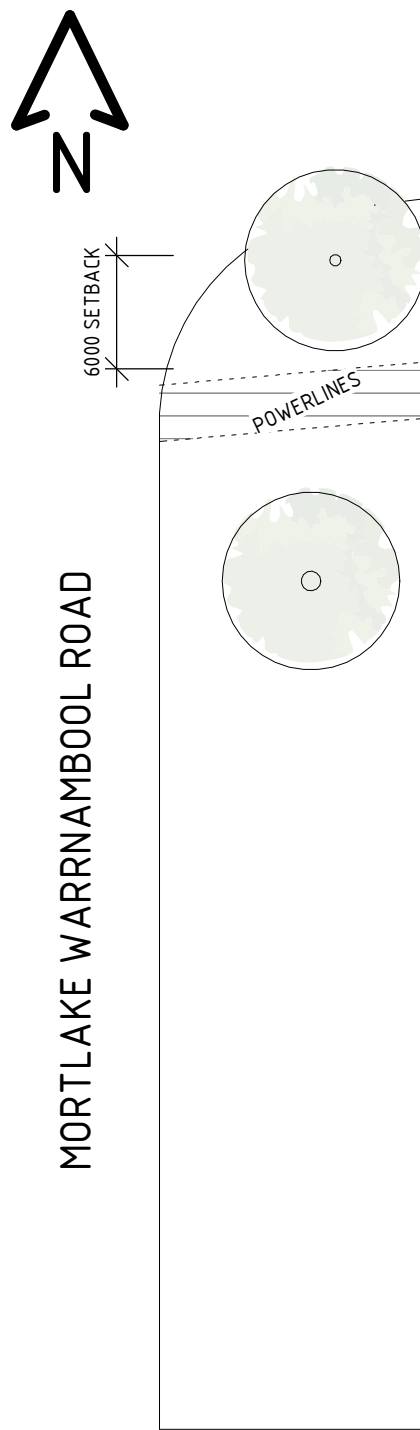
E-mail planning@warrnambool.vic.gov.au

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

ADVERTISED



AREA ANALYSIS		
Name	Area	SQ'S
Existing warehouse	1032.49 m ²	111.10
Clinic B Entry/Canopy	18.80 m ²	2.02
Clinic A Entry/Canopy	16.70 m ²	1.80
TOTAL	1067.98 m ²	



SITE PLAN

1 : 400



PHOTO 01 - SITE ENTRY VIA BRENTON STREET



PHOTO 02 - ENTRY / FACADE FACING MORTLAKE ROAD



PHOTO 03 - SIDE BOUNDARY BRENTON STREET

ADVERTISED

PLANNING DOCUMENT
NATHAN DIVALL

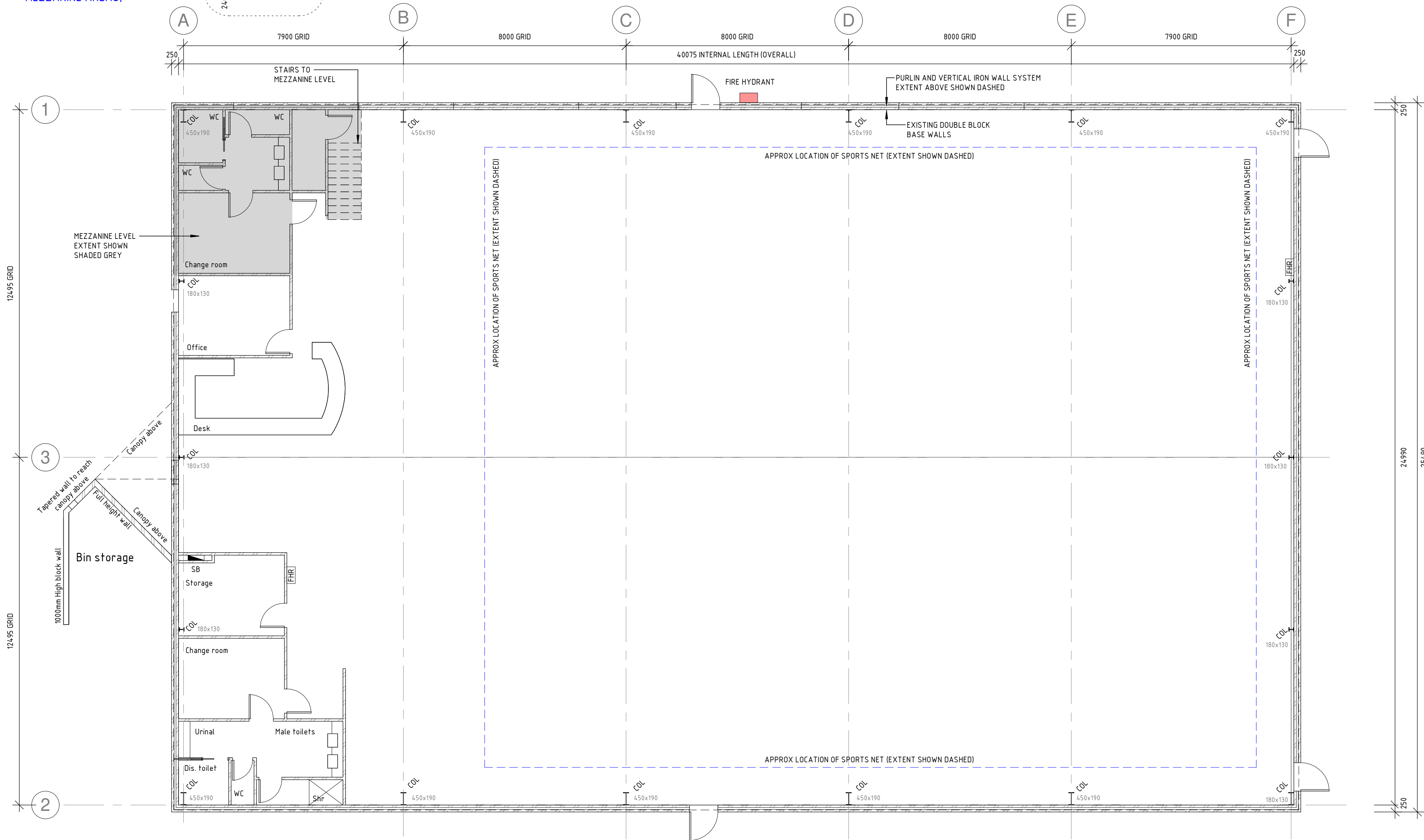
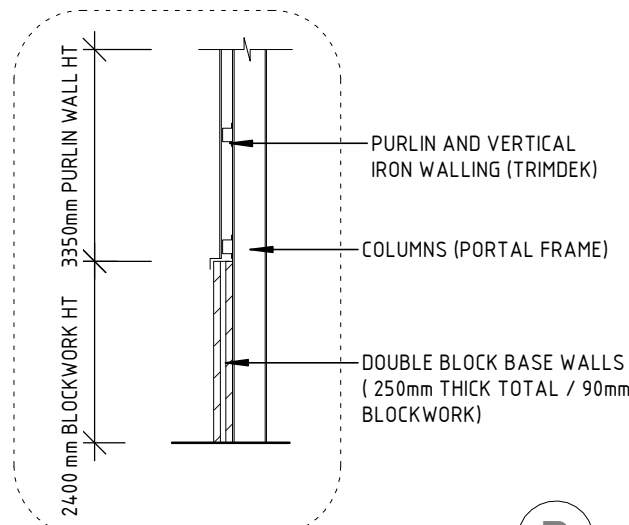
MOON
48 MORTLAKE ROAD, WARRNAMBOOL

designing
spaces
NATHAN DIVALL

108 No: 26-042
1.
A3 SHEET
MAY 2026
REVISION: D (AUG. 2026)
115 FAIRY STREET, WARRNAMBOOL - T:0355625229 - E:nathan@designingspaces.net.au - REGISTRATION No. DP-AD32963

NOTE:
ALL EXISTING INTERIOR
STRUCTURES AND FITOUT
TO BE REMOVED FOR NEW
WORKS (INCLUDES
MEZZANINE AREAS)

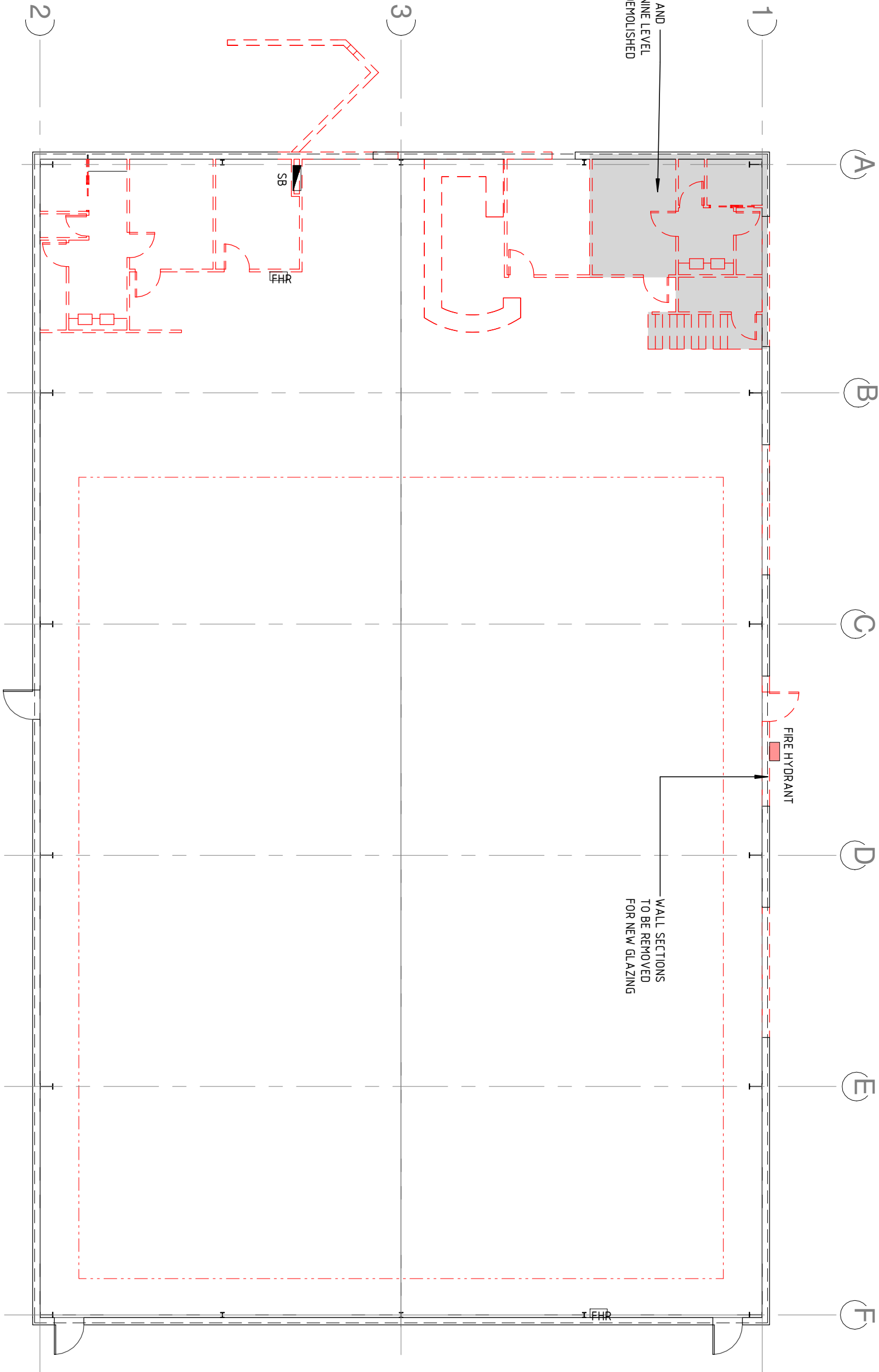
VERTICAL WALL SECTION (EXISTING WALL SYSTEM)



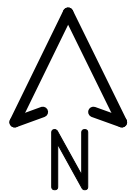
EXISTING CONDITIONS

1 : 100

ADVERTISED



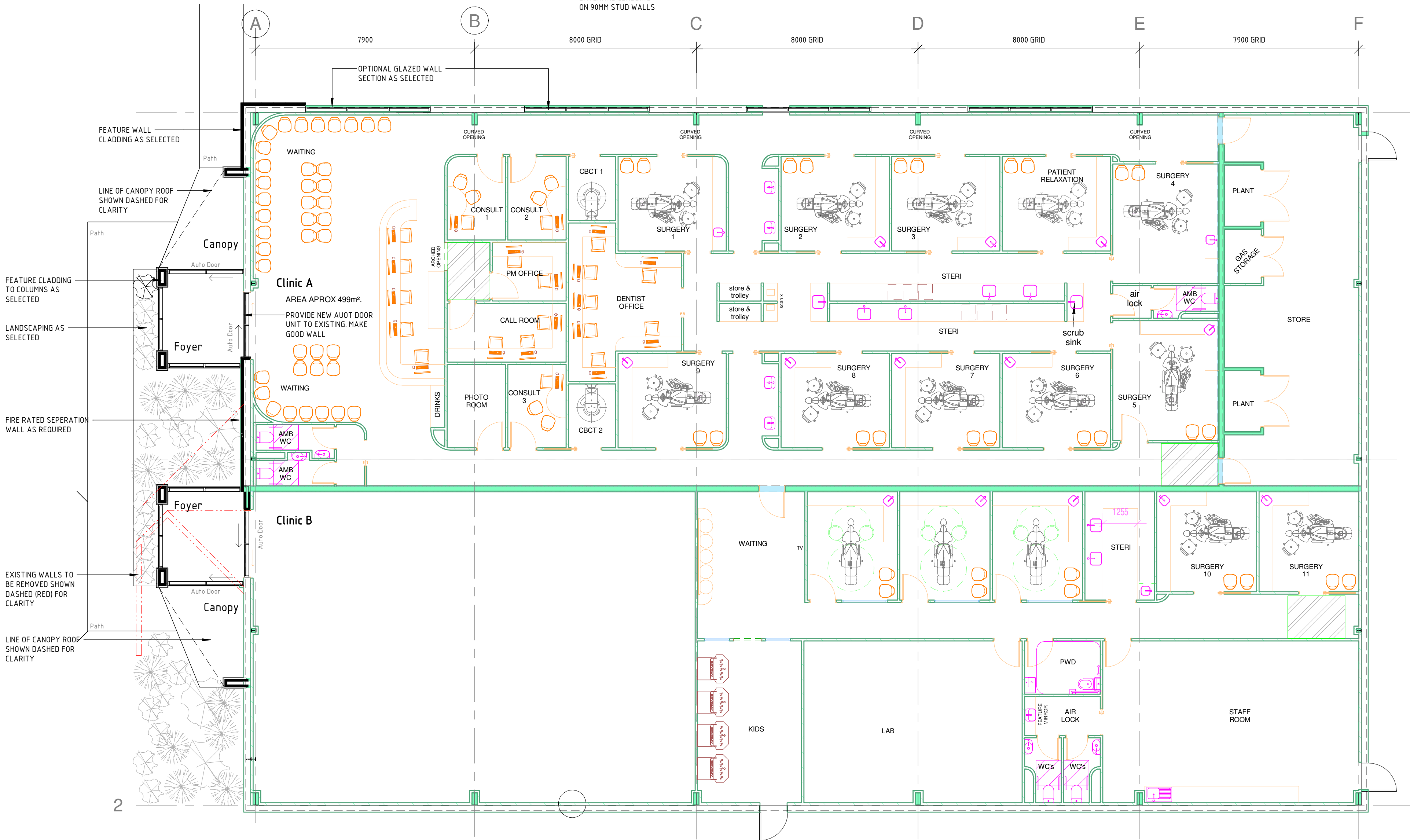
DEMOLITION PLAN
1 : 150



AREA ANALYSIS		
Name	Area	SQ'S
Existing warehouse	1032.49 m ²	111.10
Clinic B Entry/Canopy	18.80 m ²	2.02
Clinic A Entry/Canopy	16.70 m ²	1.80
TOTAL	1067.98 m ²	

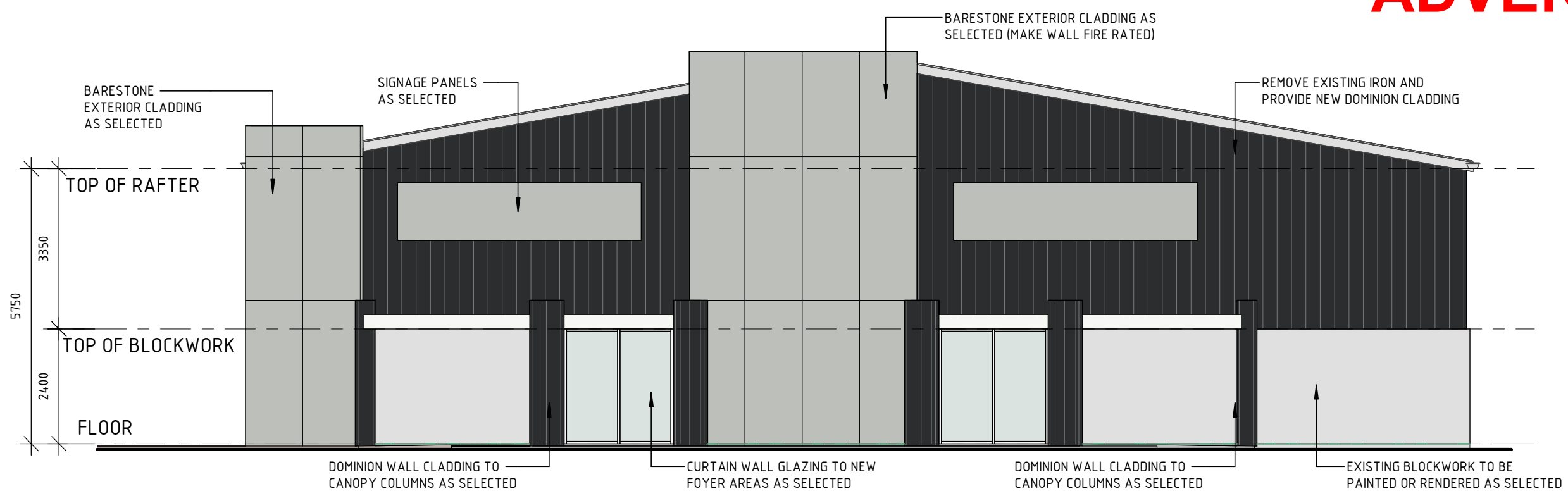
LEGEND

- EXISTING WALLS TO BE RETAINED
- EXISTING WALLS TO BE REMOVED
- EXTERNAL CLADDING ON 90MM STUD WALLS

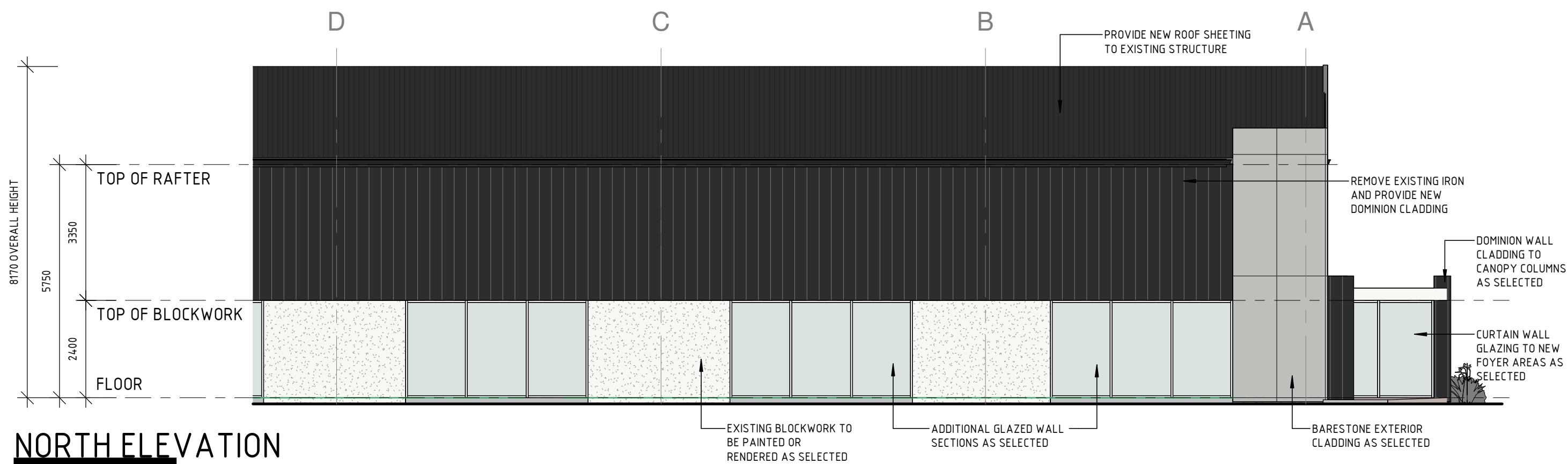


ENTRY/FOYER PLAN

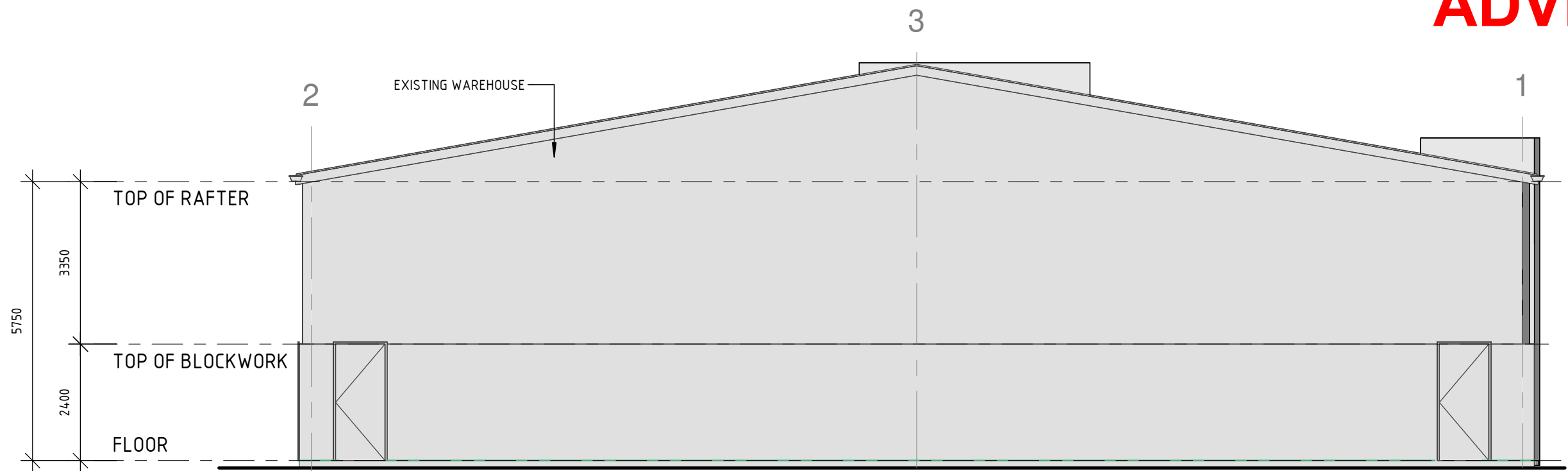
1 : 100



WEST ELEVATION
1 : 100

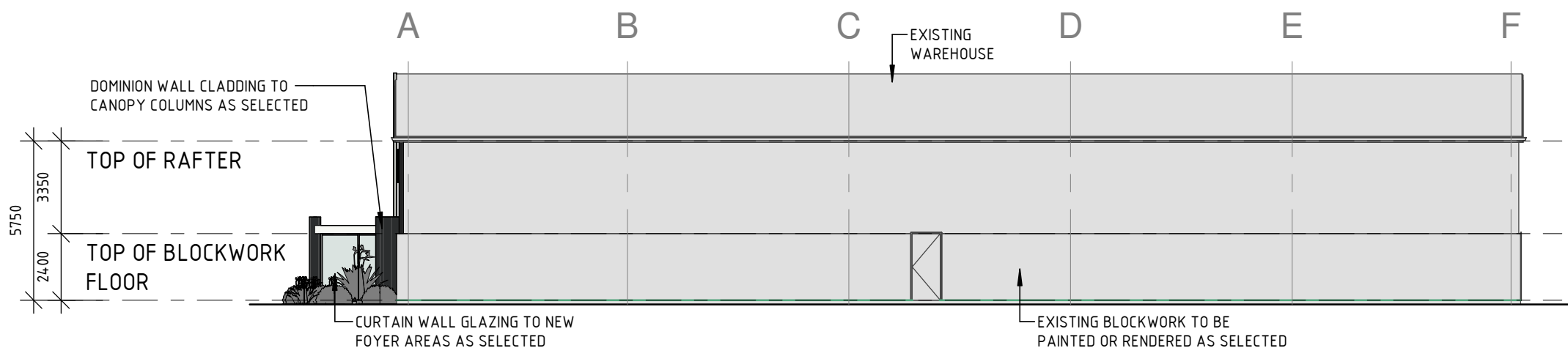


NORTH ELEVATION
1 : 100

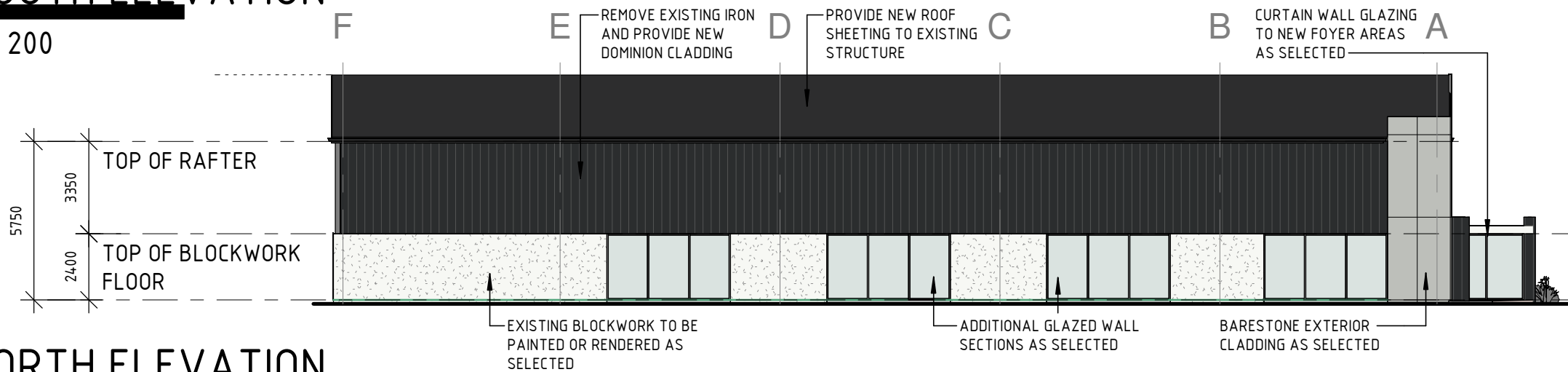


EAST ELEVATION
1:100

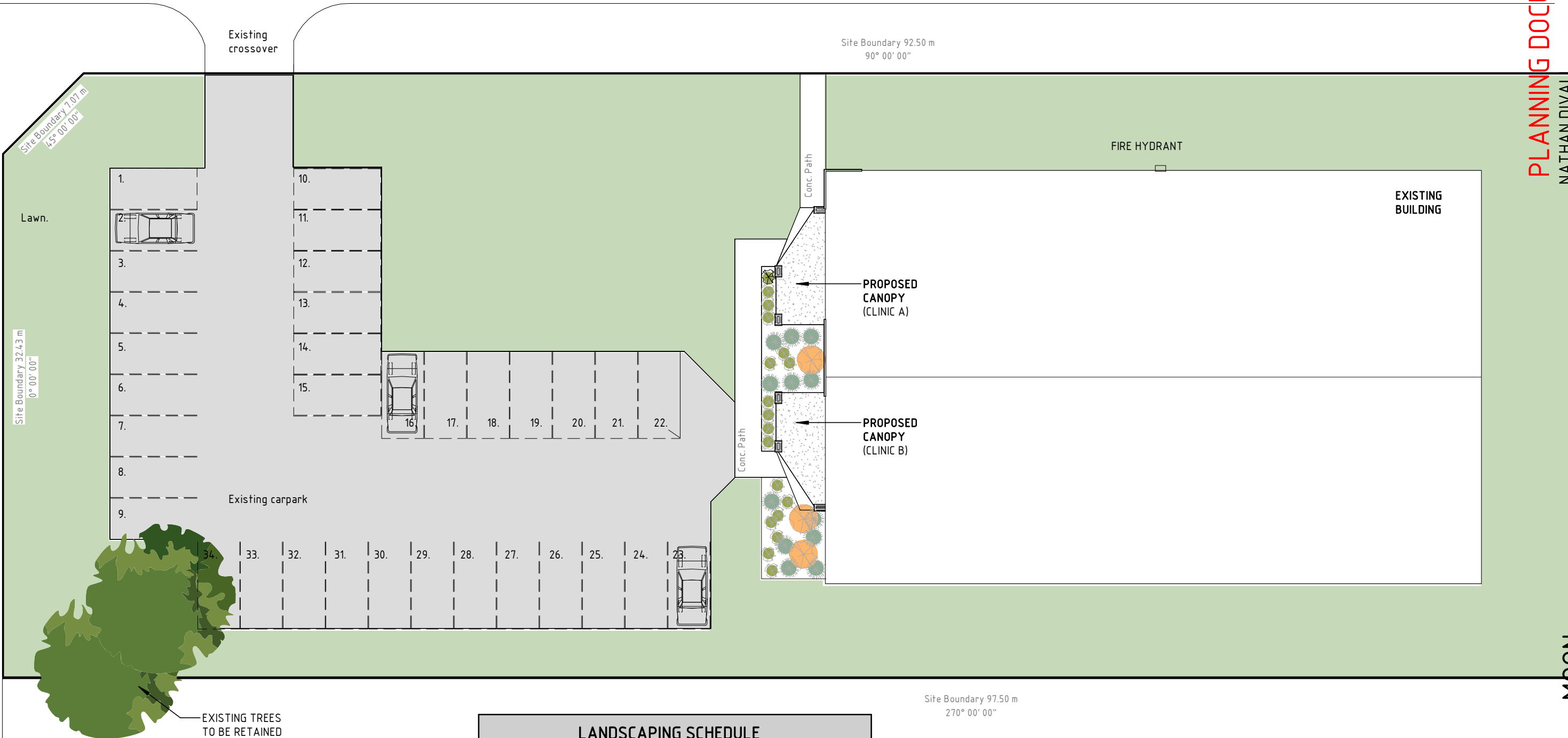
MATERIAL SCHEDULE		
SWATCH	DESCRIPTION	
	MATERIAL	'BARESTONE' CLADDING
	APPLICATION	EXTERIOR WALLS
	COLOUR/ FINISH	CONCRETE
	MANUFACTURER	CEMINTEL
	MATERIAL	DOMINION IRON
	APPLICATION	EXTERIOR WALLS
	COLOUR/ FINISH	MONUMENT
	MANUFACTURER	LYSAUGHT
	MATERIAL	RENDER
	APPLICATION	EXTERIOR WALLS
	COLOUR/ FINISH	GREYOLOGY 4
	MANUFACTURER	HAYMES
NOTE: COLOURS SHOWN ARE BASED ON RGB REFERENCE (WHERE APPLICABLE), HOWEVER ARE SHOWN AS INDICATIVE COLOUR PALLETS DUE TO VARYING LIGHT CONDITIONS AND LIMITATIONS OF THE PRINTING PROCESS THAT MAY AFFECT COLOUR TONES. REFER TO MANUFACTURERS SPECIFICATIONS/ SAMPLES FOR EXACT COLOUR MATCH. SPECIFIC MANUFACTURER SELECTED TO BE CONFIRMED BY CLIENT AND BUILDER AS PER THE CONTRACT - ALL MATERIALS ARE NON REFECTUVE MUTED TONES.		



SOUTH ELEVATION
1:200



NORTH ELEVATION
1:200



LANDSCAPING PLAN

1: 250

LANDSCAPING SCHEDULE		
	GREY TUSSOCK GRASS <i>'Poa Sieberiana'</i> QTY: 12 Tree type: Grass/Shrub Height: 0.5-1m/ Spread: 0.3-1m/ Canopy: NA	
	SWAMP SHE-OAK <i>'Allocasuarina Paludosa'</i> QTY: 18 Tree type: Shrub Height: 0.3-3m/ Spread: 1.5-2m/ Canopy: NA	
	PRICKLY TEA-TREE <i>'Leptospermum Continentale'</i> QTY: 3 Tree type: Shrub/Tree Height: 1-4m/ Spread: 1-4m	
NOTE: PLANT INFORMATION SUCH AS CANOPY WIDTH, SOIL DEPTH ECT IS VIA. THE 'WHICH PLANT WHERE' website. https://www.whichplantwhere.com.au/		

SURFACE SCHEDULE	
	SEALED DRIVEWAY -EXISTING BITUMEN SEAL
	EXISTING LAWN
NOTE: All materials selected are as per manufacturers specifications and subject to availability	



Town Planning & Services

Email: glenn@lifestyletownplanning.com.au

Phone: 0497 394964

Copyright © Lifestyle Town Planning and Services Pty Ltd.

ADVERTISED

Planning report

Lot 2 LP 145193- 48 Mortlake Road, Warrnambool Vic. 3280.

Use and land for a Medical Centre with associated works and reduction in car parking requirement.

Date 06/08/26 Updated 27/08/26
Report by Glenn Reddick



DISCLAIMER

Although Lifestyle Town Planning and Services have taken all reasonable steps to ensure that an accurate document has been prepared, the company accepts no liability for any damages or loss incurred as a result of reliance placed upon the report and its contents.

DOCUMENT CONTROL

This document has been prepared to aid the submission of a planning permit application at 48 Mortlake Road Warrnambool.

ADVERTISED

1. PROPOSAL

It is proposed to use the existing Indoor Recreation Facility (indoor cricket and netball centre) as a Medical Centre (Dental Practice) and to undertake façade changes and internal fitout. The application has come about as Warrnambool Smile Dental who have been operating in Warrnambool since 2018, are consolidating their two existing sites at Northpoint and Gateway Plaza into the one facility at the subject site. Before and after images below.



ADVERTISED

Proposed facade changes





1 : 100

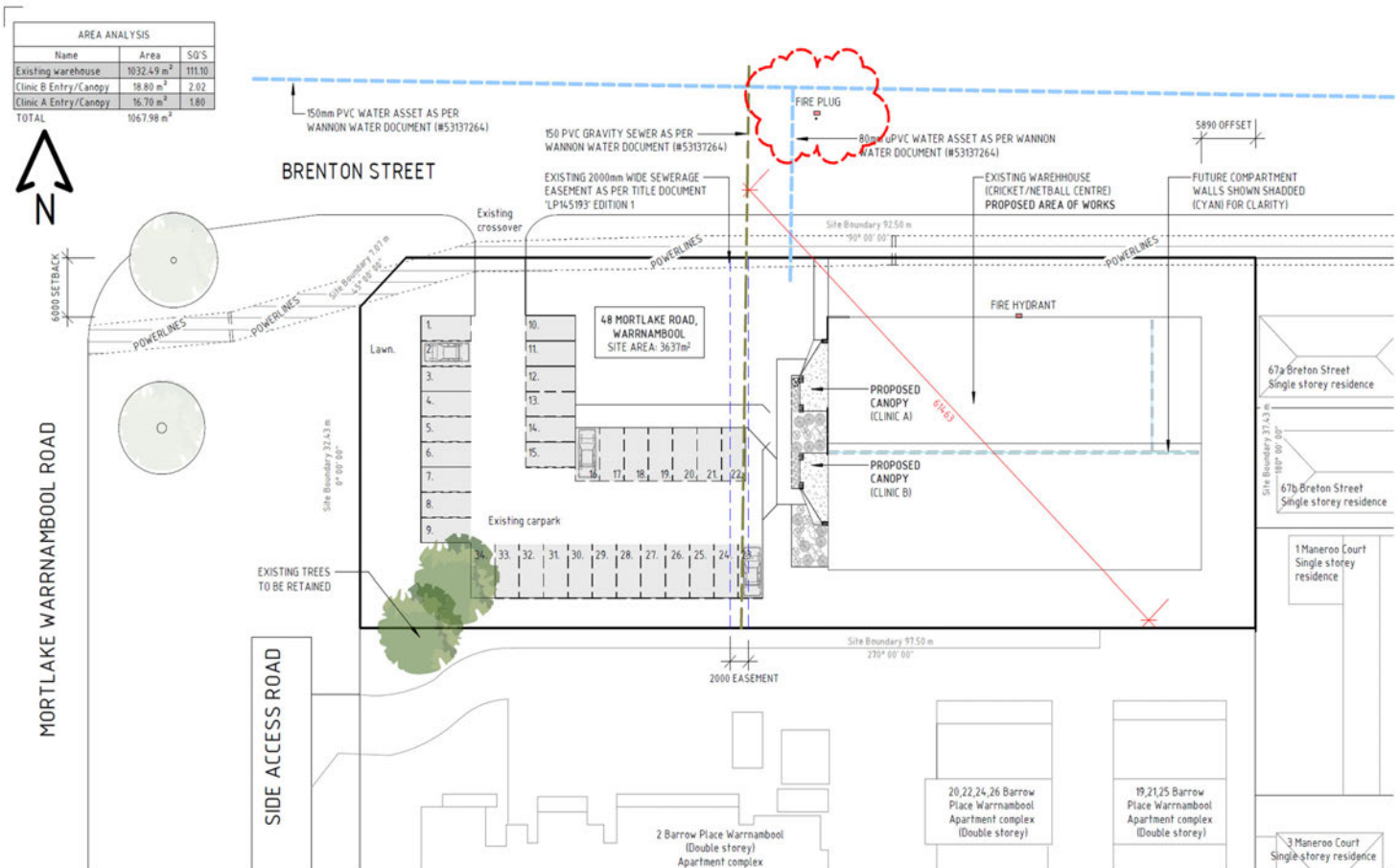
The practice currently has 8 dentists and 18 full time and part time staff with the new facility offering room for expansion if required.

ADVERTISED

The interior fitout will comprise 15 surgeries, 3 consultation rooms, staff and patient facilities, laboratory, staff room, storage areas and offices. The additional surgeries allow more efficient scheduling of patients. Each dentist still sees only one patient at any given time but multiple surgeries allow more timely patient care, as the next patient can be seated in a prepared room while the previous room is cleaned and changed over. Being regional, spare surgeries are needed as they provide backup when dental chairs require servicing, as technician callouts from Melbourne can take several weeks.

The proposed hours of operation will be the same as the existing being from 8am - 5.30pm Monday to Friday, 8am – 4pm Saturdays and closed on public holidays.

Site and area plan



SITE PLAN

1: 400

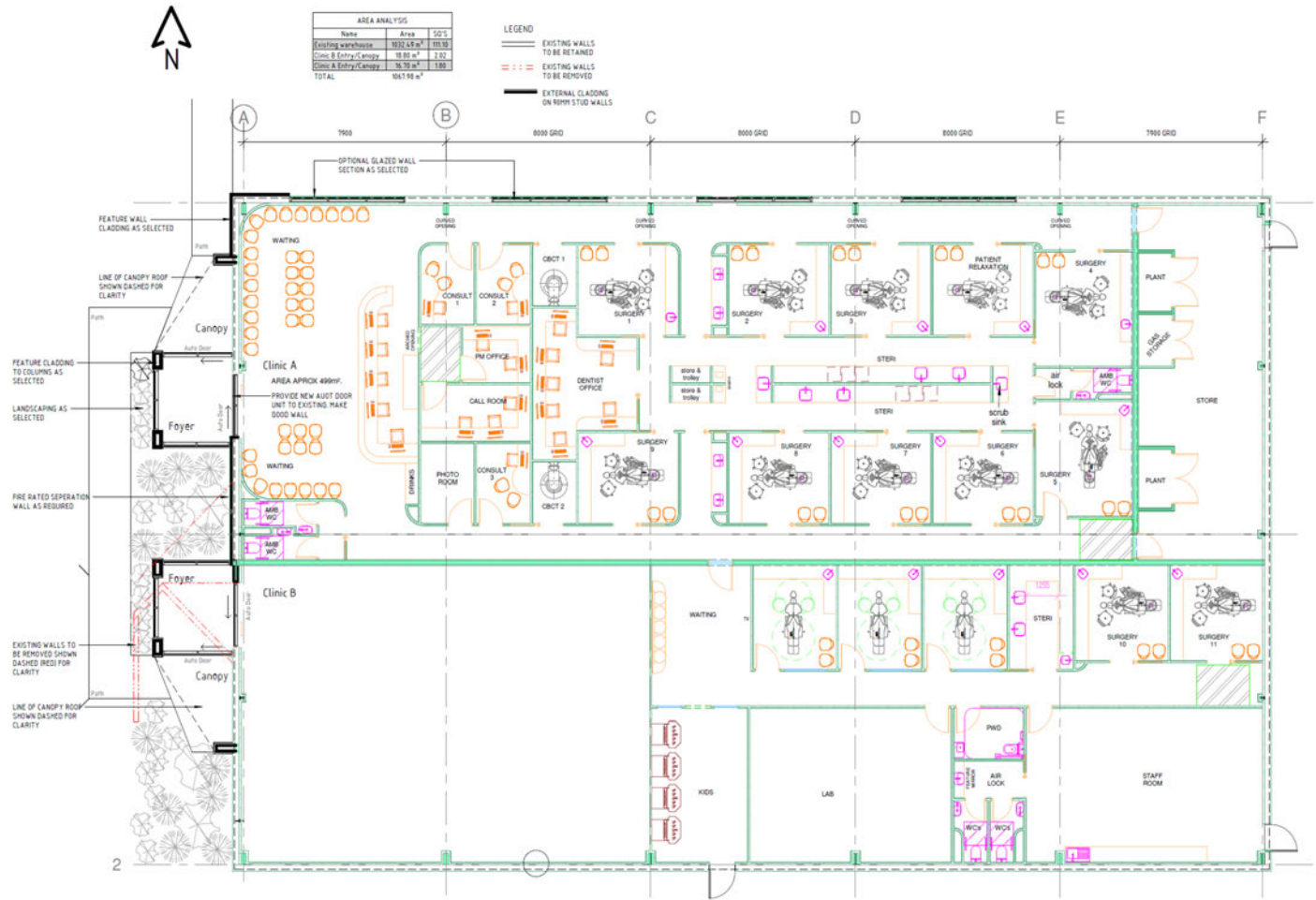


PHOTO 01 - SITE ENTRY VIA BRENTON STREET

PHOTO 02 - ENTRY / FACADE FACING MORTLAKE ROAD

PHOTO 03 - SIDE BOUNDARY BRENTON STREET

Proposed internal fitout



ENTRY/FOYER PLAN

1: 100

ADVERTISED

2. SITE ANALYSIS EXISTING CONDITIONS

The site has an overall area of 3,637 sqm situated on the northern outskirts of Warrnambool, on the corner of Mortlake Road and Breton Street with access gained from Breton Street. The site is occupied by the Warrnambool indoor cricket and netball centre which is a detached building constructed of masonry in the lower section and metal cladding above under a metal sheet roof covering. The building has a floor area of 1,034 sqm with a landscaped area to the front, large lawned areas and constructed sealed car park with 34 car spaces. The is also unrestricted on street parking along Breton Street and Mortlake Road with a concrete footpath along both frontages.

The title shows a 2m wide sewerage easement running north/south through the site which is unaffected by the current building and the proposal. The site has mains water, electricity and sewer connected.



ADVERTISED

Existing building and car park



Existing interior



5. ENCUMBRANCES ON TITLE

None.

6. PLANNING CONTROLS

Zone

General Residential Zone Schedule 1 (GRZ1).



Overlays

None.

Other

The site is within an area of Aboriginal cultural heritage significance.

6. PERMIT REQUIREMENTS

- A permit is required under the **GRZ1** for the use of land for a Medical Centre at **Clause 32.08-2** (table of uses) as the proposed floor area of the Medical Centre exceeds 250 sqm, therefore the use is a Section 2 use.
- A permit is required at **Clause 32.08- 10** for works associated with a Section 2 use.
- A permit is required to reduce the required number of car spaces for a Medical Centre as the number of car spaces as defined at **Clause 52.06-3** is greater than the existing number of spaces on site.

A cultural heritage management plan is not required as works (ground disturbance) is confined to the existing structure and car parking construction is not required and service connections are already in place.

7. PLANNING ASSESSMENT

Clause 32.08

GENERAL RESIDENTIAL ZONE

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To encourage development that is responsive to the neighbourhood character of the area.

To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.

To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Clause 32.08-14

16/04/2026

VC300

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in clause 65, the responsible authority must consider, as appropriate:

General

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of this zone.*
- *The objectives set out in a schedule to this zone.*
- *Any other decision guidelines specified in a schedule to this zone.*
- *The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Housing Choice and Transport Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.*

Non-residential use and development

- *Whether the use or development is compatible with residential use.*
- *Whether the use generally serves local community needs.*
- *The scale and intensity of the use and development.*
- *The design, height, setback and appearance of the proposed buildings and works.*
- *The proposed landscaping.*

ADVERTISED

- *The provision of car and bicycle parking and associated accessways.*
- *Any proposed loading and refuse collection facilities.*
- *The safety, efficiency and amenity effects of traffic to be generated by the proposal.*

ASSESSMENT

The proposed use is consistent with the purpose of the zone and local and state planning policies as it will provide a much needed allied medical service which supports a growing community.

The site is ideally located with excellent access in a location which has a long standing history of non-residential use.

The use is benign in an amenity sense and does not create excessive noise, fumes, odour and has hours of operation which will be respectful of the residential nature of the area.

The works are largely cosmetic and only subtly change the built form of the building and do not add to the building footprint or its height/bulk.

The works “update” and the external appearance of the building and create a more contemporary and attractive presentation to the streetscape.

Landscaping is already in place, however a landscape plan has been provided.

Stormwater management and other services are already in place and are not anticipated to be required to be upgraded.

Clause 52.06

CAR PARKING

Purpose

To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.

To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.

To support sustainable transport alternatives to the motor car.

To promote the efficient use of car parking spaces through the consolidation of car parking facilities.

To ensure that car parking does not adversely affect the amenity of the locality.

To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

Clause 52.06-7

18/12/2025

VC277

Application requirements and decision guidelines for permit applications

For applications to reduce the car parking requirement

An application to reduce (including reduce to zero) the number of car parking spaces required under clause 52.06-5 or in a schedule to the Parking Overlay must be accompanied by a Car Parking Demand Assessment.

The Car Parking Demand Assessment must assess the car parking demand likely to be generated by the proposed:

- *new use; or*
- *increase in the floor areas or site area of the existing use; or*
- *increase to the existing use by the measure specified in Table 1 to clause 52.06-5 for that use.*

The Car Parking Demand Assessment must address the following matters, to the satisfaction of the responsible authority:

- *The likelihood of multi-purpose trips within the locality which are likely to be combined with a trip to the land in connection with the proposed use.*
- *The variation of car parking demand likely to be generated by the proposed use over time.*
- *The short-stay and long-stay car parking demand likely to be generated by the proposed use.*
- *The availability of public transport in the locality of the land.*
- *The convenience of pedestrian and cyclist access to the land.*
- *The provision of bicycle parking and end of trip facilities for cyclists in the locality of the land.*
- *The anticipated car ownership rates of likely or proposed visitors to or occupants (residents or employees) of the land.*
- *Any empirical assessment or case study.*

Before granting a permit to reduce the number of spaces, the responsible authority must consider the following, as appropriate:

- *The Car Parking Demand Assessment.*
- *Any relevant local planning policy or incorporated plan.*

ADVERTISED

- *The availability of alternative car parking in the locality of the land, including:*
 - *Efficiencies gained from the consolidation of shared car parking spaces.*
 - *Public car parks intended to serve the land.*
 - *On street parking in non residential zones.*
 - *Streets in residential zones specifically managed for non-residential parking.*
- *On street parking in residential zones in the locality of the land that is intended to be for residential use.*
- *The practicality of providing car parking on the site, particularly for lots of less than 300 square metres.*
- *Any adverse economic impact a shortfall of parking may have on the economic viability of any nearby activity centre.*
- *The future growth and development of any nearby activity centre.*
- *Any car parking deficiency associated with the existing use of the land.*
- *Any credit that should be allowed for car parking spaces provided on common land or by a Special Charge Scheme or cash-in-lieu payment.*
- *Local traffic management in the locality of the land.*
- *The impact of fewer car parking spaces on local amenity, including pedestrian amenity and the amenity of nearby residential areas.*
- *The need to create safe, functional and attractive parking areas.*
- *Access to or provision of alternative transport modes to and from the land.*
- *The equity of reducing the car parking requirement having regard to any historic contributions by existing businesses.*
- *The character of the surrounding area and whether reducing the car parking provision would result in a quality/positive urban design outcome.*
- *Any other matter specified in a schedule to the Parking Overlay.*
- *Any other relevant consideration.*

ASSESSMENT

The site has 34 car spaces constructed and a requirement of 51 car parking spaces with a shortfall of 17 spaces.

ADVERTISED

The car parking demand for a dental practice is heavily influenced by the fact that customers (patients) attend pre-arranged appointments which last for a pre-planned amount of time. Customers do not attend the site on an ad hoc basis therefore the car parking demand is predictable and managed. Customers usually attend individually or with relatives and almost always travel by car together. Therefore only 1 car space is required per patient for the duration of the appointment.

The dental practice will have 8 dentists which will most likely be on the premises at any one time. This will generate a car parking demand of 16 spaces, (8 for the dentist and 8 for the patient).

There are 18 full and part time staff employed at the practice of which 10 staff are at the practice at any one time.

The car parking demand at any one time therefore is 26 spaces with 34 spaces provided. The empirical assessment of 51 spaces for a “Medical Centre” is a broad categorisation of a range of medical and allied health applications which operate differently from a dental practice whereby car parking demand can be accurately predicted and managed.

With a car parking demand of 26 vehicles at any one time and 34 spaces provided this is considered adequate for the intended use and parking demand.

Additionally there is unrestricted on street car parking in Breton Street which is non-residential at this end of the street and abutting the site which has capacity for around 20 cars in the unlikely event it were ever required.



The site is also within walking distance to much of the north of Warrnambool, the nearby bus stop, or cycling distance.

The site has additional area which could be used for informal additional overflow car parking if all else failed.

MUNICIPAL PLANNING STRATEGY

Clause 02.03-1

Settlement

Activity centres

The Warrnambool Retail Strategy (Ratio, 2007) identified an activity centre network hierarchy consisting of:

- *Warrnambool City Centre (Principal Activity Centre) serving a primary retail role anchored by a department store and discount department stores and the principal location for higher-order professional services, health services, education providers, community services, hospitality, entertainment and tourism.*
- *Eastern Activity Centre (Major Activity Centre) having a secondary retail role to the Warrnambool City Centre. The Centre has a retail core area that encompasses the Gateway Plaza and Environs. It serves a subregional retail role and is also the principal bulky goods precinct, with a regionally-significant cluster of restricted retail stores.*
- *Northpoint Village and Dennington Neighbourhood Activity Centres, where the highest-order retail attractor is a supermarket.*
- *Convenience Centres proposed at Allansford and within the North of the Merri River Growth Area, where there are no major retail stores (including supermarkets).*
- *Convenience Nodes of existing isolated convenience stores and future retailing ancillary to tourism developments.*

Council's strategic directions for activity centres are:

- *Supporting use and development that reinforces the Warrnambool activity centre hierarchy at Clause 11.03-1L-01.*
- *Directing core retail activities to the Warrnambool City Centre including the majority of major retail stores.*
- *Locating further regional level retailing, services, facilities and activities in the Warrnambool City Centre as a first preference.*
- *Ensuring the Eastern Activity Centre is developed as a secondary retail centre supporting the Warrnambool City Centre.*

ASSESSMENT

The location of the site is very close to the Northpoint activity centre with the site being used for non-residential use for over 30 years.

Clause 02.03-7

Economic development

Diversified economy

Warrnambool is a major centre for food manufacturing with an emphasis on dairy products, sheep and beef processing. The Warrnambool region produces 25 per cent of Australia's milk and 30 per cent of Victoria's beef and lamb. Warrnambool's other employment strengths are in health and community services, education, government, retail and tourism. Warrnambool is the Great South Coast Region's main service centre for retail, business services, health and education.

Council's strategic direction for a diversified economy is:

Commercial

Substantial residential growth to 2031 is expected to create the opportunity for the revitalisation of the Warrnambool City Centre, with higher-order retail stores, services and other facilities.

The demand for bulky goods retailing is growing, with this form of retailing being concentrated along the Princes Highway that offers large, level sites with a high degree of exposure.

Council's strategic directions for commercial land are:

- *Ensuring future development reinforces the primacy of the Warrnambool City Centre.*
- *Consolidating and strengthening the Warrnambool City Centre's retail and service functions, as the principal centre servicing the South West region of Victoria.*
- *Encouraging the consolidation of restricted and peripheral retailing in the Eastern Activity Centre.*

Community Infrastructure

Warrnambool has an extensive range of education, community and health services that support the lifestyle of local residents and serve the wider region.

Demand for community services is affected by a growing population, the increased use of services by older residents, the specific needs of children and young people, increased demand for early years services, the use of services by people living outside the municipality, and the growing demand for meeting and program spaces.

Planning for community services and infrastructure should focus on the delivery of shared or multi-purpose community hubs in locations that allow shared service delivery.

ADVERTISED

The presence of health and education institutions provides the city with a strong employment base as well as opportunities for industrial, health and education related research facilities.

Council's strategic directions for community infrastructure are:

- Providing community services and flexible spaces for activities supporting community health and wellbeing.*
- Supporting health and education institutions due to the social and economic benefits they provide to the city.*

ASSESSMENT

The proposal is aligned to the policy as it recognises the need for services to grow to cater for anticipated growth in demand for in health services and the resultant economic benefits that the increased service provision offers.

PLANNING POLICY FRAMEWORK ASSESSMENT

Clause 17.01-1S

Diversified economy

Objective

To strengthen and diversify the economy.

Strategies

Protect and strengthen existing and planned employment areas and plan for new employment areas.

Facilitate regional, cross-border and inter-regional relationships to harness emerging economic opportunities.

Facilitate growth in a range of employment sectors, including health, education, retail, tourism, knowledge industries and professional and technical services based on the emerging and existing strengths of each region.

Improve access to jobs closer to where people live.

Support rural economies to grow and diversify.

ASSESSMENT

The proposal provides employment and much needed dental health provision within the City as supported by the Policy.

Clause 17.02-2S

Out-of-centre development

Objective

To manage out-of-centre development.

Strategies

Discourage proposals for expansion of single use retail, commercial and recreational facilities outside activity centres.

Give preference to locations in or on the border of an activity centre for expansion of single use retail, commercial and recreational facilities.

Discourage large sports and entertainment facilities of metropolitan, state or national significance in out-of-centre locations unless they are on the Principal Public Transport Network and in locations that are highly accessible to their catchment of users.

Ensure that out-of-centre proposals are only considered where the proposed use or development is of net benefit to the community in the region served by the proposal or provides small scale shopping opportunities that meet the needs of local residents and workers in convenient locations.

ASSESSMENT

The site is situated within close proximity to Northpoint shopping centre and is highly accessible and therefore supported by the Policy.

Clause 65.01

APPROVAL OF AN APPLICATION OR PLAN

Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:

- The matters set out in section 60 of the Act.*
- Any significant effects the environment, including the contamination of land, may have on the use or development.*
- The Municipal Planning Strategy and the Planning Policy Framework.*
- The purpose of the zone, overlay or other provision.*
- Any matter required to be considered in the zone, overlay or other provision.*
- The orderly planning of the area.*
- The effect on the environment, human health and amenity of the area.*
- The proximity of the land to any public land.*
- Factors likely to cause or contribute to land degradation, salinity or reduce water quality.*
- Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*
- The extent and character of native vegetation and the likelihood of its destruction.*
- Whether native vegetation is to be or can be protected, planted or allowed to regenerate.*

ADVERTISED

- *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*
- *The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.*
- *The impact the use or development will have on the current and future development and operation of the transport system.*

This clause does not apply to a VicSmart application.

ASSESSMENT

The proposed uses do not involve significant works and is considered appropriate in the proposed location without posing detriment to the amenity of the area, environment or the orderly planning of the area.

8. CONCLUSION

The merits of the proposal are strong economically and in health and wellbeing.

There is strong policy support for locating non-residential uses in activity centres with the subject site within the Northpoint Activity Centre precinct using a site well established for non-residential use. The proposed use is ideally placed in the proposed location with the required changes to the building low scale and low impact and not anticipated to pose detriment to the amenity of the area.

The car parking provision is considered adequate given the nature of medical services which operate on a by appointment basis which is usually for short durations ensuring parking turnover and parking demand is managed.

The proposal is an important service which consolidates existing dental practices into a bespoke dental facility for which there is an increasing demand in Warrnambool City.

The site is well situated and accessible with existing services and infrastructure in place and as such is hoped to be supported by Council.

**REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958**

Page 1 of 1

VOLUME 09552 FOLIO 926

Security no : 124134598137F
Produced 13/05/2026 09:14 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 145193.
PARENT TITLE Volume 09379 Folio 112
Created by instrument LP145193 10/05/1984

[REDACTED]

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE BA360212S 29/04/2026
NATIONAL AUSTRALIA BANK LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP145193 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
BA163142L (E)	TRANSFER	Registered	27/02/2026
BA349373F (E)	TRANSFER CONTROL OF ECT	Completed	27/04/2026
BA360181B (E)	NOMINATION OF ECT TO LC	Completed	29/04/2026
BA360212S (E)	MORTGAGE	Registered	29/04/2026

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 48 MORTLAKE ROAD WARRNAMBOOL VIC 3280

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 29/04/2026

DOCUMENT END



Imaged Document Cover Sheet

ADVERTISED

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	LP145193
Number of Pages (excluding this cover sheet)	1
Document Assembled	13/05/2026 09:14

Copyright and disclaimer notice:

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.

ADVERTISED

LP145103
EDITION 1
APPROVED 4/4/84

PLAN OF SUBDIVISION OF PART OF CROWN ALLOTMENT 2 SECTION A PARISH OF WANGOOM COUNTY OF VILLIERS SCALE 12.5 0 20 40 60 80 DISTANCES ARE IN METRES	APPROPRIATIONS	ENCUMBRANCES & OTHER NOTATIONS
	<u>PURPLE</u>: SEWERAGE <u>BROWN</u>: CARRIAGEWAY, DRAINAGE, SEWERAGE & GAS, WATER, ELECTRICITY AND TELEPHONE SUPPLY PURPOSES.	

VOL. 9379 FOL. 112

CHART 21

COLOUR CONVERSION

R1 = BROWN
E-2 = PURPLE

