

PLANNING COMMITTEE MEETING

AGENDA

8 JUNE 2016

at 10:30 AM

COPACC



Our Vision

A sustainable community with a vibrant future.

Our Mission

Council will work with our community and partners to provide:

- Innovative leadership, good governance and financial accountability
- Value for money, accessible and appropriately targeted services
- A strong advocacy and engagement approach to achieve a truly liveable community

Our Values

Council will achieve its Vision and Mission by acting with:

- Respect
- Integrity
- Goodwill
- Honesty
- Trust

Our Strategic Direction

The four pillars of our Council Plan indicate our key strategic direction for 2013-2017.

An underlying principle in the development of the Council Plan was to more effectively integrate service delivery.

Pillar 1: Good Governance

Pillar 2: A Planned Future

Pillar 3: A Place to Live and Grow

Pillar 4: A Healthy Community and Environment

Our Councillors

Cr Frank Buchanan (Mayor), Cr Brian Crook, Cr Michael Delahunty, Cr Stephen Hart, Cr Lyn Russell, Cr Chris Smith, Cr Terry Woodcroft (Deputy Mayor).



Planning Committee Meeting

Welcome

Welcome to this Meeting of the Colac Otway Shire Council Planning Committee.

Planning Committee meetings are an important way to ensure that your democratically elected representatives are working for you in a fair and transparent way.

The Planning Committee makes decisions on planning permit applications where the proposals are outside of the delegation for decisions by planning officers.

About this meeting

There are a few things to know about today's meeting.

The agenda itemises all the matters to be discussed by the Committee.

Each report is written by a Council officer outlining the purpose of the report, all relevant information and a recommendation. The Committee will consider the report and either accept the recommendation or make amendments to it. All decisions of the Committee are adopted if they receive a majority vote from the Councillors present at the meeting.

A copy of the decision on any planning permit applications determined by the Committee, together with information relating to opportunities for review of these decisions by the Victorian Civil and Administrative Tribunal (VCAT) are circulated to all applicants and objectors after the meeting.

Recording of Meetings

All Council and Committee meetings are audio recorded. This includes the public participation sections of the meetings. Audio recordings of meetings are taken to facilitate the preparation of the minutes of open Council and Committee meetings and to ensure their accuracy. In some circumstances a recording will be disclosed to a third party.

Those circumstances include, but are not limited to, circumstances, such as where Council is compelled to disclose an audio recording because it is required by law, such as the Freedom of Information Act 1982, or by court order, warrant, or subpoena or to assist in an investigation undertaken by the Ombudsman or the Independent Broad-based Anti-corruption Commission.

Council will not use or disclose the recordings for any other purpose. It is an offence to make an unauthorised recording of the meeting.

Hearing of Submissions

The proponent and/or submitter may, at the approval of the Chairperson, be given an opportunity to have their views heard by the Planning Committee regarding an item listed on the agenda.

A written request should be received by Council two (2) days prior to the Planning Committee Meeting. The deadline for requests to be heard will close at 5.00pm on the Monday prior to each Meeting (except when Monday is a public holiday the close off will be Tuesday at 5.00pm).

One speaker on behalf of each party/group will be given the opportunity to be heard within a time restriction of 5 minutes. The applicant will be heard last, after any objectors.

All speakers are to be present at the beginning of the Planning Committee Meeting being held at 10.30am.

When the relevant item is listed for discussion, the Mayor/Chairperson will call your name and ask you to address the Committee.

COLAC-OTWAY SHIRE PLANNING COMMITTEE MEETING

8 JUNE 2016

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NOTICE is hereby given that the next **PLANNING COMMITTEE MEETING OF THE COLAC-OTWAY SHIRE COUNCIL** will be held in COPACC on 8 June 2016 at 10.30am.

AGENDA

1. 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. MAYORAL STATEMENT

Colac Otway Shire acknowledges the original custodians and law makers of this land, their elders past and present and welcomes any descendents here today.

Colac Otway Shire encourages community input and participation in Council decisions.

Council meetings enable Councillors to debate matters prior to decisions being made. I ask that we all behave in a courteous manner.

All Council and Committee meetings are audio recorded, with the exception of matters identified as confidential items in the Agenda. This includes the public participation sections of the meetings.

Audio recordings of meetings are taken to facilitate the preparation of the minutes of open Council and Committee meetings and to ensure their accuracy.

In some circumstances a recording will be disclosed to a third party. Those circumstances include, but are not limited to, circumstances, such as where Council is compelled to disclose an audio recording because it is required by law, such as the Freedom of Information Act 1982, or by court order, warrant, or subpoena or to assist in an investigation undertaken by the Ombudsman or the Independent Broad-based Anti-corruption Commission.

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5. DECLARATION OF INTEREST

6. CONFIRMATION OF MINUTES

- **Planning Committee held on the 13/04/16.**

Recommendation

That Council:

Confirm the above minutes.

7. VERBAL SUBMISSIONS FROM APPLICANTS/OBJECTORS

The Mayor is to read out the names of those applicants and objectors who have confirmed in writing that they wish to make a verbal submission. These verbal submissions will be made in relation to each respective agenda item and must be directly relevant to the respective agenda item. A time limit of 5 minutes will apply.

**Sue Wilkinson
Chief Executive Officer**

**PC160806-1 BUILDINGS AND WORKS COMPRISING THE CONSTRUCTION OF
A TELECOMMUNICATIONS FACILITY (24M RADIO MAST) AT 1680
BIRREGURRA FORREST ROAD, BARWON DOWNS (PP99/2016-1)**

AUTHOR:	Ian Williams	ENDORSED:	Brydon King
DEPARTMENT:	Development & Community Services	FILE REF:	F16/4392

Location: 1680 Birregurra Forrest Road, Barwon Downs

Zoning: Township Zone (TZ)
Adjacent Road Zone Category 1 (RDZ1)

Overlay controls: Bushfire Management Overlay (BMO)
Environmental Significance Overlay (ESO3)

Proposed Amendments: Nil

Purpose:

A planning permit is sought for the construction of a 24m high radio mast for DELWP at 1680 Birregurra Forrest Road, Barwon Downs.

This application is before the Planning Committee as the radio mast would be over twenty metres in height.

Declaration of Interests

No officer declared an interest under the *Local Government Act 1989* in the preparation of this report.

Summary

- This application is before the Planning Committee as the proposed radio mast would be twenty four (24) metres high.
- The application site, which was previously used as a depot by Barwon Water, has recently been acquired by DELWP for use as a depot. A planning permit was issued on 5 May 2016 for buildings and works on the land, associated with the existing lawful use of the land as a depot (ref. PP285/2015-1). The proposed radio mast was initially included as part of that application, but was subsequently deleted from the proposal at the applicant's request.
- The key issues for consideration when assessing the proposed radio mast relate to whether the proposal adequately addresses the provisions of Clause 52.19 (Telecommunications Facility) and to the potential visual impact of the development.
- It is considered that the provisions of Clause 52.19 have been adequately addressed. It is also considered that the proposed siting of the radio mast, together with its narrow appearance, would ensure an acceptable balance is achieved between visual impact and community benefit. Allowing the proposal would improve radio coverage in this part of the Shire, which would be particularly beneficial in emergency situations.

- It is considered that a planning permit could reasonably be issued for the proposed radio mast.

Background

The application site was previously used, for over twenty years, by Barwon Water as a depot with ancillary offices. Barwon Water recently ceased using the site and sold it to the Department of Environment, Land, Water and Planning (DELWP).

A planning permit (ref. PP285/2015-1) was issued to DELWP on 5 May 2016 for buildings and works associated with the existing lawful use of the land as a depot, and for the removal of native vegetation and the creation of an access onto Birregurra Forrest Road (RDZ1). That proposal was to facilitate the continued use of the land as a depot by DELWP.

The 24m high radio mast that forms the subject of this report was originally included in that planning application. However, as the radio mast could not be considered under delegated authority, the mast was deleted from planning application PP285/2015-1 at the applicant's request to avoid delays in the decision being issued for the redevelopment of the site. The applicant instead elected to resubmit a separate application for the radio mast.

Issues / Options

Council has the options of:

- a) Supporting the application subject to conditions;
- b) Supporting the application subject to conditions with changes;
- c) Refusing to grant a permit.

The key issues for consideration when assessing this application relate to whether the provisions of Clause 52.19 (Telecommunications Facility) of the Planning Scheme have been addressed and to the potential visual impact of the proposed development.

It is recommended that Option a) is supported for the reasons outlined in the balance of this report.

Proposal

Planning permission is sought for works associated with the construction of a 24m high radio mast with seven antennae, which would be located to the rear of a proposed office building allowed by planning permit PP285/2015-1. The office building has not yet been constructed, as that permit was only issued on 5 May 2016.

The submitted application plans show the mast in relation to the existing development on the site, and also in relation to the development allowed by planning permit PP285/2015-1.

The proposed mast would be located 50m from the site's southern boundary with Birregurra-Forrest Road and 60m from the northern site boundary, which is shared with 1650 Birregurra-Forrest Road.

The applicant has advised that the height of the radio mast is required to provide a level of isolation between radio band antennae. The radio mast would be used by emergency response personnel in conjunction with the broader use of the site as a headquarters for DELWP operations from November to April, and when required as an incident response centre.

Site & Surrounds

The site is located to the north/northwest of Birregurra Forrest Road and comprises an irregularly shaped parcel of land, with scattered vegetation around the boundaries and through the central section. There is existing access to the site from Wallaces Road to the south. The site has until recently been used by Barwon Water as a depot facility, although it is now in the ownership of the Department of Environment, Land, Water and Planning (DELWP). The site currently contains four colorbond storage sheds, a brick building and water tanks associated with the previous use of the land as a depot.

As previously noted, the site benefits from a planning permit for additional depot facilities, including an office, sheds, a car park, refueling and wash bay areas, fencing and an access to Birregurra Forrest Road (ref. PP285/2015-1). That permit also allowed the removal of some native vegetation.

With the exception of the land to the north, which is within the Farming Zone, the land surrounding the application site, and the application site itself, is within the Township Zone. There are existing residential dwellings to the west and south of the site, which also are accessed from Wallaces Road.

The site is not in an area of cultural heritage sensitivity.

Public Notice

As noted above, the proposed radio mast originally formed part of planning application PP285/2015-1. Public notification of that application was undertaken in accordance with Section 52 of the Planning and Environment Act, by sending a copy of the notice to property owners and occupiers adjacent to the site, and by posting a sign on the Birregurra-Forrest Road frontage for a period of 14 days. No objections were received.

It was not considered necessary to advertise the application for the radio mast that forms the subject of this report, as the proposed mast has not been altered from that previously advertised.

Referrals

It was not necessary to refer this application either externally to other authorities/bodies, or internally to other Council departments.

Planning Controls

The land is in the Township Zone (TZ), and is covered by the Environmental Significance Overlay (ESO3 – Declared Water Supply Catchments) and the Bushfire Management Overlay (BMO). A planning permit is required under the following provisions:

- Clause 32.05-8 – Buildings and works associated with Section 2 Use – TZ
- Clause 42.01-2 – Building or works – ESO3
- Clause 52.19 – Telecommunications Facility

It is not considered that a use permit for a telecommunications facility is required in this case. The primary use of the land would remain as a depot and the radio mast would be an ancillary structure, required for emergency response situations. In view of the ancillary nature of the proposal, it is not considered appropriate to issue a planning permit for the use of the land for a telecommunications facility. The planning application has been assessed on this basis.

a. State and Local Planning Policy

The State and Local Planning Policy Frameworks seek to ensure the objectives of planning in Victoria are fostered through appropriate land use and development policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development. The following policies are relevant to the consideration of this application:

- Clause 12 – Environmental and Landscape Values
- Clause 15 – Built Environment and Heritage
- Clause 19.03-4 – Telecommunications
- Clause 21.02 – Vision
- Clause 21.03-8 – Smaller Townships

Clause 19.03-4 (Telecommunications) has the following objective:

“To facilitate the orderly development, extension and maintenance of telecommunication infrastructure.”

Clause 19.03-4 lists a number of strategies on how this objective can be achieved, including to *“ensure that modern telecommunications are widely accessible to business, industry and the community”* and to seek *“a balance between the provision of important telecommunications services and the need to protect the environment from adverse impacts arising from telecommunications infrastructure”*.

The clause states that a Planning Scheme should not prohibit the use of land for a telecommunications facility in any zone.

It is considered that the applicant has provided reasonable justification for locating the proposed mast at the subject site. It is not considered there would be any significant impact on the environment as a result of the proposed telecommunications facility. With regard to the potential visual impact, it is acknowledged that the mast is likely to be partly visible from nearby properties and visible from the Birregurra-Forrest Road when driving past the site but, as discussed later in this report, it is not considered that the impact would be unacceptable.

The proposal is considered to accord with the principles of the State and Local Planning Policy Frameworks. It is not considered that there would be any unreasonable adverse visual impact on the environment as a result of this proposal.

b. Zoning

The land is zoned Township Zone (TZ). The purpose to the zone is:

- *To provide for residential development and a range of commercial, industrial and other uses in small towns.*
- *To encourage development that respects the neighbourhood character of the area.*
- *To implement neighbourhood character policy and adopted neighbourhood character guidelines.*
- *To allow educational, recreational, religious, community and a limited range of other nonresidential uses to serve local community needs in appropriate locations.*

A planning permit is required under the provisions of Clause 32.05-8 for buildings and works associated with a Section 2 Use (depot).

- c. Clause 62 Uses, buildings, works, subdivisions and demolition not requiring a permit
Clause 62 provides exemptions to permit requirements for Telecommunications Facilities when the requirements of Clause 52.19 are met. In this case, Clause 52.19 requirements have not been satisfied and therefore a planning permit is required for the development of a Telecommunications Facility.

As previously discussed, it is not considered that the proposed radio mast requires a 'use permit', as it would be ancillary to the broader use of the land as a depot.

d. Overlays

- i. The site is covered by the Bushfire Management Overlay (BMO). The purpose of this overlay is:

- *To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.*
- *To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.*
- *To ensure development is only permitted where the risk to life and property from bushfire can be reduced.*

A depot is not defined in the Planning Scheme, but VCAT decisions have supported permits being issued for 'depots'. A depot is not one of the uses listed under Clause 44.06-1 and there is no permit trigger for the proposed mast under this overlay.

It is noted that the radio mast was included in planning application PP285/2015-1, for the redevelopment of the site, which was referred to the CFA. The CFA made no comment about the mast and did not require any conditions relating to the mast to be included on any permit issued.

- ii. The site is covered by the Environmental Significance Overlay (ESO3 – Declared Water Supply Catchments). The purpose of this overlay is:
- *To identify areas where the development of land may be affected by environmental constraints.*
 - *To ensure that development is compatible with identified environmental values.*

Under the provisions of Clause 42.01-2, a planning permit is required for buildings and works.

e. Particular Provisions

- i. Clause 52.19 - Telecommunications Facility

The purpose of this provision is:

- *To ensure that telecommunications infrastructure and services are provided in an efficient and cost effective manner to meet community needs.*
- *To ensure the application of consistent provisions for telecommunications facilities.*

- *To encourage an effective statewide telecommunications network in a manner consistent with the economic, environmental and social objectives of planning in Victoria as set out in Section 4 of the Planning and Environment Act 1987.*
- *To encourage the provision of telecommunications facilities with minimal impact on the amenity of the area.*

Under the provisions of Clause 52.19-2, a permit is required to construct a building or construct or carry out works for a Telecommunications Facility which is not a *Low Impact Facility*. The proposed radio mast is considered to require a permit under the provisions of Clause 52.19, as it is not identified as a Low Impact Facility or other exempt facility listed under Clause 52.19-2.

The decision guidelines of Clause 52.19 state that before deciding on an application, consideration should be given to:

- *The principles for the design, siting, construction and operation of a Telecommunications Facility set out in A Code of Practice for Telecommunications Facilities in Victoria;*
- *The effect of the proposal on the adjacent land;*
- *If the Telecommunications facility is located in an Environmental Significance Overlay, a Vegetation Protection Overlay, a Significant Landscape Overlay, a Heritage Overlay, a Design and Development Overlay or an Erosion Management Overlay, the decision guidelines in those overlays and the schedules to those overlays.*

'A Code of Practice for Telecommunications Facilities in Victoria' (July 2004) is an incorporated document in the Colac Otway Planning Scheme pursuant to Clause 81. The purpose of the code is to:

- *Set out circumstances and requirements under which land may be developed for a telecommunications facility without the need for a planning permit.*
- *Set out principles for the design, siting, construction and operation of a telecommunications facility which a responsible authority must consider when deciding on an application for a planning permit.*

The principles in 'A Code of Practice for Telecommunications Facilities in Victoria' are:

- *A telecommunications facility should be sited to minimise visual impact.*
- *Telecommunications facilities should be co-located wherever practical.*
- *Health Standards for exposure to radio emissions will be met.*
- *Disturbance and risk relating to siting and construction should be minimized.*
- *Construction activity and site location should comply with State environmental protection policies and best practice environmental management guidelines.*

The proposed radio mast is considered against these principles later in this report.

Consideration of the Proposal

The key issues for consideration when assessing this application are whether the proposal adequately addresses the provisions of Clause 52.19 (Telecommunications Facility), the potential visual impact of the radio mast and the need for such a facility in this area.

The radio mast would be used in conjunction with the broader use of the site as a headquarters for DELWP operations and, periodically, as an incident response centre.

In terms of the need for the radio mast, it is considered that there is a critical need for improved telecommunications in the Shire, which would be of significant benefit to the community. This is particularly true given the limited coverage in the Otways and the need for reliable communication in emergency situations such as bushfire. The applicant has advised that the height of the proposed mast is due to the geographical constraints specific to the Barwon Downs area, i.e. valleys/hills and vegetation.

It is considered that the proposed location of the radio mast within the DELWP depot site is acceptable. In terms of co-location, the nearest potential candidate sites are located at 65 Caspers Access in Forrest, at 175 Trasks Road, Warncoort and at 50 Barongarook Road, Barongarook.

The applicant has advised that the proposed radio mast that forms the subject of this application, which is vital for communication during the summer burning/fire-fighting activities, is required to be as close as possible to the radio equipment located in the office. The applicant has also advised that its Communications Department often requests that such towers are within a 5 metre radius of the office. Given this, the tower at 65 Caspers Access (approximately 5km from the site), the tower at Warncoort (17km from the site) and Barongarook (12km from the site) are not suitable candidates for co-location.

It is considered that the proposed radio mast would be consistent with the provisions of the Township Zone, occupying a very small area of the broader site.

Under Clause 42.01-2 of the Environmental Significance Overlay, a planning permit is required for buildings and works. As previously noted, the applicant had originally included the proposed radio mast as part of planning application PP285/2015-1, which was granted a permit on 5 May 2016. During the processing of PP285/2015-1, the application (including details of the radio mast) was referred to Wannon Water and Barwon Water under the provisions of ESO3. Conditions relating to wastewater management were recommended in the referral responses.

No comments were made about the radio mast, nor were any conditions specific to the mast recommended for inclusion on any permit issued. Given this, it was not considered necessary to re-refer the application to the water corporations.

It is considered that the grey colouring and materials to be used in the construction of the radio mast would assist in blending the structure with the surrounding natural sky/landscape setting. It is considered that the proposed mast would be consistent with the purpose and provisions of the zone, as it would provide for improved radio communications during periods of emergency which would be beneficial to the surrounding area. The proposed mast would provide the desired level of service coverage, whilst having a minimal impact on the amenity of the area.

It is not considered that the radio mast would significantly impact on the landscape setting of the immediate and surrounding area. Vegetation along the road frontage with Birregurra-Forrest Road and, when constructed, the office building allowed under PP285/2015-1 (which would be located immediately adjacent to the mast) would both assist in screening the lower part of the mast from Birregurra-Forrest Road. The combination of the distance to the closest neighbouring dwelling (approximately 140m to the south west at 1686 Birregurra-Forest Road) and the vegetation cover along the southern lot boundary should ensure that the proposed radio mast would be suitably located to ameliorate any potential visual impact. It is accepted that the proposed mast, due to its height, proximity and location, would inevitably be seen from adjacent and surrounding roads and this cannot be avoided. Whilst the top section of the mast would be evident from a distance, it is considered that the proposed siting, together with the mast's narrow appearance, would result in an acceptable balance between visual impact and community benefit. In light of the above, it is not considered that additional landscaping needs to be required as part of this proposal.

Principles in the Code of Practice for Telecommunications Facilities in Victoria

a. A telecommunications facility should be sited to minimise visual impact

The slim profile of the proposed radio mast, which would be located in a relatively level central part of the site, would minimise its impact on the landscape setting. The grey colouring and materials to be used in the construction of the radio mast would also help blend the structure in with the surrounding natural sky/landscape setting. It is considered

that the radio mast would conserve the natural landscape setting of the immediate and surrounding area.

Existing vegetation along the road frontage with Birregurra-Forrest Road and, when constructed, the office building immediately adjacent to the mast and additional buildings allowed under planning permit PP285/2015-1, would all assist in screening the lower part of the mast from Birregurra-Forrest Road. It is acknowledged that the upper parts of the mast would be visible from surrounding properties; however, given the narrow appearance of the proposed structure, it is not considered that this would be detrimental to the overall appearance of the site and the surrounds.

The combination of the distance to the closest neighbouring dwelling (approximately 140m to the south west at 1686 Birregurra-Forest Road) and the vegetation cover along the southern lot boundary should ensure that the proposed radio mast would be suitably located to reduce any potential visual impact. It is considered that the separation distance from surrounding residential properties would minimise the visual impact when viewed from the those dwellings, and that the mast would not be visually intrusive in the landscape setting when viewed from nearby residential properties or public vantage points. The proposal is considered to comply with Principle A.

b. Telecommunications facilities should be co-located wherever practical

As noted above, the nearest potential candidate sites are located at 65 Caspers Access in Forrest, at 175 Trasks Road, Warncoort and at 50 Barongarook Road, Barongarook. The applicant has advised that the tower at 65 Caspers Access, which is approximately 5km from the site, would not be suitable based on distance. The proposed radio mast that forms the subject of this application, which is vital for communication during the summer

burning and fire-fighting activities, is required to be as close as possible to the radio equipment located in the office. As noted earlier in this report, the applicant also advised that its Communications Department often requests that such towers are within a 5 metre radius of the office.

The towers in Barongarook and Warncoort are associated with the NBN network. These were granted permits during 2015, and are located approximately 17km and 12km respectively from the application site. No other candidate sites or co-location sites were examined by the applicant, as it was considered necessary to have the radio mast on the site of the depot at a point that allows for suitable signal dispersal to surrounding areas. In view of this, it is accepted that the applicant has considered the option of co-location and that Principle B has been addressed.

c. Health standards for exposure to radio emissions will be met

The applicant has advised that the proposed radio mast has been designed and certified by qualified professionals in accordance with all relevant Australian Standards. It is considered this will ensure that the proposed radio mast would not result in any increase in the level of risk to the public. The applicant has further advised, within a written response to Council, that DELWP has engaged independent consultants to perform reviews of its radio equipment. These audits note that that DELWP's installations achieve compliance levels. The applicant has also advised that an independent audit was conducted by DELWP for a previously constructed structure with similar specifications and details of this installation have been provided in support of the current application.

The Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) has produced a standard for exposure to RF transmissions – ARPANSA Radiation Protection Standard 2002 Maximum Exposure Levels to Radio Frequency Fields – 3 kHz to 300 GHz (RPS3). The Australian Communications and Media Authority (ACMA) has a Licence Condition Determination (LCD), which requires that the general public is not exposed to RF transmission levels exceeding the general public limits specified in the ARPANSA

Standard (RPS3). State and Commonwealth Occupational Health & Safety Acts require compliance with the limits and requirements of the ARPANSA standard (RPS3).

Telecommunication facility providers usually provide specific reports as part of a planning application to demonstrate that a proposed installation would achieve compliance with Radiation Protection Standard 2002 Maximum Exposure Levels to Radio Frequency Fields – 3 kHz to 300 GHz (RPS3). In this instance the applicant has advised that the proposal has been designed and would be installed to satisfy these requirements. In view of this, and the information submitted regarding the similar structure previously constructed, it is considered the application can be considered on the basis of the submitted information, but that it would be appropriate to include a note on any permit issued to note the requirement to comply with the State and Commonwealth Occupational Health & Safety Acts of the ARPANSA standard (RPS3).

The proposal is considered to address the requirements of Principle C.

d. Disturbance and risk relating to siting and construction should be minimised

It is noted that the site already contains a number of buildings and, as such, it is considered that the site already comprises a modified environment. It is considered that any further disturbance to the site as a result of this application would be minimal and limited to the works required for the proposed radio mast. The applicant has advised that the installation of the proposed radio mast would be undertaken when the depot is being developed in accordance with planning permit PP285/2015-1, and would be without significant disturbance to the surrounding area. The proposal is considered to address the requirements of Principle D.

e. Construction activity and site location should comply with State environment protection policies and best practice environmental management guidelines

The applicant has advised that the construction of the proposed facility would be carried out in accordance with relevant Occupational Health and Safety Guidelines. The proposal is considered to address the requirements of Principle E.

The proposal has been assessed against the relevant policies and principles as detailed above. It is considered that the requirements of the Code of Practice would be satisfied by the proposed mast. The proposal has satisfactorily addressed the principles for design, siting, construction and operation of the Code of Practice for Telecommunications Facilities.

Council Plan / Other Strategies / Policy

Relevant pillars in the Council Plan are:

A Planned Future

creates an attractive shire with quality buildings and spaces, accessible travel and transport, and a community that has the services and facilities it needs now and in the future; supports a prosperous economy where trade, manufacturing and business activity flourishes.

Our Goal:

Facilitate the growth, liveability and development of the shire and encourage innovation and efficiency in the local economy.

A Healthy Community and Environment

actively connects and includes people of all ages and backgrounds and promotes a healthy and vibrant community life in a clean, safe and sustainable environment.

Within this pillar, there is a goal to “*respect cultural differences, support a range of healthy and creative activities, foster community safety and promote environmental sustainability*”.

Amongst the relevant services/activities listed is emergency management coordination.

A relevant strategy is to:

“Support community safety initiatives, local law enforcement and emergency management”.

As noted in this report, the proposal would assist in improving emergency management and thereby help achieve these outcomes for the community.

Financial & Other Resource Implications

The proposal raises no financial or resourcing implications for Council.

Risk Management & Compliance Issues

If the proposal was to proceed, it would contribute significantly to enhancing the capacity of the local community and fire agencies to communicate in emergency situations, which is particularly important for the Shire given its high wildfire risk.

Environmental Consideration / Climate Change

Any relevant environmental considerations have been addressed within this report.

Communication Strategy / Consultation Period

Public notice of the proposed facility has previously been undertaken in accordance with Section 52 of the *Planning and Environment Act*, as discussed earlier in this report.

Conclusion

The proposed radio mast at the DELWP depot is required in order to improve emergency response within the region. Allowing the proposal would improve radio coverage in this part of the Shire, to the benefit of the wider community. The proposal is considered generally consistent with the State and Local Planning Policy Frameworks, and zoning and overlay requirements.

Having given due regard to the matters discussed above, it is considered that the application could reasonably be allowed, subject to conditions.

Attachments

1. Application for Planning Permit PP99/2016-1
2. 1680 Birregurra-Forrest Road, Barwon Downs

Recommendation:

That Council:

Resolves to issue a Planning Permit for Buildings and Works Comprising the Construction of a Telecommunications Facility (24m Radio Mast) at 1680 Birregurra Forrest Road, Barwon Downs (C/A: 2001 Parish of Barwon Downs) subject to the following conditions:

Endorsed plans

1. ***The development as shown on the endorsed plans must not be altered or modified without the written consent of the Responsible Authority.***

Amenity

2. ***The radio mast hereby permitted must be constructed of non-reflective materials, to the satisfaction of the Responsible Authority.***
3. ***The radio mast and associated equipment must be maintained in good condition to the satisfaction of the Responsible Authority.***

Removal of facility

- 4. In the event that the radio mast hereby permitted ceases to be operational, the facility must be decommissioned and removed from the site in its entirety within 12 months of its operation ceasing, and the land must be re-instated, all to the satisfaction of the Responsible Authority.**

Expiry

- 5. This permit will expire if one of the following circumstances applies:**
- a) The development is not commenced within two years of the date of this permit.**
 - b) The development is not completed within four years of the date of this permit.**

In accordance with section 69 of the Planning and Environment Act 1987, an application may be made to the Responsible Authority to extend the periods referred to in this condition.

Notes

- 1. Attention is drawn to the fact that the radio mast allowed by this permit must achieve ongoing compliance with the State and Commonwealth Occupational Health & Safety Acts of the ARPANSA standard (RPS3).**

~~~~~\ ~~~~~



Planning Enquiries  
 Phone: (03) 5232 9412  
 Web: www.colacotway.vic.gov.au

|                     |              |
|---------------------|--------------|
| Office Use Only     | Fee: 5       |
| Application No.:    | Receipt No.: |
| Date Lodged: / /    | Ward:        |
| Date Allocated: / / | Zone(s):     |
| Allocated to:       | Overlay(s):  |

## Application for Planning Permit

Use this form to make an application for a planning permit and to provide the information required by section 47 of the *Planning and Environment Act 1987* and regulations 15 and 38 of the *Planning and Environment Regulations 2005*.

Supplementary information requested in this form should be provided as an attachment to your application.  Please print clearly or complete the form electronically (refer to How to complete the Application for Planning Permit form).

### Privacy notice

Information collected with this application will only be used to consider and determine the application. It will be made available for public inspection in accordance with section 51 of the *Planning and Environment Act 1987*.

### Need help with the application?

If you need help to complete this form, read *How to complete the Application for Planning Permit form*. For more information about the planning process, refer to *Planning: a Short Guide*. These documents are available from your local council, the Planning Information Centre (Ph: 03 9637 8610, 8 Nicholson Street, Melbourne), or [www.dse.vic.gov.au/planning](http://www.dse.vic.gov.au/planning).

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

- 1 Has there been a pre-application meeting with a council officer?

Yes  No

If yes, with whom?: IAN WILLIAMSON

Date: 02/05/2016

### The land

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

Street Address

|                     |                                            |
|---------------------|--------------------------------------------|
| Street No.:<br>1680 | Street Name:<br>BIRREGURRA - FORREST ROAD. |
|---------------------|--------------------------------------------|

Suburb/Locality: BARWON DOWNS. Postcode: 3243

Formal Land Description

This information can be found on the certificate of title.

Lot No.: 4 on Lodged Plan, Title Plan or Subdivision Plan No.:

OR

Crown Allotment No.: 2001 Section No.: Parish Name: BARWON DOWNS.

- 3 Title information.

Attach a full, current copy of title information for each individual parcel of land, forming the subject site.

- 4 Describe how the land is used and developed now.  
 eg. single dwelling, three dwellings, shop, factory, medical centre with two practitioners, licensed restaurant with 80 seats.

BROWN FIELDS SITE - INSTALLATION OF A 24m. RADIO TOWER.

- 5 Plan of the land.

Attach a plan of the existing conditions. Photos are also helpful.

### The proposal

**▲** You must give full details of your proposal and attach the information required to assess the application.

If you do not give enough detail or an adequate description of the proposal you will be asked for more information. This will delay your application.

- ⑥ For what use, development or other matter do you require a permit?

Read *How to complete the Application for Planning Permit form* if you need help in describing your proposal.

FROWN FIELDS SITE -  
 INSTALLATION OF A 24M RADIO  
 TOWER TO IMPROVE EMERGENCY RESPONSE  
 WITHIN THE REGION / COMMUNITY

- ⑦ Additional information about the proposal.

Contact council or refer to council planning permit checklists for more information about council's requirements.

Attach additional information providing details of the proposal, including:

Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.

Plans showing the layout and details of the proposal.

If required, a description of the likely effect of the proposal (eg. traffic, noise, environmental impacts).

- ⑧ Encumbrances on title.

Encumbrances are identified on the certificate of title.

Is the land affected by an encumbrance such as a restrictive covenant, section 173 agreement or other obligation on title such as an easement or building envelope?

No, go to 9.

Yes,  Attach a copy of the document (instrument) specifying the details of the encumbrance.

Does the proposal breach, in any way, the encumbrance on title?

No, go to 9.

Yes, contact council for advice on how to proceed before continuing with this application.

**▲ Note**

Council must not grant a permit that authorises anything that would result in a breach of a registered restrictive covenant (sections 61(4) and 62 of the *Planning and Environment Act 1987*). Contact council and/or an appropriately qualified person for advice.

### Costs of buildings and works/permit fee

Most applications require a fee to be paid. Where development is proposed, the value of the development affects the fee. Contact council to determine the appropriate fee.

- ⑨ Estimated cost of development for which the permit is required.

Cost \$ 75,000 **▲** You may be required to verify this estimate.

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

- ⑩ Do you require a receipt for the permit fee?

Yes  No

### Contact, applicant and owner details

11 Provide details of the contact, applicant and owner of the land.

**Contact**

The person you want Council to communicate with about the application.

Name: MAX PORTER

Organisation (if applicable): JMA ARCHITECTS

Postal address: 140 GLADSTONE ST, SOUTH MELBOURNE.

Postcode: 31205

Contact phone: 03 9699 1800

Mobile phone: 0453 901113

Email: Max@pc@jmaarchitects.com.au

Fax:

Indicate preferred contact method

**Applicant**

The person or organisation who wants the permit.

Same as contact. If not, complete details below.

Name:

Organisation (if applicable):

Postal address:

Postcode:

**Owner**

The person or organisation who owns the land.

Same as contact  Same as applicant

Where the owner is different from the applicant or contact, provide the name of the person or organisation who owns the land.

Name (if applicable): JAN BURNÉ

Organisation (if applicable): DELWP

Postal address: 8 NICHOLSON ST, EAST MELBOURNE.

Postcode: 3602

### Checklist

12 Have you?

Filled in the form completely?

Paid or included the application fee?

Attached all necessary supporting information and documents?

Completed the relevant council planning permit checklist?


Signed the declaration on the next page?

**Declaration**

13 This form must be signed. Complete one of A, B or C  
 ▲ Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

**A Owner/Applicant**

I declare that I am the applicant and owner of the land and all the information in this application is true and correct.

Signature   
 Date: 05 / 05 / 2016

**B Owner**

I declare that I am the owner of the land and I have seen this application.

Signature  
 Date: / /

**Applicant**

I declare that I am the applicant and all of the information in this application is true and correct.

Signature  
 Date: / /

**C Applicant**

I declare that I am the applicant and:  
 • I have notified the owner about this application;  
 • and all the information in this application is true and correct.

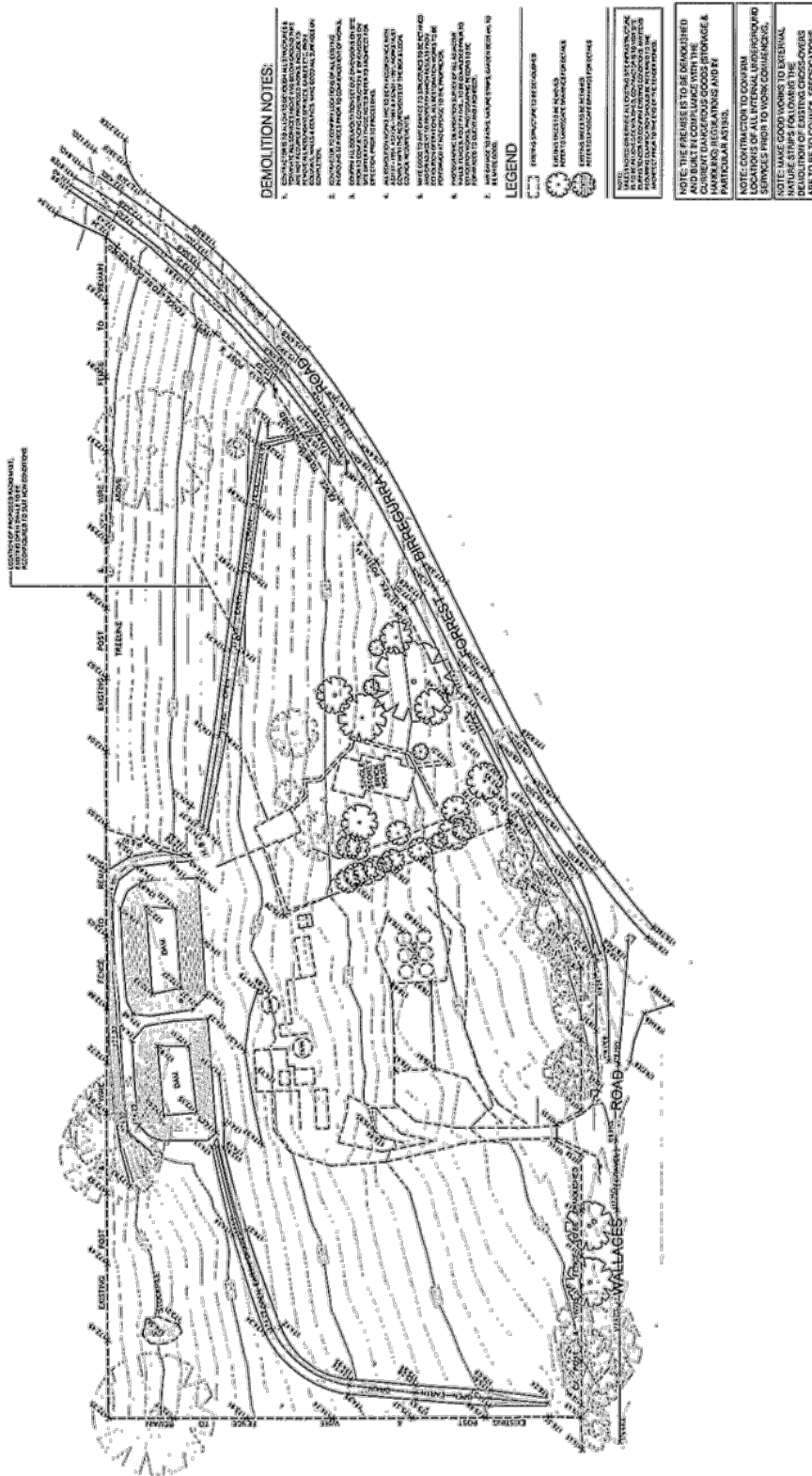
Signature  
 Date: / /

**Lodgement**

Lodge the completed and signed form and all documents with:

Colac-Otway Shire  
 PO Box 283, COLAC VIC 3250  
 2-6 Rae Street, COLAC VIC 3250  
 Telephone: (03) 5232 9412  
 Fax: (03) 5232 1046  
 Email: [inq@colacotway.vic.gov.au](mailto:inq@colacotway.vic.gov.au)  
 TTY: (03) 5231 6787

For help or more information



**DEMOLITION NOTES:**

1. DEMOLITION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENT'S DEMOLITION REGULATIONS AND ANY OTHER APPLICABLE REGULATIONS.
2. DEMOLITION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENT'S DEMOLITION REGULATIONS AND ANY OTHER APPLICABLE REGULATIONS.
3. DEMOLITION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENT'S DEMOLITION REGULATIONS AND ANY OTHER APPLICABLE REGULATIONS.
4. DEMOLITION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENT'S DEMOLITION REGULATIONS AND ANY OTHER APPLICABLE REGULATIONS.
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6. DEMOLITION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENT'S DEMOLITION REGULATIONS AND ANY OTHER APPLICABLE REGULATIONS.
7. DEMOLITION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENT'S DEMOLITION REGULATIONS AND ANY OTHER APPLICABLE REGULATIONS.

**LEGEND**

- EXISTING WALLAGES
- EXISTING POST TRENDS
- EXISTING FENCE
- EXISTING ROAD
- PROPOSED RADIO MAST

**NOTE: THE PREMISES IS TO BE DEMOLISHED AND BUILT IN COMPLIANCE WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENT'S DEMOLITION REGULATIONS AND ANY OTHER APPLICABLE REGULATIONS.**

**NOTE: CONTRACTOR TO CONFORM LOCATIONS OF ALL INTERNAL UNDERGROUND SERVICES WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENT'S DEMOLITION REGULATIONS AND ANY OTHER APPLICABLE REGULATIONS.**

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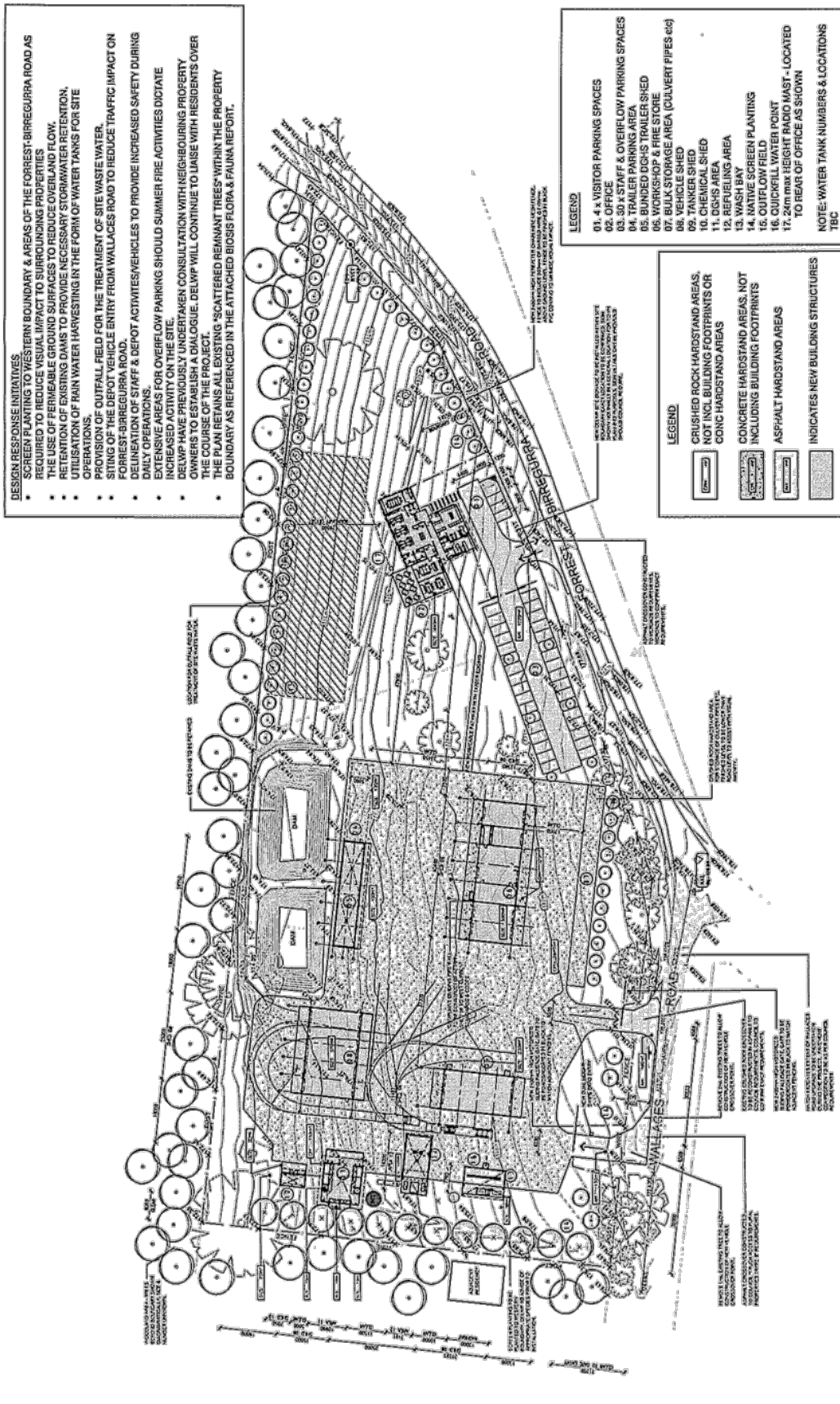
**NOTE: CONTRACTOR TO CONFORM LOCATIONS OF ALL INTERNAL UNDERGROUND SERVICES WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENT'S DEMOLITION REGULATIONS AND ANY OTHER APPLICABLE REGULATIONS.**

JOBNO: 15033 TP01  
 JMA ARCHITECTS  
 1680 BIRREGURRA FORREST ROAD, BARWON DOWNS  
 VIC 3242  
 TEL: 03 5244 1000  
 FAX: 03 5244 1001  
 WWW.JMAARCHITECTS.COM.AU  
 A/C 15033/2016

**PROPOSED RADIO MAST LOCATION**  
 1680 BIRREGURRA-FORREST ROAD, BARWON DOWNS

DATE: 10.05.2016  
 DRAWN: JAP  
 SCALE: 1:500  
 SHEETS: 1/1000  
 REVISION: A





TP02

JMA ARCHITECTS  
 177-179 COLLEGE AVENUE  
 MELBOURNE VIC 3008  
 TEL: 03 9594 1234  
 FAX: 03 9594 1235  
 WWW.JMAARCHITECTS.COM.AU

**PROPOSED SITE PLAN**  
 1680 BIRREGURRA ROAD, BARWON DOWNS

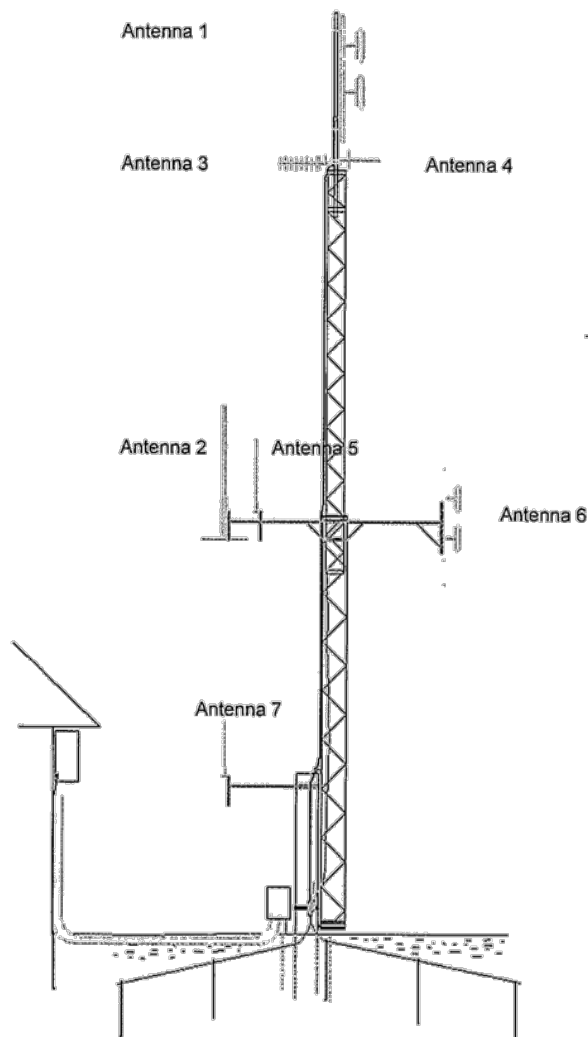
DATE: 01.04.2016  
 DRAWING: MP  
 SCALE: 1:500  
 SHEETS: C  
 REVISED: C





**JMA  
ARCHITECTS**

Generic illustration of the proposed antenna -  
Note the proposed 24m tower will likely be a 3 section mast, not a 2 section as shown.



Created by planning on Wednesday, 18 May 2016

**PLANNING DEPARTMENT**  
Admin Map

**Colac Otway**  
SHIRE

**Title**

Map: PLANNING

Map Zoom: 838.6 m

**Advertising (1)(Property: lots)**

| MI Key | assess num: | title desc: | prop address:                | prop locality: | owner      | addr1              | addr2                   | addr3 | addr5 |
|--------|-------------|-------------|------------------------------|----------------|------------|--------------------|-------------------------|-------|-------|
| 20714  | 11880       | CA 2001     | 1680 BIRREGURRA-FORREST ROAD | BARWON DOWNS   | Crown Land | L 2 8 Nicholson St | EAST MELBOURNE VIC 3002 |       | 3002  |

**Advertising-Zones (1)(Property: lots)**

| MI Key | title desc: | prop address:                | zone:         | parcel overlap: |
|--------|-------------|------------------------------|---------------|-----------------|
| 20714  | CA 2001     | 1680 BIRREGURRA-FORREST ROAD | TOWNSHIP ZONE | 100.0%          |

**Advertising-Overlays (2)(Property: lots)**

| MI Key | title desc: | prop address:                | overlay: | parcel overlap: |
|--------|-------------|------------------------------|----------|-----------------|
| 20714  | CA 2001     | 1680 BIRREGURRA-FORREST ROAD | ESO3     | 100.0%          |
| 20714  | CA 2001     | 1680 BIRREGURRA-FORREST ROAD | WMO      | 100.0%          |

**Legend**

- Overlays - ALL
- Planning Apps
- Property
- Fence
- Fence Proposed
- Green Land
- Essential
- Watercourse
- Floodway (DMA)
- Floodplain (FPA)

- PUBLIC CONSERVATION AND RESOURCE ZONE
- ROAD ZONE - CATEGORY 1
- FARMING ZONE
- RURAL LIVINGS ZONE
- TOWNSHIP ZONE
- PUBLIC USE ZONE - EDUCATION
- PUBLIC PARK AND RECREATION ZONE
- INDUSTRIAL 1 ZONE
- RESIDENTIAL 1 ZONE
- BUSINESS 1 ZONE
- BUSINESS 4 ZONE
- LOW DENSITY RESIDENTIAL ZONE
- PUBLIC USE ZONE - TRANSPORT
- INDUSTRIAL 3 ZONE
- RURAL CONSERVATION ZONE - SCHEDULE 2
- INDUSTRIAL 2 ZONE
- SPECIAL USE ZONE - SCHEDULE 1
- URBAN FLOODWAY ZONE

**\*\* Not all layers depicted here are necessarily shown on map \*\***

**Disclaimer**

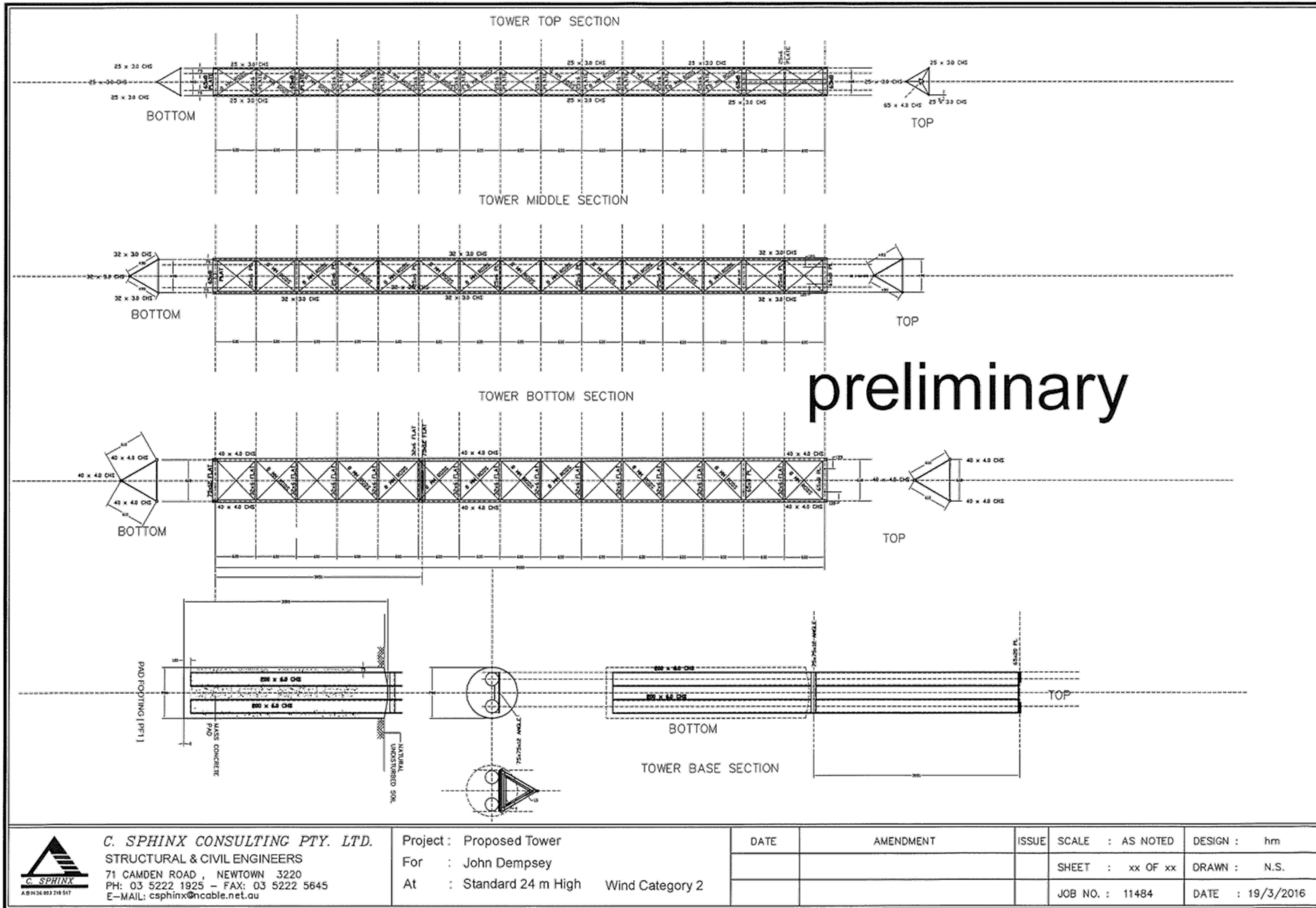
Contains VICMAP Information  
 ©The State of Victoria, Dept. of Sustainability & Environment, 2003  
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**Colac Otway Shire**  
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 COLAC, VIC. 3250  
 Ph: 03 5232 9400  
 Fax: 03 5232 1046  
 Email:  
[info@colacotway.vic.gov.au](mailto:info@colacotway.vic.gov.au)  
 Web:  
[www.colacotway.vic.gov.au](http://www.colacotway.vic.gov.au)

This map is produced on the Geocentric Datum of Australia (GDA94). GDA94 supersedes the Australian Geodetic Datum 1966 (AGD66). Colac-Otway Shire Council uses the Map Grid of Australia (MGA94) Zone 54 projection.





**C. SPHINX CONSULTING PTY. LTD.**  
 STRUCTURAL & CIVIL ENGINEERS  
 71 CAMDEN ROAD, NEWTOWN 3220  
 PH: 03 5222 1925 - FAX: 03 5222 5645  
 E-MAIL: csphinx@ncable.net.au

Project : Proposed Tower  
 For : John Dempsey  
 At : Standard 24 m High Wind Category 2

| DATE | AMENDMENT | ISSUE | SCALE : AS NOTED | DESIGN : hm      |
|------|-----------|-------|------------------|------------------|
|      |           |       | SHEET : xx OF xx | DRAWN : N.S.     |
|      |           |       | JOB NO. : 11484  | DATE : 19/3/2016 |





**PC160806-2 BUILDINGS AND WORKS COMPRISING ROOF LEVEL EXTENSIONS,  
REDUCTION IN CAR PARKING (4 SPACES) AND WAIVER OF  
LOADING/UNLOADING REQUIREMENTS AT 1 TRISTANIA DRIVE, COLAC  
EAST (PP101/2016-1).**

|             |                                  |           |             |
|-------------|----------------------------------|-----------|-------------|
| AUTHOR:     | Ian Williams                     | ENDORSED: | Brydon King |
| DEPARTMENT: | Development & Community Services | FILE REF: | F16/4453    |

**Location:** 1 Tristania Drive, Colac East

**Zoning:** Industrial 1 Zone (IN1Z)

**Overlay controls:** Development Plan Overlay (DPO1 - Colac Abattoir and Food Production Plant)

Note: DDO1 (Colac Eastern Entrance and Industrial Area) also covers some of the land in the Australian Lamb Company's (ALC) ownership, but does not apply to that part of the site where the works proposed by this application would occur.

**Proposed Amendments:** Nil

**Purpose:**

A planning permit is sought for roof level extensions to existing buildings, a reduction in car parking of 4 spaces and a waiver of the loading/unloading requirement (18sqm) at 1 Tristania Drive, Colac East.

This application is before the Planning Committee as a reduction of 4 car parking spaces is sought.

**Declaration of Interests**

No officer declared an interest under the *Local Government Act 1989* in the preparation of this report.

**Summary**

- A planning permit is sought for extensions that would raise the roofs of two existing buildings at the Australian Lamb Company's (ALC) abattoir site, together with a reduction in car parking of 4 spaces and a waiver of the loading/unloading requirement (18sqm).
- The proposed works would accommodate existing ALC processing operations, with the raising of the peltomatic roof allowing a robotic machine to carve carcasses.
- A Development Plan has been prepared for that part of the land in ALC's ownership covered by DPO1 (Colac Abattoir and Food Production Plant).
- A Development Plan was originally approved for the land by Council on 30 June 1999. The Development Plan was subsequently amended in 2005 and, more recently, an amended Development Plan for the land was approved at the Ordinary Council meeting on 27 April 2016.
- The proposed roof level alterations would be consistent with the height and appearance of existing industrial buildings on the site. The proposal would also be in general

accordance with the approved Development Plan and, as such, the application was exempt from public notification.

- Council's Infrastructure Unit has considered the request for the reduction in parking and the waiver of the loading/unloading requirement, and raised no objection.
- It is considered that a planning permit could reasonably be issued for the proposal.

### **Background**

The site, which was previously owned by CRF Assets Pty Ltd, contains a number of industrial buildings that have been used as an abattoir for over 80 years. The site extends south from Treatment Works Road to Dalton Street. Tristania Drive provides internal site access and bisects the site in a west to east direction. The current activities on the site include animal slaughter, animal storage (lairage), skin and salting processes, cold storage and distribution, and meat processing. As well as buildings associated with these activities, other buildings on site function as chillers, workshop and maintenance buildings, and offices and amenities.

The site has an extensive planning history. Details of the more recent planning applications considered by Council's Planning Committee are provided below:

- PP6/2014-1 - Construction of a Freezer Store and Two Freezer Chillers for Existing Abattoir and Associated Works. Permit issued 14/05/2014.
- PP185/2015-2 - Buildings and Works Comprising Construction of Dry Store Building, Construction of a Replacement Skin Salting Facility, Extensions to Chillers and Cold Storage and Distribution Building, Office, Expansion of Existing Lairages, Waiver of 206 Car Parking spaces, Internal Roads and Associated Works. Permit issued 21/09/2015.

The following application was considered at an Ordinary Council meeting, together with an amended Development Plan for the site:

- PP49/2016-1 - Buildings and Works to Provide Kill Floor, Boning Room/Dry Store, Hay Shed, Igloos, Internal Accessway and Associated Works, and Reduction in Car Parking (172 Spaces). Permit issued 27 April 2016. The amended Development Plan was approved on the same date.

### **Issues / Options**

Council has the options of:

- a) Supporting the application subject to conditions;
- b) Supporting the application subject to conditions with changes;
- c) Refusing to grant a permit.

Key issues for consideration when assessing this application relate to the potential visual impact of the proposed extensions and whether the reduction in parking of four (4) spaces should be allowed. It is recommended that Option a) is supported for the reasons outlined in the balance of this report.

### **Proposal**

Planning permission is sought for roof level extensions, a reduction in parking of 4 spaces and a waiver of the loading/unloading requirement of 18sqm. Specifically, the proposal includes the following:

#### Existing Processing Floor

It is proposed to increase the height of the roof of this building from 7.5m to 9.6m, to facilitate the use of new machinery. The proposed roof level alterations, which would result in an



increase in height of 2.1m, would result in the building having a similar height to the surrounding industrial buildings and would add 55sqm (7.3m by 7.6m) internally to this building as a mezzanine floor level.

#### Existing Production Area

It is proposed to raise the roof of this building by 1.65m, to a maximum height of 8.87m. The applicant has advised that this increase in roof height would allow the provision of an internal mezzanine floor and would result in a net increase of 117sqm (12.4m by 9.4m).

#### Parking Reduction and Loading/Unloading Waiver

The proposal seeks a reduction in the car parking requirement of 4 spaces and a waiver of the requirement to provide an additional 18sqm of loading/unloading area.

The applicant has advised that the proposed works would enable ALC to accommodate its existing processing operations, with the raising of the peltomatic roof allowing the use of a robotic machine for carving the carcasses. Overall the proposed works would support this established industry in Colac.

#### **Site & Surrounds**

The site is located on the eastern side of Clark Street, to the south of Treatment Works Road, Colac. It is within the Colac East industrial precinct, approximately 2km northeast of the Colac CBD and to the southeast of Lake Colac. The Melbourne-Warrnambool railway line runs along the eastern boundary of the site (PUZ4).

The site has an irregular shape, with a centrally located electricity easement (E-1) and a sewer easement (E-2) in the northeast corner. A Section 173 Agreement dated 27 January 2000 (reference W551288P) is registered on the title to Lot 1 PS 413157N. The specific obligations set out within the Agreement are as follows:

#### *"Construction of Export Facility*

*the owner will cause the construction of the Export Facility to commence on the Subject Land on or before the 14 August 1999, and to reach Final Completion on or before 31 March 2000; and*

#### *New Business*

*the owner must cause trading of the New Business to commence as soon as is reasonably practicable after the Final Completion of the Export Facility and cause the New Business to be conducted from the Export Facility for the period of at least five years after trading commences; and*

#### *Permitted Use and Development*

*the owner will not use or develop the Subject Land for any purpose other than as an abattoir and food production plant."*

The first two requirements of the Section 173 Agreement have been complied with and the site continues to be used as an abattoir. The current proposal is also considered to be consistent with the requirements of this Agreement.

The north western section of the site is identified as being within an area of cultural heritage sensitivity. It is noted that a meat processing plant has been lawfully operating from this site since prior to 28 May 2007. As such, under Regulation 43 of the Aboriginal Heritage Regulations 2007, a Cultural Heritage Management Plan is not required as the proposed development is associated with a purpose for which the land was being lawfully used immediately before the commencement day of the Regulations.

The site is within the Industrial 1 Zone, which extends from Treatment Works Road to the north, through to the land within the Commercial 2 Zone adjacent to the Princes Highway to the south. To the west of the site are residential properties within the General Residential Zone facing onto Lake Colac. The land to the north of the site is within the Public Use Zone (PUZ1) and is occupied by Barwon Water as a sewerage treatment plant. The Geelong to Warrnambool railway line and more Industrial 1 zoned land adjoins to the east, and land within the Rural Activity Zone is located further east.

### **Public Notice**

Public notice of the application was not required to be given, in accordance with Section 52 of the Planning and Environment Act, for the following reason:

- The proposal is considered to be generally in accordance with the Development Plan for this site.

In addition, the following is noted:

- It is considered that the notice exemptions listed under Clause 33.01-4 (Industrial 1 Zone) and 52.06-4 (Car Parking) could be applied to the proposal. With regard the provisions of Clause 33.01-4 the works would not be within 30m of land (not a road) which is in a residential zone –the nearest land in the General Residential Zone is more than 140m away.
- No new industrial use with adverse amenity potential is proposed under this application, with the physical works comprising roof level extensions to existing buildings.
- The waiver of loading and unloading provisions is the only matter which triggers any potential requirement for public notice of this application. Given the existing loading areas available on site, it is considered that the proposed waiver of the loading/unloading requirements would not be detrimental to the amenity of existing residential properties to the west.
- The Responsible Authority is satisfied that the grant of a permit would not cause material detriment to any person.

### **Referrals**

This application was not required to be referred externally. The application was referred internally to Council's Infrastructure and Building Units. No objection was raised to the proposal and it was not requested that any conditions be imposed in the event a permit is issued.

### **Planning Controls**

The land is in the Industrial 1 Zone (INZ1) and is covered by a Development Plan Overlay (DPO1 – Colac Abattoir and Food Production Plant). A planning permit is required under the following provisions of the Planning Scheme:

- Clause 33.01-4 – Construct a building or construct or carry out works (IN1Z).
- Clause 52.06 – Reduction in the car parking requirement (4 car spaces).
- Clause 52.07 – Waiver of the loading/unloading requirement (18sqm)

Clause 43.04-1 (DPO1) does not trigger a requirement for a planning permit, but does specify that:

*“A permit must not be granted to use or subdivide land, construct a building or construct or carry out works until a development plan has been prepared to the satisfaction of the responsible authority.*

*This does not apply if a schedule to this overlay specifically states that a permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority.*

*A permit granted must:*

- *Be generally in accordance with the development plan.*
- *Include any conditions or requirements specified in a schedule to this overlay.”*

A Development Plan for the abattoir was approved by Colac Otway Shire on 30 June 1999, which was subsequently amended in 2005. A further amendment to the Development Plan was recently approved by Council on 27 April 2016. The current proposal is considered to be generally in accordance with the Development Plan for this site approved in April 2016.

a. State and Local Planning Policy

The State and Local Planning Policy Framework seeks to ensure the objectives of planning in Victoria are fostered through appropriate land use and development policies and practices, which integrate relevant environmental, social and economic factors in

the interests of net community benefit and sustainable development. The following policies are relevant to the consideration of this application:

- Clause 15.03-2 - Aboriginal Cultural Heritage
- Clause 17 - Economic Development
- Clause 17.02-1 - Industrial Land Development
- Clause 17.02-2 - Design of Industrial Development
- Clause 18 - Transport
- Clause 18.02-5 - Car Parking
- Clause 21.03-1 - General
- Clause 21.03-2 - Colac
- Clause 21.05 - Economic Development

It is considered that the proposal generally meets the objectives and strategies of the relevant State and local planning policies. The proposal would support an existing industry within Colac.

The applicant has previously advised that additional buildings proposed on site, which have recently been granted permits by Council, would generate approximately 50 direct new jobs and several indirect jobs. It is considered that the current proposal would also help develop the employment base of the region and the existing industry on the site, promoting Colac as a location for industry whilst minimising offsite effects. Overall, it is considered that the proposal accords with the principles of the State and Local Planning Policy Frameworks.

Colac Structure Plan 2007

The Colac Otway Structure Plan 2007 is a reference document in the Planning Scheme, listed under Clause 21.07. The Plan provides key recommendations in response to the main issues identified through early consultation with the community, agency stakeholders and Council representatives.

The vision for Colac is:

*“Colac will be a thriving town with a vibrant town centre that takes pride in its Lakeside location, is responsive to the housing needs of its residents and offers a variety of opportunities for employment and economic development.”*

The proposal is considered to be consistent with the preferred direction as set out within the Structure Plan.

It is noted that work has commenced on the Colac 2050 project, which will ultimately supersede the 2007 Structure Plan.

b. Zoning

The land is zoned Industrial 1 Zone (INZ1). The purpose to the zone is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To provide for manufacturing industry, the storage and distribution of goods and associated uses in a manner which does not affect the safety and amenity of local communities.*

A planning permit is required under the provisions of Clause 33.01-4 to construct a building or construct or carry out works. This provision has some exemptions from the requirement for a planning permit, whereby a permit is not required for building or works which rearrange, alter or renew plant if the area or height of the plant is not increased. In this instance, the height of the buildings would be raised to accommodate additional machinery and, as such, this exemption cannot be applied.

The use of an abattoir is established on this site and, as such, there is no permit trigger for use in this case.

c. Overlays

i. Development Plan Overlay Schedule 1 (DPO1)

The site is covered by the Development Plan Overlay – Schedule 1 (DPO1). The purpose of this overlay is:

- *To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.*
- *To exempt an application from notice and review if it is generally in accordance with a development plan.*

Clause 43.04-1 states:

*“A permit must not be granted to use or subdivide land, construct a building or construct or carry out works until a development plan has been prepared to the satisfaction of the responsible authority.*

*This does not apply if a schedule to this overlay specifically states that a permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority. A permit granted must:*

- *Be generally in accordance with the development plan.*
- *Include any conditions or requirements specified in a schedule to this overlay.”*

As previously discussed, this overlay does not trigger a requirement for a planning permit. However, when a planning permit is required, this overlay must be considered to ensure that any permit is generally in accordance with any approved Development Plan.

A Development Plan for this area has been prepared in the past and was adopted by Council on 30 June 1999. This was subsequently amended in 2005 and, more recently, on 27 April 2016. This current Development Plan provides the overarching framework for the site, addressing the requirements of the DPO1, and assists with the assessment of planning applications. The approved Development Plan addresses details of land use, building heights, materials and

landscaping, vehicle parking, access, signage, lighting, animal enclosures, storage, dwellings within 500m, wastewater, sewerage, noise, odour and traffic management.

ii. Design and Development Overlay (DDO1)

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To identify areas which are affected by specific requirements relating to the design and built form of new development.

This overlay only affects 1.6% of the subject site, towards the southern part of Lot 2 PS413157. The proposed works would not be located in the area covered by this overlay, and therefore the provisions of DDO1 are not relevant to this application.

d. Particular Provisions

i. Clause 52.06 – Car Parking

The purpose of this clause is:

- *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.*

Under the provisions of clause 52.06, the car parking requirement for 'industry' is 2.9 car spaces to each 100sqm of net floor area. Clause 52.06-5 stipulates that if in calculating the number of car parking spaces the result is not a whole number, the required number of car parking spaces is to be rounded down to the nearest whole number.

The approved Development Plan for this site identifies the location of all areas set aside for car parking and truck parking. The approved Plan notes that, whilst the requirements of Clause 52.06 (Car Parking) apply to this site, consideration

will be given to the 'Transport Impact Assessment Report' (TIAR) by ESR Transport Planning, dated 18/12/2015, when considering future planning applications.

This report, which formed part of the application to amend the Development Plan and is cited in the approved Development Plan, found that a rate of 1.5 car spaces per 100sqm would be more

appropriate for this site, given the nature of the use. Council's Infrastructure Unit considered this aspect of the Development Plan and no objection was raised.

The recommendation to consider applying this revised rate to any future planning applications was in the Development Plan approved by Council at the Ordinary Council meeting in April 2016.

ii. Clause 52.07 - Loading and Unloading of Vehicles

The purpose of this clause is:

- *To set aside land for loading and unloading commercial vehicles to prevent loss of amenity and adverse effect on traffic flow and road safety.*

The provisions of this clause require 27.4sqm loading area for 2,600sqm, and an additional 18sqm "for every additional 1,800sqm or part".

iii. Clause 52.34 Bicycle Parking

The purpose of this clause is:

- *To encourage cycling as a mode of transport.*
- *To provide secure, accessible and convenient bicycle parking spaces and associated shower and change facilities.*

Under this clause, one (1) bicycle space is required for each 1,000sqm of net floor area for an industry.

### **Consideration of the Proposal**

Pursuant to Clause 33.01-4 (IN1Z), a planning permit is required for buildings and works. The current planning application seeks a planning permit for roof level extensions, a reduction in car parking (4 spaces) and a waiver of the additional 18sqm loading/unloading area requirement. The proposed works include increasing the height of the roof of the existing processing floor building by 2.1m, to add 55sqm internally to this building, and raising the height of the roof of the production building by 1.64m, to add 117sqm internally. The proposed works would allow internal plant to be relocated and facilitate the provision of a robotic machine for carving the carcasses.

The amended Development Plan, approved by Council on 27 April 2016, identifies "*preferred maximum height precincts*" within the site, whereby proposed development over the preferred height may be subject to a visual assessment at the discretion of the Responsible Authority. The approved precinct height in the location of the works proposed under this application is 15m. The existing buildings within this part of the site range in height between

8m and 15m. The proposed roof level alterations, which would increase building heights, would result in development consistent with the existing industrial buildings and with the approved Development Plan.

It is also considered that the proposed development would be an appropriate distance from surrounding dwellings and Lake Colac, whilst maintaining the acceptable site coverage. Given the distance between existing dwellings and the proposed works, it is not considered that the proposed roof level alterations would result in any harmful sense of enclosure or encroachment to these residential properties. It is also considered that, given the location and height of the proposed works,

the proposal would not detrimentally impact views of Lake Colac from Marriner Street or surrounding properties within Clark Street.

Given the nature of the proposed works, it is considered that the proposal could reasonably be allowed as an acceptable outcome against the purpose and relevant decision guidelines of the zone and overlay. The works proposed under this application are required to facilitate the further growth and expansion of the established abattoir on this site and, in the context of the broader use and development of the site, are considered to be relatively minor in nature. The proposal would support a long established industry in Colac that provides significant economic and employment benefits to the region. It is further acknowledged that the proposed expansion of the existing abattoir facility would allow the current owners (ALC) to provide improved on site operations.

Land to the south of the proposed works, some of which is in ALC's ownership, is covered by a Design and Development Overlay (DDO1 - Colac Eastern Entrance and Industrial Area), which states that buildings should not exceed a height of 8 metres above natural ground level. The proposed works would be located outside of the area covered by DDO1 and, as such, the preferred height specified does not apply. Also of note is that the land to the immediate south of the area covered by DPO1, whilst located within DDO1, is under ownership of ALC and is likely to be further developed in the future. The proposed works are considered to be acceptably located on the land and adjacent to existing industrial buildings. In view of this, it is considered that the proposed roof level alterations would not be viewed as stand-alone additions, but would be perceived as part of the broader industrial development on the site. On this basis, it is not considered that the proposed works would have a material impact when viewed from surrounding roads and public vantage points.

#### Amenity

The use of an abattoir is established on this site and has been ongoing since approximately the 1930s. Over time, the abattoir has expanded and now processes lamb for domestic and export markets. ALC purchased the abattoir in 2014 and committed to growing its operation in Colac. Whilst the use is lawfully established at this site, consideration should be given to whether the proposed works would in any way intensify this use. The proposed roof level alterations would allow for internal plant to be relocated and would facilitate the provision of a robotic machine for carving carcasses. It is not considered that these works would affect the ability of the site to comply with State Environment Protection Policy (Control of Noise from Industry, Commerce and Trade) No. N-1 (SEPP N-1) as part of the ongoing use of the land.

The development element of this application relates to roof level alterations associated with the installation of internal equipment and, as such, formal referral of this application to EPA was not considered to be required.

#### Traffic impact

Under the provisions of Clause 52.06 (Car Parking), the parking requirement for 'industry' is 2.9 car spaces to each 100sqm of net floor area. Clause 52.06-5 stipulates that if in calculating the number of car parking spaces the result is not a whole number, the required number of car parking spaces is to be rounded down to the nearest whole number. Under the provisions of Clause 52.06, the proposed development would result in a net increase of approximately 172sqm, requiring 4 car spaces in total to be provided under the provisions of Clause 52.06.

As previously noted, the Development Plan approved in April 2016 notes that future development proposals, when triggering a parking requirement under Clause 52.06 (Car Parking), should be assessed having regard to the 'Transport Impact Assessment Report' (TIAR) by ESR Transport Planning, dated 18/12/2015, which suggests applying a rate of 1.5 car spaces per 100sqm. At the time the amended Development Plan was being assessed, Council's Infrastructure Unit considered this reduced rate and no objection was raised. This revised rate was also considered at the Ordinary Council meeting in April 2016, at which the amended Development Plan was approved.

The current application proposes a total additional floor area of 172sqm. Under the provisions of Clause 52.06, this additional industrial floor area has a car parking requirement of 4 additional car parking spaces. Under the reduced rate specified within the recently approved amended Development Plan, there would be a car parking requirement of 2 car parking spaces.

The site currently benefits from 259 car parking spaces (i.e. 204 along the western boundary, 42 car spaces to the west and 13 to the east of the existing cold storage and distribution building). A total of 365 car spaces are proposed to be provided on the site under earlier planning permits refs. PP6/2014-1 and PP185/2015-2. It has previously been acknowledged that, given staff numbers, shift times and the nature of the use on the land, the overall provision of 365 on site car spaces would be

adequate to meet on site demand. Given this, it is considered that the reduction of 4 car spaces requested under this application should be allowed by Council.

Council's Infrastructure Unit has previously advised that it is not aware of any significant parking issues at the site or on adjacent roads, and experience suggests that parking on site is ample. On balance, Council's Infrastructure Unit considers the request for a reduction in parking could reasonably be allowed.

#### Loading and Unloading

Under the provisions of Clause 52.07, no building or works may be constructed for the manufacture, servicing, storage or sale of goods or materials unless space is provided on the land for loading and unloading vehicle. For "every additional 1,800sqm or part", Clause 52.07 requires an additional 18sqm. The existing buildings on site have already triggered the requirement for a loading area of 27.4sqm and this has previously been provided on site.

The proposed additional 172sqm requires an additional 18sqm of loading area. Given the small additional loading/unloading area required as a result of this proposal, and the existing areas available on site, the applicant has sought to waive this provision.

The proposal would result in a relatively minor shortfall of 18sqm of loading/unloading area. The proposed works would provide additional plant floor area to support the existing industrial operations on the land. In this case, it is considered that adequate on site provision has already been made for the loading and unloading of vehicles, to the satisfaction of the Responsible Authority. In view of this, and given the nature of operations at this site, it is considered that the proposed waiver of an additional 18sqm of loading/unloading area could reasonably be allowed.

#### Bicycle Provision

Under Clause 52.34, one (1) bicycle space is required for each 1,000sqm of net floor area for an industry. Based on the proposed development area of approximately 172sqm, no additional bicycle parking is required to be provided.

### **Council Plan / Other Strategies / Policy**

#### **A Planned Future**

Creates an attractive shire with quality buildings and spaces, accessible travel and transport, and a community that has the services and facilities it needs now and in the future; supports a prosperous economy where trade, manufacturing and business activity flourishes.

The Council Plan identifies that Council should promote local business, services and foster employment opportunities. This proposal would assist an established industry that provides employment opportunities in Colac.



**Financial & Other Resource Implications**

The proposal raises no financial or resourcing implications for Council.

**Risk Management & Compliance Issues**

The proposal raises no risk management or compliance implications for Council.

**Environmental Consideration / Climate Change**

Any relevant environmental considerations have been addressed within this report.

**Communication Strategy / Consultation Period**

Public notice of the application was not required, as discussed earlier in this report.

**Conclusion**

A planning permit is sought for works comprising roof level extensions, a reduction in car parking (4 spaces) and a waiver of the additional 18sqm of loading/unloading area required at 1 Tristania Drive, Colac East. On balance, the proposal is considered acceptable, having regard to the matters considered within this report.

It is considered that, subject to the conditions contained in the recommendation below, the proposal would not cause any significant detriment to the character or amenity of the area. It is therefore recommended that a planning permit be issued.

**Attachments**

1. Application for Planning Permit PP101 2016-1

**Recommendation:**

***That Council:***

***Resolves to issue a Planning Permit for Buildings and Works Comprising Roof Level Extensions, Reduction in Car Parking (4 spaces) and Waiver of Loading/Unloading Requirements at 1 Tristania Drive, Colac East (Lot 1 PS413157) subject to the following conditions:***

***Endorsed plans***

1. ***The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.***

***Amenity***

2. ***The extensions hereby permitted must be constructed of muted, non-reflective colours and materials, to the satisfaction of the Responsible Authority.***
3. ***The buildings and works hereby permitted must be maintained in good order and appearance to the satisfaction of the Responsible Authority.***

***Expiry***

4. ***This permit will expire if one of the following circumstances applies:***

- a) ***The development is not commenced within two years of the date of this permit.***
- b) ***The development is not completed within four years of the date of this permit.***

***In accordance with section 69 of the Planning and Environment Act 1987, an application may be made to the Responsible Authority to extend the periods referred to in this condition.***

**Note**

- 1. This permit does not authorise the commencement of any building works. Prior to the commencement of development, it will be necessary to apply for and obtain building approval for the proposed extensions.***

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Planning Enquiries
Phone: 03 5232 9400
Web: <http://www.colacotway.vic.gov.au>

Office Use Only

Application No.: PP101/2016-1

Date Lodged: 12/5/16

Application for Planning Permit

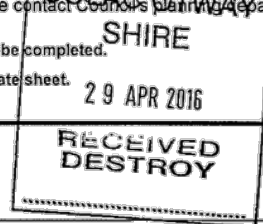
If you need help to complete this form, read [How to complete the Application for Planning Permit form](#).

⚠ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's Planning Department.

⚠ Questions marked with an asterisk (*) are mandatory and must be completed.

⚠ If the space provided on the form is insufficient, attach a separate sheet.

Clear Form



The Land **i**

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

Street Address *

| | | |
|-----------------------------|------------|---------------------------|
| Unit No.: | St. No.: 1 | St. Name: Tristania Drive |
| Suburb/Locality: Colac East | | Postcode: 3250 |

Formal Land Description *
Complete either A or B.

⚠ This information can be found on the certificate of title.

A Lot No.: 1 Lodged Plan Title Plan Plan of Subdivision No.: PS413157

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? *

If you need help about the proposal, read:
[How to Complete the Application for Planning Permit Form](#)

Extend the roof on the existing processing floor.

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 \$9,000

⚠ You may be required to verify this estimate.

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

Existing Conditions **i**

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.

Abattoir

Provide a plan of the existing conditions. Photos are also helpful.

Title Information

5 Encumbrances on title *

If you need help about the title, read: [How to complete the Application for Planning Permit form](#)

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. (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- 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 covenants.)

Applicant and Owner Details

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

Applicant *

The person who wants the permit.

Name: Title: First Name: Simon Surname: Loader
 Organisation (if applicable): Tract Consultants C/Australian Lamb Colac Assets Pty Ltd
 Postal Address: Unit No.: St. No.: St. Name: PO Box 1716
 Suburb/Locality: Geelong State: VIC Postcode: 3220

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

Contact person's details * Same as applicant (if so, go to 'contact information')
 Name: Title: Mr First Name: Surname:
 Organisation (if applicable):
 Postal Address: Unit No.: St. No.: St. Name:
 Suburb/Locality: State: Postcode:

Please provide at least one contact phone number *

Contact information
 Business Phone: 03 5221 0105 Email: sloader@tract.net.au
 Mobile Phone: 0400 896 501 Fax:

Owner *

The person or organisation who owns the land

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

Name: Same as applicant
 Title: First Name: Surname:
 Organisation (if applicable): Australian Lamb Colac Assets P/L
 Postal Address: Unit No.: St. No.: 1 St. Name: Tristania Drive
 Suburb/Locality: Colac East State: VIC Postcode: 3250
 Owner's Signature (Optional): Date: day / month / year

Declaration

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: 27 Apr 2016
 day / month / year

Need help with the Application? **i**

If you need help to complete this form, read [How to complete the Application for Planning Permit form](#)
General information about the planning process is available at www.dpcd.vic.gov.au/planning

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?

No Yes

If 'yes', with whom?: Ian Williams

Date: _____ day / month / year

Checklist **i**

9 Have you:

- Filled in the form completely?
- Paid or included the application fee? **!** Most applications require a fee to be paid. Contact Council to determine the appropriate fee.
- Provided all necessary supporting information and documents?
 - A full, current copy of title information for each individual parcel of land forming the subject site
 - A plan of existing conditions.
 - Plans showing the layout and details of the proposal
 - 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).
- Completed the relevant Council planning permit checklist?
- Signed the declaration (section 7)?

Lodgement **i**

Lodge the completed and signed form, the fee payment and all documents with:

Colac Otway Shire
PO Box 283 Colac VIC 3250
2-6 Rae Street Colac VIC 3250

Contact information:

Telephone: 61 03 5232 9400
Email: inq@colacotway.vic.gov.au

Deliver application in person, by fax, or by post:

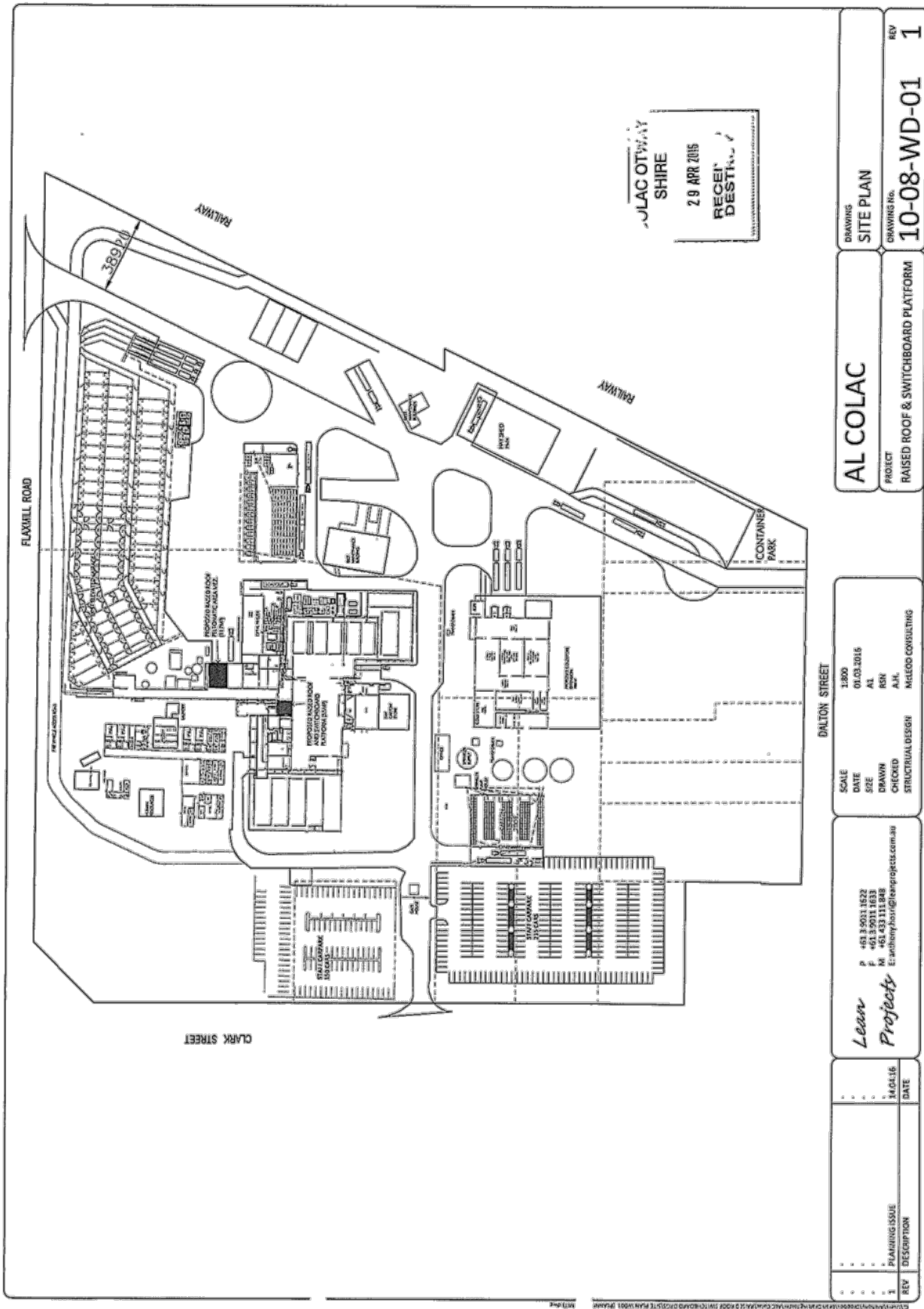
Print Form

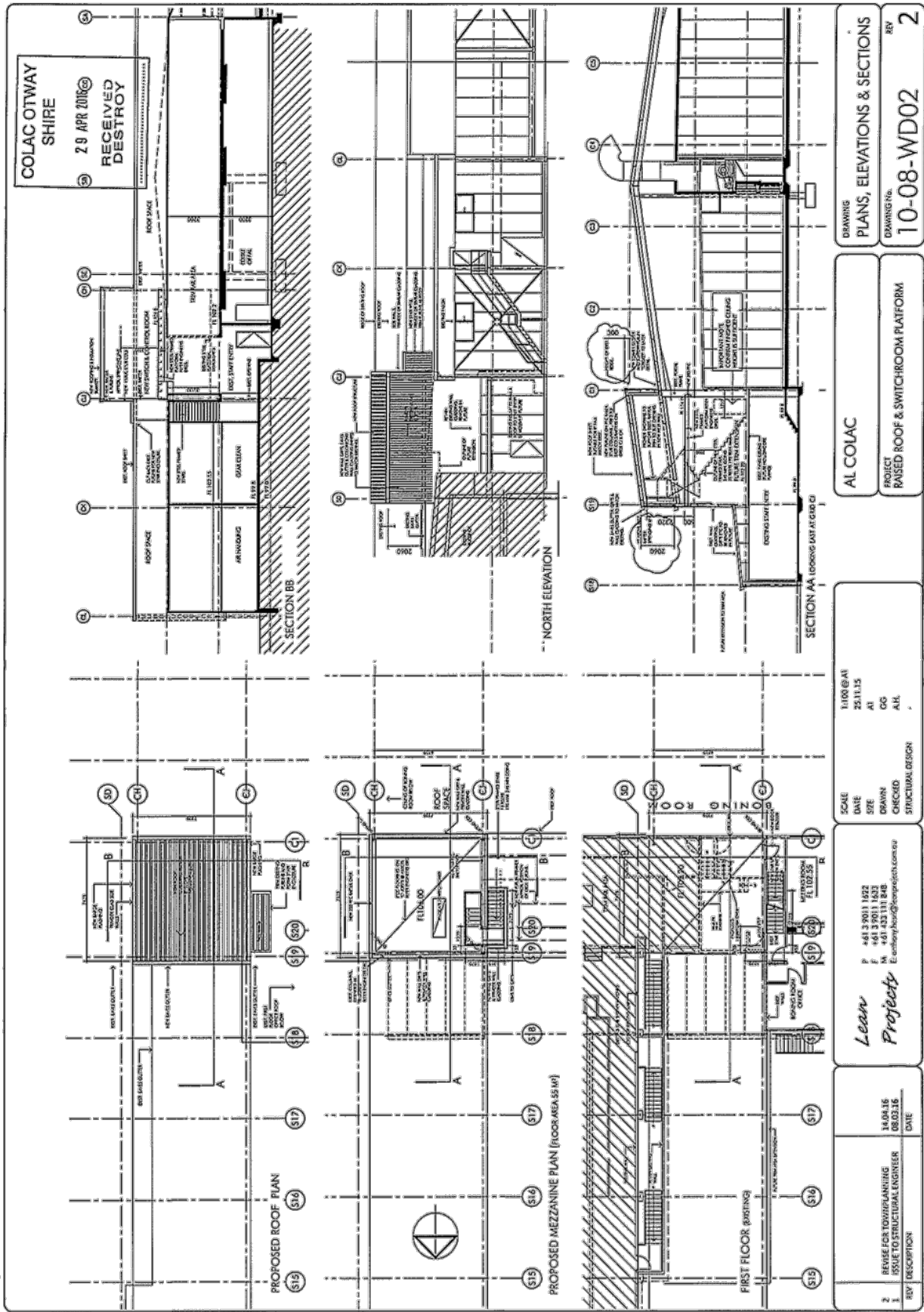
Make sure you deliver any required supporting information and necessary payment when you deliver this form to the above mentioned address. This is usually your local council but can sometimes be the Minister for Planning or another body.

Save Form:

Save Form To Your Computer

You can save this application form to your computer to complete or review later or email it to others to complete relevant sections.





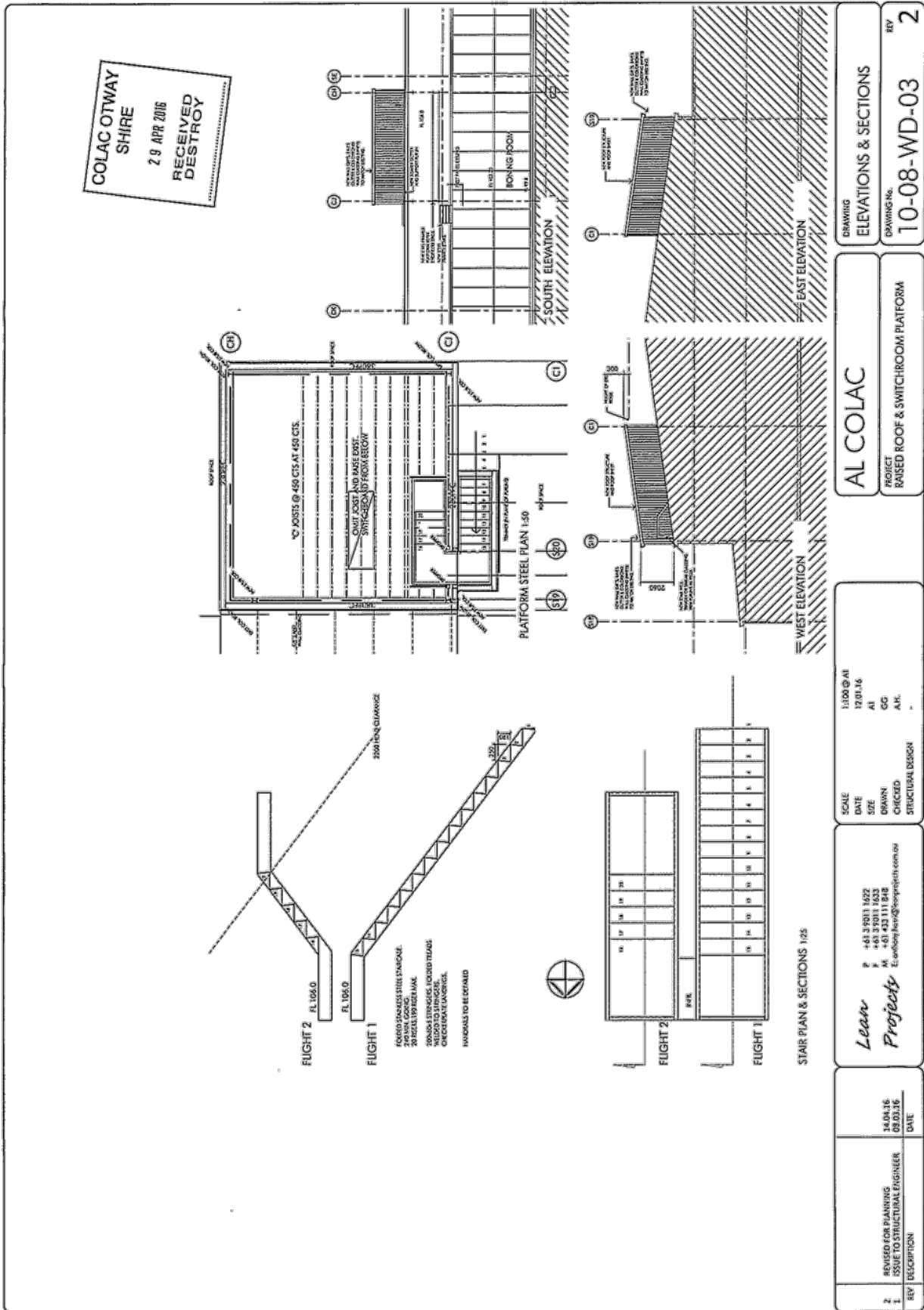
DRAWING NO. 10-08-WD02
REV 2

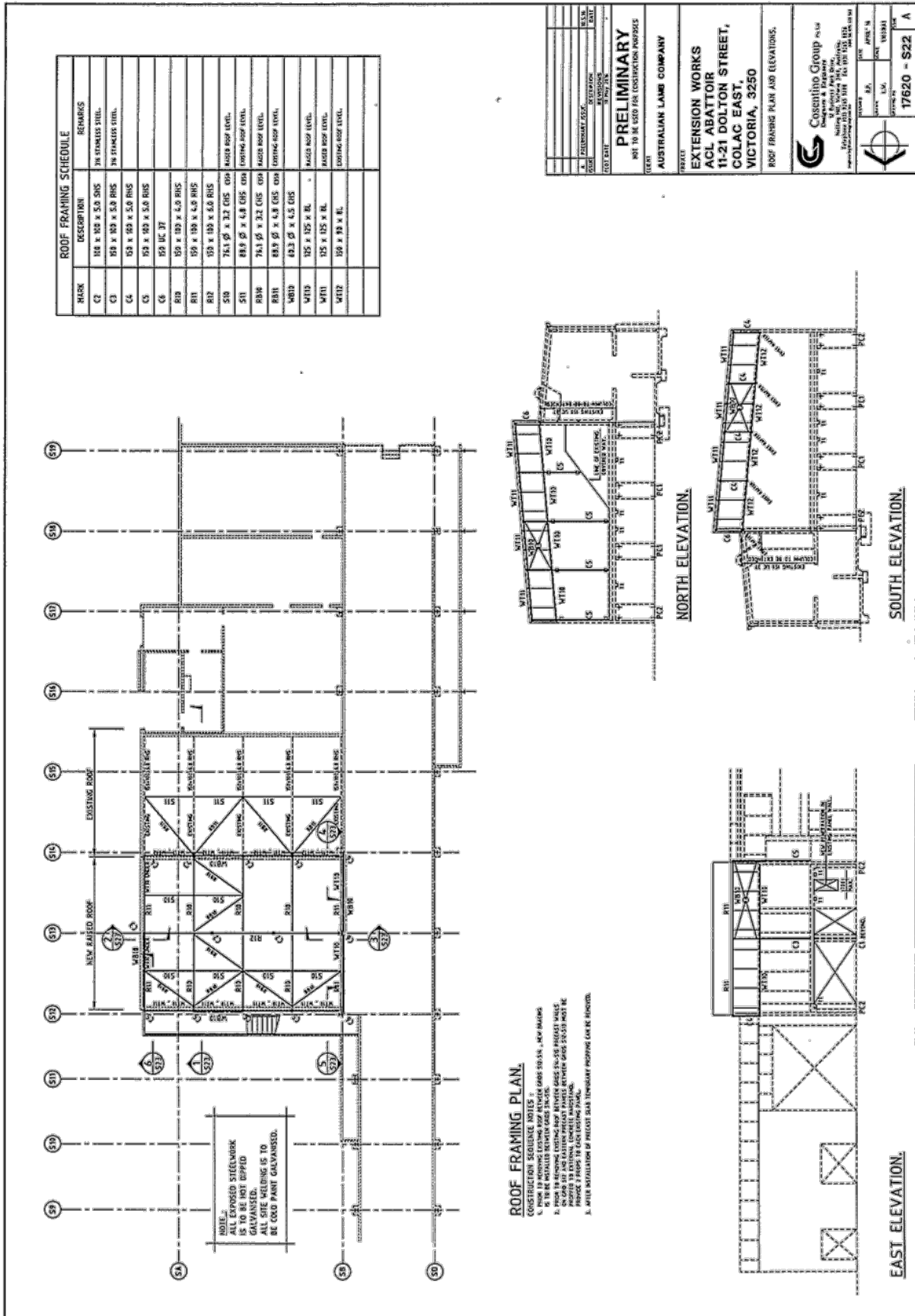
AL COLAC
PROJECT RAISED ROOF & SWITCHROOM PLATFORM

SCALE 1:100 @ A1
DATE 25.11.15
SITE AI
DRAWN CG
CHECKED A.H.
STRUCTURAL DESIGN

Lean Projects
P 461 3 9011 1022
F 461 3 9011 1033
M 461 433 111 848
E anthony.hurst@leanprojects.com.au

| REV | DESCRIPTION | DATE |
|-----|------------------------------|----------|
| 2 | REVISED FOR TOWN PLANNING | 14.04.16 |
| 1 | ISSUE TO STRUCTURAL ENGINEER | 08.03.16 |





Peltomatic Floor - North Elevation

Peltomatic Floor - East Elevation

| | | | | | | | | | |
|-------|---------------------------|----------|----------|-------------|----|---------|-----|------------------|----------------------|
| SCALE | 1:100 | DATE | 24.03.16 | SIC | AI | CHECKED | RSH | CONSENTING GROUP | ALJ |
| DRAWN | | PROJECT | | DRAWING No. | | REV | | DRAWING | |
| P | +61.3.9011.1622 | AL COLAC | | 10-12-B-02 | | 0 | | PROJECT | SLAUGHTER FLOOR MODS |
| F | +61.3.9011.1633 | | | | | | | | |
| M | +61.3.433.311.848 | | | | | | | | |
| E | eamon@leanprojects.com.au | | | | | | | | |

Lean Projects

24.03.16

DATE

| | | | | | |
|-----|-------------|----------|--|--|--|
| REV | DESCRIPTION | DATE | | | |
| 0 | PRELIMINARY | 24.03.16 | | | |

| | | | | | |
|---------|--------------------------|-------------|------------|-----|---|
| DRAWING | PELTOMATIC FLOOR - ELEV. | DRAWING No. | 10-12-B-02 | REV | 0 |
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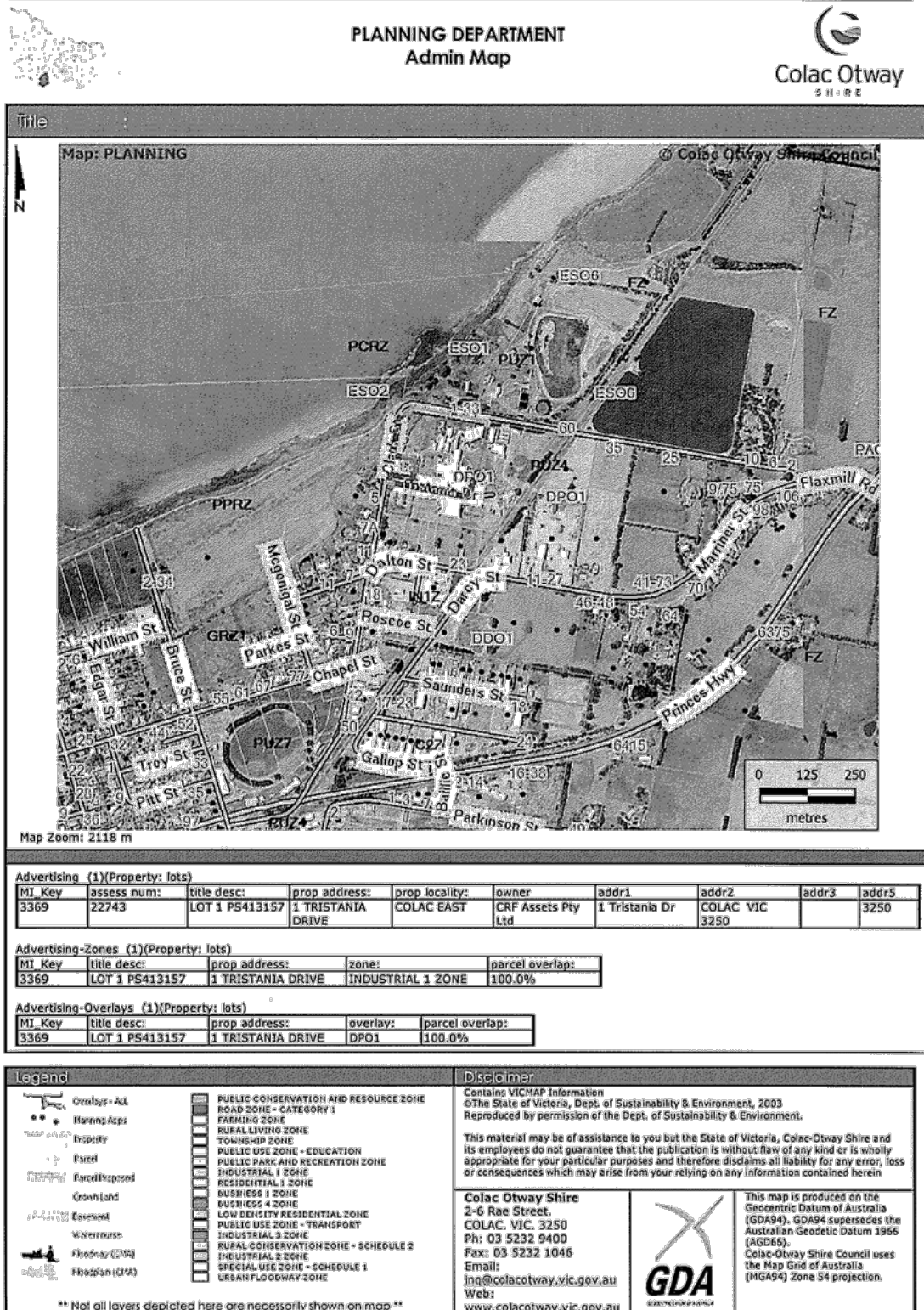
AL COLAC

SLAUGHTER FLOOR MODS

AL COLAC

SLAUGHTER FLOOR MODS

Created by planning on Friday, 20 May 2016



PC160806-3 PLANNING AND BUILDING STATISTICAL REPORT

| | | | |
|-------------|----------------------------------|-----------|-------------|
| AUTHOR: | Jane Preston-Smith | ENDORSED: | Brydon King |
| DEPARTMENT: | Development & Community Services | FILE REF: | F16/316 |

Planning Statistics

March

- 30 Planning Permit Applications were received for the period of 1 March 2016 to 31 March 2016.
- 31 Planning Permit Applications were considered for the period 1 March 2016 to 31 March 2016.

April

- 21 Planning Permit Applications were received for the period of 1 April 2016 to 30 April 2016.
- 21 Planning Permit Applications were considered for the period 1 April 2016 to 30 April 2016.

Building Statistics

The building statistics shown in the attachments to this report are updated to 30 April 2016.

Attachments

1. Planning and Building Statistical Report March 2016
2. Planning and Building Statistical Report April 2016

Recommendation:

That Council:

Notes the Planning and Building Statistical reports for the months of March and April 2016.

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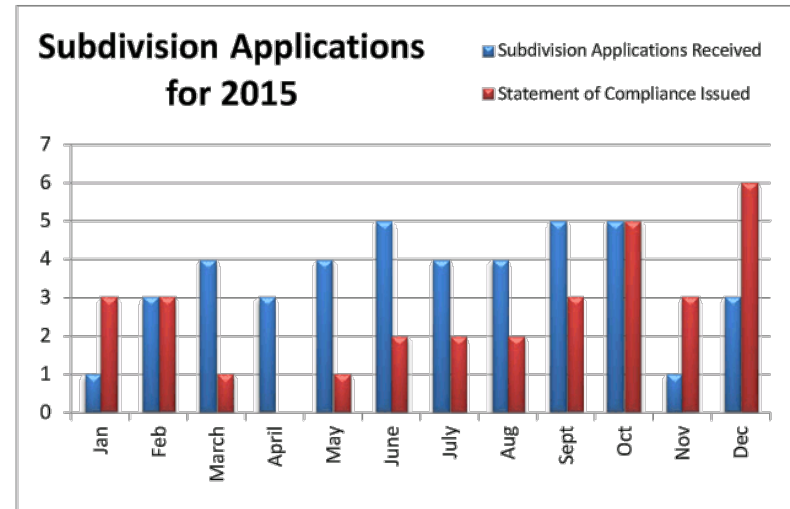
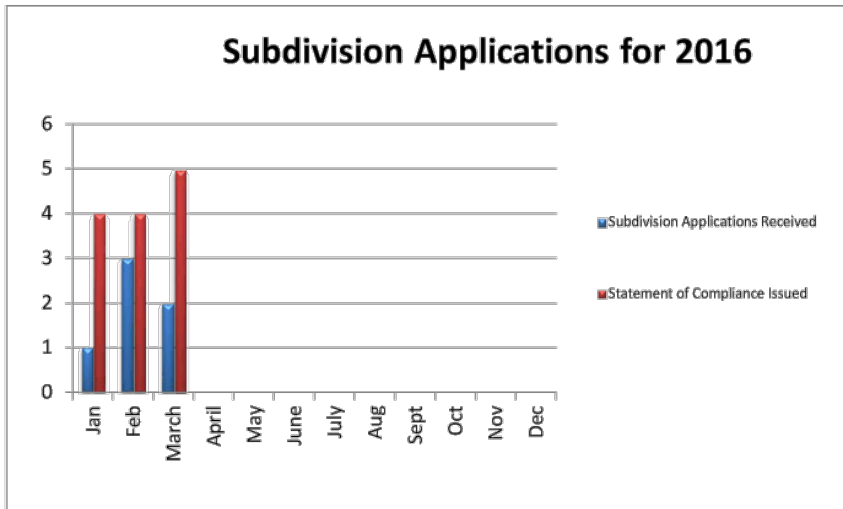
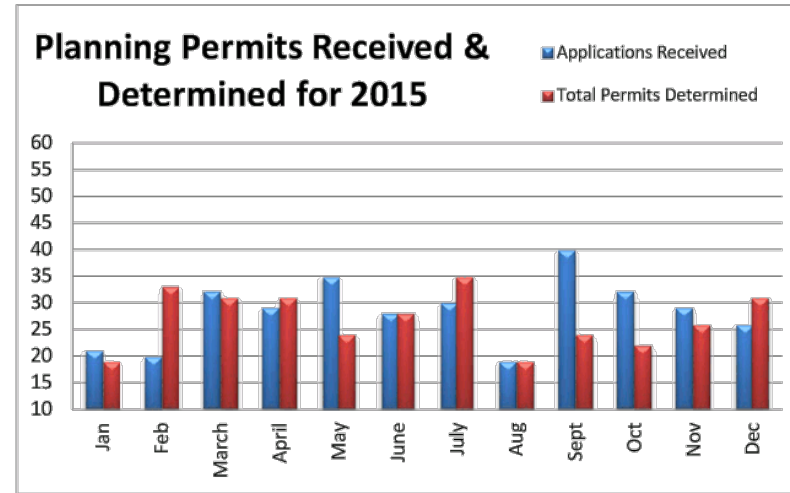
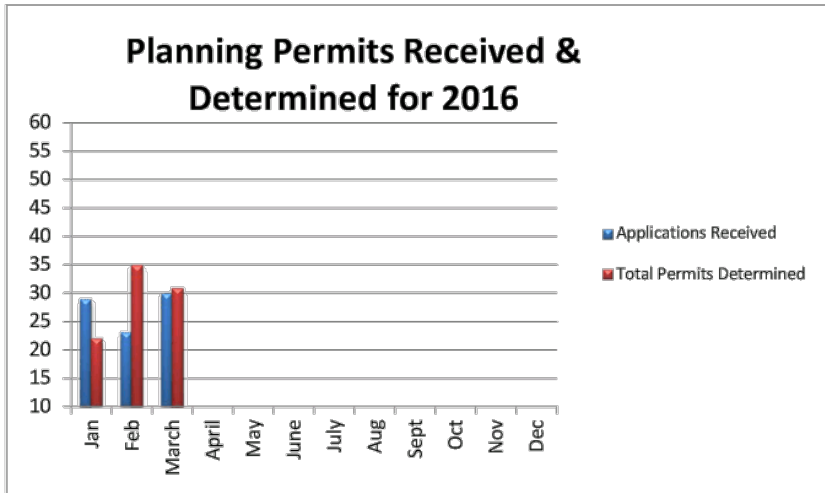
| APPLICATION NUMBER | DATE RECEIVED | LOCATION                            | PROPOSAL                                                                                                                                                                                                                                                                                                 | STATUTORY DAYS | DATE DETERMINED | DETERMINATION AND AUTHORITY |
|--------------------|---------------|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-----------------|-----------------------------|
| 60/2016            | 18 MAR 2016   | 929 CORANGAMITE LAKE ROAD CORAGULAC | CONSTRUCTION OF CARPORT ADDITION                                                                                                                                                                                                                                                                         | 13             | 31 MAR 2016     | PERMIT ISSUED DELEGATE      |
| 51/2016            | 11 MAR 2016   | 45 FLAXMILL ROAD COLAC EAST         | USE & DEVELOPMENT OF A TRANSPORT TERMINAL (LIVESTOCK)                                                                                                                                                                                                                                                    | 2              | 18 MAR 2016     | PERMIT ISSUED DELEGATE      |
| 282/2015-2         | 03 MAR 2016   | 110 BELVERDERE DRIVE ELLIMINYT      | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF A DWELLING, INCLUDING THE PROVISION OF EFFLUENT DISPOSAL AREA AND DRIVEWAY OUTSIDE THE ENVELOPES ONPLAN OF SUBDIVISION 626629                                                                                                                             | 2              | 23 MAR 2016     | PERMIT ISSUED DELEGATE      |
| 42/2016            | 29 FEB 2016   | 59 CALVERT STREET COLAC             | DEMOLITION OF EXISTING FENCE, PARTIAL DEMOLITION TO EXISTING DWELLING AND ALTERATIONS AND ADDITIONS TO EXISTING DWELLING INCLUDING RAINWATER TANKS, SOLAR PANELS, DRIVEWAY AND NEW FRONT FENCE                                                                                                           | 18             | 18 MAR 2016     | PERMIT ISSUED DELEGATE      |
| 39/2016            | 24 FEB 2016   | 2 OVERVIEW CRESCENT APOLLO BAY      | CONSTRUCTION OF A SINGLE DWELLING                                                                                                                                                                                                                                                                        | 3              | 21 MAR 2016     | PERMIT ISSUED DELEGATE      |
| 185/2015-2         | 22 FEB 2016   | 1 TRISTANIA DRIVE COLAC             | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF DRY STORE BUILDING, CONSTRUCTION OF A REPLACEMENT SKIN SALTING FACILITY, EXTENSIONS TO CHILLERS AND COLD STORAGE AND DISTRIBUTION BUILDING, OFFICE, EXPANSION TO EXISTING LAIRAGES, WAIVER OF 206 CAR PARKING SPACES, INTERNAL ROADS AND ASSOCIATED WORKS | 16             | 09 MAR 2016     | PERMIT ISSUED COUNCIL       |
| 34/2016            | 19 FEB 2016   | 3920 GREAT OCEAN ROAD JOHANNA       | CONSTRUCTION OF GARAGE, CARPORT AND TWO (2) 10,000 LITRE WATER TANKS.                                                                                                                                                                                                                                    | 41             | 31 MAR 2016     | PERMIT ISSUED DELEGATE      |
| 33/2016            | 18 FEB 2016   | 145 WILSON STREET COLAC             | EXTENSION TO EXISTING DWELLING - GARAGE, RUMPUS ATTACHED AND VERANDAH                                                                                                                                                                                                                                    | 42             | 31 MAR 2016     | PERMIT ISSUED DELEGATE      |
| 26/2016            | 03 FEB 2016   | 2 ILLOWRA AVENUE WYE RIVER          | REMOVAL OF ONE (1) TREE (EUCALYPT)                                                                                                                                                                                                                                                                       | 57             | 31 MAR 2016     | PERMIT ISSUED DELEGATE      |
| 102/2015-2         | 22 JAN 2016   | 95-101 GREAT OCEAN ROAD APOLLO BAY  | BUILDINGS AND WORKS COMPRISING PARTIAL DEMOLITION OF EXISTING TERRACE AND ALTERATIONS TO ROOF AND TERRACE, NEW WINDOWS, RELOCATION OF BOTTLE SHOP AND CONVERSION OF EXISTING BOTTLE SHOP TO LOUNGE, EXTERNAL PAINTING AND SIGNAGE                                                                        | 42             | 04 MAR 2016     | PERMIT ISSUED DELEGATE      |
| 16/2016            | 21 JAN 2016   | 119-243 HART STREET COLAC           | PERFORMING ARTS CENTRE (ASSOCIATED WITH EDUCATIONAL USE) INCLUDING THE DISPLAY OF BUSINESS IDENTIFICATION SIGNAGE                                                                                                                                                                                        | 67             | 30 MAR 2016     | PERMIT ISSUED DELEGATE      |
| 14/2016            | 21 JAN 2016   | 355 GREAT OCEAN ROAD MARENGO        | BUILDINGS AND WORKS COMPRISING EXTENSION TO DWELLING                                                                                                                                                                                                                                                     | 1              | 23 MAR 2016     | PERMIT ISSUED DELEGATE      |

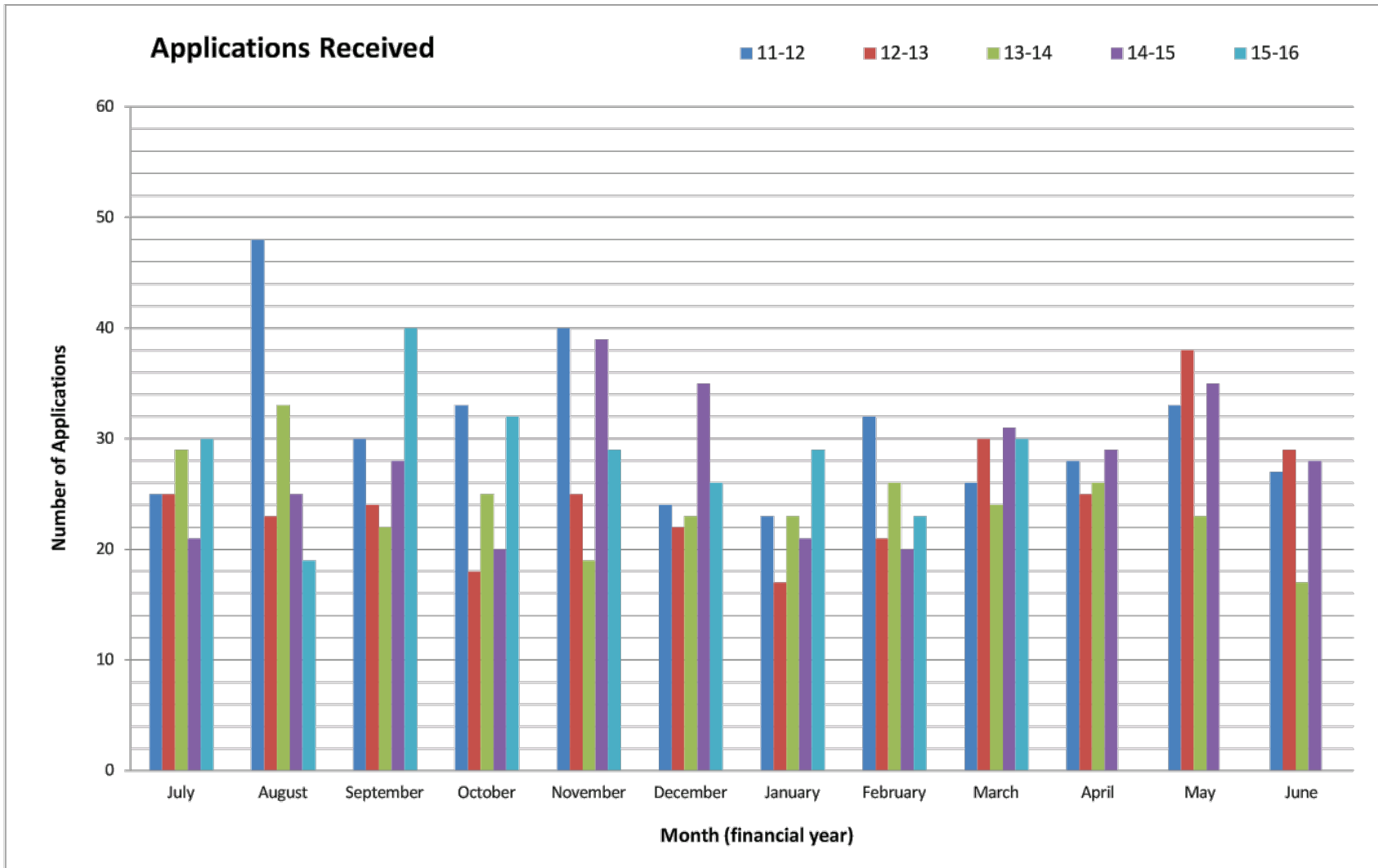
| APPLICATION NUMBER | DATE RECEIVED | LOCATION                                   | PROPOSAL                                                                                                                                                   | STATUTORY DAYS | DATE DETERMINED | DETERMINATION AND AUTHORITY |
|--------------------|---------------|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-----------------|-----------------------------|
| 17/2016            | 19 JAN 2016   | 1405 CRESSY ROAD<br>OMBERSLEY              | EXTENSION TO EXISTING DWELLING                                                                                                                             | 24             | 11 MAR 2016     | PERMIT ISSUED<br>DELEGATE   |
| 8/2016             | 15 JAN 2016   | 1A FYANS STREET COLAC                      | EXTENSION TO ON-PREMISE LIQUOR LICENCE AREA                                                                                                                | 64             | 21 MAR 2016     | PERMIT ISSUED<br>DELEGATE   |
| 312/2015           | 23 DEC 2015   | 24 DOWLING STREET<br>ELLIMINYT             | CONSTRUCTION OF A DWELLING                                                                                                                                 | 58             | 30 MAR 2016     | PERMIT ISSUED<br>DELEGATE   |
| 311/2015           | 23 DEC 2015   | 275 NALANGIL ROAD<br>NALANGIL              | BUILDINGS AND WORKS COMPRISING<br>CONSTRUCTION OF AGRICULTURAL SHEDS AND<br>GARAGE                                                                         | 49             | 21 MAR 2016     | PERMIT ISSUED<br>DELEGATE   |
| 305/2015           | 22 DEC 2015   | 61 GELLIBRAND RIVER ROAD<br>CARLISLE RIVER | BUILDINGS AND WORKS COMPRISING THE<br>ERECTION OF A TELECOMMUNICATIONS FACILITY<br>(35 METRE HIGH MONOPOLE) AND ASSOCIATED<br>WORKS                        | 78             | 09 MAR 2016     | PERMIT ISSUED COUNCIL       |
| 215/2014-2         | 18 DEC 2015   | 94 BEAL STREET<br>BIRREGURRA               | FOUR (4) LOT SUBDIVISION                                                                                                                                   | 14             | 30 MAR 2016     | PERMIT ISSUED<br>DELEGATE   |
| 295/2015           | 07 DEC 2015   | 51 OLD COACH ROAD<br>SKENES CREEK          | ALTERATIONS & ADDITIONS TO DWELLING                                                                                                                        | 71             | 30 MAR 2016     | PERMIT ISSUED<br>DELEGATE   |
| 293/2015           | 03 DEC 2015   | 35 MCKAYS ROAD<br>IRREWARRA                | USE OF LAND IN ASSOCIATION WITH ADJACENT<br>OPEN SPORTS GROUND AND CONSTRUCTION OF A<br>STORAGE SHED                                                       | 15             | 04 MAR 2016     | PERMIT ISSUED<br>DELEGATE   |
| 277/2015           | 12 NOV 2015   | 275 BEEAC DREEITE ROAD<br>BEEAC            | BUILDINGS AND WORKS COMPRISING<br>CONSTRUCTION OF DWELLING                                                                                                 | 7              | 30 MAR 2016     | PERMIT ISSUED<br>DELEGATE   |
| 275/2015           | 12 NOV 2015   | 13 LANG STREET BEEAC                       | BUILDINGS AND WORKS COMPRISING<br>CONSTRUCTION OF EXTENSION TO BUILDING                                                                                    | 89             | 09 MAR 2016     | PERMIT ISSUED<br>DELEGATE   |
| 271/2015           | 11 NOV 2015   | 215 GREAT OCEAN ROAD<br>APOLLO BAY         | CONSTRUCTION OF A NEW DOUBLE STOREY<br>DWELLING (MAXIMUM HEIGHT OF 9 METRES) AND<br>THE ALTERATION TO THE EXISTING ACCESS TO<br>ROAD ZONE CATEGORY 1       | 75             | 21 MAR 2016     | PERMIT ISSUED<br>DELEGATE   |
| 257/2015           | 23 OCT 2015   | 26 EDMUNDSON STREET<br>BIRREGURRA          | TWO (2) LOT SUBDIVISION                                                                                                                                    | 93             | 07 MAR 2016     | PERMIT ISSUED<br>DELEGATE   |
| 243/2015           | 07 OCT 2015   | 1449 PRINCES HIGHWAY<br>PIRRON YALLOCK     | USE AND DEVELOPMENT OF LAND FOR TWO<br>WAREHOUSES AND CREATION OF TWO ACCESSES<br>TO A ROAD IN A ROAD ZONE CATEGORY 1                                      | 76             | 09 MAR 2016     | PERMIT ISSUED<br>DELEGATE   |
| 236/2015           | 24 SEPT 2015  | 21 MAIN STREET<br>BIRREGURRA               | DEMOLITION OF EXISTING DWELLING, AND<br>BUILDINGS AND WORKS COMPRISING<br>CONSTRUCTION OF A DWELLING, A HABITABLE<br>OUTBUILDING, GARAGE, DECKS AND FENCES | 41             | 15 MAR 2016     | PERMIT ISSUED<br>DELEGATE   |

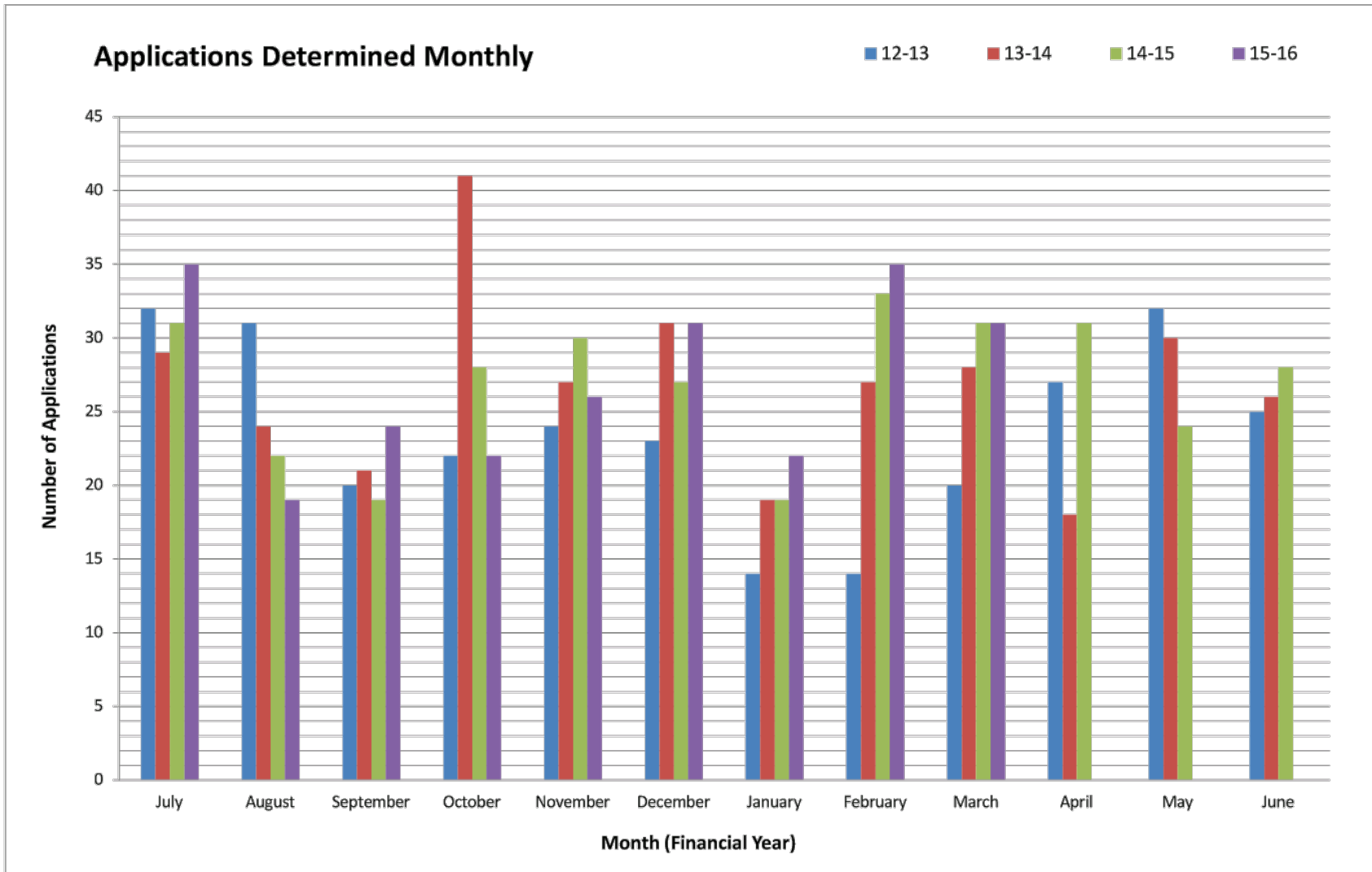


| APPLICATION NUMBER                                               | DATE RECEIVED | LOCATION                           | PROPOSAL                                                                                                                                                                                                                                                 | STATUTORY DAYS | DATE DETERMINED | DETERMINATION AND AUTHORITY |
|------------------------------------------------------------------|---------------|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-----------------|-----------------------------|
| 100/2015                                                         | 01 MAY 2015   | 15 & 17 IRREWILLIPE ROAD ELLIMINYT | RE-SUBDIVISION OF THE LAND INTO TWO (2) LOTS, USE AND DEVELOPMENT OF ONE (1) LOT (NO. 17) FOR A CAMPING AND CARAVAN PAR, ALTERATION TO ACCESS TO A ROAD IN A ROAD ZONE CATEGORY 1, AND DISPLAY OF AN EXTERNALLY ILLUMINATED BUSINESS IDENTIFICATION SIGN | 213            | 10 MAR 2016     | NOTICE OF DECISION          |
| <b>AVERAGE STATUTORY DAYS TO DETERMINE PLANNING APPLICATIONS</b> |               |                                    |                                                                                                                                                                                                                                                          | <b>47</b>      |                 |                             |

| APPLICATION NUMBER                               | DATE RECEIVED | LOCATION                                  | PROPOSAL                                                                                                                        | STATUTORY DAYS | DATE DETERMINED | DETERMINATION AND AUTHORITY |
|--------------------------------------------------|---------------|-------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|----------------|-----------------|-----------------------------|
| 286/2015                                         | 17 NOV 2015   | 21-23 NELSON STREET APOLLO BAY            | USE OF THE LAND AS A CAFÉ, DISPLAY OF A BUSINESS IDENTIFICATION SIGN AND WAIVER OF THREE (3) CAR PARKING SPACES                 | 0              | 16 MAR 2016     | LAPSED                      |
| 9/2015                                           | 12 JAN 2015   | 17 RANKIN STREET & 102 HEARN STREET COLAC | SUBDIVISION OF THE LAND INTO EIGHT (8) LOTS                                                                                     | 55             | 29 MAR 2016     | LAPSED                      |
| 262/2015                                         | 28 OCT 2015   | 94 BEAL STREET BIRREGURRA                 | CHANGE OF USE FROM STUDIO TO SECOND DWELLING                                                                                    | 0              | 07 MAR 2016     | WITHDRAWN                   |
| 136/2015-2                                       | 22 FEB 2016   | 1 TRISTANIA DRIVE COLAC                   | BUILDINGS AND WORKS COMPRISING THE CONSTRUCTION OF A REPLACEMENT SKIN SALTING FACILITY, CHILLERSM CAR PARK AND ASSOCIATED WORKS | 16             | 10 MAR 2016     | WITHDRAWN                   |
| <b>AVERAGE STATUTORY DAYS (ALL APPLICATIONS)</b> |               |                                           |                                                                                                                                 | <b>43</b>      |                 |                             |







**BUILDING DEPARTMENT REPORT – TOTAL BUILDING PERMITS 2016 (YEAR TO DATE)**

|              | New Dwelling |                  | Domestic (Other) |                  | New Commercial |                | Commercial (Other) |            | New Public/Health |               | Public/Health (Other) |                  | Municipal Totals |                   |
|--------------|--------------|------------------|------------------|------------------|----------------|----------------|--------------------|------------|-------------------|---------------|-----------------------|------------------|------------------|-------------------|
|              | No.          | Value (\$)       | No.              | Value (\$)       | No.            | Value (\$)     | No.                | Value (\$) | No.               | Value (\$)    | No.                   | Value (\$)       | No.              | Value (\$)        |
| Jan          | 6            | 2,374,542        | 15               | 881,131          | 2              | 270,000        | 0                  | -          | 1                 | 50,000        | 0                     | -                | 24               | 3,575,673         |
| Feb          | 11           | 5,130,664        | 21               | 722,047          | 3              | 185,745        | 0                  | -          | 0                 | -             | 1                     | 2,779,280        | 36               | 8,817,736         |
| Mar          | 7            | 2,304,676        | 26               | 1,059,876        | 1              | 82,500         | 1                  | -          | 0                 | -             | 0                     | -                | 35               | 3,447,052         |
| Apr          |              |                  |                  |                  |                |                |                    |            |                   |               |                       |                  |                  |                   |
| May          |              |                  |                  |                  |                |                |                    |            |                   |               |                       |                  |                  |                   |
| Jun          |              |                  |                  |                  |                |                |                    |            |                   |               |                       |                  |                  |                   |
| Jul          |              |                  |                  |                  |                |                |                    |            |                   |               |                       |                  |                  |                   |
| Aug          |              |                  |                  |                  |                |                |                    |            |                   |               |                       |                  |                  |                   |
| Sep          |              |                  |                  |                  |                |                |                    |            |                   |               |                       |                  |                  |                   |
| Oct          |              |                  |                  |                  |                |                |                    |            |                   |               |                       |                  |                  |                   |
| Nov          |              |                  |                  |                  |                |                |                    |            |                   |               |                       |                  |                  |                   |
| Dec          |              |                  |                  |                  |                |                |                    |            |                   |               |                       |                  |                  |                   |
| <b>Total</b> | <b>24</b>    | <b>9,809,882</b> | <b>62</b>        | <b>2,663,054</b> | <b>6</b>       | <b>538,245</b> | <b>1</b>           | <b>-</b>   | <b>1</b>          | <b>50,000</b> | <b>1</b>              | <b>2,779,280</b> | <b>95</b>        | <b>15,840,461</b> |

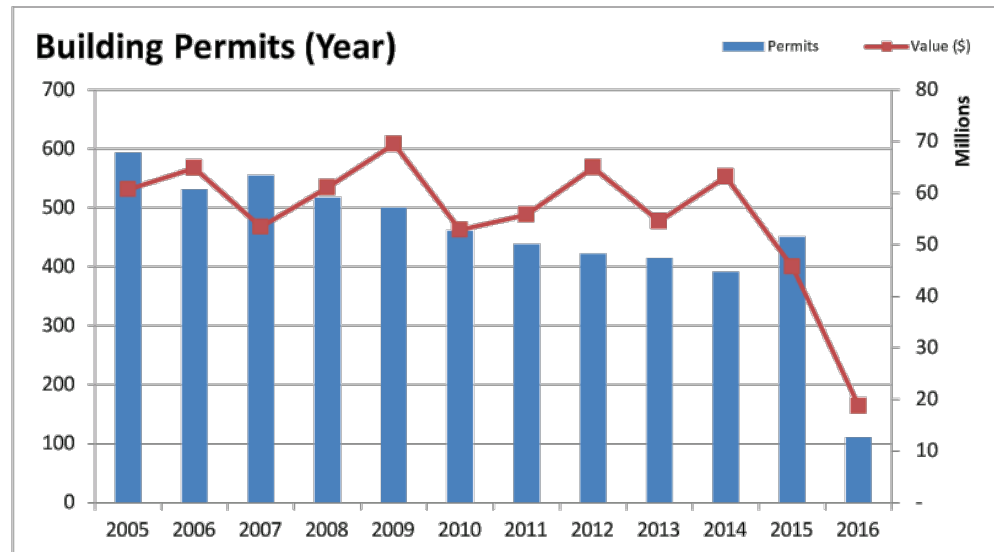
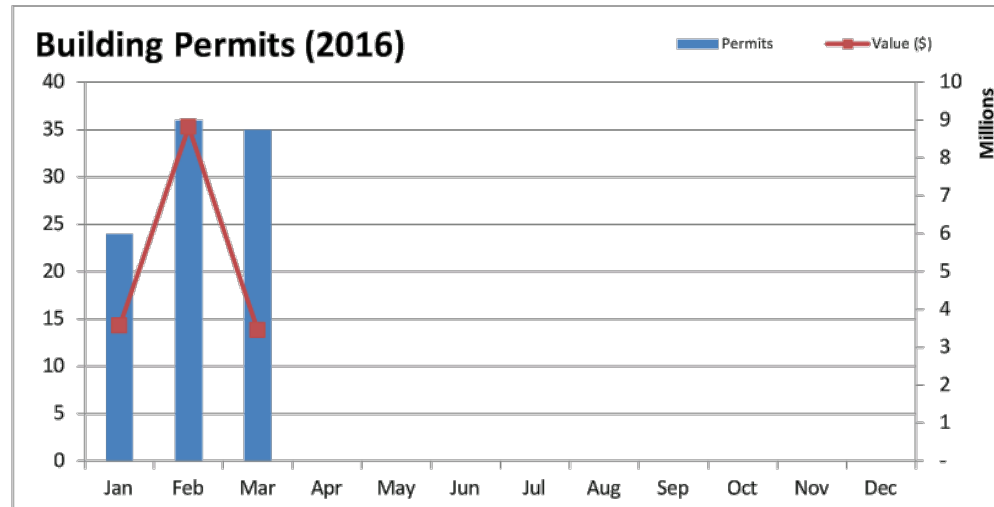
Note: Figures for November may change at next report due to private surveyors lodging permits after report completed

**BUILDING DEPARTMENT REPORT – YEARLY COMPARISON (CURRENT YEAR TO DATE)**

|             | New Dwelling |            | Domestic (Other) |            | New Commercial |            | Commercial (Other) |            | New Public/Health |            | Public/Health (Other) |            | Municipal Totals |            |
|-------------|--------------|------------|------------------|------------|----------------|------------|--------------------|------------|-------------------|------------|-----------------------|------------|------------------|------------|
|             | No.          | Value (\$) | No.              | Value (\$) | No.            | Value (\$) | No.                | Value (\$) | No.               | Value (\$) | No.                   | Value (\$) | No.              | Value (\$) |
| <b>2011</b> | 130          | 34,883,520 | 259              | 11,427,948 | 11             | 4,897,695  | 21                 | 1,768,619  | 1                 | 550,000    | 15                    | 2,041,271  | 437              | 55,569,053 |
| <b>2012</b> | 112          | 37,509,600 | 259              | 9,248,333  | 12             | 9,024,422  | 22                 | 2,272,199  | 2                 | 2,913,411  | 15                    | 4,057,333  | 422              | 65,025,298 |
| <b>2013</b> | 113          | 30,065,304 | 252              | 11,629,479 | 8              | 620,000    | 24                 | 1,526,120  | 7                 | 3,849,610  | 10                    | 6,707,886  | 414              | 54,398,399 |
| <b>2014</b> | 103          | 33,310,220 | 248              | 9,141,465  | 6              | 6,185,846  | 15                 | 1,032,065  | 7                 | 641,868    | 13                    | 12,890,553 | 392              | 63,202,017 |
| <b>2015</b> | 97           | 25,064,524 | 307              | 12,328,475 | 7              | 2,508,183  | 24                 | 3,447,364  | 3                 | 220,634    | 12                    | 2,135,742  | 450              | 45,704,922 |
| <b>2016</b> | 24           | 9,809,882  | 62               | 2,663,054  | 6              | 538,245    | 1                  | -          | 1                 | 50,000     | 1                     | 2,779,280  | 95               | 15,840,461 |

Note: Current year figures are to date only.

| Definition<br>(Examples) | New Dwelling      |           | Domestic (Other) |                      | New Commercial     |        | Commercial (Other) |                      | New Public/Health |          | Public/Health (Other) |      |
|--------------------------|-------------------|-----------|------------------|----------------------|--------------------|--------|--------------------|----------------------|-------------------|----------|-----------------------|------|
|                          |                   | Dwellings |                  | Extension/Alteration |                    | Office |                    | Extension/Alteration |                   | Hospital |                       | Hall |
|                          | Multi Development |           | Verandah/Deck    |                      | Shop               |        | Fit Out            |                      | Medical Clinic    |          | Church                |      |
|                          | Re-Erection       |           | Shed/Garage      |                      | Restaurant         |        | Demolition         |                      | School            |          | Utilities             |      |
|                          |                   |           | Swimming Pool    |                      | Factory /Warehouse |        |                    |                      |                   |          | Demolition            |      |

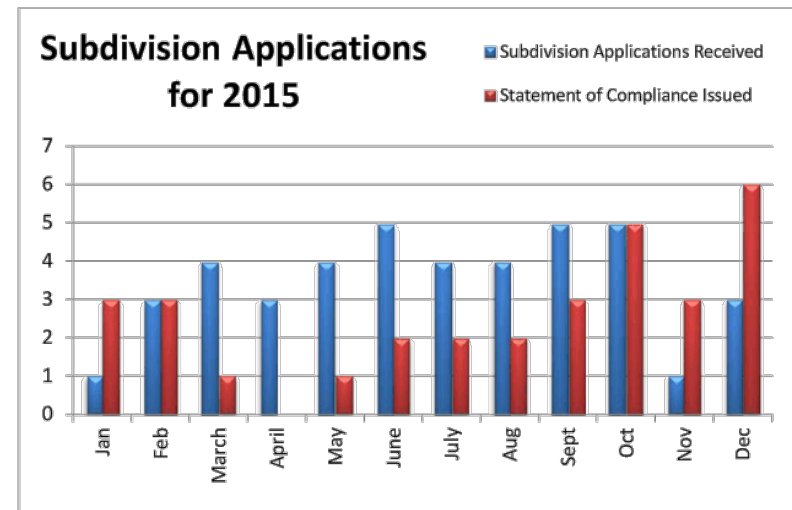
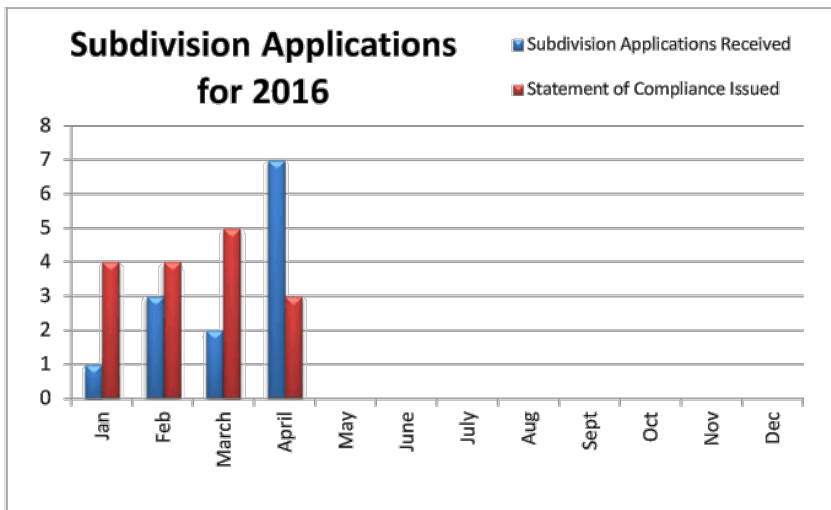
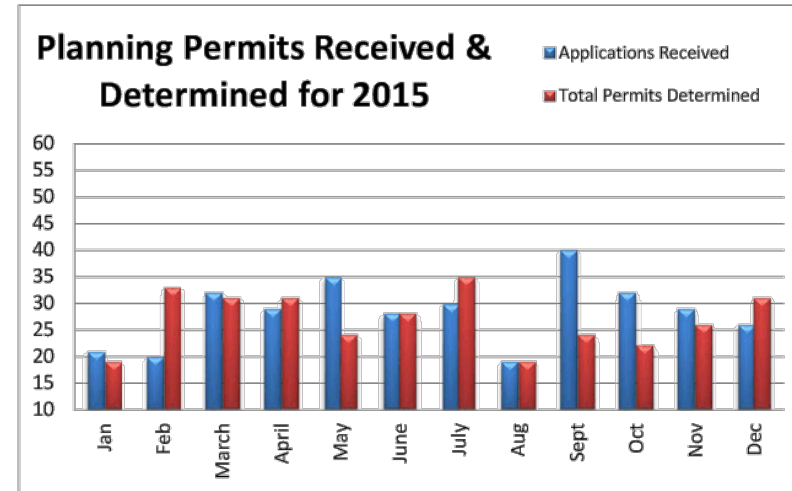
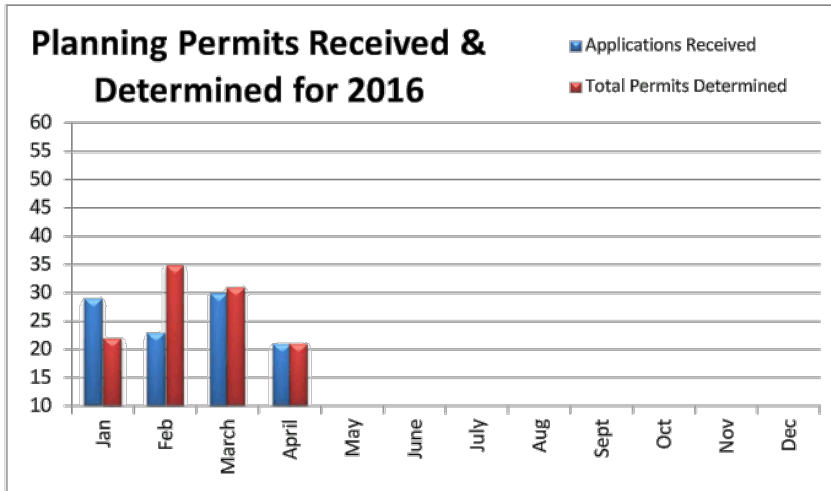


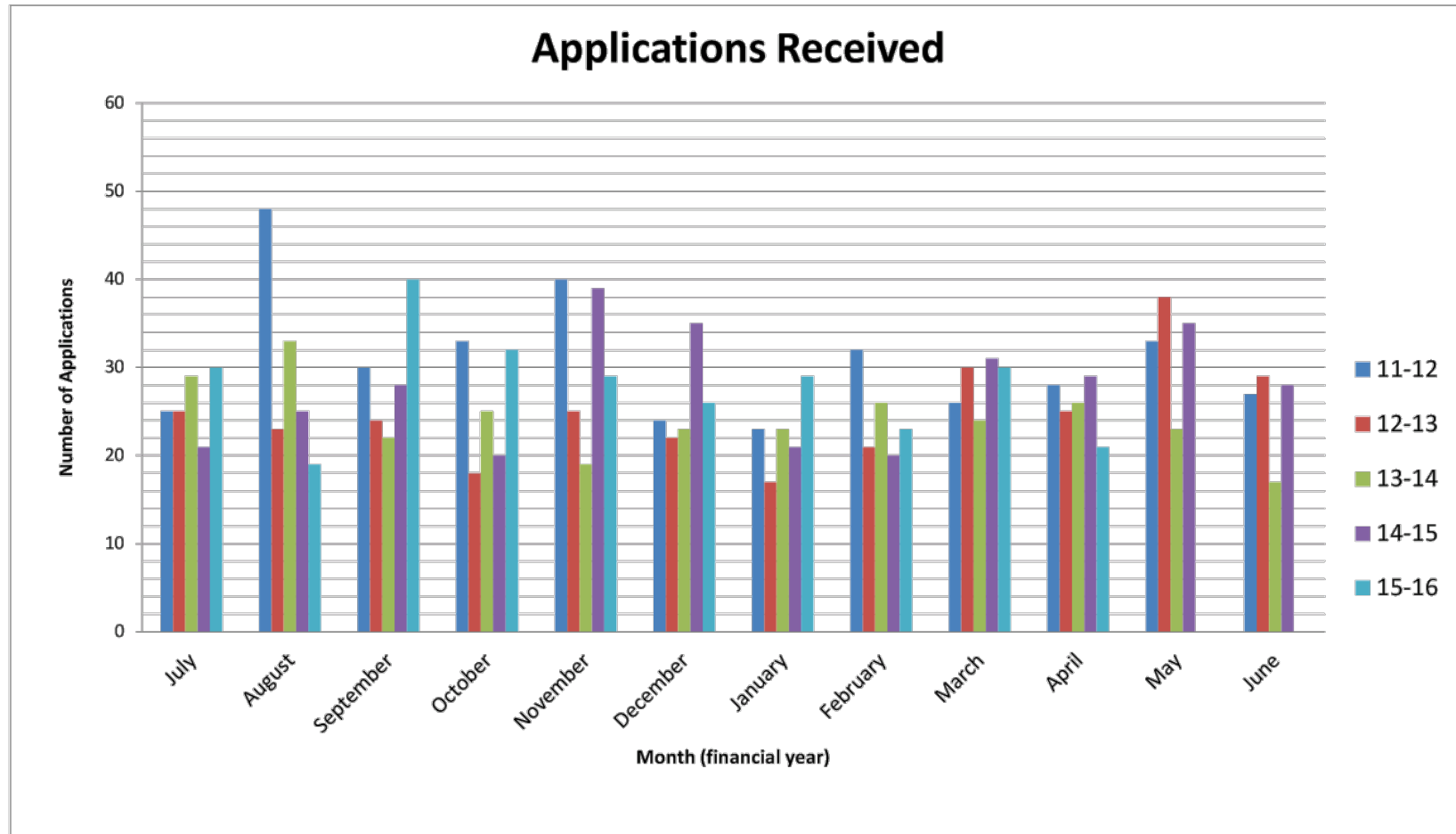
| PLANNING STATISTICAL REPORT – APRIL 2016 - (DETERMINATIONS) |               |                                     |                                                                                                                                                                            |                |                 |                                |
|-------------------------------------------------------------|---------------|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-----------------|--------------------------------|
| APPLICATION NUMBER                                          | DATE RECEIVED | LOCATION                            | PROPOSAL                                                                                                                                                                   | STATUTORY DAYS | DATE DETERMINED | DETERMINATION AND AUTHORITY    |
| 46/2008-5                                                   | 28-MAR-16     | 304-308 MURRAY STREET COLAC         | PARTIAL WAIVER OF CAR PARKING ASSOCIATED WITH THE USE AND DEVELOPMENT OF THE LAND FOR THREE (3) SHOPS AND ASSOCIATED STORAGE - AMENDMENT                                   | 1              | 06-APR-16       | AMENDED PERMIT ISSUED DELEGATE |
| 92/2010-2                                                   | 31-MAR-16     | 570 CORANGAMITE LAKE ROAD COROROOKE | TWO (2) LOT SUBDIVISION AND REMOVAL OF DRAINAGE EASEMENT AND DRAINAGE RESERVE                                                                                              | 18             | 18-APR-16       | AMENDED PERMIT ISSUED DELEGATE |
| 254/2013-2                                                  | 31-MAR-16     | 314 ARMSTRONG STREET ELLIMINYT      | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF SINGLE-STOREY DWELLING                                                                                                      | 2              | 21-APR-16       | AMENDED PERMIT ISSUED DELEGATE |
| 151/2015-1                                                  | 23-MAR-15     | 76 TIGER LANE SKENES CREEK          | USE AND DEVELOPMENT OF THE LAND FOR A DWELLING, REMOVAL OF NATIVE VEGETATION AND ASSOCIATED WORKS                                                                          | 140            | 29-APR-16       | PERMIT ISSUED DELEGATE         |
| 199/2015-2                                                  | 04-JAN-16     | 53 BARRY STREET BIRREGURRA          | TWO (2) LOT SUBDIVISION AND USE OF LOT 2 FOR A STORE                                                                                                                       | 116            | 29-APR-16       | AMENDED PERMIT ISSUED DELEGATE |
| 287/2015-1                                                  | 25-NOV-15     | 5095 GREAT OCEAN ROAD LAVERS HILL   | CONSTRUCTION OF A REPLACEMENT DWELLING                                                                                                                                     | 25             | 01-APR-16       | PERMIT ISSUED DELEGATE         |
| 302/2015-1                                                  | 18-DEC-15     | 85 IRREWARRA SCHOOL ROAD IRREWARRA  | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF ADDITIONAL BAKERY BUILDING, CAR PARK, ANCILLARY WORKS, BUSINESS IDENTIFICATION SIGNAGE, AND THE USE FOR MANUFACTURING SALES | 117            | 13-APR-2016     | REFUSAL TO GRANT - COUNCIL     |
| 11/2016-1                                                   | 18-JAN-16     | 16 JOYCE STREET APOLLO BAY          | BUILDINGS AND WORKS COMPRISING EXTENSION TO DWELLING                                                                                                                       | 35             | 15-APR-16       | PERMIT ISSUED DELEGATE         |
| 15/2016-1                                                   | 21/01/2016    | 225 BUSTY ROAD APOLLO BAY           | BUILDINGS AND WORKS COMPRISING EXTENSIONS AND ALTERATIONS TO DWELLING, CONSTRUCTION OF CARPORT & ASSOCIATED WORKS                                                          | 21             | 06/04/2016      | PERMIT ISSUED DELEGATE         |

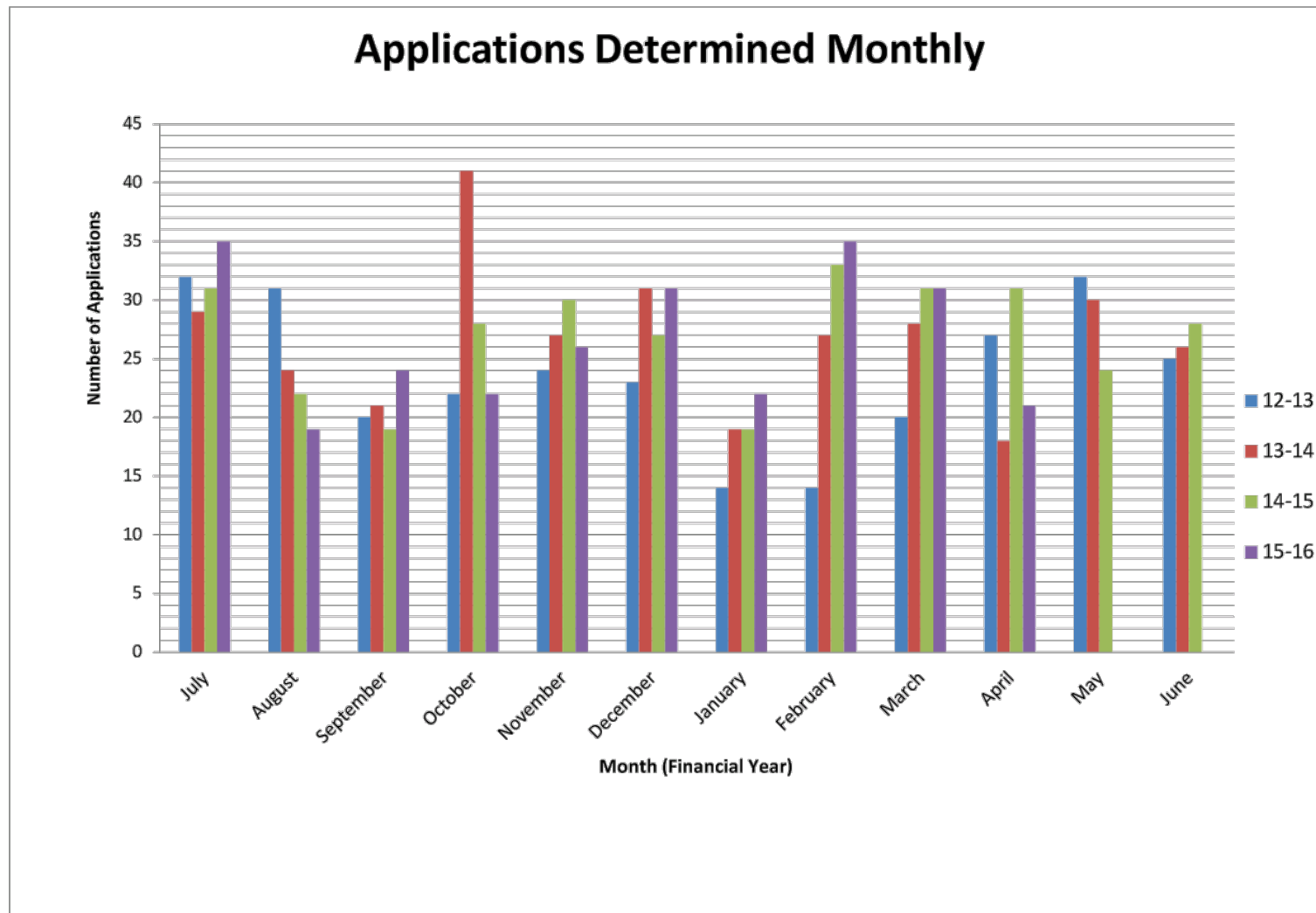
| PLANNING STATISTICAL REPORT – APRIL 2016 - (DETERMINATIONS)      |               |                                |                                                                                                                                                                        |                |                 |                             |
|------------------------------------------------------------------|---------------|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-----------------|-----------------------------|
| APPLICATION NUMBER                                               | DATE RECEIVED | LOCATION                       | PROPOSAL                                                                                                                                                               | STATUTORY DAYS | DATE DETERMINED | DETERMINATION AND AUTHORITY |
| 20/2016-1                                                        | 27-JAN-16     | 880 LARPENT ROAD LARPENT       | USE OF LAND AND DEVELOPMENT OF A BUILDING FOR RURAL INDUSTRY AND DISPLAY OF BUSINESS IDENTIFICATION SIGNAGE                                                            | 51             | 18-JAN-16       | PERMIT ISSUED DELEGATE      |
| 28/2016-1                                                        | 09-FEB-16     | 105 CORUNNUN ROAD COROROOKE    | RE-SUBDIVISION OF LAND (6 LOTS) INTO TWO LOTS                                                                                                                          | 65             | 29-APR-16       | PERMIT ISSUED DELEGATE      |
| 30/2016-1                                                        | 12-FEB-16     | 22 GRANT STREET FORREST        | BUILDINGS AND WORKS COMPRISING EXTENSIONS TO DWELLING                                                                                                                  | 49             | 26-APR-16       | PERMIT ISSUED DELEGATE      |
| 35/2016-1                                                        | 18-FEB-16     | 95 FACTORY ROAD COROROOKE      | RE-SUBDIVISION OF TWO LOTS (BOUNDARY REALIGNMENT)                                                                                                                      | 53             | 27-APR-16       | PERMIT ISSUED DELEGATE      |
| 36/2016-1                                                        | 23-FEB-16     | 265 TELEGRAPH ROAD MURROON     | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF DWELLING                                                                                                                | 42             | 29-APR-16       | PERMIT ISSUED DELEGATE      |
| 40/2016-1                                                        | 24-FEB-16     | 505 IRREWILLIPE ROAD ELLIMINYT | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF AGRICULTURAL SHED                                                                                                       | 12             | 12-APR-16       | PERMIT ISSUED DELEGATE      |
| 49/2016-1                                                        | 08-MAR-16     | 1 TRISTANIA DRIVE COLAC        | BUILDINGS AND WORKS TO PROVIDE KILL FLOOR, BONING ROOM/DRY STORE, HAY SHED, IGLOOS, INTERNAL ACCESSWAY AND ASSOCIATED WORKS, AND REDUCTION IN CAR PARKING (172 SPACES) | 27             | 27-APR-16       | PERMIT ISSUED COUNCIL       |
| 56/2016-1                                                        | 21-MAR-16     | 1220 PRINCES HIGHWAY NALANGIL  | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF REPLACEMENT GARAGE                                                                                                      | 28             | 18-APR-16       | PERMIT ISSUED DELEGATE      |
| 63/2016-1                                                        | 29-MAR-16     | 24 OAK AVENUE APOLLO BAY       | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF STORE WITH ANCILLARY OFFICE AND STAFF FACILITIES                                                                        | 24             | 22-APR-16       | PERMIT ISSUED DELEGATE      |
| <b>AVERAGE STATUTORY DAYS TO DETERMINE PLANNING APPLICATIONS</b> |               |                                |                                                                                                                                                                        | <b>46</b>      |                 |                             |



| PLANNING STATISTICAL REPORT – APRIL 2016 - (PERMITS NOT REQUIRED, WITHDRAWN AND LAPSED APPLICATIONS) |               |                                      |                                                   |                |                 |                             |
|------------------------------------------------------------------------------------------------------|---------------|--------------------------------------|---------------------------------------------------|----------------|-----------------|-----------------------------|
| APPLICATION NUMBER                                                                                   | DATE RECEIVED | LOCATION                             | PROPOSAL                                          | STATUTORY DAYS | DATE DETERMINED | DETERMINATION AND AUTHORITY |
| 176/2015-1                                                                                           | 15-JUL-15     | 72 HART STREET COLAC                 | SUBDIVISION OF THE LAND INTO SEVEN (7) LOTS       | 2              | 29-APR-16       | PLANNING APPLICATION LAPSED |
| 252/2015-1                                                                                           | 19-OCT-15     | 30 MARRINERS LOOKOUT ROAD APOLLO BAY | ONE HUNDRED AND THIRTY FOUR (134) LOT SUBDIVISION | 1              | 09/04/2016      | PLANNING APPLICATION LAPSED |
| 276/2015-1                                                                                           | 11-NOV-15     | 445 SETTLEMENT ROAD SWAN MARSH       | USE AND DEVELOPMENT OF THE LAND FOR A DWELLING    | 1              | 01/04/2016      | PLANNING APPLICATION LAPSED |
| AVERAGE STATUTORY DAYS (ALL APPLICATIONS)                                                            |               |                                      |                                                   | 39             |                 |                             |







**BUILDING DEPARTMENT REPORT – TOTAL BUILDING PERMITS 2016 (YEAR TO DATE)**

|              | New Dwelling |                   | Domestic (Other) |                  | New Commercial |                | Commercial (Other) |            | New Public/Health |               | Public/Health (Other) |                  | Municipal Totals |                   |
|--------------|--------------|-------------------|------------------|------------------|----------------|----------------|--------------------|------------|-------------------|---------------|-----------------------|------------------|------------------|-------------------|
|              | No.          | Value (\$)        | No.              | Value (\$)       | No.            | Value (\$)     | No.                | Value (\$) | No.               | Value (\$)    | No.                   | Value (\$)       | No.              | Value (\$)        |
| Jan          | 6            | 2,374,542         | 15               | 881,131          | 2              | 270,000        | 0                  | -          | 1                 | 50,000        | 0                     | -                | 24               | 3,575,673         |
| Feb          | 11           | 5,130,664         | 22               | 728,047          | 3              | 185,745        | 0                  | -          | 0                 | -             | 1                     | 2,779,280        | 37               | 8,823,736         |
| Mar          | 7            | 2,304,676         | 26               | 1,059,876        | 1              | 82,500         | 1                  | -          | 0                 | -             | 0                     | -                | 35               | 3,447,052         |
| Apr          | 7            | 2,905,864         | 19               | 555,482          | 0              | -              | 0                  | -          | 0                 | -             | 0                     | -                | 26               | 3,461,346         |
| May          |              |                   |                  |                  |                |                |                    |            |                   |               |                       |                  |                  |                   |
| Jun          |              |                   |                  |                  |                |                |                    |            |                   |               |                       |                  |                  |                   |
| Jul          |              |                   |                  |                  |                |                |                    |            |                   |               |                       |                  |                  |                   |
| Aug          |              |                   |                  |                  |                |                |                    |            |                   |               |                       |                  |                  |                   |
| Sep          |              |                   |                  |                  |                |                |                    |            |                   |               |                       |                  |                  |                   |
| Oct          |              |                   |                  |                  |                |                |                    |            |                   |               |                       |                  |                  |                   |
| Nov          |              |                   |                  |                  |                |                |                    |            |                   |               |                       |                  |                  |                   |
| Dec          |              |                   |                  |                  |                |                |                    |            |                   |               |                       |                  |                  |                   |
| <b>Total</b> | <b>31</b>    | <b>12,715,746</b> | <b>82</b>        | <b>3,224,536</b> | <b>6</b>       | <b>538,245</b> | <b>1</b>           | <b>-</b>   | <b>1</b>          | <b>50,000</b> | <b>1</b>              | <b>2,779,280</b> | <b>122</b>       | <b>19,307,807</b> |

Note: Figures for November may change at next report due to private surveyors lodging permits after report completed

**BUILDING DEPARTMENT REPORT – YEARLY COMPARISON (CURRENT YEAR TO DATE)**

|             | New Dwelling |            | Domestic (Other) |            | New Commercial |            | Commercial (Other) |            | New Public/Health |            | Public/Health (Other) |            | Municipal Totals |            |
|-------------|--------------|------------|------------------|------------|----------------|------------|--------------------|------------|-------------------|------------|-----------------------|------------|------------------|------------|
|             | No.          | Value (\$) | No.              | Value (\$) | No.            | Value (\$) | No.                | Value (\$) | No.               | Value (\$) | No.                   | Value (\$) | No.              | Value (\$) |
| <b>2011</b> | 130          | 34,883,520 | 259              | 11,427,948 | 11             | 4,897,695  | 21                 | 1,768,619  | 1                 | 550,000    | 15                    | 2,041,271  | 437              | 55,569,053 |
| <b>2012</b> | 112          | 37,509,600 | 259              | 9,248,333  | 12             | 9,024,422  | 22                 | 2,272,199  | 2                 | 2,913,411  | 15                    | 4,057,333  | 422              | 65,025,298 |
| <b>2013</b> | 113          | 30,065,304 | 252              | 11,629,479 | 8              | 620,000    | 24                 | 1,526,120  | 7                 | 3,849,610  | 10                    | 6,707,886  | 414              | 54,398,399 |
| <b>2014</b> | 103          | 33,310,220 | 248              | 9,141,465  | 6              | 6,185,846  | 15                 | 1,032,065  | 7                 | 641,868    | 13                    | 12,890,553 | 392              | 63,202,017 |
| <b>2015</b> | 97           | 25,064,524 | 307              | 12,328,475 | 7              | 2,508,183  | 24                 | 3,447,364  | 3                 | 220,634    | 12                    | 2,135,742  | 450              | 45,704,922 |
| <b>2016</b> | 31           | 12,715,746 | 82               | 3,224,536  | 6              | 538,245    | 1                  | -          | 1                 | 50,000     | 1                     | 2,779,280  | 122              | 19,307,807 |

Note: Current year figures are to date only.

| Definition<br>(Examples) | New Dwelling      |           | Domestic (Other) |                      | New Commercial     |        | Commercial (Other) |                      | New Public/Health |          | Public/Health (Other) |      |
|--------------------------|-------------------|-----------|------------------|----------------------|--------------------|--------|--------------------|----------------------|-------------------|----------|-----------------------|------|
|                          |                   | Dwellings |                  | Extension/Alteration |                    | Office |                    | Extension/Alteration |                   | Hospital |                       | Hall |
|                          | Multi Development |           | Verandah/Deck    |                      | Shop               |        | Fit Out            |                      | Medical Clinic    |          | Church                |      |
|                          | Re-Erection       |           | Shed/Garage      |                      | Restaurant         |        | Demolition         |                      | School            |          | Utilities             |      |
|                          |                   |           | Swimming Pool    |                      | Factory /Warehouse |        |                    |                      |                   |          |                       |      |
|                          |                   |           |                  |                      |                    |        |                    |                      |                   |          | Extension/Alteration  |      |
|                          |                   |           |                  |                      |                    |        |                    |                      |                   |          | Demolition            |      |

