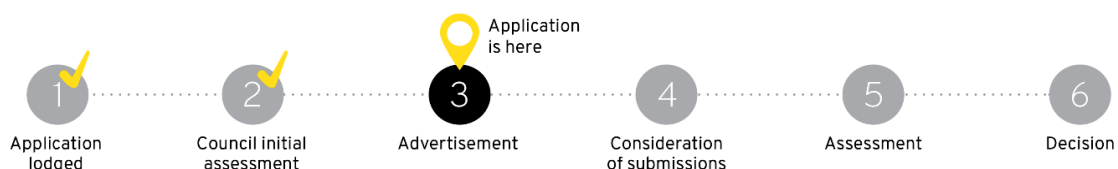


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NOTICE OF AN APPLICATION FOR PLANNING PERMIT



The land affected by this application is located at:	1/81-99 Caramut Rd WARRNAMBOOL VIC 3280
The application is for a permit to:	Use of part of the former Warrnambool Livestock Exchange for Heavy Vehicle Training and Assessment (Education Centre)
A permit is required under the following clauses of the planning scheme:	
Planning scheme clause	Matter for which a permit is required
Clause: 36.01-1	(PUZ) To Use land for an Education Centre
The applicant for the permit is:	ACE Training
The application reference number is:	PP2026-0167
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:	9 October 2026



PLANNING PROPERTY REPORT

ADVERTISED



Department
of Transport
and Planning

From www.planning.vic.gov.au at 08 September 2026 02:03 PM

PROPERTY DETAILS

Address: **1/81-99 CARAMUT ROAD WARRNAMBOOL 3280**

Lot and Plan Number: **Plan PC362040**

Standard Parcel Identifier (SPI): **PC362040**

Local Government Area (Council): **WARRNAMBOOL**

Council Property Number: **128043**

Planning Scheme: **Warrnambool**

Directory Reference: **Vicroads 514 F1**

www.warrnambool.vic.gov.au

[Planning Scheme - Warrnambool](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Urban Water Corporation: **Wannon Water**

Melbourne Water: **Outside drainage boundary**

Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**

Legislative Assembly: **SOUTH-WEST COAST**

OTHER

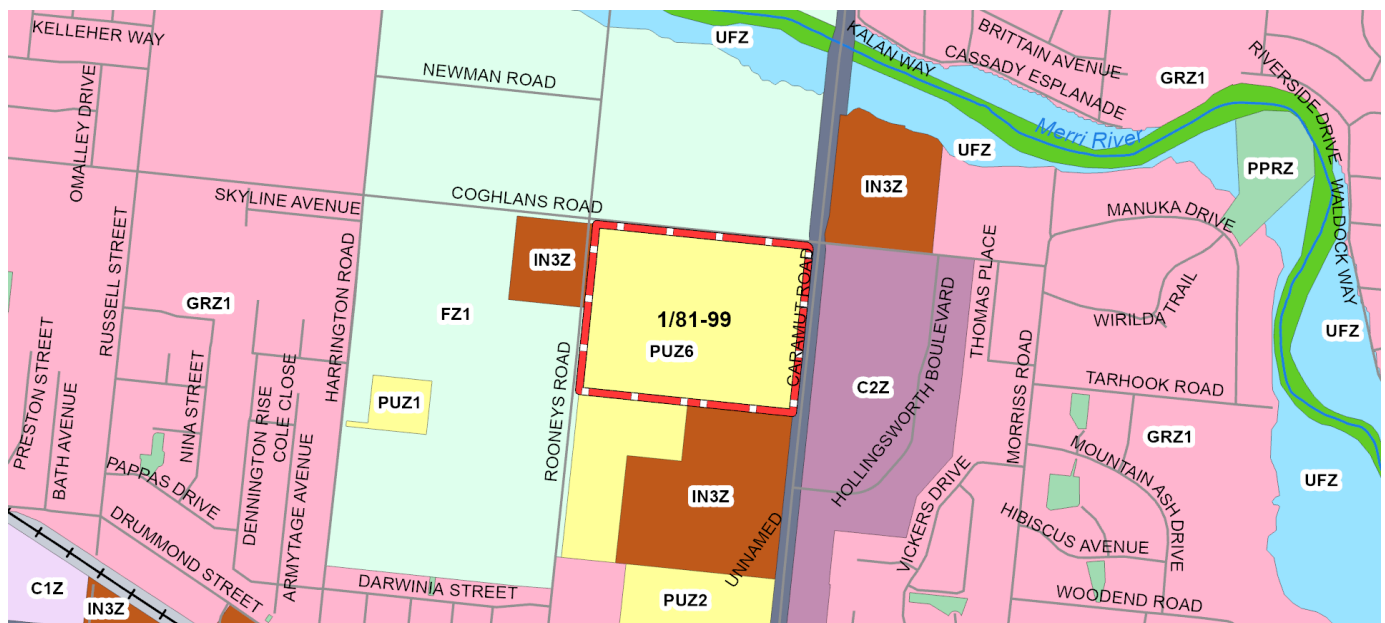
Registered Aboriginal Party: **Eastern Maar Aboriginal Corporation**

Fire Authority: **Fire Rescue Victoria & Country Fire Authority**

[View location in VicPlan](#)

Planning Zones

[PUBLIC USE ZONE - LOCAL GOVERNMENT \(PUZ6\)](#)



	C1Z - Commercial 1		C2Z - Commercial 2		FZ - Farming
	GRZ - General Residential		IN3Z - Industrial 3		PCRZ - Public Conservation and Resource
	PPRZ - Public Park and Recreation		PUZ1 - Public Use-Service and Utility		PUZ2 - Public Use-Education
	PUZ6 - Public Use-Local Government		TRZ1 - State Transport Infrastructure		TRZ2 - Principal Road Network
	UFZ - Urban Floodway		Railway line		Water course

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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Read the full disclaimer at <https://www.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY \(DCPO\)](#)

[DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)

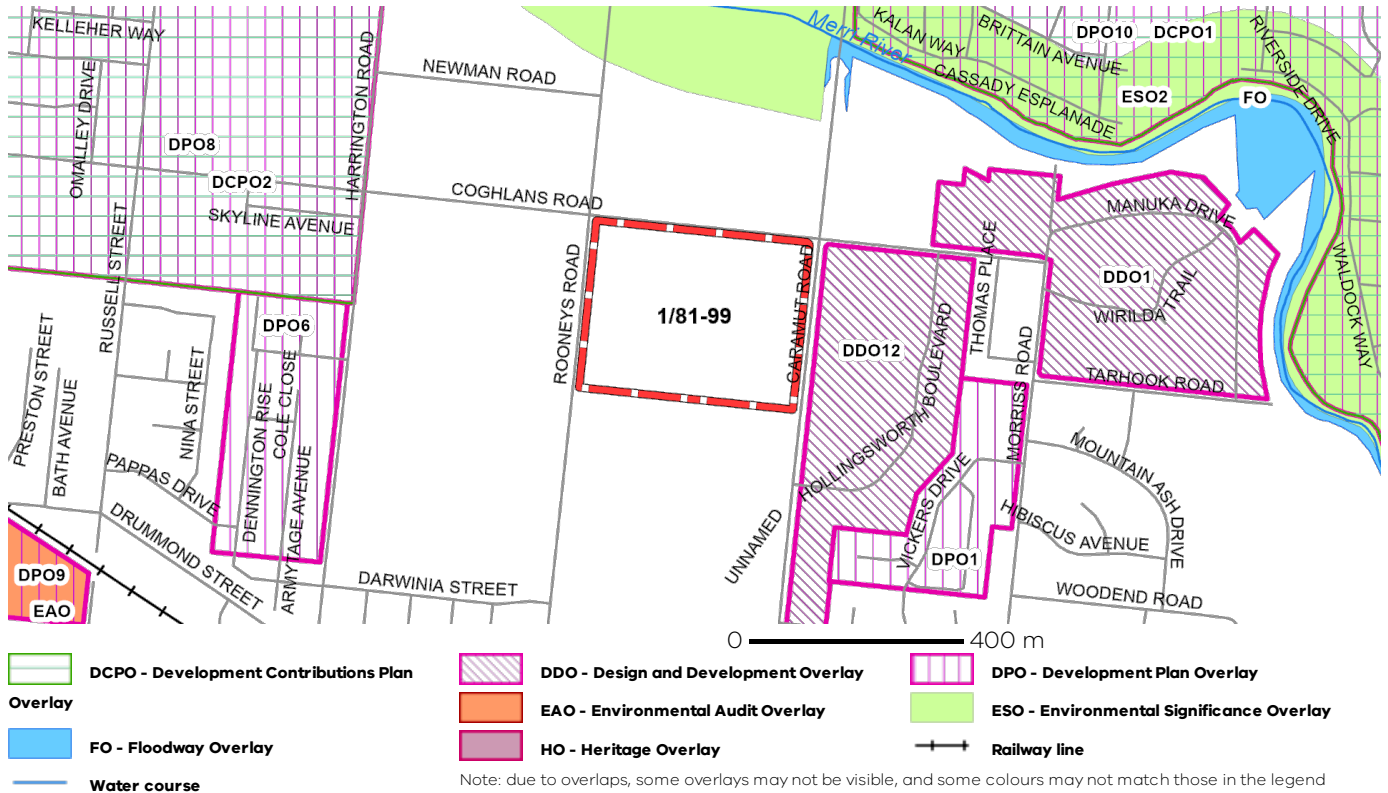
[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)

[ENVIRONMENTAL AUDIT OVERLAY \(EAO\)](#)

[ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\)](#)

[FLOODWAY OVERLAY \(FO\)](#)

[HERITAGE OVERLAY \(HO\)](#)



Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

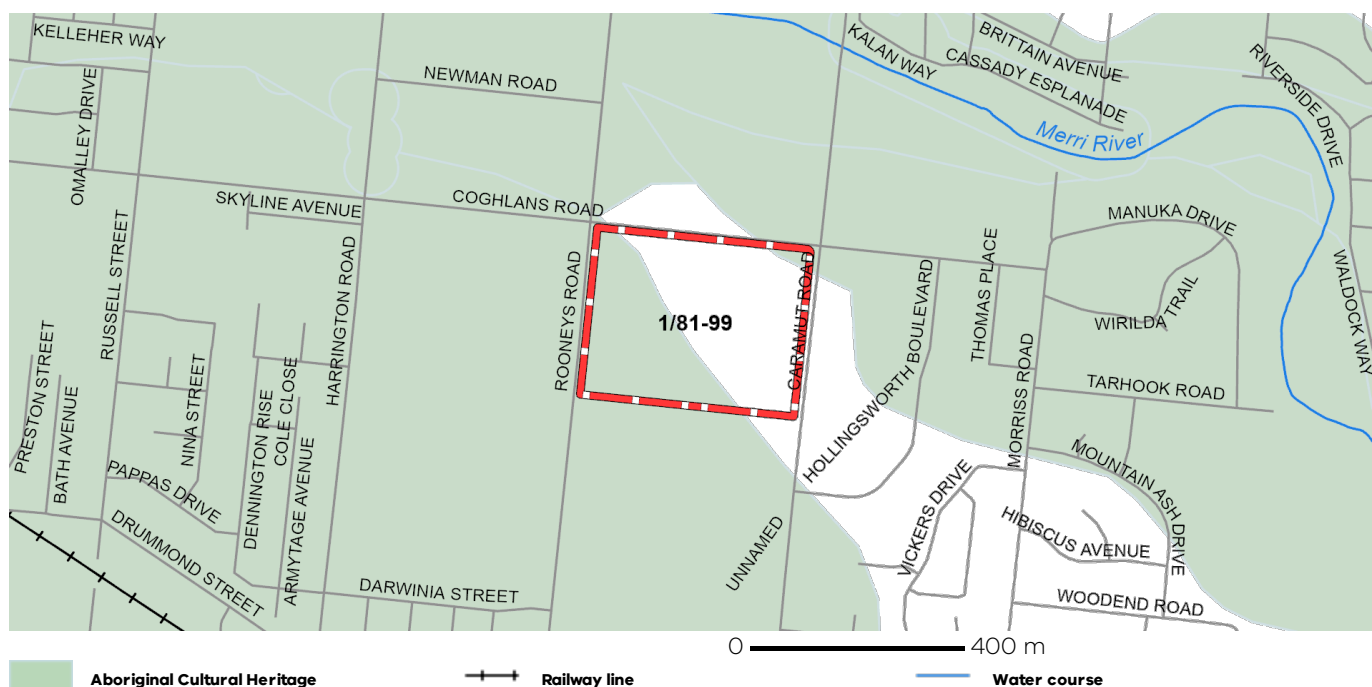
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <https://heritage.achris.vic.gov.au/aavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.firstpeoplesrelations.vic.gov.au/aboriginal-heritage-legislation>



Further Planning Information

Planning scheme data last updated on 4 September 2026.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council

or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.vic.gov.au/vicplan/>

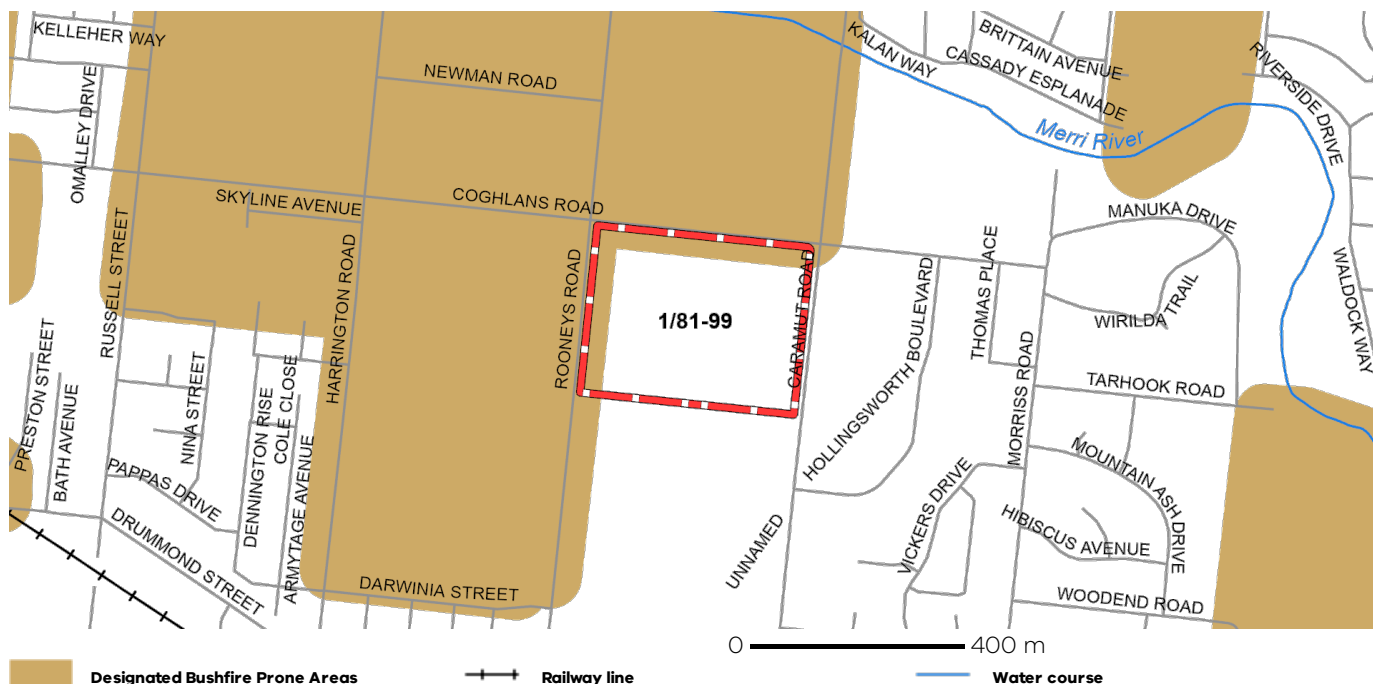
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to Victoria and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Regulations Map (NVR Map) <https://mapshare.vic.gov.au/nvr/> and [Native vegetation \(environment.vic.gov.au\)](https://www.environment.vic.gov.au) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](https://www.environment.vic.gov.au)

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

Page 1 of 1

VOLUME 10434 FOLIO 432

Security no : 124137765992K
Produced 20/08/2026 12:25 PM

LAND DESCRIPTION

Land in Plan of Consolidation 362040F.

PARENT TITLES :

Volume 05736 Folio 013 Volume 10423 Folio 475

Created by instrument PC362040F 30/03/1999

REGISTERED PROPRIETOR

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

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

ADMINISTRATIVE NOTICES

NIL

eCT Control REGISTRAR OF TITLES
Effective from 12/06/2025

DOCUMENT END

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Imaged Document Cover Sheet

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

Document Type	Plan
Document Identification	PC362040F
Number of Pages (excluding this cover sheet)	2
Document Assembled	20/08/2026 12:25

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PLAN OF CONSOLIDATION

LTO use only

Plan Number

EDITION **1**

PC 362040F

Location of Land

Parish: **WANGOOM**

Township: _____

Section _____

Crown Allotment: **33 & 63 (PARTS)**

Crown Portion: _____

LTO base record: **DCMB**

Title References:

Vol **5736** Fol **013**

Vol **10423** Fol **475**

Last Plan Reference: **PS 417489P**

Postal Address: **71-77, 81-99 WARRNAMBOOL-CARAMUT ROAD
WARRNAMBOOL 3280**

AMG Co-ordinates: **E 627 350**

(Of approx. centre of plan) **N 5 753 800 Zone 54**

Council Certification and Endorsement

Council Name: **WARRNAMBOOL CITY COUNCIL** Ref: **62 / 98**

1. This plan is certified under section 6 of the Subdivision Act 1988.
2. ~~This plan is certified under section 11(7) of the Subdivision Act 1988.~~
~~Date of original certification under section 6 / /~~
3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.

Council Delegate
Council seal

Date **11 / 12 / 98**

Vesting of Roads or Reserves

Identifier

Council/Body/Person

Nil

Nil

Notations

Depth Limitation: Does not apply

Survey:- This plan is / ~~is not~~ based on survey.

To be completed where applicable.

This survey has been connected to permanent marks no(s). **54,102,103**
106,107,364,
in proclaimed Survey Area no. **23 WARRNAMBOOL** **405,486,551,634.**

Easement Information

Legend:

E - Encumbering Easement or Condition in Crown Grant in Nature of an Easement
A - Appurtenant Easement
R - Encumbering Easement (Road)

LTO use only

Statement of Compliance
/ Exemption Statement

Received



Date **8 / 2 / 98**

Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/in Favour Of
E-1	SEWERAGE	2	PS 417489P	SOUTH WEST WATER AUTHORITY
A-1	DRAINAGE	3.02	C/E D787725	C/T Vol. 5736 Fol. 013

LTO use only

PLAN REGISTERED

TIME **6:50 pm**

DATE **30/3/99**

[Signature]
Assistant Registrar of Titles

SHEET 1 OF 2 SHEETS

ALAN H. SIMPSON

• LAND SURVEYOR •

A.C.N. 062 912 510

P.O.BOX 421, WARRNAMBOOL 3280

PHONE (03) 55611846 FAX (03) 55621775

LICENSED SURVEYOR (PRINT) **TREVOR WAYNE McDOWELL**

SIGNATURE _____ DATE **12 / 11 / 98**

REF **679B**

VERSION **1**

DATE **11 / 12 / 98**

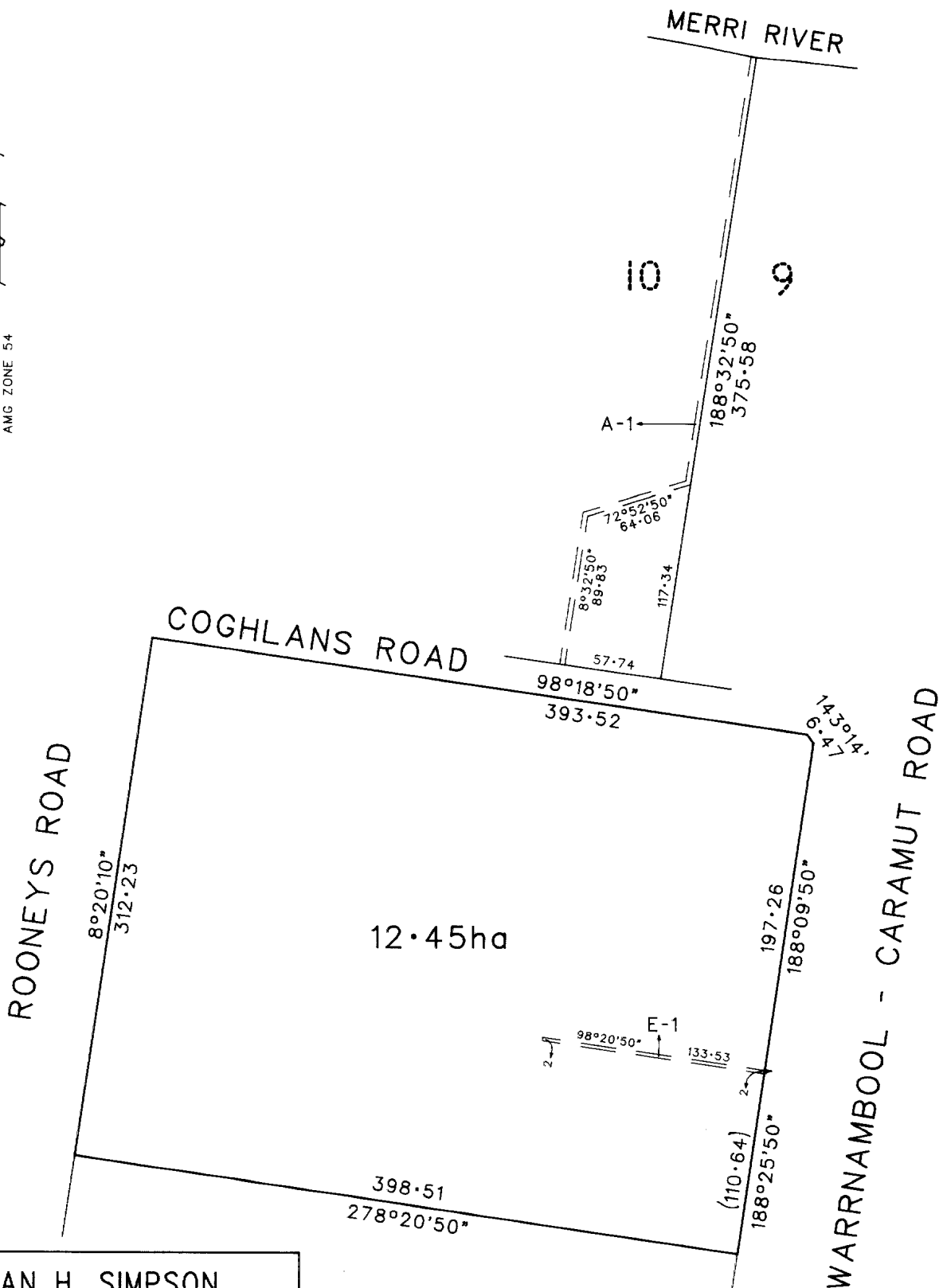
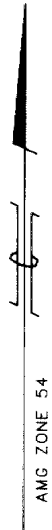
COUNCIL DELEGATE SIGNATURE

Original sheet size **A3**

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PLAN OF CONSOLIDATION

Plan Number
PC 362040F

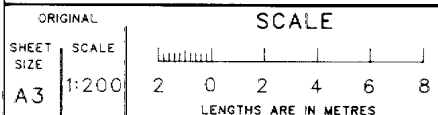


ALAN H. SIMPSON

• LAND SURVEYOR •
A.C.N. 062 912 510

P.O. BOX 421, WARRNAMBOOL 3280
PHONE (03) 55611846 FAX (03) 55621775

SHEET 2 OF 2 SHEETS



LICENSED SURVEYOR (PRINT) **TREVOR WAYNE McDOWELL**

SIGNATURE _____ DATE **12 / 11 / 98**
REF **679B** VERSION **1**

DATE **11 / 12 / 98**
COUNCIL DELEGATE SIGNATURE _____

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.: 1/89-99 Street name Caramut Road
Suburb/locality Warrnambool postcode 3280

Formal Land Description

Complete either A or B.

A Lot No.: _____ ☐ Lodged Plan ☐ Title Plan ☐ Plan of Subdivision No.: PC 362040F

or

B Crown Allotment No.: 33 & 63 Section No.: _____
Parish/Township Name: WANGOOM

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 part of the former Warrnambool Livestock Exchange for an Education Centre (Employment Training Centre) for heavy vehicle driver training and assessment, utilising existing office facilities and an existing hardstand area.

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: \$ 0 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 forms part of the former Warrnambool Livestock Exchange. The livestock exchange is no longer operational and the former saleyard structures have been removed. The site comprises existing hardstand, concrete and gravel areas, together with existing buildings including the former Stock Agents office and associated amenities. Parts of the broader site are currently used for other Council-authorised activities.

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: Martin Surname: Baine

Organisation (if applicable): P & N Thomas Pty Ltd (Trading as ACE Training)

Unit No.: _____ St. No.: 57 - 65 Street name: Riverside Ave

Suburb/locality: Werribee State: Vic postcode: 3030

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: martinb@aceassessment.com.au

Mobile Phone: 0458 778665 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): Warrnambool City Council

Unit No.: _____ St. No.: 25 Street name: Liebig Street

Suburb/locality: Warrnambool State: Vic postcode: 3280

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 31 August 2026

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?: Nick Legoe

Date: 26 May 2026

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.

WRITTEN EXPLANATION OF PROPOSED USE

Heavy Vehicle Driver Training and Assessment

1/81-99 Caramut Road, Warrnambool VIC 3280

Purpose: Supporting information for the planning permit application for ACE Training's proposed use of part of the former Warrnambool Livestock Exchange for heavy vehicle driver training and assessment.

1. Proposed Use

ACE Training proposes to use part of the former Warrnambool Livestock Exchange at 1/81-99 Caramut Road, Warrnambool for heavy vehicle driver training and assessment.

The proposed operation will utilise two existing areas within the site:

- part of the former Stock Agents office complex for student induction, administrative and assessment requirements; and
- an existing compacted hardstand area for off-road heavy vehicle training and assessment and parking of ACE Training's heavy vehicle training vehicles.

Following an on-site inspection with Warrnambool City Council representatives on 9 September 2026, an alternative location within the site was identified as more suitable for the proposed use. The agreed location is shown on the accompanying standalone **Site Plan - Proposed Heavy Vehicle Training & Assessment Range, dated 11 September 2026**. The Site Plan forms part of the supporting documentation for this application and supersedes the range location shown in the original planning submission.

No new buildings are proposed as part of the use.

2. Office and Amenity Facilities

A small part of the existing former Stock Agents office complex will be used in association with the heavy vehicle driver training and assessment operation.

Activities undertaken within the office area will include:

- student induction;
- completion of enrolment and licensing documentation;
- eyesight checks;
- knowledge assessment; and
- associated administrative activities.

The existing office complex includes toilet and kitchen facilities, which will be available for use by staff and students.

No building extension or additional staff or student amenities are proposed.

3. Off-Road Training and Assessment Area

A fenced area measuring 72 m x 22 m (1,584 m²) is proposed for the off-road component of heavy vehicle driver training and assessment. Within this fenced area, the operational reversing range will measure 70 m x 20 m.

The revised location was inspected on site by ACE Training and Warrnambool City Council representatives on 9 September 2026 and was identified as more suitable for the proposed use than the locations previously considered.

The range will support the off-road components of heavy vehicle training and assessment, including pre-operational checks, reversing activities, load securing and, where applicable, coupling and uncoupling.

The designated area will be segregated from surrounding activities through appropriate fencing and associated controls. In accordance with VicRoads requirements, it will be used exclusively for heavy vehicle driver training and licensing assessment purposes and will not be used for unrelated activities.

During a typical full-day course, the off-road area is expected to be used for practical training and assessment activities for approximately one hour per course per full day of training and assessment. The balance of practical driver training and assessment will occur on public roads.

When not in use for training or assessment, ACE Training's heavy vehicle training vehicles will be parked within the designated off-road area.

4. Operating Arrangements

Operating Detail	Proposed Arrangement
General operating days	Monday to Friday
Operating hours	7:30 am to 5:00 pm
Additional operation	Occasional Saturdays within the same operating hours in response to customer demand
Initial staffing	One trainer
Initial students	One student at any one time
Initial training vehicles	One heavy vehicle training vehicle
Anticipated operating capacity	Up to three trainers, three students at any one time and three heavy vehicle training vehicles
Training model	Individual trainer-to-student
Off-road range use	Approximately one hour per course per full day of training and assessment
Training vehicle parking	Within the designated off-road training and assessment area when not in use
Staff and student parking	Existing car parking close to the former Stock Agents office complex

5. Vehicle Access, Parking and Proposed Works

Existing vehicle access to the site from Caramut Road will be utilised. Staff and students will use existing car parking located in close proximity to the former Stock Agents office complex.

Heavy vehicle training vehicles will be parked separately within the designated off-road training and assessment area when not in use.

The proposed use will primarily utilise existing infrastructure within the former Warrnambool Livestock Exchange. Physical works will be limited to:

- minor remediation and preparation of the existing compacted hardstand where required;
- establishment of the required range markings using layflat canvas fire hose, securely pegged to the ground and painted yellow; and
- installation of fencing and associated controls around the proposed 72 m x 22 m heavy vehicle training and assessment area.

The designated area will be maintained exclusively for heavy vehicle driver training and licensing assessment purposes in accordance with VicRoads requirements.

No new buildings, significant alterations to existing infrastructure, permanent painted line marking or vegetation removal are proposed.

Conclusion

The proposal will reuse existing facilities within the former Warrnambool Livestock Exchange for heavy vehicle driver training and assessment. It will utilise existing office and amenity facilities, vehicle access, parking and compacted hardstand, with only minor works required to prepare, mark and segregate the off-road training and assessment area.

Supporting Document: Site Plan – Proposed Heavy Vehicle Training & Assessment Range, dated 11 September 2026

ADVERTISED

Planning Permit Application: PP2026-0167
Site: 1/81-99 Caramut Rd, Warrnambool VIC 3280
Date: 11 Sep 2026

