



Colac Otway  
SHIRE

PLANNING COMMITTEE MEETING

# MINUTES

WEDNESDAY 12 JULY 2017

AT 4PM

COPACC

# COLAC OTWAY SHIRE PLANNING COMMITTEE MEETING

12 JULY 2017

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## **COLAC OTWAY SHIRE COUNCIL PLANNING COMMITTEE MEETING**

MINUTES of the *PLANNING COMMITTEE MEETING OF THE COLAC OTWAY SHIRE COUNCIL* held at  
COPACC on 12 July 2017 at 4pm.

### **1. I DECLARE THIS MEETING OPEN**

#### **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**

Cr Kate Hanson  
Cr Stephen Hart  
Cr Joe McCracken  
Cr Chris Potter (Mayor)  
Cr Jason Schram  
Cr Chris Smith

Sue Wilkinson, Chief Executive Officer  
Trevor Olsson, Acting General Manager, Corporate Services  
Tony McGann, General Manager, Infrastructure & Leisure Services  
Gary Warrener, Acting General Manager, Development & Community Services  
Sarah McKew, Acting Manager, Governance & Customer Service  
Lyndal McLean, Acting Governance Officer  
Blaithe Butler, Statutory Planning Coordinator  
Melanesia Carson, Public Relations Officer

### **3. APOLOGIES**

Cr Terry Woodcroft

### **4. WELCOME & ACKNOWLEDGEMENT OF COUNTRY**

I would like to start today by acknowledging the traditional custodians and law makers of this land, their elders past and present and welcome any descendants here today.

I would also like to advise that all Council meetings are audio recorded, with the exception of confidential matters. This includes the public participation sections of 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 unauthorized recording of the meeting.

**5. DECLARATION OF INTEREST**

Nil

**6. CONFIRMATION OF MINUTES**

- **Planning Committee held on 14 June 2017**

**RESOLUTION**

***MOVED Cr Stephen Hart seconded Cr Kate Hanson***

***That the Planning Committee confirm the above minutes.***

**CARRIED 5 : 1**

**DIVISION**

***For the Motion: Cr Stephen Hart, Cr Kate Hanson, Cr Joe McCracken, Cr Chris Potter, Cr Jason Schram***

***Against the Motion: Cr Chris Smith***

**7. VERBAL SUBMISSIONS FROM APPLICANTS/OBJECTORS**

Nil



**PLANNING COMMITTEE**  
**BULLA DAIRY FOODS PROPOSED**  
**DEVELOPMENT PP123/2017-1**

PC171207-1

<b>ADDRESS AND PROPERTY DETAILS</b>	91-149 Forest Street, Colac	<b>GENERAL MANAGER</b>	Gareth Smith
<b>PREPARED BY</b>	Ian Williams	<b>TRIM FILE</b>	F17/5314
<b>DIVISION</b>	Development & Community Services	<b>CONFIDENTIAL</b>	No
<b>PERMIT TRIGGERS</b>	Clause 33.01-4 - Buildings and Works - IN1Z Clause 43.02-2 - Buildings and Works - DDO1 Clause 52.06 - Car Parking Clause 52.07 - Loading and Unloading Clause 52.10 - Uses with Adverse Amenity Potential		
<b>TRIGGER FOR DETERMINATION BY COMMITTEE</b>	Reduction in Car Parking Requirement of Twenty Six (26) Car Parking Spaces		
<b>APPLICATION NUMBER</b>	PP123/2017-1		
<b>PROPOSAL</b>	Buildings and Works Comprising Extension and Alteration of Manufacturing Building, Construction of Plant Building, Erection of Acoustic Fencing, Reduction in the Car Parking Requirement (26 Spaces) and Waiver of Loading Bay Requirement		
<b>ZONE</b>	Industrial 1 Zone (INZ1) – 91.7%  Public Park and Recreation Zone (PPRZ) – 8.3%	<b>OVERLAYS</b>	Land Subject to Inundation Overlay (LSIO) – 10.3%  Design and Development Overlay (DDO1) – 92.3%  Environmental Significance Overlay (ESO2) – 9.1%
<b>COVENANTS</b>	Nil		
<b>LIST OF ATTACHMENTS</b>	1. Application Plans		
<b>CULTURAL HERITAGE</b>	The activity area is within an area of cultural heritage sensitivity and the proposed works are defined as a high impact activity. However, the proposal does not require the preparation of a Cultural Heritage Management Plan (CHMP) as the activity area has been subject to significant ground disturbance. Such land is not considered as culturally sensitive under Regulation 23(2) of the Aboriginal Heritage Regulations 2007.		

## **RESOLUTION**

*MOVED Cr Jason Schram seconded Cr Joe McCracken*

*That Council resolves to grant a permit for the Buildings and Works Comprising Extension and Alteration of Manufacturing Building, Construction of Plant Building, Erection of Acoustic Fencing, Reduction in the Car Parking Requirement (26 Spaces) and Waiver of Loading Bay Requirement (Lot 2 LP207690 Parish of Colac) 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. Noise levels emanating from the premises must not exceed noise thresholds determined using 'Noise from Industry in Regional Victoria' (Publication 1411, October 2011).*
- 3. External lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land, to the satisfaction of the Responsible Authority.*
- 4. The development must be managed so that the amenity of the area is not detrimentally affected, through the:*
  - a) transport of materials, goods or commodities to or from the land;*
  - b) appearance of any building, works or materials;*
  - c) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.*
- 5. All external plant and equipment must be acoustically treated or placed in soundproof housing to reduce noise to a level satisfactory to the Responsible Authority.*
- 6. All construction activity must be managed to ensure that no contaminants, including but not limited to chemicals, sediments, wastes or pollutants, allowed to enter into the stormwater system, or are deposited by vehicles on the abutting roads when vehicles are leaving the property, to the satisfaction of the Responsible Authority.*

### *Stormwater*

- 7. All runoff from stormwater, including overflow from water storage, must be taken to a legal point of discharge to the satisfaction of the Responsible Authority.*
- 8. Unless otherwise approved by the Responsible Authority, no earthworks or construction activity is permitted to take place within 30 metres of the waterway.*

### *EPA Conditions*

- 9. Offensive odours must not be discharged beyond the boundaries of the premises.*
- 10. Noise emitted from the premises must not exceed the recommended levels as set out in Noise from Industry in Regional Victoria (NIRV: EPA Publication 1411, 2011) or amended.*
- 11. Sediment traps or similar, must be installed to prevent the transportation of sediment, litter and wastes to the stormwater system.*

12. *Stormwater contaminated with waste oil, grease, chemicals, leachate or sediments must not be discharged beyond the boundary of the premises.*
13. *A secondary containment system must be provided for liquids which if spilt are likely to cause pollution or pose an environmental hazard, in accordance with the EPA Publication 347 Building Guidelines 1992 or as amended.*

*Expiry*

14. *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. *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 works.*

**CARRIED 6 : 0**



PLANNING COMMITTEE  
**PLANNING AND BUILDING STATISTICAL  
REPORT - MAY 2017**

PC171207-2

<b>ADDRESS AND PROPERTY DETAILS</b>	Whole of municipality	<b>GENERAL MANAGER</b>	Gareth Smith
<b>PREPARED BY</b>	Blaithin Butler	<b>TRIM FILE</b>	F17/3767
<b>DIVISION</b>	Development & Community Services	<b>CONFIDENTIAL</b>	No
<b>PERMIT TRIGGERS</b>	Not applicable		
<b>TRIGGER FOR DETERMINATION BY COMMITTEE</b>	Not applicable		
<b>APPLICATION NUMBER</b>	Not applicable		
<b>PROPOSAL</b>	Brief Councillors		
<b>ZONE</b>	Not applicable	<b>OVERLAYS</b>	Not applicable
<b>COVENANTS</b>	Not applicable		
<b>LIST OF ATTACHMENTS</b>	1. Planning Statistical Report - May 2017		
<b>CULTURAL HERITAGE</b>	Not applicable		

## **RESOLUTION**

*MOVED Cr Joe McCracken seconded Cr Kate Hanson*

*That Council notes the Planning and Building Statistical Report for May 2017.*

*CARRIED 6 : 0*





*The Meeting was declared closed at 4.18pm*

*CONFIRMED at the meeting held on 8 NOVEMBER 2017*

*SLAR*

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