



Planning Meeting Agenda

11 February 2025 at 1pm

COPACC Meeting Rooms 1 & 2

COLAC OTWAY SHIRE COUNCIL PLANNING COMMITTEE MEETING

Tuesday 11 February 2025

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COLAC OTWAY SHIRE COUNCIL PLANNING COMMITTEE MEETING

NOTICE is hereby given that the next **PLANNING COMMITTEE MEETING OF THE COLAC OTWAY SHIRE COUNCIL** will be held at COPACC on Tuesday 11 February 2025 at 1:00 PM.

AGENDA

1 DECLARATION OF OPENING OF MEETING

OPENING PRAYER

Almighty God, we seek your blessing and guidance in our deliberations on behalf of the people of the Colac Otway Shire. Enable this Council's decisions to be those that contribute to the true welfare and betterment of our community.

AMEN

2 PRESENT

3 APOLOGIES

4 WELCOME AND ACKNOWLEDGEMENT OF COUNTRY

Colac Otway Shire acknowledges the original custodians and law makers of this land, their elders past, present and emerging.

RECORDING AND PUBLICATION OF MEETINGS

Please note: All Planning Committee meetings are live streamed and recorded when the meeting is held either at COPACC or online. When meetings are held in other locations, Council will endeavour to make an audio recording of the meeting for community access. Matters identified as confidential items in the Agenda will not be live streamed or recorded regardless of venue or mode.

By participating in open Planning meetings, individuals consent to the use and disclosure of the information they share at the meeting (including any personal and/or sensitive information).

As soon as practicable following each open Council and Planning Committee meeting, the live stream recording will be accessible on Council's website. Recordings are also taken to facilitate the preparation of the minutes of open Council and Planning Committee meetings and to ensure their accuracy. Recordings will be retained by Council for a period of four years.

As stated in the Governance Rules, other than an official Council recording, no video or audio recording of proceedings of Council Meetings will be permitted without specific approval by resolution of the relevant Planning Meeting.

This meeting will be livestreamed to the public via Council's YouTube channel (search Colac Otway Shire Council at www.youtube.com).

5 DECLARATIONS OF 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.

6 CONFIRMATION OF MINUTES

Recommendation

That the Planning Committee confirms the minutes of the Planning Committee Meeting held on 4 December 2024.

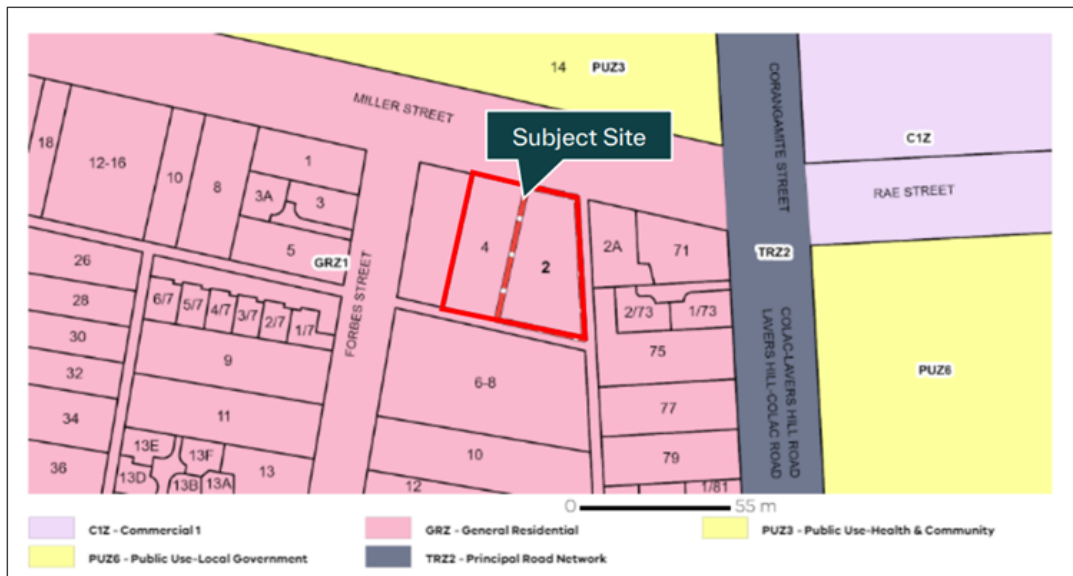
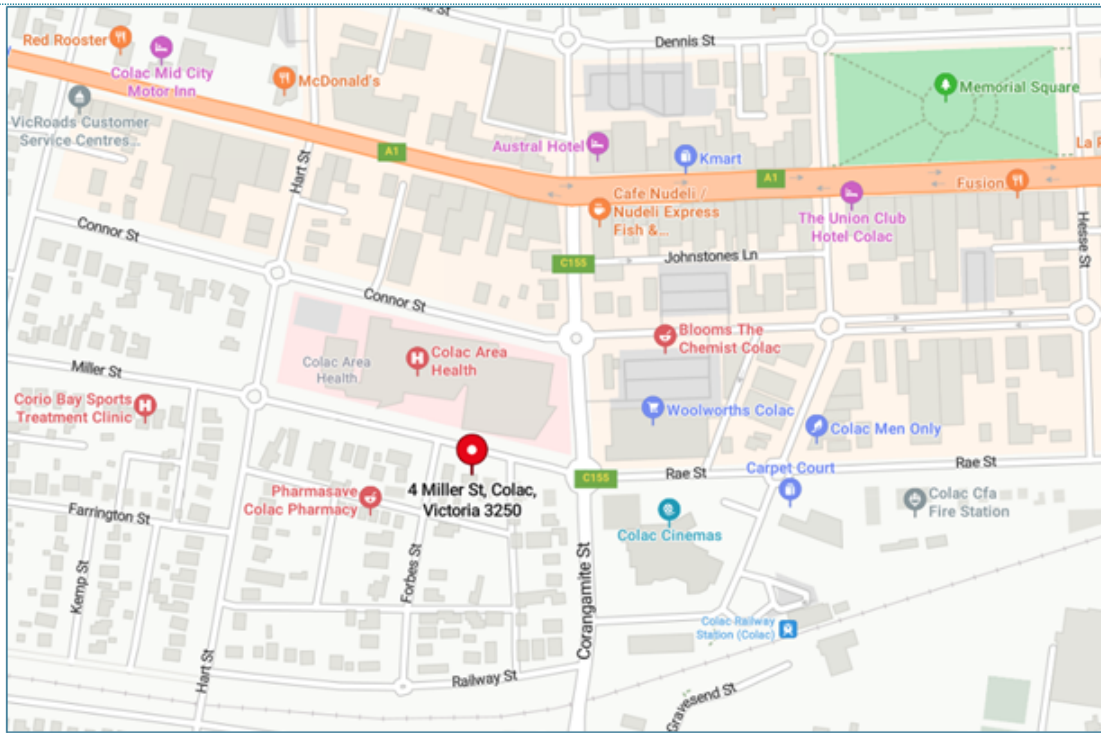
Item: 7.1

PA2403395-2-4 and 6 Miller Street, Colac - Submission and Planning Application to Minister of Planning

ADDRESS AND PROPERTY DETAILS	2-4 & 6 Miller Street, Colac (Crown Allotments 1, 2 & 3 Section 48)	APPLICATION NUMBER	PA2403395
PROPOSAL	Use and Development of the Land for Group Accommodation		
PERMIT TRIGGERS	Clause 32.08-2 – General Residential Zone (GRZ1) - Use of the land for accommodation (group accommodation). Clause 32.08-10 – General Residential Zone (GRZ1) - Construction of a building or construction or carrying out works for a use in Section 2 (permit required) of Clause 32.08- 2.		
TRIGGER FOR DETERMINATION BY COMMITTEE	Submission on Planning Application to Minister of Transport and Planning		
ZONE	General Residential Zone (GRZ1)	OVERLAYS	Nil
COVENANTS	Crown Grant only, relating to mining rights. The proposal would not result in a breach of the covenant.		
CULTURAL HERITAGE	N/A		
OFFICER	Bernadette McGovan	GENERAL MANAGER	Ian Seuren
DIVISION	Community and Economy		
ATTACHMENTS	1. Plans [7.1.1 - 14 pages]		

1. LOCATION PLAN / AERIAL PHOTO

LOCATION PLAN



AERIAL PHOTO



2. RECOMMENDATION

That the Planning Committee:

- 1. Acknowledges the opportunity provided to have input into the decision-making process.*
- 2. Requests that Council be provided with copies of any additional or updated information and reports received in response to the further information request made by the Department of Transport and Planning and is also given the opportunity to submit further comments.*
- 3. Authorises officers to consider any amendments to the proposal under delegation provided such amendments do not materially alter the proposal in terms of the scale of development or setbacks.*
- 4. Provides the following comments to the Department of Transport and Planning, acting on behalf of the Responsible Authority, based on the information submitted to date:*

Use

- The principle of providing key worker accommodation on this site is supported by Council, as an appropriate planning outcome that is consistent with relevant planning policies and the purpose of the zone.*

Design/Built Form

- The proposed built form, including scale, design and site coverage, are considered to be generally acceptable in terms of the character of the area.*

- *It is considered that the presentation of Building 1 to the Miller Street frontage could be improved with more activation, a greater mix of external colours and materials, and lower balustrades to first floor balconies. This would provide better surveillance and integration with the streetscape.*
- *Reduced height balustrades to first floor balconies could still satisfy Standard B23, which seeks to prevent internal overlooking of more than 50% of the secluded private open space (SPOS) of a lower-level dwelling (i.e. the SPOS area beneath each balcony would not be overlooked). Overlooking from first floor bedroom windows in the east and west elevations should also be addressed.*
- *Safety and surveillance need improvement with lower, more permeable front fencing, the high impermeable front fence is not supported. Also, each ground level unit in Building 1 should have direct pedestrian access (a gate), providing a visible and easily identifiable entry from Miller Street without traversing a neighbouring courtyard.*
- *Solid structures to walkways overlooking the central parking area should be more permeable for reduced visual bulk.*
- *Whilst it is noted that the application states that accommodation would be temporary only and that communal open space would be provided, consideration should be given to improving solar access to the secluded private open space of the ground floor units of the southern block (Building 2).*
- *Whilst it is acknowledged there is no specific requirement, it is considered that the proposal would benefit from the provision of on-site bicycle parking and external storage.*

Landscaping

- *Consideration should be given to reduced paving to courtyards for increased garden/permeable area and reduced hard surface area.*
- *Consideration should be given to providing additional trees in the car parking area to provide shade and shelter, and to soften the appearance of the car park.*
- *Plant selections should have regard to the Indigenous Species List for Colac.*
- *Lighting of car parks and internal accessways should be shown.*

Infrastructure

- *The traffic report and expected traffic impacts are considered acceptable, particularly given that occupants would likely walk to and from work at Colac Area Health.*
- *The proposed 'entry only' access via the east abutting laneway is considered to be acceptable. It is noted that there would be impeded line of sight from on-street parking if exiting was permitted. On-site signage indicating 'No Exit' via the laneway should be required. Sealing of east abutting laneway to the southern site boundary is supported.*

- *The access from Forbes Street may require widening (a 7.2m wide crossover); however, it is acknowledged that the swept paths in the Waste Management Plan show that trucks and cars would be able to enter and exit using the existing crossover.*
- *The proposed provision of on-site parking (19 spaces including 2 disabled spaces) is considered acceptable. Consideration should be given to allocation of parking to units.*
- *A full stormwater management report should be required. This could be conditioned in the planning permit, if issued.*
- *The submitted Water Sensitive Urban Design Report contains limited information and is focused on providing raingardens for stormwater treatment. Raingardens are not supported by Council as they require constant maintenance and have been removed in many instances for this reason. It is recommended that the applicant be advised to look for alternative treatment solutions. Rainwater tanks can be used for treatment with reuse (flushing toilet and watering garden) or alternative bioretention swale if the site allows. There is also an opportunity to use Gross Pollutant Traps if required.*

Waste Management

- *The application states that waste collection is proposed on-site via a private contractor at off-peak times. Should waste collection be arranged through Council, the contractor must obtain approval from the property owner prior to entry and the property owner must indemnify Council against claim for any loss or damage caused by collection services. It also flagged that waste collection could be undertaken from Forbes Street.*

Gas Connection

- *If a permit is issued, it is considered that it should contain the mandatory condition at Clause 53.03-2 preventing connection to a reticulated gas service.*

3. PROPOSAL

Application to Minister

Council has received notification under section 52 of the *Planning and Environment Act 1987* of a planning application submitted to the Minister of Transport and Planning for the use and development of land at 2-4 and 6 Miller Street, Colac for accommodation (group accommodation) for Colac Area Health. The Minister for Planning is the responsible authority for this application.

Officers have been advised by the Department of Transport and Planning (acting on behalf of the Minister) that further information has been requested from the applicant, and that public notification will be undertaken once that information is received. The further information request relates to matters such as fee payment, clarification of clauses in the planning scheme referred to in the application, details of the proposed length of stay of tenants, and a requirement for dimensions to be shown on the plans. Nothing requested should fundamentally alter the proposal from the plans attached to this report and, as such, it is considered that Council can make a resolution about the notification response and delegate responsibility for that response to be sent to the Department of Transport and Planning to officers, unless the proposal materially alters.

Background

Whilst reference has been made to Clause 53.23 (Significant Economic Development with Affordable Housing) in the planning application, the Department of Transport and Planning has indicated that the application seeks planning permission using the approval pathway provided through Clause 53.22 (Significant Economic Development) of the Colac Otway Planning Scheme. Clause 53.22 seeks to prioritise and facilitate the planning, assessment and delivery of projects that will make a significant contribution to Victoria's economy and provide substantial public benefit, including jobs for Victorians. (Note: clarification is being sought from the applicant by the Department of Transport and Planning about the relevant planning scheme clause, but this should not affect Council's consideration of the merits of the proposal.)

The Proposal

The proposal is for the use and development of the site for 'group accommodation', to provide temporary accommodation for Colac Area Health staff. The proposal is supported by funding awarded to Colac Area Health through the Regional Worker Accommodation Fund (Victoria State Government).

The proposal would involve demolishing two existing buildings and associated structures and constructing two double-storey buildings that would provide a total of 16 residential units. The two buildings would each contain four units at ground floor level and four units at first floor level. The units, which would be self-contained, would each have a kitchen, living area, a single bedroom, a bathroom and a courtyard or balcony. Connecting doors are proposed, which would allow units to be amalgamated if required. Units 1 and 4 have been designed to meet Disability Discrimination Act (DDA) requirements. Units would be accessed via walkways and stairs from a central car parking area, with additional direct access to Miller Street proposed for Units 1 to 4 on the ground level.

The front wall of the building at the ground floor level would be set back 7.5 metres from Miller Street, whilst at first floor level balconies would project 2 metres into the front setback resulting in a front setback of 5.5 metres. A 1.5 metre wide landscaping strip is proposed to soften the front fence and provide consistency with the frontage of 6 Miller Street to the immediate west. The rear wall of the southern building would be set back 6.03 metres from the rear boundary, with first floor balconies projecting 2 metres into this setback.

The buildings would have a contemporary design with skillion roofing. A mix of materials in muted tones would be used, including red brick, fibre cement and metal clad walls. The maximum building height would be 6.75 metres. The proposed site coverage would be 29.36% and the proposed permeability would be 39.6%.



AERIAL VIEW FROM NORTH WEST CORNER, MILLER STREET

Vehicle access is proposed through 6 Miller Street, which contains accommodation also owned by Colac Area Health, via a double width crossover to Forbes Street. A secondary 'entry only' vehicle access point is proposed via the unnamed laneway to the east of the site. The proposal also includes sealing that adjoining laneway, between Miller Street and the site's southern boundary, for the benefit of all users of the laneway in that vicinity. Waste collection access would be from the laneway, with exit via Forbes Street.

The centrally located car park would be landscaped and provide 19 car parking spaces, including 2 accessible spaces. There would be no net loss of on-street car parking spaces. A pathway is proposed from the street on the eastern part of the site. The remainder of the site would be landscaped and provide a communal open space area for residents in the south-eastern corner.

The application was accompanied by a Planning Report and a Clause 55 (Two or More Dwellings on a Lot and Residential Buildings) assessment, a Traffic Impact Assessment, a Waste Management Report, a Water Sensitive Urban Design (WSUD) Report and a Landscape Concept Plan.

4. SUBJECT LAND & SURROUNDINGS

The application primarily relates to 2 and 4 Miller Street, Colac, which would be redeveloped to provide the proposed group accommodation. The application also affects 6 Miller Street, through which vehicular access would be provided from Forbes Street. That property is also under the ownership of Colac Area Health. There are no easements or restrictions registered on title that restrict the proposed development.

The site is located on the south side of Miller Street, opposite Colac Area Health and between Forbes Street and Corangamite Street. It has a total area of 2,308 square metres. The site has a northern frontage to Miller Street of 38.6 metres, a depth of approximately 52.4 metres to the eastern boundary and approximately 50.3 metres to the western boundary, and a rear boundary of approximately 52.8 metres to an unnamed laneway.

There is currently a single-storey weatherboard building on each of the two lots that form the application site. The building at 2 Miller Street is used as a medical centre, whilst the building at 4 Miller Street is a residential dwelling. Both sites have vehicular access from Miller Street and rear access via the rear laneway. No. 2 Miller Street also has access from the laneway that adjoins its eastern boundary.

As noted above, under the current proposal vehicular access for 2 and 4 Miller Street is proposed via the adjoining 6 Miller Street (which in the same ownership). No. 6 Miller Street contains 4 two-storey dwellings constructed of contemporary materials and with flat pitched roofs.

The surrounding area contains a mix of uses - including residential, commercial and public uses - due to its location on the periphery of Colac's town centre. There are single and double storey detached dwellings within the wider General Residential Zone, generally of a traditional weatherboard character with pitched roofs and low front fences. Buildings within Public Use zones opposite the subject site and further east (the Colac Hospital and community buildings) are generally larger and contribute to the varied character of the streetscape and surrounding area.

5. PLANNING SCHEME PROVISIONS

Planning Policy Framework

The following clauses are cited in the application as being of relevance to the assessment of the proposal:

Clause 02.03-1 – Settlement
Clause 02.03-5 – Built Environment and Heritage
Clause 02.03-6 – Economic Development
Clause 02.04 – Strategic Framework Plans
Clause 11.01-1R – Settlement Geelong G21
Clause 11.01-1L – Settlement – Colac Otway
Clause 11.01-1L – Colac Urban Growth
Clause 15.01-1S – Urban Design
Clause 15.01-1L – Colac Built Environment
Clause 15.01-2L – Building Design
Clause 15.01-5S – Neighbourhood Character
Clause 16.01-1S – Housing Supply
Clause 16.01-1L – Colac Housing Supply
Clause 16.01-2S – Housing Affordability
Clause 19.02-1S – Health Facilities
Clause 19.03-3S – Integrated Water Management

The application states, inter alia, that the proposal is directly supported by the following provisions:

- Clause 19.02-1S, which seeks to facilitate health-related facilities taking account of demographic trends, and existing and future demand requirements. The proposed accommodation use would support the local health care system by ensuring it is adequately resourced by staff and could accommodate specialists who do not live locally.
- Clause 16.01-1S, which seeks to facilitate well-located and integrated housing that meets community needs. The proposal would address an acute requirement by Colac Area Health to accommodate essential health workers, on a site that is opposite the Colac Area Health Hospital. The need for accommodation is in part driven by the limited availability of short-term rentals in Colac and the difficulty that the applicant is having in finding accommodation for its health workers.
- Clause 16.01-1L, as the proposal would create 16 units that would capitalise on the opportunity for infill development, as promoted by this policy. The proposal would

provide stability for Colac Area Health, ensuring there would be a sufficient supply of accommodation to meet its requirements and reducing competition for short-term rentals in the wider housing market.

- The purpose of the General Residential Zone, which encourages a diversity in housing supply in locations with excellent access to public transport and services, such as the subject site.

Other relevant provisions

General Residential Zone (GRZ1)

The site is within a General Residential Zone. No overlays affect the site, and it is not in an area of cultural heritage sensitivity. A planning permit is required to use the land for accommodation (group accommodation) pursuant to Clause 32.08-2, and under Clause 32.08-10 to construct a building or to construct or carry out works for a use in Section 2 (permit required) of Clause 32.08-2. Under Clause 73.03 (Land Use Terms), 'group accommodation' is defined as *"land, in one ownership, containing a number of dwellings used to accommodate persons away from their normal place of residence"*.

Under Clause 32.08-7 of the GRZ1, a proposal to construct two or more dwellings on a lot or to construct a residential building must meet the requirements of Clause 55. The proposal would generally satisfy the relevant objectives and standards, as discussed below.

Whilst the application states that garden area and maximum building height requirements do not apply to applications for group accommodation, it is noted that both would be satisfied. Under Clause 32.08-4 (Construction or Extension of a Dwelling, Small Second Dwelling or Residential Building) a minimum garden area of 35% would have to be provided if the land use was classified as dwellings or a residential building. This requirement would be met on-site, with proposed permeability of 39.6%. Clause 32.08-11 (Maximum Building Height Requirement for a Dwelling, Small Second Dwelling or Residential Building) specifies a maximum building height not exceeding 11 metres and being no more than 3 storeys. The proposed development would also satisfy this requirement, comprising two storeys with a maximum height of 6.75 metres.

Clause 52.06 - Car Parking

There are no specific parking requirements for 'accommodation' or 'group accommodation' listed under Clause 52.06-6. The clause states that, where a use of land is not specified in Table 1 at Clause 52.06-5, before a new use commences car parking spaces must be provided to the satisfaction of the Responsible Authority.

Nineteen (19) car parking spaces are proposed, including 2 accessible spaces. The provision of car parking proposed is considered to be acceptable, as it would correspond to that required for dwellings - being one (1) space to each one-bedroom dwelling plus one (1) space for visitors to every 5 dwellings (i.e. in this case 16 car parking spaces, plus 3 visitor spaces).

Clause 53.03 – Residential Reticulated Gas Service Connection

This clause seeks to prohibit residential reticulated gas connections to new dwellings, new apartment developments and new residential subdivisions. It is recommended that the Department of Transport and Planning be advised that Council considers that, if a permit is issued, it should contain the mandatory condition at Clause 53.03-2.

Clause 53.34 – Bicycle Facilities

There are no specific bicycle parking requirements for 'accommodation' or 'group accommodation' listed under Clause 53.34-5. The application states that *"pursuant to Clause 52.34, there is no statutory rate for bicycle parking. No formal bicycle spaces are proposed as part of the development"*. It is considered, however, that the development would benefit from

the provision of bicycle parking, as this would provide improved amenity for the residents. It is recommended that the Department of Transport and Planning be advised accordingly.

Clause 53.22 - Significant Economic Development

The purpose of this clause is:

- *To prioritise and facilitate the planning, assessment and delivery of projects that will make a significant contribution to Victoria's economy and provide substantial public benefit, including jobs for Victorians.*
- *To provide for the efficient and effective use of land and facilitate use and development with high quality urban design, architecture and landscape architecture.*

As noted earlier in this report, the application uses the approval pathway provided by this clause, which is in place to actively facilitate development to support Victoria's Big Build.

An application made through this provision is exempt from objector appeals.

Clause 55 – Two or More Dwellings on a Lot and Residential Buildings

Under Clause 32.08-7 of GRZ1, a development to construct two or more dwellings on a lot or to construct a residential building must meet the requirements of Clause 55.

The application states that:

"We note that the application is for accommodation and is not required to meet the requirements of Rescode. Regardless, the site is within a residential zone and Clause 55 is a useful tool in assessing whether the built form is appropriate having regard to the site's context"

It also states that:

"Workers will reside on site on a temporary basis; therefore, the reasonable expectation of amenity for group accommodation is typically lower than permanent places of residence, such as dwellings."

In addition, the application states that:

"Where the proposal does not meet specific requirements of Rescode, it does so in a limited way that is suitable having regard to the group accommodation use of the development. Reasonable amenity is provided throughout the development."

It is considered that the proposal would generally provide an acceptable response to Clause 55 provisions. The design would respect the existing neighbourhood character and respond to the features of the site; noting that the siting and scale would be similar to the existing accommodation at 6 Miller Street. It is noted that the views of the Office of the Victorian Government Architect are also to be sought under Clause 53.22 (Significant Economic Development). In addition, as discussed above, it is considered that the proposal would provide an acceptable response to relevant planning policies.

The following observations are made with respect to specific Clause 55 provisions. It is considered that presentation to the Miller Street frontage could be improved with a greater mix of materials and lower balustrades to first floor balconies for better surveillance and integration with the streetscape. The safety and surveillance at the Miller Street frontage needs to be improved with a high front fence proposed adjacent the footpath, preventing view lines to and from the property. A lower, more permeable front fence, such as a 1.5-metre-high picket fence would be a better design response. In addition, it is considered that each ground level unit in Building 1 should have direct pedestrian access (a gate) providing a visible and easily

identifiable entry from Miller Street, without traversing a neighbouring courtyard. It is also considered that the solid structures to walkways overlooking the central parking area should be more permeable for reduced visual bulk.

Screening is proposed to first floor balconies to prevent internal overlooking; however, as discussed above, reduced height balustrades could still satisfy Standard B23 which seeks to prevent overlooking of more than 50% of the secluded private open space (SPOS) of a lower-level dwelling (i.e. the SPOS area beneath each balcony would not be overlooked). Overlooking from first floor bedroom windows in the east and west elevations should also be addressed.

Shadow diagrams demonstrate that there would be no shading of adjoining existing private open space areas, particularly given separation provided by laneways. It is noted that the ground level courtyards to the south building would be largely shaded until 3pm on 22 September (a measure required to be assessed under the planning scheme); however, the applicant does not intend to revise the design to address this on the basis that *“reasonable amenity is provided for temporary residents of the southern units. We note the development includes communal open space which has excellent solar access and will be accessible to all residents”*.

It is considered that the provision of external storage would be beneficial for personal storage given the lack of storage space within the units. It is noted, however, that the application states that *“the owner will manage and maintain the buildings, thereby not residents to store items such as garden tools”*.

With respect to landscaping, it is recommended that consideration be given to:

- reduced paving to courtyards for increased garden/permeable area and reduced hard surface area.
- additional trees in the car parking area to provide shade and shelter, and to soften the appearance of the car park.
- plant selections which have regard to *Indigenous Species List for Colac*.
- lighting of car parks and internal accessways.

Relevant Planning Scheme amendments

None relevant.

6. REFERRALS

Internal Referrals

The application was referred to Council’s Infrastructure Department and Waste Management Unit. The responses received are included in the assessment below and, as such, are not repeated in detail here.

External Referrals

External referrals have been undertaken by the Department of Transport and Planning, acting on behalf of the Minister for Planning as the responsible authority in this matter.

7. PUBLIC NOTIFICATION & RESPONSE

COMMUNICATION

As noted above, Council is not the responsible authority for this application but has been notified of it by the Department of Transport and Planning. As it is not the responsible authority for assessing the application, Council is not responsible for public notification.

As also noted above, the application is exempt from objector appeals.

TIMELINE

The timeline for the decision is not known, as Council is not the responsible authority. The application is being considered under Clause 53.22 as a significant economic development and, as such, it is expected that it will be prioritised. However, the timeframe will be influenced by when additional information that has been requested from the applicant by the Department of Transport and Planning is provided, following which it is understood that public notification will be undertaken.

8. OFFICER'S ASSESSMENT

It is considered that the principle of providing key worker accommodation on this land is acceptable, as an appropriate planning outcome that is consistent with relevant policies and the purpose of the zone. The proposal would clearly assist to address an urgent and recognised need for accommodation to support key health services in Colac.

As discussed above, it is considered that the proposed built form, including the scale and design, are acceptable in terms of the character and amenity of the area. The proposed access arrangements and the provision of on-site parking (19 spaces, including 2 disabled spaces) is considered acceptable, with no loss of on-street parking in Miller Street required. It is also considered that that traffic impacts would be acceptable, particularly given that occupants would likely walk to and from work at Colac Area Health and that loading would be infrequent. As discussed above, it is suggested that improvements to the design and landscaping would achieve a better response to Clause 55 requirements and, whilst there is no specific requirement, it is considered that the proposal would benefit from the provision of on-site bicycle parking and external storage. A stormwater management report is required that does not rely on the use of raingardens, which are not supported by Council's Infrastructure Department (as discussed below).

Comments in response to internal referrals are summarised below.

Council's Infrastructure Department advised that:

- the proposed 'entry only' access via the east abutting laneway is considered acceptable. Use of the laneway was originally not supported due to the impeded line of sight from on-street parking if exiting was permitted. On-site signage indicating 'No Exit' to the laneway would be required.
- sealing of the east abutting laneway to the southern site boundary is supported.
- the access from Forbes Street may require widening (a 7.2m wide crossover); however, the acceptable swept paths in the Waste Management Plan show that trucks and cars would be able to enter and exit using the existing crossover.
- a full stormwater management report is required, which can be conditioned in the planning permit or can be submitted prior for review. The submitted Water Sensitive Urban Design Report contains limited information and is focused on providing raingardens for stormwater treatment. Raingardens are not supported as they require

constant maintenance and have been removed in many instances for this reason. It is recommended that the applicant be advised to look for alternative treatment solutions. Rainwater tanks can be used for treatment with reuse (flushing toilet and watering garden) or alternative bioretention swale if the site allows. There is also an opportunity to use a gross pollutant trap (GPT) if required.

- the proposed provision of on-site parking (19 spaces including 2 disabled spaces) is acceptable. Consideration should be given to allocating parking to units.
- the traffic report and expected traffic impacts are considered acceptable, particularly given that occupants would likely walk to and from work at Colac Area Health.
- it is accepted that loading would be infrequent.

Waste Management Unit

The application states that waste collection is proposed on-site via private contractor at off-peak times. Council's Waste Management Unit advised that, should waste collection be arranged through Council, the contractor must obtain approval from the property owner prior to entry and the property owner must indemnify Council against claim for any loss or damage caused by collection services. It also flagged that waste collection could be undertaken from Forbes Street.

The key elements identified throughout this assessment, including those of the Infrastructure and Waste Management Units, are included in the recommendation above and it is recommended this feedback be provided to the Department of Planning and Transport.

9. OFFICER DIRECT OR INDIRECT INTEREST

No officer declared an interest under the *Local Government Act 2020* in the preparation of this report.



SITE PLAN - EXISTING
SCALE 1 : 200

REV.	DATE	DESCRIPTION
0	21/02/24	EXPRESSION OF INTEREST
1	13/05/24	FORMAL APPLICATION
2	17/09/24	PLANNING PERMIT

PROJECT
**CAH ACCOMMODATION -
 WORKERS & THEIR FAMILIES**
 2-4 MILLER STREET
 COLAC VIC 3250

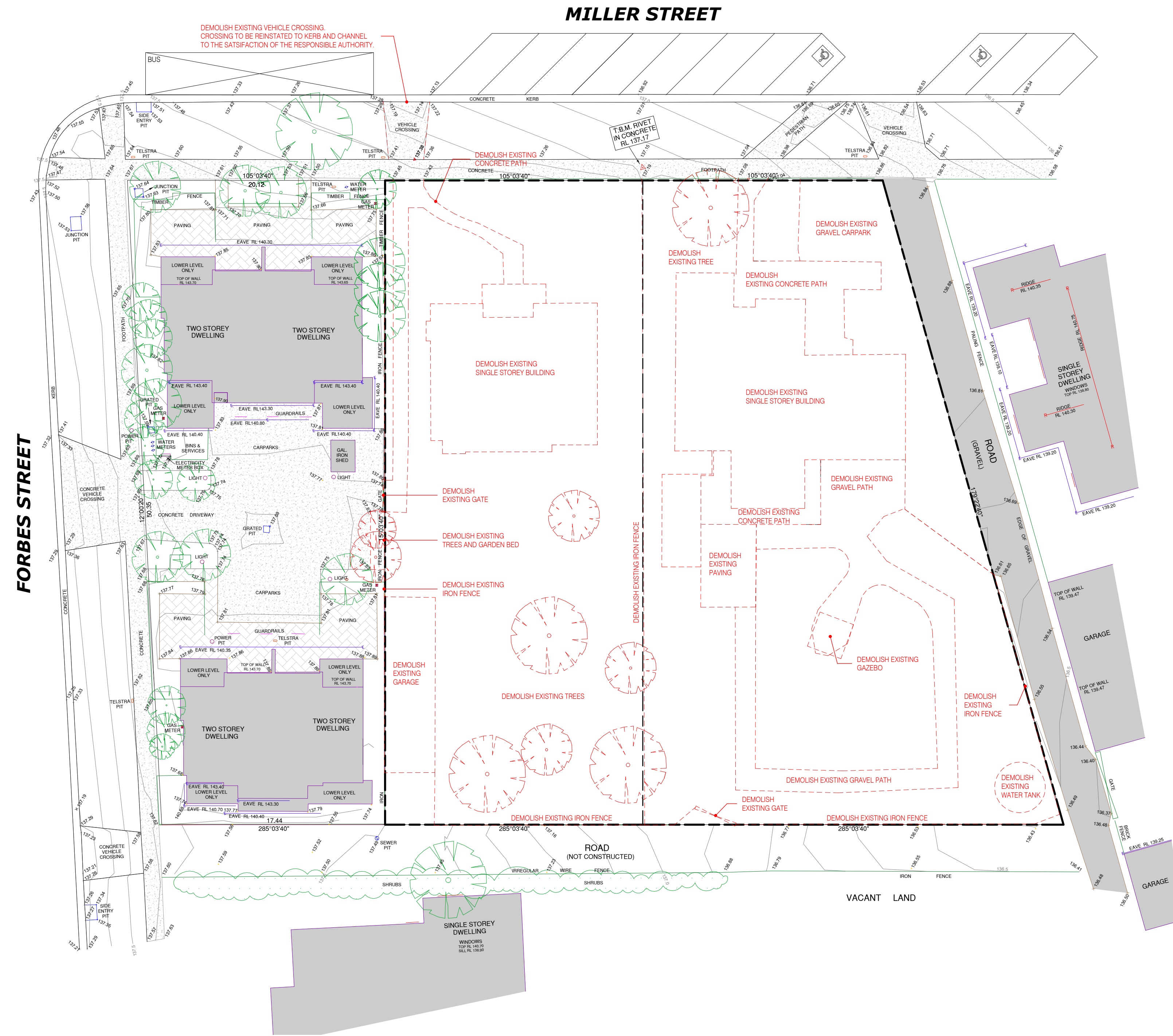
CLIENT
COLAC AREA HEALTH

ARCHITECT
OSTO
 305 MOORABOOL STREET
 GEELONG VIC 3220
 (M) 0424 122 377
 (E) office@osto.net.au
 © Copyright

DRAWING TITLE
SITE PLAN - EXISTING

PHASE
PLANNING PERMIT
DO NOT SCALE FROM DRAWINGS. USE FIGURED DIMENSIONS ONLY.

SCALE 1:200 @ A1		REV.
DATE SEP 2024		
PROJECT NO. 24007	DWG. NO.	2
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SITE PLAN - DEMOLITION
SCALE 1:200

REV.	DATE	DESCRIPTION
0	21/02/24	EXPRESSION OF INTEREST
1	13/05/24	FORMAL APPLICATION
2	17/09/24	PLANNING PERMIT

PROJECT
CAH ACCOMMODATION - WORKERS & THEIR FAMILIES
2-4 MILLER STREET
COLAC VIC 3250

CLIENT
COLAC AREA HEALTH

ARCHITECT

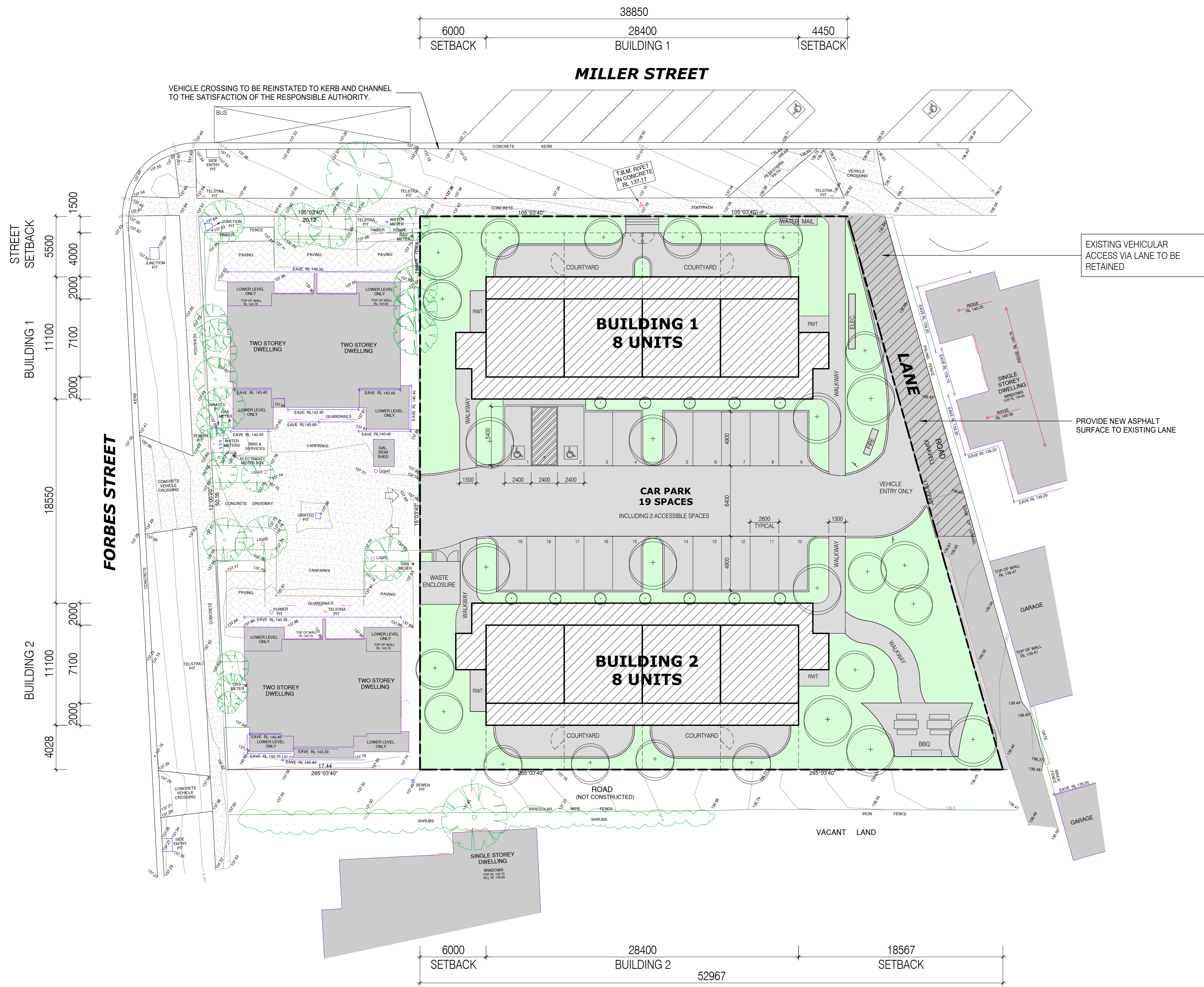
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DRAWING TITLE
SITE PLAN - DEMOLITION

PHASE
PLANNING PERMIT

DO NOT SCALE FROM DRAWINGS. USE FIGURED DIMENSIONS ONLY.

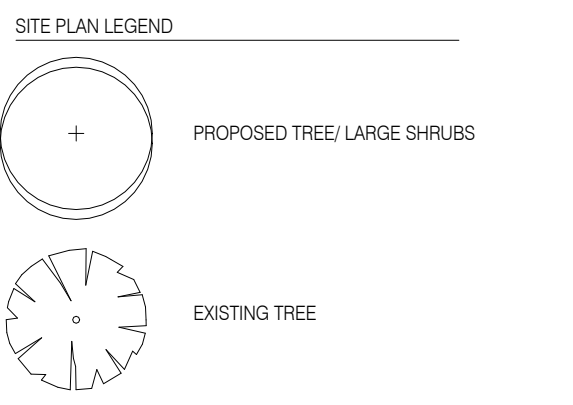
SCALE 1:200 @ A1	
DATE SEP 2024	
PROJECT NO. 24007	DWG. NO. SK02
DRAWN SH	CHECKED AO
REV. 2	



SITE PLAN - PROPOSED
SCALE 1 : 200

EXISTING VEHICULAR ACCESS VIA LANE TO BE RETAINED

PROVIDE NEW ASPHALT SURFACE TO EXISTING LANE



REV.	DATE	DESCRIPTION
0	21/02/24	EXPRESSION OF INTEREST
1	13/05/24	FORMAL APPLICATION
2	17/09/24	PLANNING PERMIT

PROJECT
CAH ACCOMMODATION - WORKERS & THEIR FAMILIES
2-4 MILLER STREET
COLAC VIC 3250

CLIENT
COLAC AREA HEALTH

ARCHITECT
OSTO

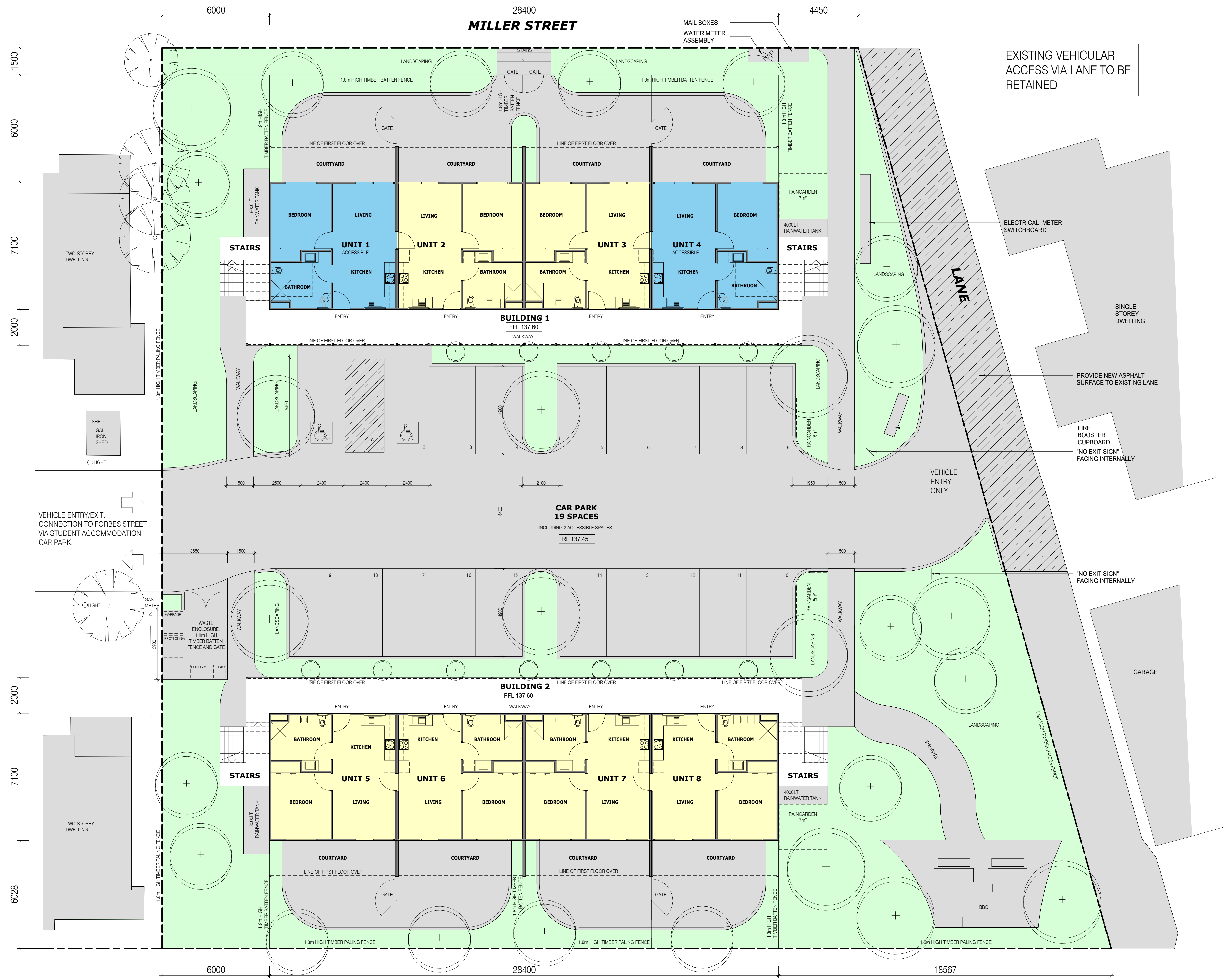
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DRAWING TITLE
SITE PLAN - PROPOSED

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PROJECT NO.	24007	DWG. NO.	REV.
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		SK03	2



EXISTING VEHICULAR ACCESS VIA LANE TO BE RETAINED

DEVELOPMENT SCHEDULE

SITE AREA: 2,309M²
 SITE COVERAGE = 29.36%
 SITE PERMEABILITY = 39.60%

TYPICAL FLOOR AREA (GF UNIT) = 50.41M²
 TYPICAL PRIVATE OPEN SPACE (GF UNIT) = 42.6 M²

TYPICAL FLOOR AREA (FF UNIT) = 50.41M²
 TYPICAL PRIVATE OPEN SPACE = 14.20 M²

BUILDING 1 = 8 UNITS
 BUILDING 2 = 8 UNITS
 TOTAL = 16 UNITS

ADDITIONAL NOTES:
 UNITS 1 & 4 ARE ACCESSIBLE TYPE.
 UNITS 1 & 2, 3 & 4, 5 & 6, 7 & 8 INCLUDE CONNECTING DOOR TO ALLOW FOR UNITS TO BE USED AS 2 BEDROOM TYPE.

CAR PARK = 19 SPACES INCLUDING 2 ACCESSIBLE SPACES

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GROUND FLOOR PLAN

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REV.	2

GROUND FLOOR PLAN
 SCALE 1:100

(MILLER STREET)



FIRST FLOOR PLAN

SCALE 1:100

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0	21/02/24	EXPRESSION OF INTEREST
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2	17/09/24	PLANNING PERMIT

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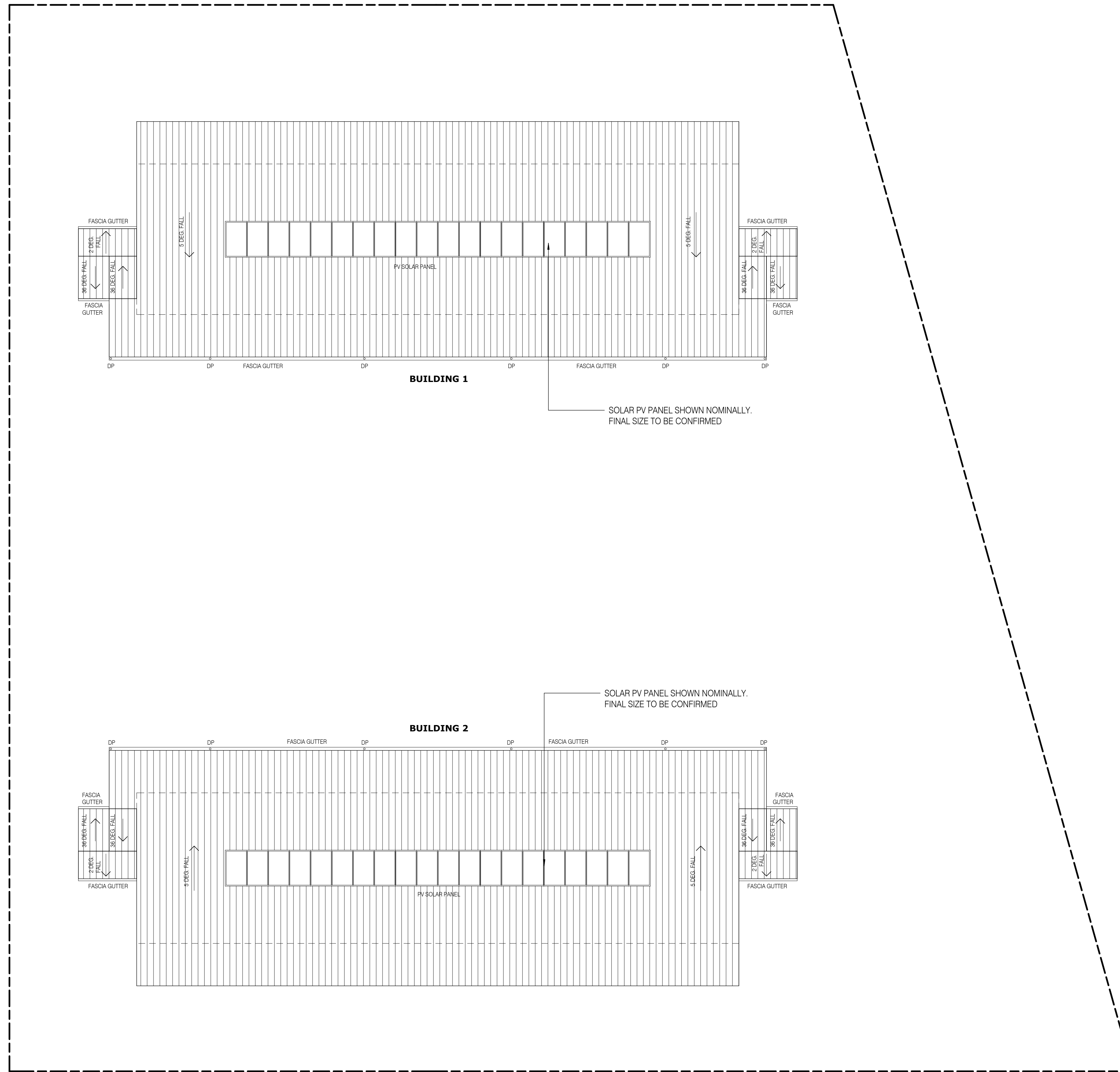
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FIRST FLOOR PLAN

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(MILLER STREET)



ROOF PLAN
SCALE 1 : 100

REV	DATE	DESCRIPTION
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ROOF PLAN

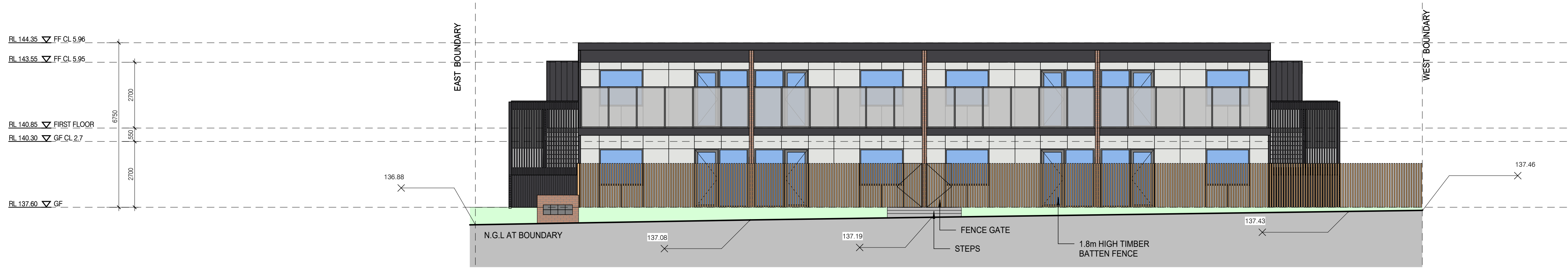
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NORTH ELEVATION - BUILDING 1
SCALE 1 : 100



NORTH ELEVATION - BUILDING 1 (STREET VIEW)
SCALE 1 : 100



SOUTH ELEVATION - BUILDING 1
SCALE 1 : 100

MATERIAL LEGEND

-  FC SHEET BARESTONE CLADDING
-  RED BRICK
-  PAINT FINISH IN COLOURBOND 'MONUMENT'
-  POWDERCOATED ALUMINUM BATTEN IN 'MONUMENT'
-  CORRUGATED WALL CLADDING 'LYSAGHT CUSTOM ORB IN MONUMENT'
-  LYSAGHT 'KLIP LOK 700' ROOFING IN MONUMENT
-  GLAZING
-  OPAQUE GLAZING

REV.	DATE	DESCRIPTION
0	21/02/24	EXPRESSION OF INTEREST
1	13/05/24	FORMAL APPLICATION
2	17/09/24	PLANNING PERMIT

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DATE
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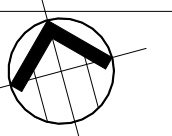
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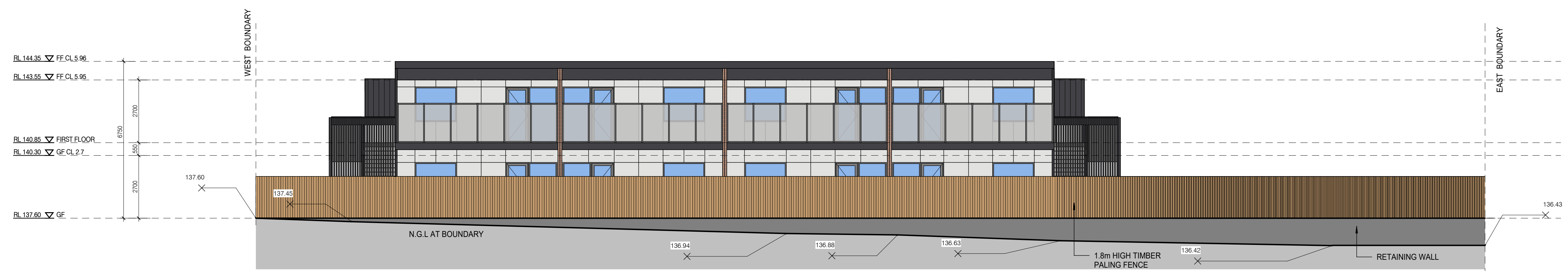
DWG. NO.
SK07

REV.
2





SOUTH ELEVATION - BUILDING 2
SCALE 1:100



SOUTH ELEVATION - BUILDING 2 (STREET VIEW)
SCALE 1:100



NORTH ELEVATION - BUILDING 2
SCALE 1:100

MATERIAL LEGEND

- FC SHEET BARESTONE CLADDING
- RED BRICK
- PAINT FINISH IN COLOURBOND 'MONUMENT'
- POWDERCOATED ALUMINUM BATTEN IN 'MONUMENT'
- CORRUGATED WALL CLADDING 'LYSAGHT CUSTOM ORB IN MONUMENT'
- LYSAGHT 'KLIP LOK 700' ROOFING IN MONUMENT
- GLAZING
- OPAQUE GLAZING

REV	DATE	DESCRIPTION
0	21/02/24	EXPRESSION OF INTEREST
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2	17/09/24	PLANNING PERMIT

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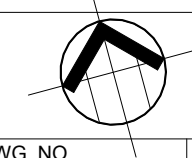
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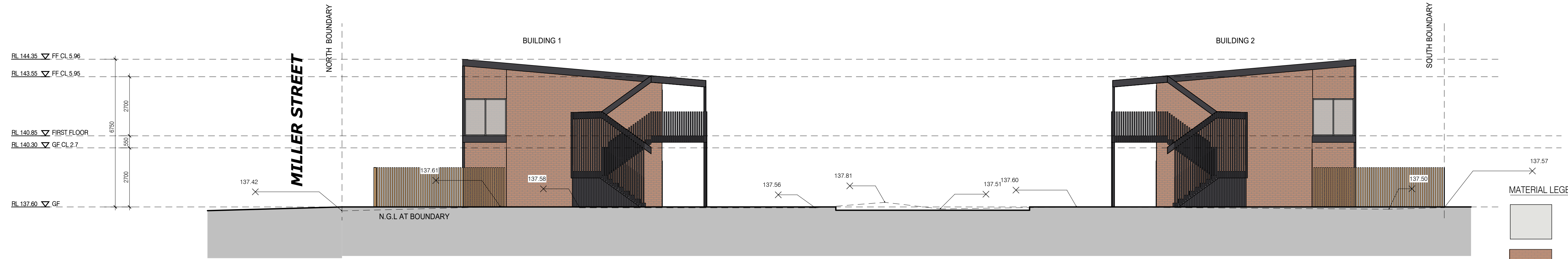
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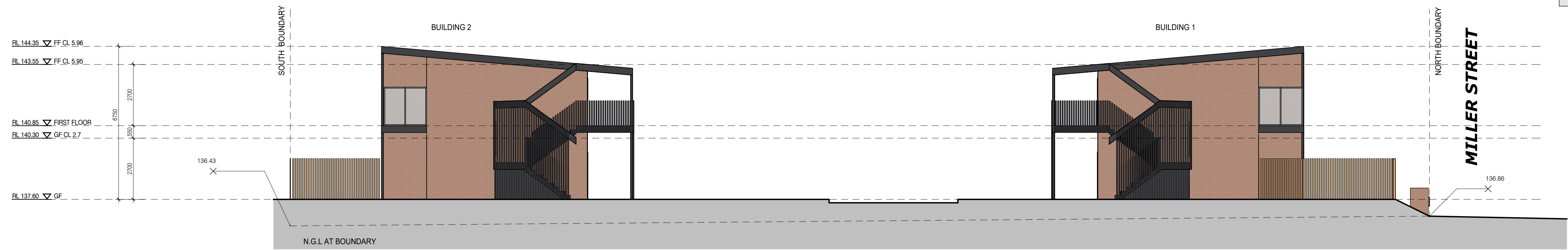
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DATE SEP 2024		
PROJECT NO. 24007	DWG. NO. SK08	REV. 2
DRAWN SH	CHECKED AO	



WEST ELEVATION - BUILDING 1 & 2
SCALE 1 : 100

MATERIAL LEGEND

-  FC SHEET BARESTONE CLADDING
-  RED BRICK
-  PAINT FINISH IN COLOURBOND 'MONUMENT'
-  POWDERCOATED ALUMINUM BATTEN IN 'MONUMENT'
-  CORRUGATED WALL CLADDING 'LYSAGHT CUSTOM ORB IN MONUMENT'
-  LYSAGHT 'KLIP LOK 700' ROOFING IN MONUMENT
-  GLAZING
-  OPAQUE GLAZING




EAST ELEVATION - BUILDING 1 & 2
SCALE 1 : 100

REV.	DATE	DESCRIPTION
0	21/02/24	EXPRESSION OF INTEREST
1	13/05/24	FORMAL APPLICATION
2	17/09/24	PLANNING PERMIT

PROJECT
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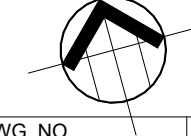
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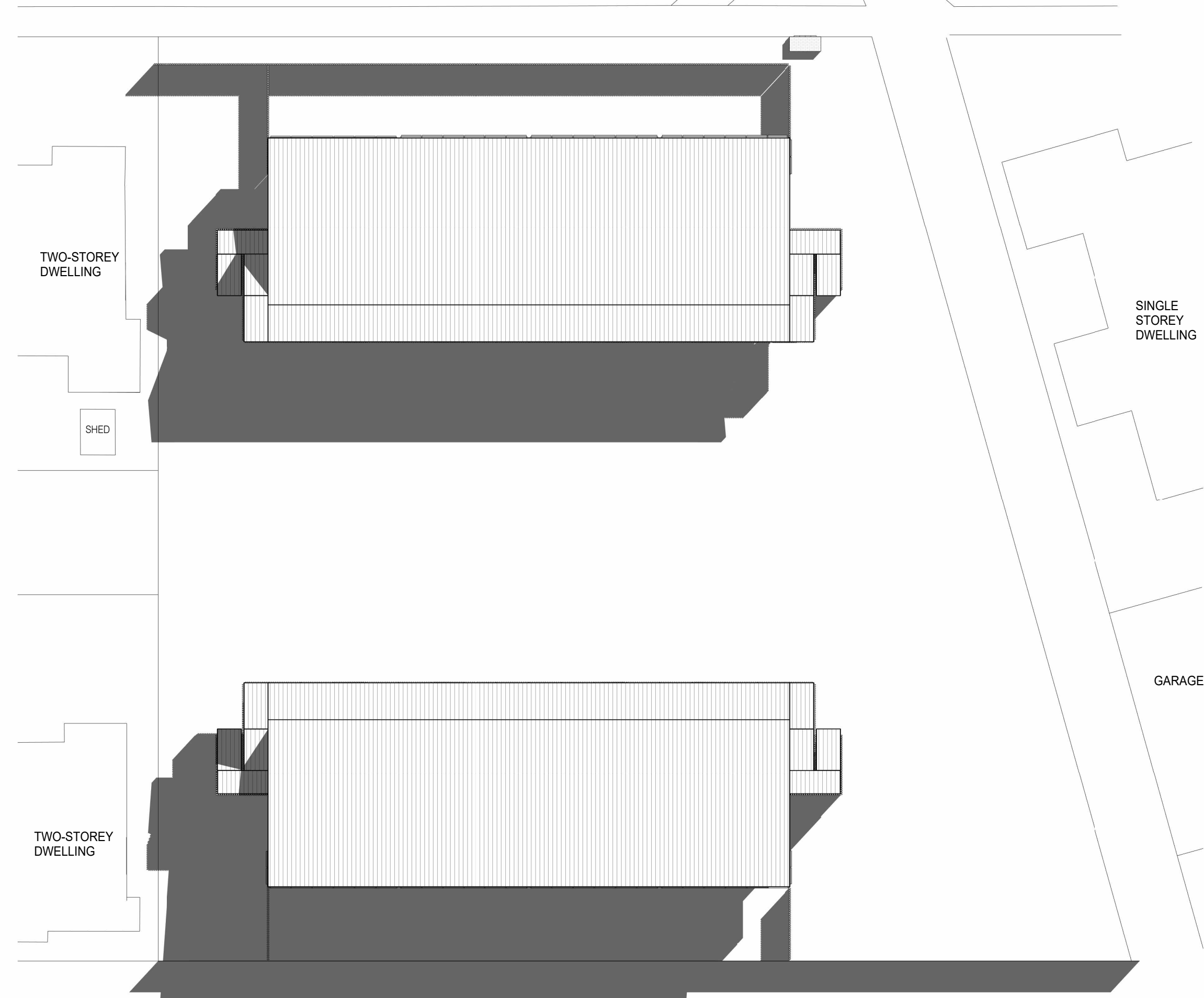
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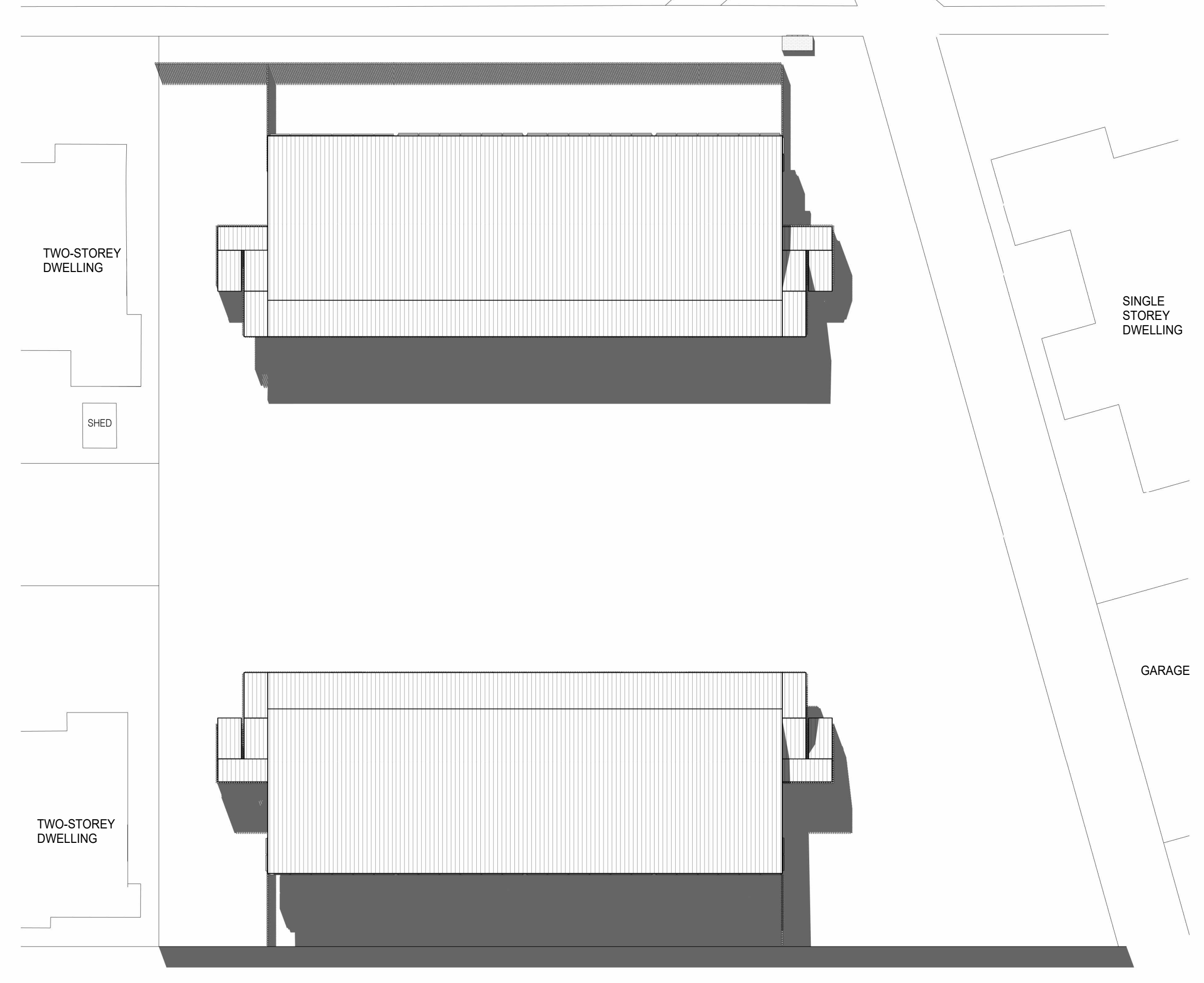
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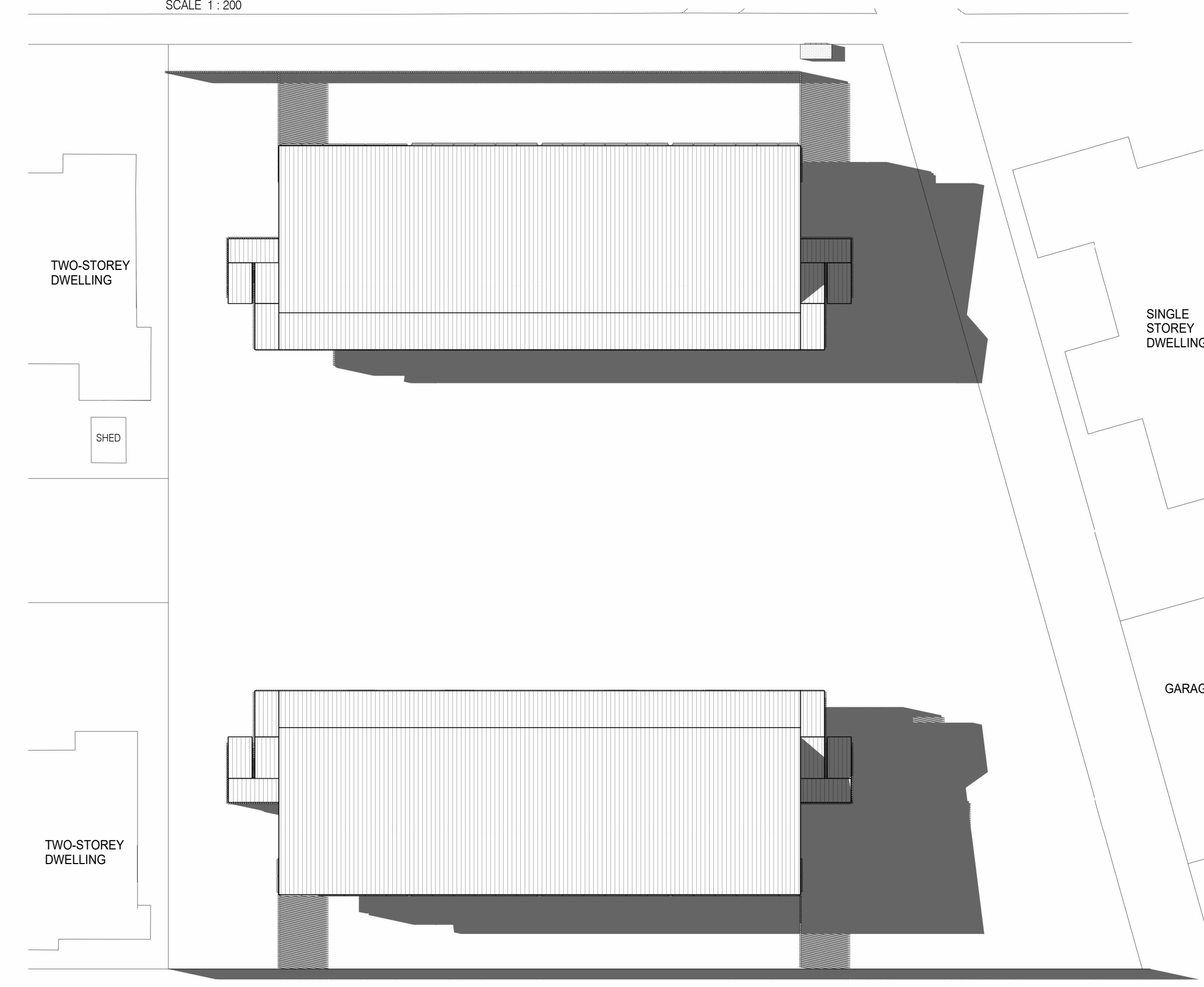
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PROJECT NO. 24007	DWG. NO. SK09
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REV. 2	



SHADOW 9AM
SCALE 1 : 200



SHADOW 12PM
SCALE 1 : 200



SHADOW 3PM
SCALE 1 : 200

REV	DATE	DESCRIPTION
0	17/09/24	PLANNING PERMIT

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**SHADOW PLANS - 22
 SEPTEMBER**

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		SK10	0



AERIAL VIEW FROM NORTH WEST CORNER, MILLER STREET

REV	DATE	DESCRIPTION
0	21/02/24	EXPRESSION OF INTEREST
1	13/05/24	FORMAL APPLICATION
2	17/09/24	PLANNING PERMIT

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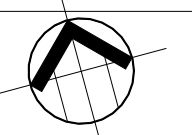
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STREET VIEW FROM NORTH WEST CORNER, MILLER STREET

REV	DATE	DESCRIPTION
0	21/02/24	EXPRESSION OF INTEREST
1	13/05/24	FORMAL APPLICATION
2	17/09/24	PLANNING PERMIT

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			2



STREET VIEW FROM NORTH EAST CORNER, MILLER STREET

REV	DATE	DESCRIPTION
0	21/02/24	EXPRESSION OF INTEREST
1	13/05/24	FORMAL APPLICATION
2	17/09/24	PLANNING PERMIT

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INTERNAL SITE VIEW FROM SOUTH EAST CORNER CARPARK

REV	DATE	DESCRIPTION
0	21/02/24	EXPRESSION OF INTEREST
1	13/05/24	FORMAL APPLICATION
2	17/09/24	PLANNING PERMIT

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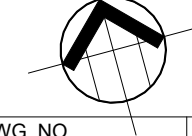
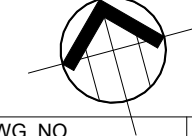
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8 VERBAL SUBMISSIONS FROM APPLICANTS/OBJECTORS