



Colac Otway
SHIRE

PLANNING COMMITTEE MEETING

AGENDA

Wednesday 9 March 2022

at 4:00 PM

COPACC

95 - 97 Gellibrand Street, Colac



COLAC OTWAY SHIRE COUNCIL PLANNING COMMITTEE MEETING

Wednesday 9 March 2022

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COLAC OTWAY SHIRE COUNCIL PLANNING COMMITTEE MEETING

NOTICE is hereby given that the next **PLANNING COMMITTEE MEETING OF THE COLAC OTWAY SHIRE COUNCIL** will be held at COPACC on Wednesday 9 March 2022 at 4:00 PM.

AGENDA

1 DECLARATION OF OPENING OF MEETING

OPENING PRAYER

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

AMEN

2 PRESENT

3 APOLOGIES AND LEAVES OF ABSENCE

4 WELCOME AND ACKNOWLEDGEMENT OF COUNTRY

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

RECORDING AND PUBLICATION OF MEETINGS

Please note: All Council and Planning Committee meetings are live streamed and recorded (where it is practicably possible to do so), and the meeting location has the required equipment and internet capability. This includes the public participation sections of the meetings. However, matters identified as confidential items in the Agenda will not be live streamed or recorded.

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

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

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

PUBLIC ATTENDANCE

In response to current COVID-19 requirements as directed by the Chief Health Officer, all attendees aged 16 and over must be fully vaccinated and show their vaccination status as a condition of entry to COPACC. Patrons should enter via the main entrance (all abilities access from Gellibrand Street), where they will be required to register and show proof of vaccination. Facemasks are recommended in COPACC.

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

5 DECLARATIONS OF INTEREST

A Councillor who has declared a conflict of interest, must leave the meeting and remain outside the room while the matter is being considered, or any vote is taken.

6 CONFIRMATION OF MINUTES

- **Planning Committee meeting held on 9 February 2022.**

Recommendation

That the Planning Committee confirms the minutes of the Planning Committee meeting held on 9 February 2022.

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 five minutes will apply.

Item: 8.1

Combined Planning Scheme Amendment C111 and Planning Permit PP219/2020-1 – 520 Corangamite Road and 30 Factory Road Cororooke – Hearing of Submissions

OFFICER	Erin Sonogo and Ravi Ayyagari
GENERAL MANAGER	Ian Seuren
DIVISION	Development and Community Services
ATTACHMENTS	<ol style="list-style-type: none">1. Plans of Proposal [8.1.1 - 7 pages]2. Proposed Extent of Liquor Licence [8.1.2 - 1 page]3. Plan of Subdivision & Rezoning Area [8.1.3 - 3 pages]4. Proposed Advertising Signage [8.1.4 - 1 page]5. Proposed Southern Boundary Fire Protection Fence [8.1.5 - 1 page]6. Planning Report from Proponent Supporting Proposal - March 2021 [8.1.6 - 60 pages]

1. PURPOSE

The purpose of this report is to support the hearing of verbal submissions related to the exhibition of combined Planning Scheme Amendment and Planning Permit C111cola/PP219-2020-1 for the Red Rock Regional Theatre and Art Gallery (RRTAG) redevelopment.

2. EXECUTIVE SUMMARY

Combined amendment C111cola and planning permit application PP219/2020-1 is a privately initiated amendment, requested by the proponent and landowner of the RRTAG premises at 520 Corangamite Lake Road in Cororooke, as well as adjoining vacant land at 30 Factory Road. Seven submissions were received following public exhibition, two of which were from agencies (CFA and EPA).

Following the hearing of submissions at the Planning Committee meeting, Council will be requested to formally consider the submissions at a Council meeting and determine whether to refer the proposal to an independent Planning Panel for formal consideration of submissions, or to abandon the amendment. No decision on the submissions is required at the Planning Committee meeting.

3. RECOMMENDATION

That the Planning Committee:

- 1. Acknowledges the written submissions received to Planning Scheme Amendment C111cola and Planning Permit Application PP219/2020-1 relating to the proposed Red Rock Region Theatre and Art Gallery redevelopment proposal.*
- 2. Acknowledges and notes the verbal comments made in support of written submissions.*
- 3. Thanks submitters for their submissions.*
- 4. Having heard all persons wishing to speak to their submissions, recommends that Council consider the submissions and Planning Scheme Amendment C111cola and Planning Permit Application PP219/2020-1 at a future Council Meeting.*

4. KEY INFORMATION

The amendment and permit application were considered by Council in October 2021 and it was resolved to seek Ministerial authorisation to prepare and exhibit the amendment and permit. Exhibition, which concluded on 21 January 2022, comprised publication in the Colac Herald and on Council and DELWP websites, and letters to all adjoining property owners and occupiers.

Seven submissions were received following public exhibition, two of which were from agencies (CFA and EPA), neither of which intend to pursue resolution through a Planning Panel. Both agency submissions will be able to be resolved either through minor changes to the amendment documentation, or through conditions on the planning permit. Five submissions were received from individuals. Copies of the submissions are provided as a Confidential Attachment to the report.

Broadly, concerns raised by the submitters include:

- That the rezoning is occurring without a strategic framework in place identifying the land for rezoning.
- Amenity impacts from the proposal such as noise, liquor licensing and consequent patron behaviour.
- That the proposal would lead to increased traffic impacts in the local area.
- That the proposal would impact on livestock on the adjoining rural land.

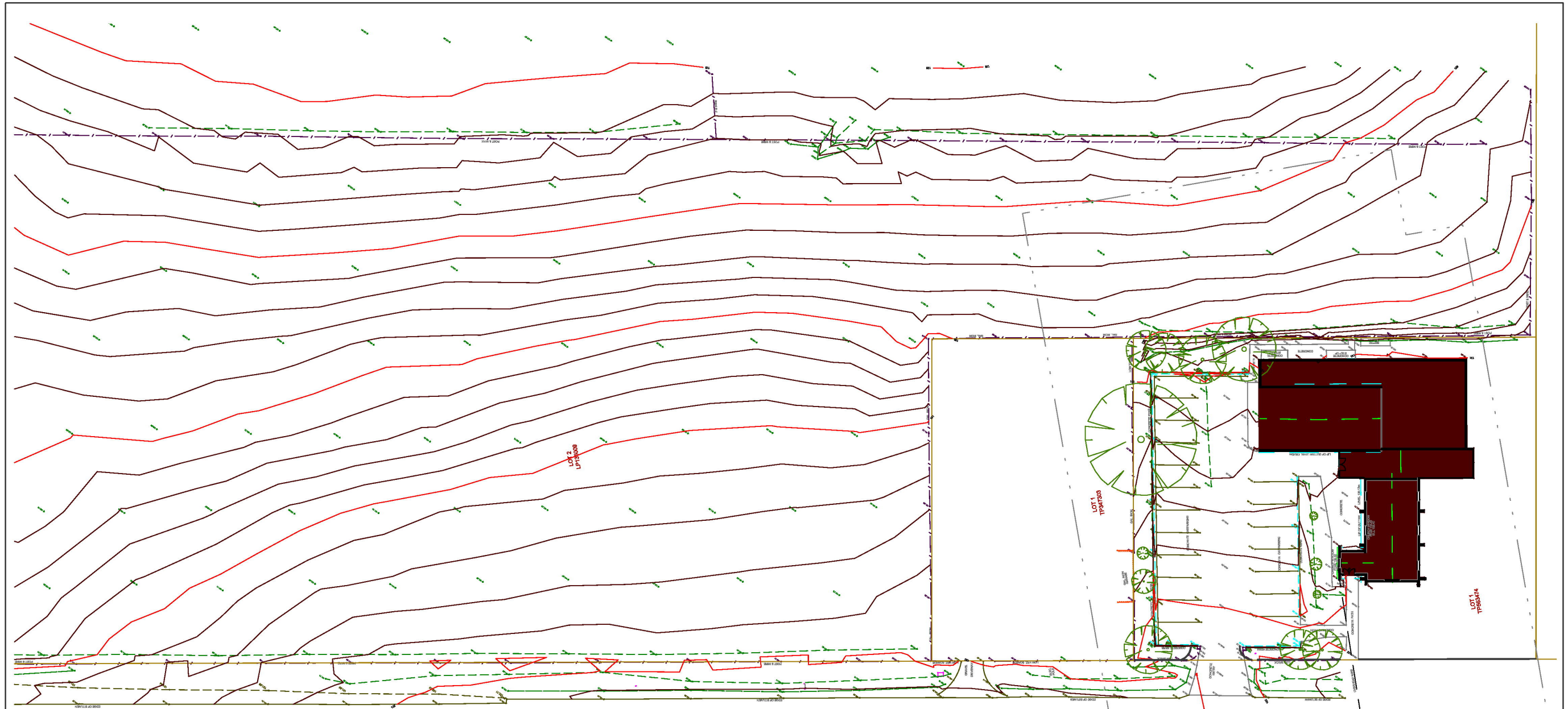
A Consultation Meeting facilitated by Council was held on 18 February 2021. The purpose of the meeting was to provide an avenue for submitters to meet directly with the proponent, with a view to better understanding submitter concerns and exploring opportunities to resolve them. No submissions have been withdrawn following this meeting; therefore all the concerns raised by submitters remain.

Due to there being remaining submissions in relation to the combined amendment and planning permit application, Council is unable to resolve to adopt the amendment/permit. It can decide only whether to abandon the amendment or refer the amendment to a Planning Panel for independent consideration of submissions. This decision will occur at future Council meeting.

To enable proper consideration by Council of the matters raised, prior to making that decision, submitters are now given the opportunity through the Planning Committee to verbally present their submissions to Council. No decision on the submissions is required.

Officer General or Material Interest

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



1 EXISTING SITE PLAN
1:500

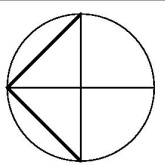


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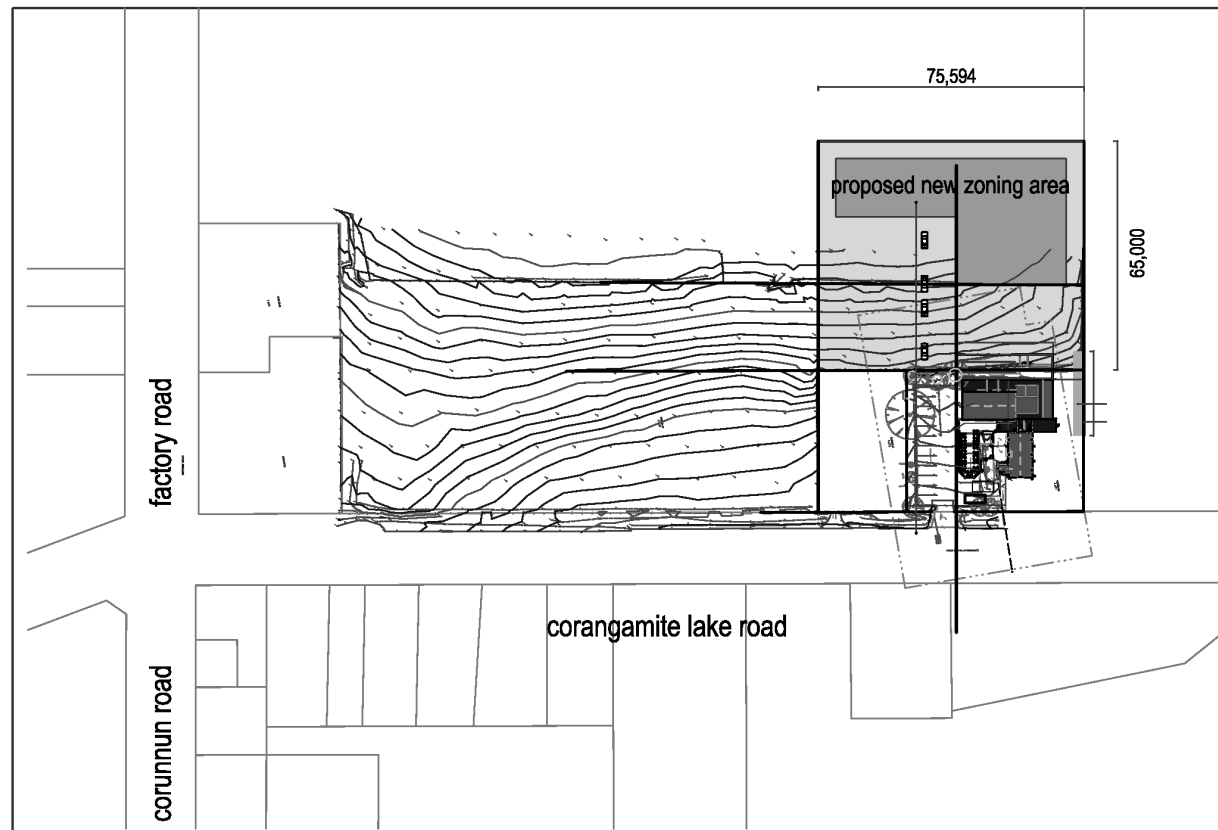
NOTES
DO NOT SCALE OFF THE DRAWINGS REFER TO FIGURED DIMENSIONS ONLY BUILDER TO VERIFY DIMENSIONS ON SITE CONFIRM ALL LEVELS & SITE FEATURES NOTIFY DISCREPANCIES TO THIS OFFICE



PROJECT: rrrtag extension
CLIENT: [REDACTED]
SITE: 520 corangamite lake road, cororooke
TITLE: existing site plan

DESIGN: GAD	SCALE: as shown
DRAWN: CS	ISSUED:
CHECK: GAD	TO:
DATE: 16-Jun-21	FOR:

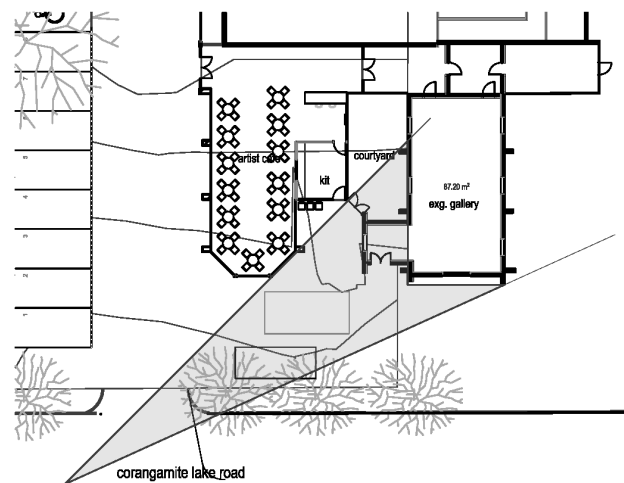
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SHEET: OF: REV:	FORMAT



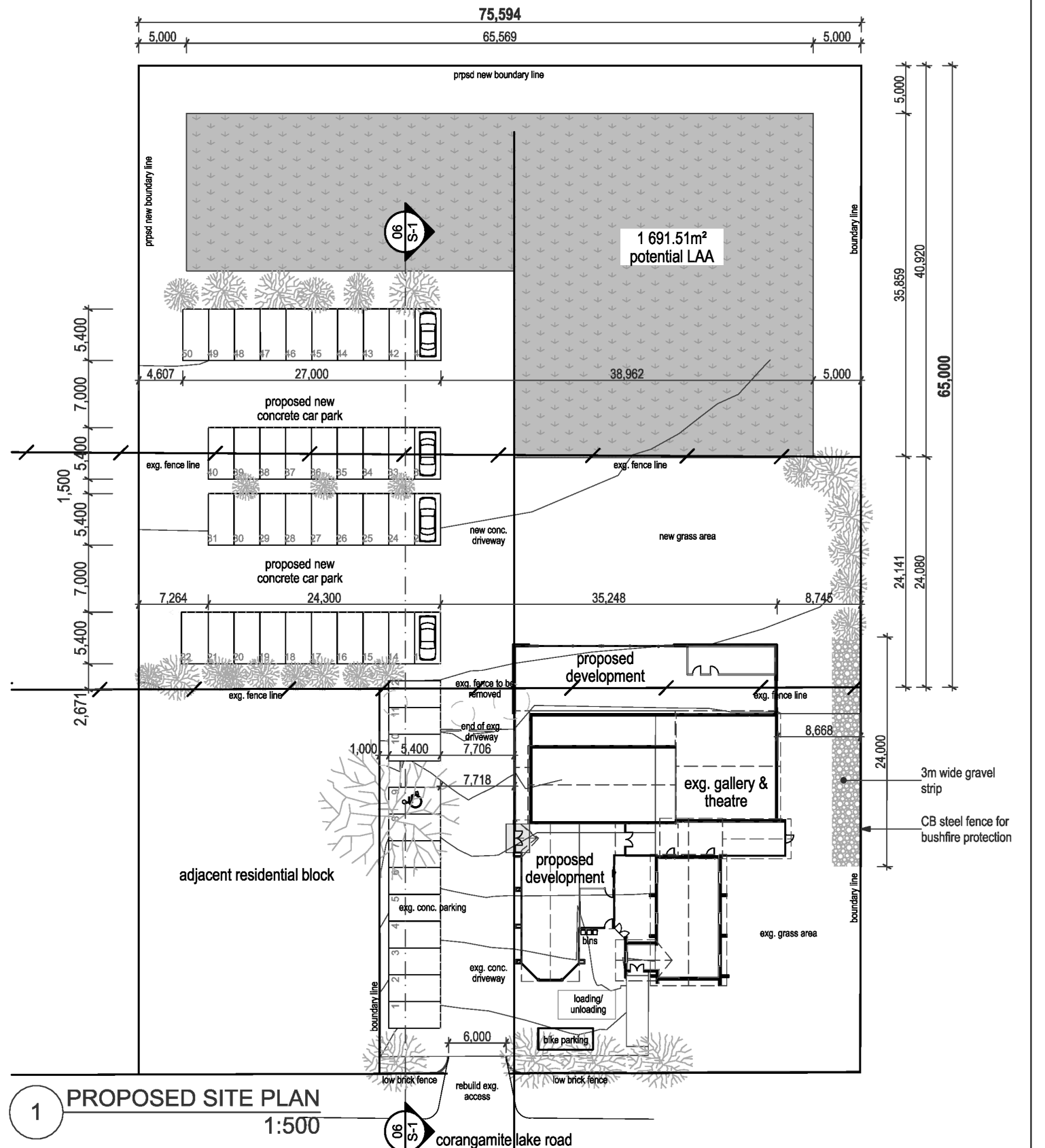
3 PROPOSED NEW ZONING PLAN
1:2000

VEGETATION LEGEND

Area/ Vegetation	Species
 for LAA area	Juncus paladosa (pale rush) juncus procerus (tall rush) Carex appressa (tall sedge) poa lab and the lignin.
 trees and shrubs along fences where shown	Eucalyptus leucoxydon 'Rosea' Tangled Lignum (under-storey)



2 VISIBILITY DIAGRAM



1 PROPOSED SITE PLAN
1:500



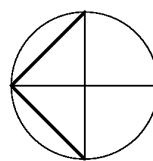
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PROJECT: rrrtag extension

CLIENT: [REDACTED]

SITE: 520 corangamite lake road, cororooke

TITLE: proposed site plan

DESIGN: GAD

DRAWN: CS

CHECK: GAD

DATE: 23-Jun-21

SCALE: as shown

ISSUED:

TO:

FOR:

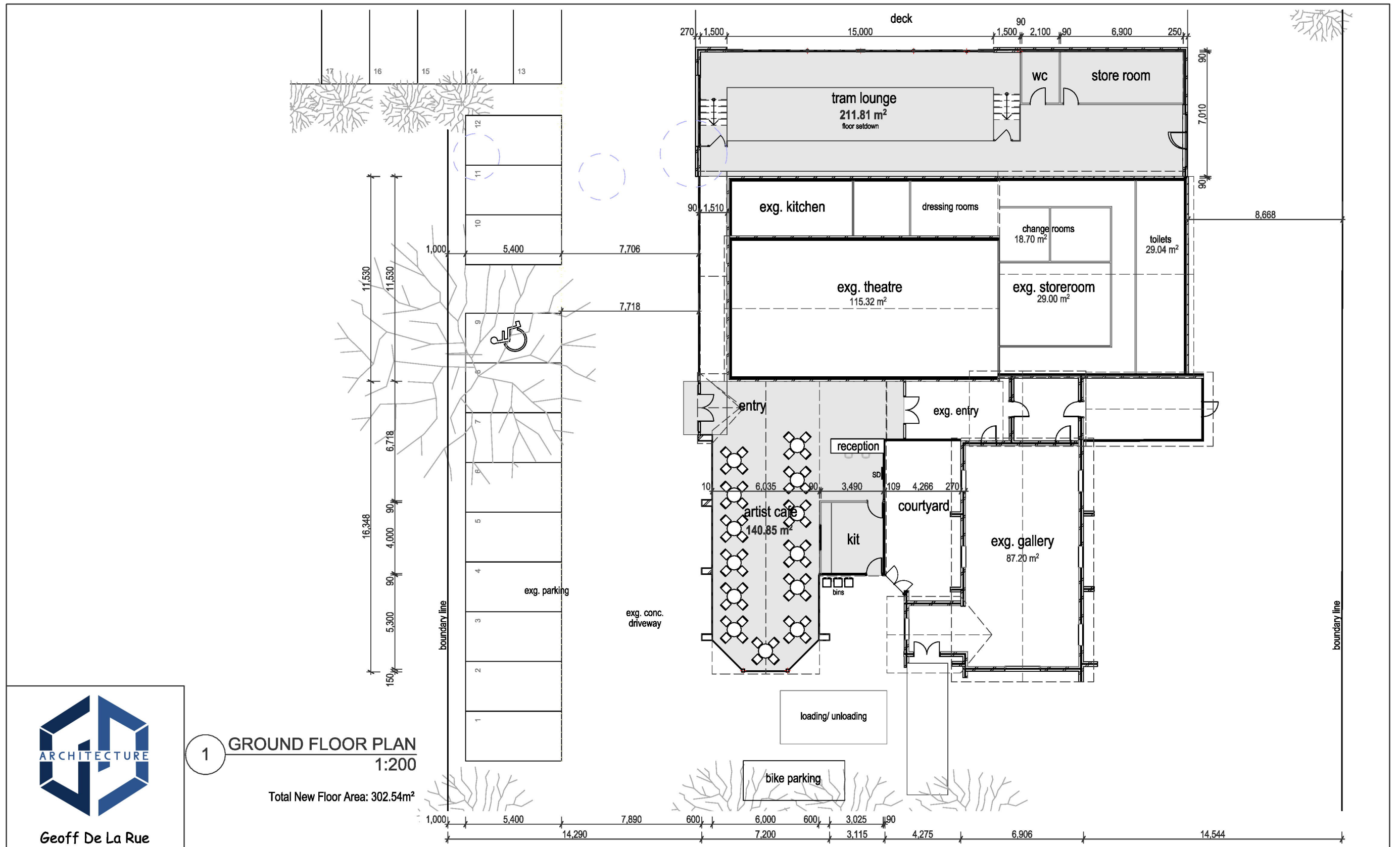
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1 GROUND FLOOR PLAN
1:200

Total New Floor Area: 302.54m²

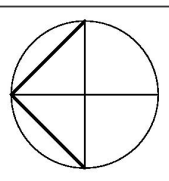


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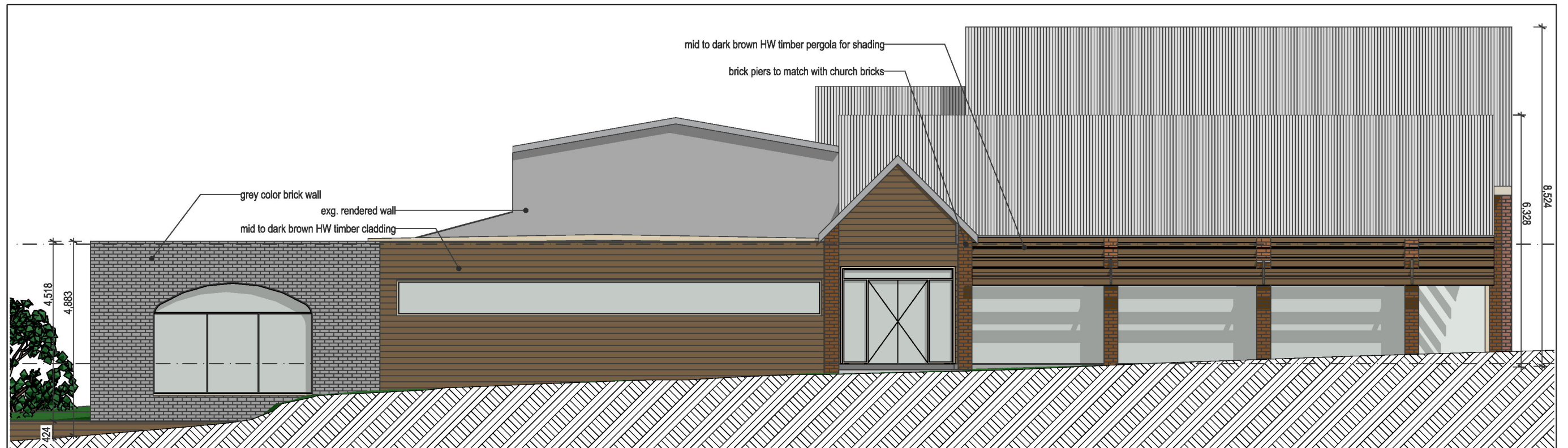
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PROJECT: rrtag extension
CLIENT: [REDACTED]
SITE: 520 corangamite lake road, cororooke
TITLE: floor plan

DESIGN: GAD	SCALE: as shown
DRAWN: CS	ISSUED:
CHECK: GAD	TO:
DATE: 06-Jul-21	FOR:

19-58
PROJECT NUMBER
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E-1 NORTH ELEVATION
1:100



E-2 EAST ELEVATION
1:100



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PROJECT: rrrtag extension

CLIENT: [REDACTED]

SITE: 520 corangamite lake road, cororooke

TITLE: elevation 1

DESIGN: GAD

DRAWN: CS

CHECK: GAD

DATE: 06-Jul-21

SCALE: as shown

ISSUED:

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04

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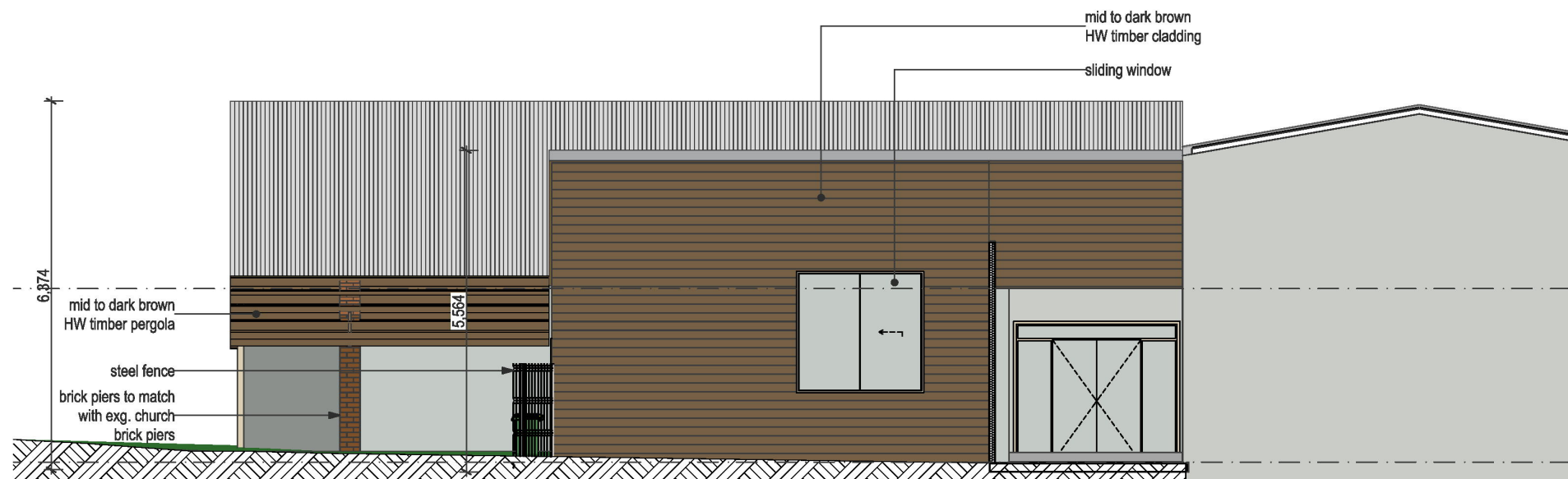
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E-3 WEST ELEVATION
1:100

proposed artist cafe

exg. church



E-4 CAFE SOUTH ELEVATION
1:100

proposed artist cafe

exg. theatre



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PROJECT: rrrtag extension

CLIENT: [REDACTED]

SITE: 520 corangamite lake road, cororooke

TITLE: elevation 2

DESIGN: GAD

DRAWN: CS

CHECK: GAD

DATE: 06-Jul-21

SCALE: as shown

ISSUED:

TO:

FOR:

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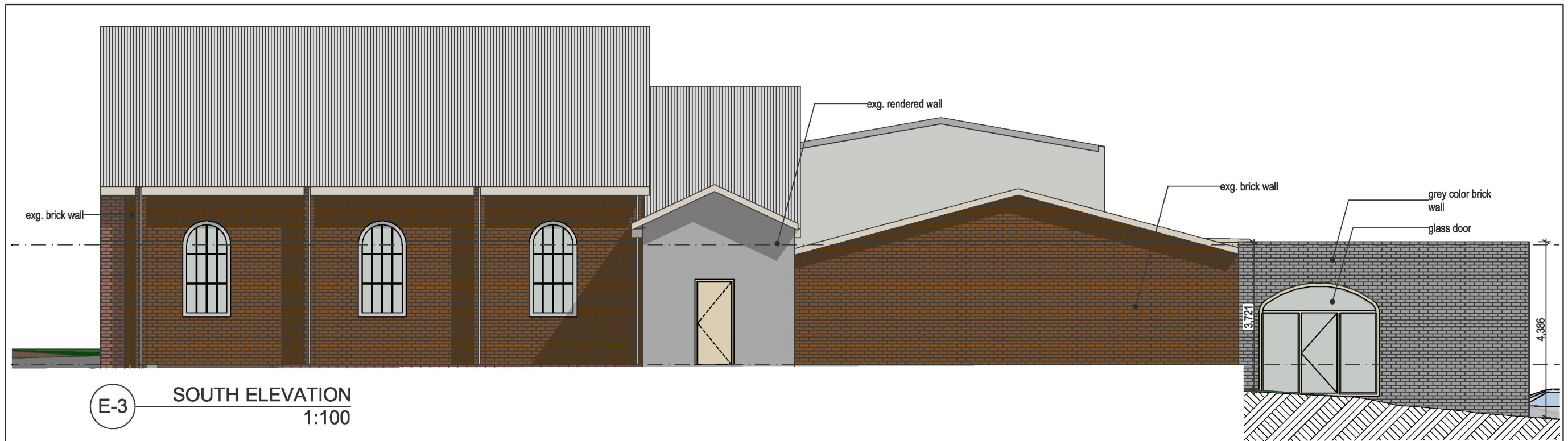
PROJECT NUMBER

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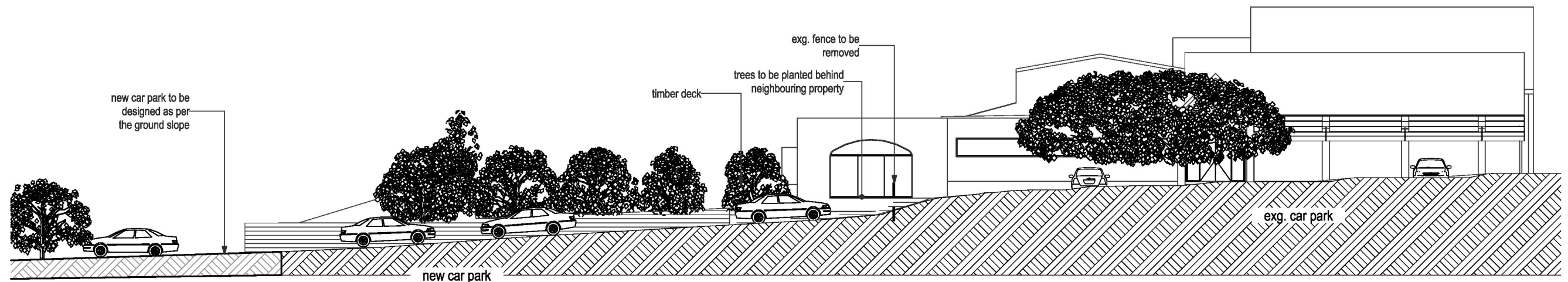
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E-3 SOUTH ELEVATION
1:100



S-1 SITE SECTION
1:200



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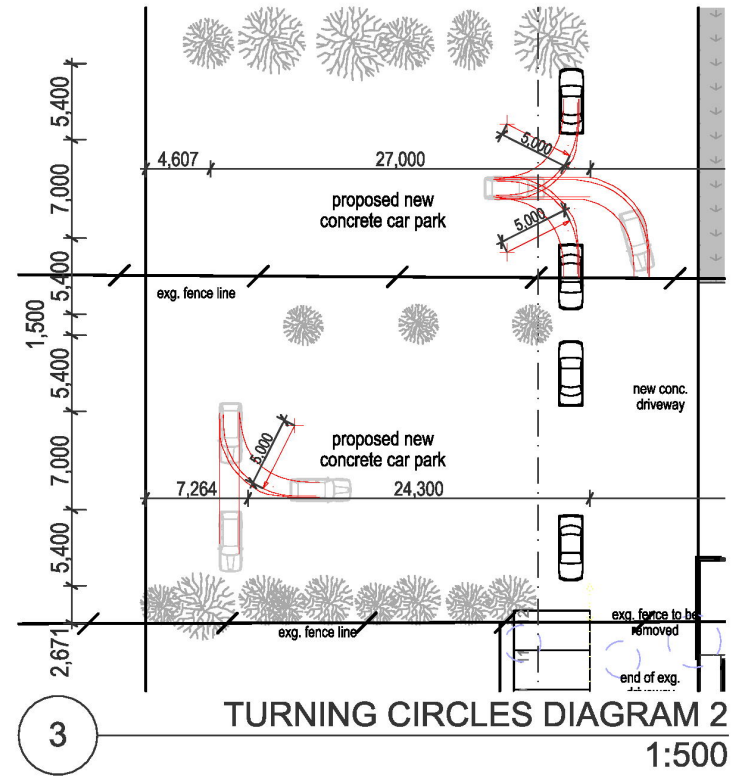
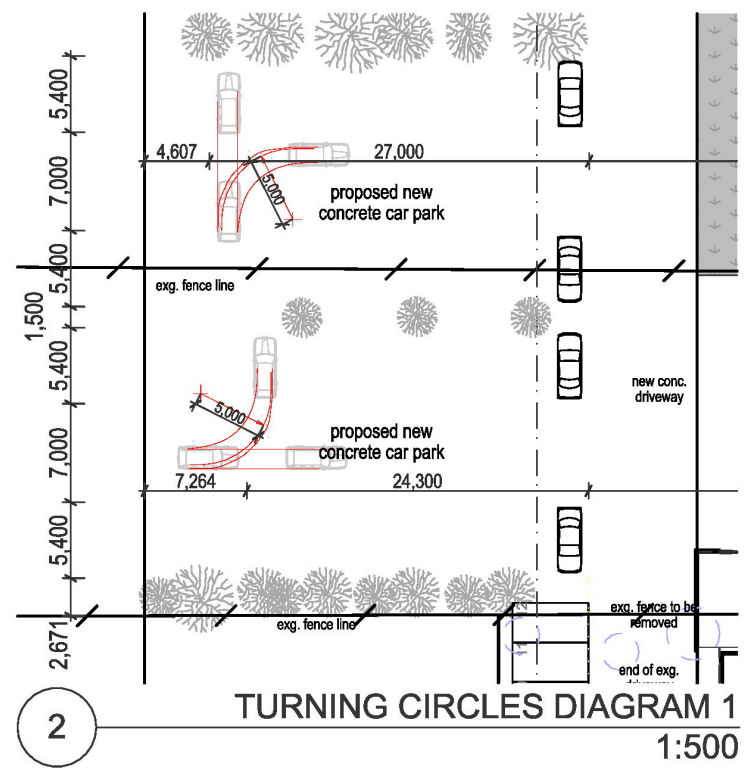
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PROJECT: rrrtag extension
CLIENT: [REDACTED]
SITE: 520 corangamite lake road, cororooke
TITLE: elevation 3

DESIGN: GAD	SCALE: as shown
DRAWN: CS	ISSUED:
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DATE: 06-Jul-21	FOR:

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PROJECT NUMBER	
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SHEET: OF: REV:	FORMAT



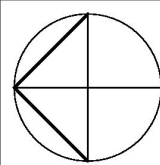
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PROJECT: rrrtag extension
CLIENT: [REDACTED]
SITE: 520 corangamite lake road, cororooke
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DATE: 16-Jun-21	FOR:

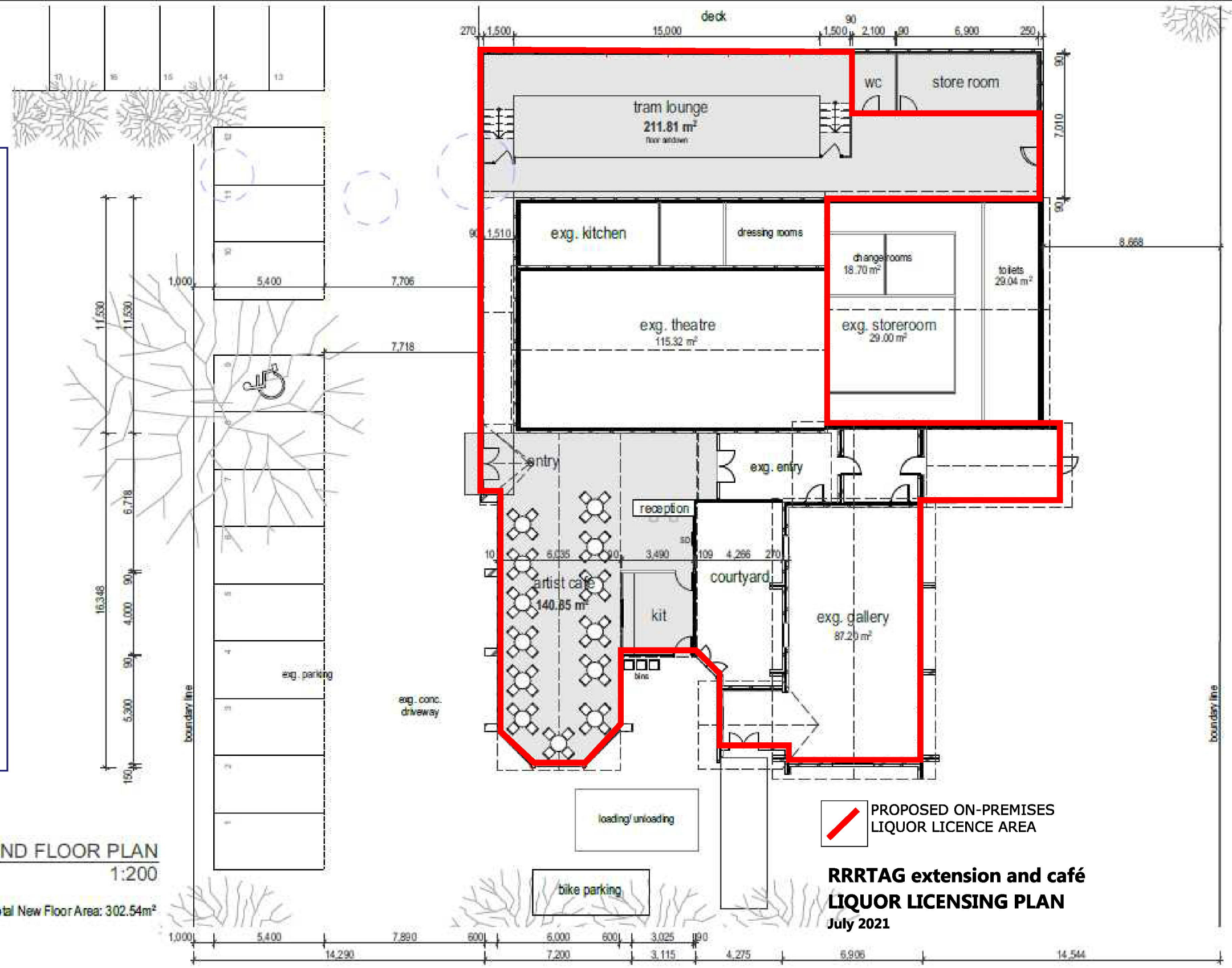
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Liquor Trading Hours:

- Sunday:
Between 10am and 10pm
- Good Friday & Anzac DAY:
Between 12noon and 10pm
- Friday & Saturday:
Between 10am and 11pm
- Any other day:
Between 10am and 10pm

Café/Restaurant Opening Hours:

- Sunday
Between 10am and 10pm
- Good Friday & ANZAC Day:
Between 10am and 10pm
- Friday & Saturday:
Between 10am and midnight
- Any other day:
Between 10am and 10pm



1 GROUND FLOOR PLAN
1:200

Total New Floor Area: 302.54m²

PROPOSED ON-PREMISES LIQUOR LICENCE AREA

**RRRTAG extension and café
LIQUOR LICENSING PLAN
July 2021**

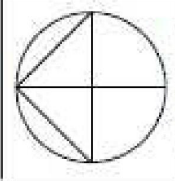


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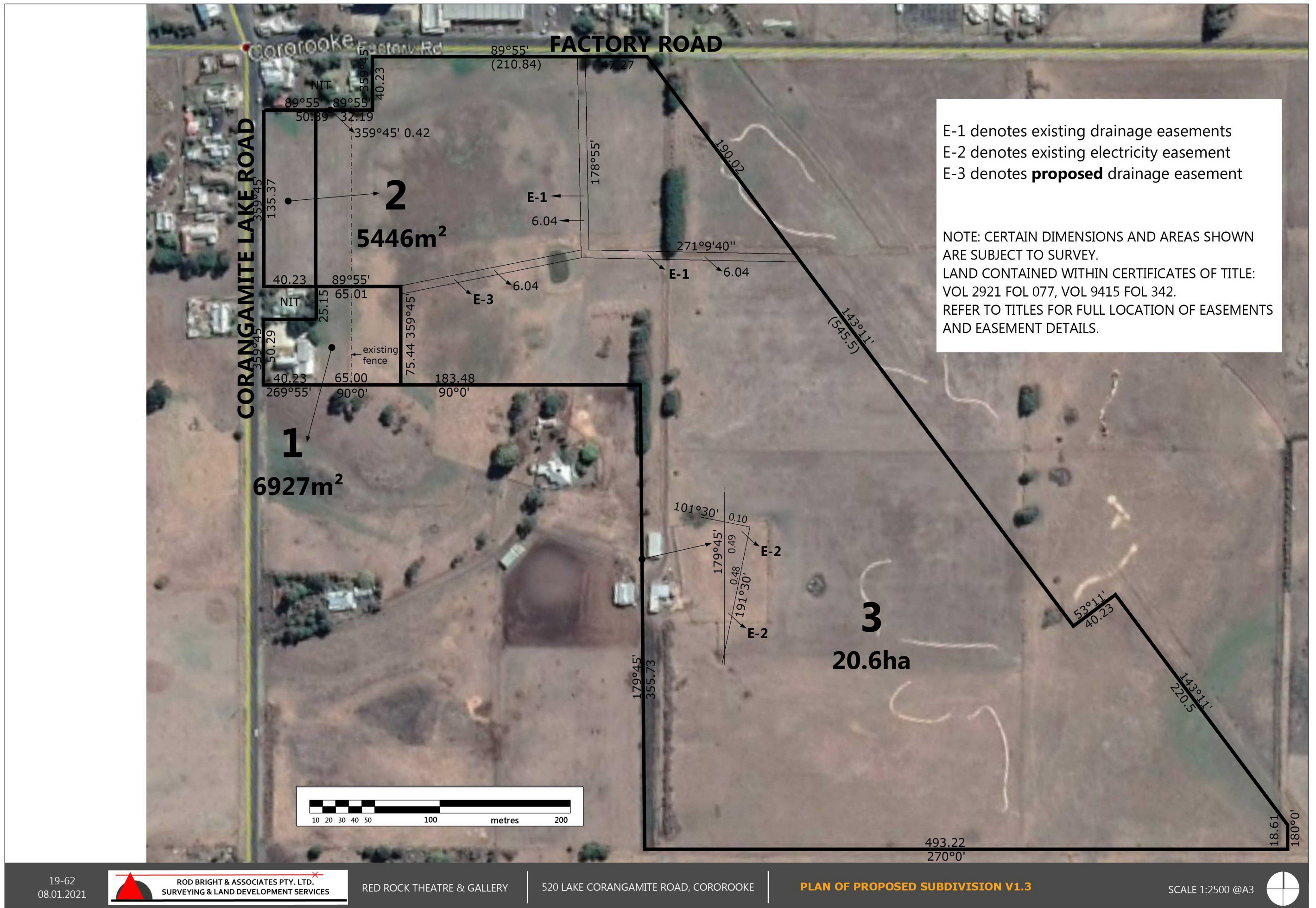
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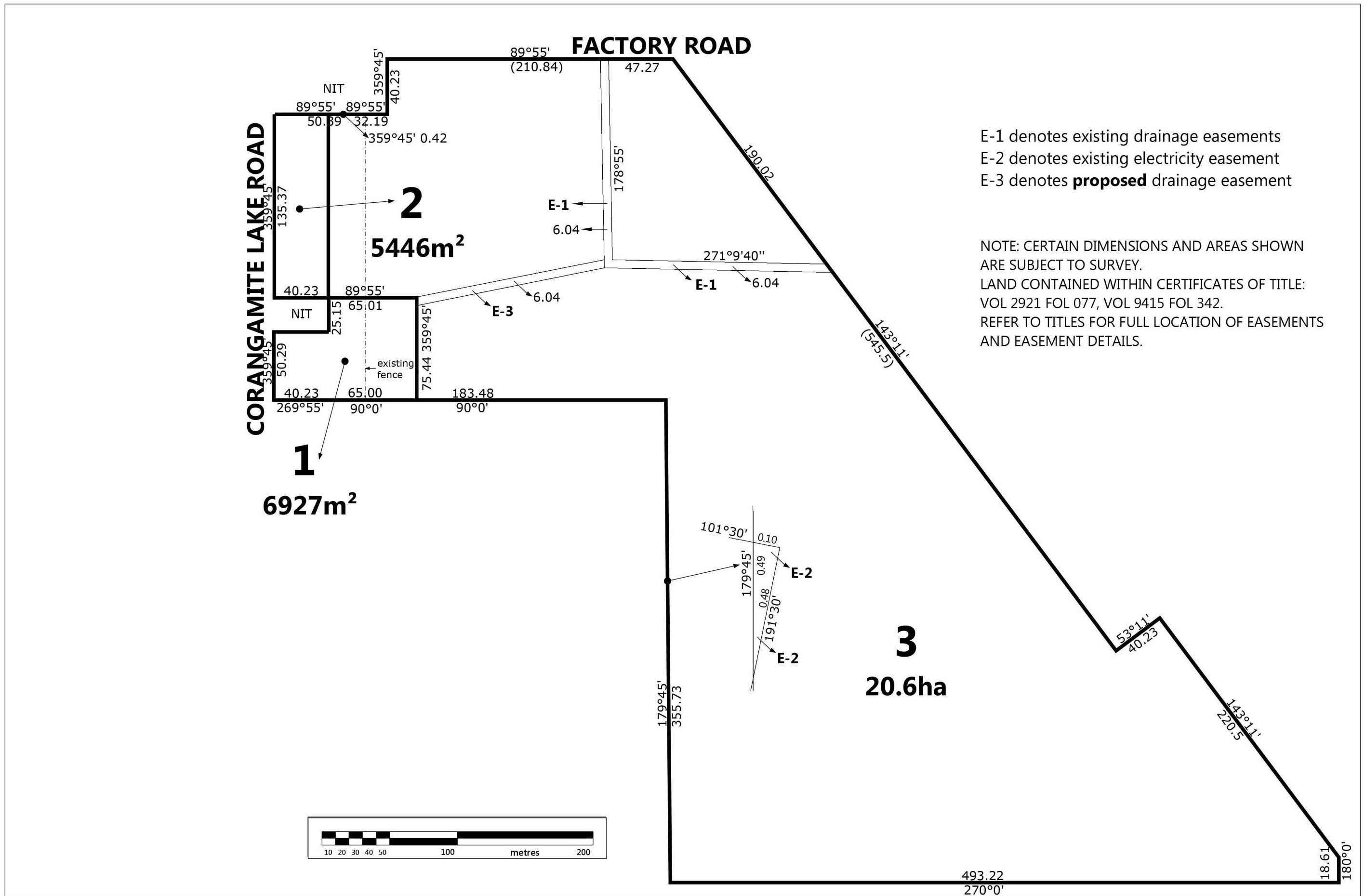


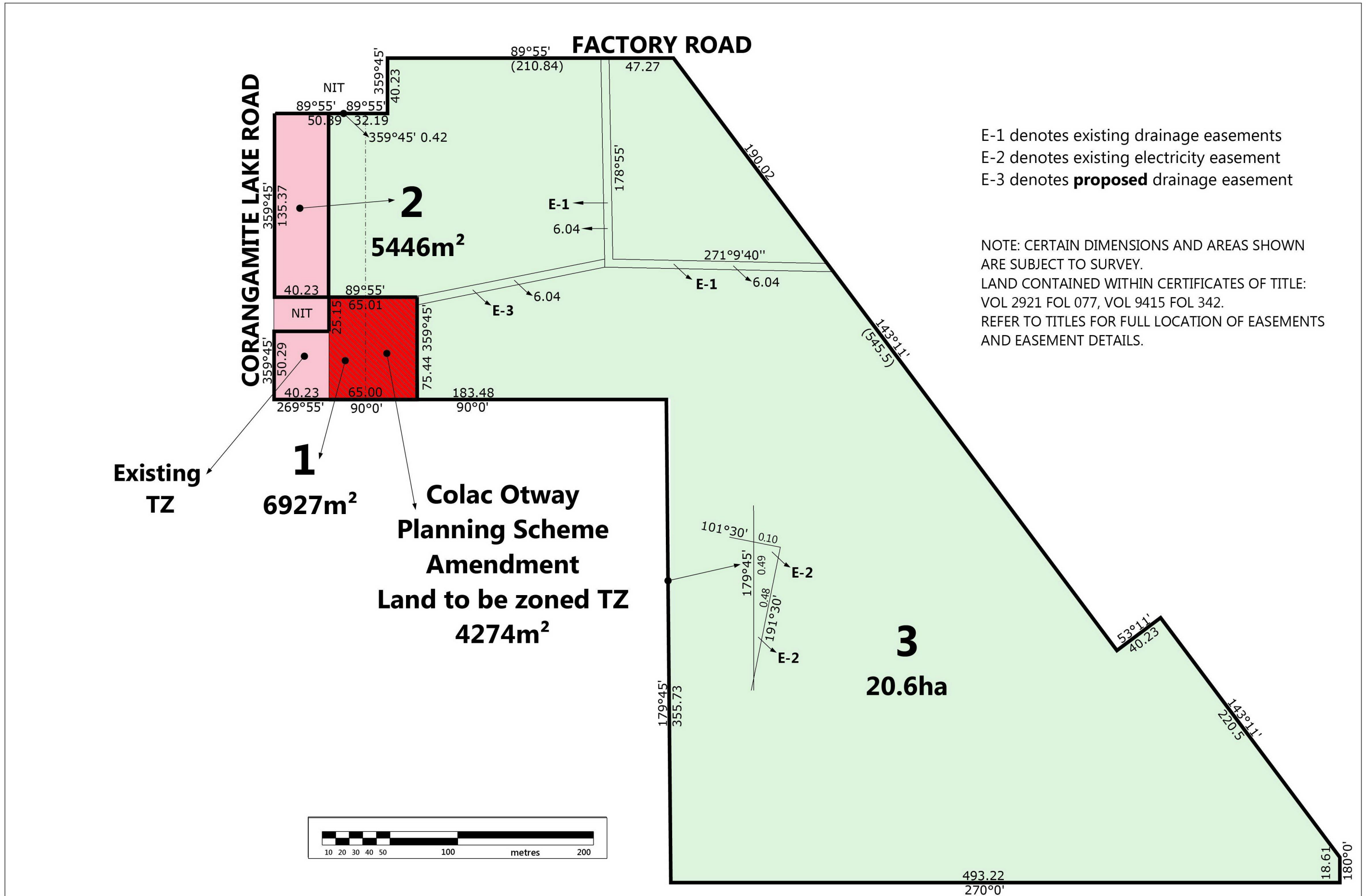
PROJECT: rrrtag extension
CLIENT: [REDACTED]
SITE: 520 corangamite lake road, cororooke
TITLE: floor plan

DESIGN: GAD	SCALE: as shown
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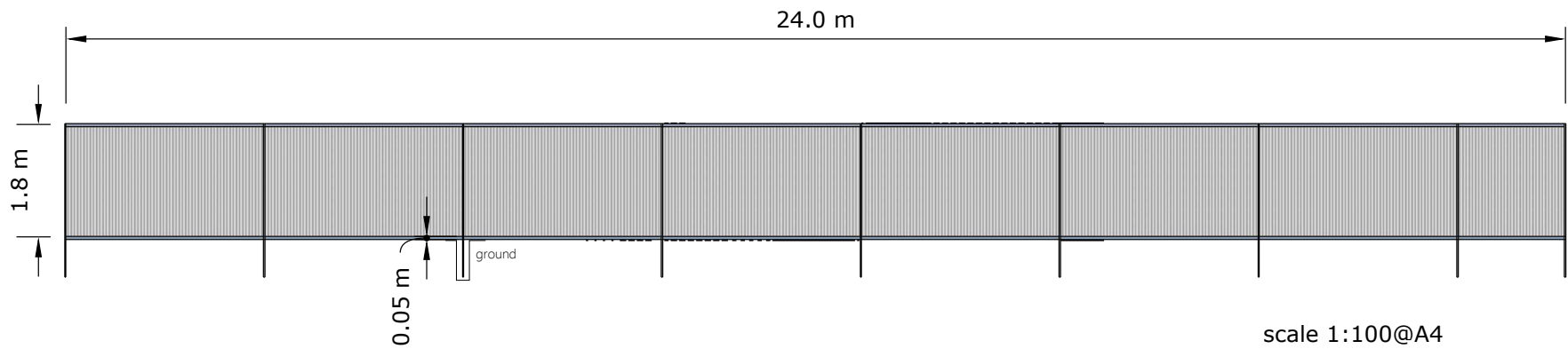
RRRTAG extension - proposed signage



Existing signage (above). 'Now Open' sign (as shown below) is currently utilised and hung from frame with hooks and eyes.



Proposed signage (above). No change to overall sign dimensions.



Proposed steel fence.
Refer to site plan for location.
Colorbond® Woodland Grey or similar.
Detailed specifications and design in accordance with registered building surveyor, manufacturer and installer's instructions.
Minimise separation between ground and fence panel.

RRRTAG proposed fencing detail for fire protection from south. Version 2: 29.06.21

RED ROCK REGIONAL THEATRE & GALLERY

COLAC OTWAY PLANNING SCHEME COMBINED PERMIT AND AMENDMENT APPLICATION PLANNING REPORT

AUGUST 2020, amended March 2021.



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Report Version Control

V1.1 – 23 July 2020	Draft for client discussion
V1.2 – 10 August 2020	Municipal Planning Strategy, Bushfire Planning
V1.3 – 15 September 2020	Amend site area, bushfire strategy.
V1.4 – 18 March 2021	Response to Council RFI, various updates including: <ul style="list-style-type: none"> • Combine permit and amendment request for all aspects of proposal, remove proposal regarding works across boundary. • Include application to create an easement. • Update references to clauses and provisions (excluding policy) • Update list of documents
V1.5 – 29 June 2021	Plan Revisions with design alterations to the proposed tram lounge including addition of a deck and internal storage room. Associated changes to report shown in red.

1.0 EXECUTIVE SUMMARY

This submission details the intended planning outcomes in relation to a proposed café addition to the existing Red Rock Regional Theatre and Gallery (RRRTAG) Cororooke.

A key part of the proposal is resolving broader site issues such as extending the land area available for the community use to facilitate off-street car parking, stormwater retention and filtration, and an updated waste management system.

Currently the Colac Otway Planning Scheme (The Scheme) zones the existing site "Township" (TZ) with surrounding land zoned "Farming" (FZ). Due to current limitation of provisions relating to subdividing across zone boundaries, the realignment of boundaries requires a planning scheme amendment to ensure the extended area of the RRRTAG is continued to be zoned for township purposes, reflecting its future use.

Colac Otway Shire have provided provisional support to prepare the permit and amendment application to enable the proposal to be formally assessed in accordance with statutory processes as set out in the *Planning and Environment Act 1987*.

This submission:

- Introduces and explains the proposal;
- Requests Colac Otway Shire Council to seek authorisation from the Minister for Planning to prepare a planning scheme amendment; and
- Seeks concurrent planning approval for aspects of the use and development,
- Details the proposal from a planning perspective providing strategic justification for the amendment.

2.0 BACKGROUND

2.1 ABOUT RED ROCK REGIONAL THEATRE & GALLERY

Red Rock Regional Theatre and Gallery (RRRTAG) has evolved from its former life as St David's Church and hall into a vibrant community art gallery, display and performing arts and theatre space through the efforts of the RRRTAG Committee of Management, community volunteering and support of the Cororooke and wider community.

RRRTAG is run by a Committee of Management and is an Incorporated Association.

RRRTAG hosts a variety of cultural and performing arts events including life theatre at the Carolyn Theatre, is the home of the Red Rock Film Society with regular member screenings, and the art gallery hosts various exhibitions from local and regional artists.

Notwithstanding RRRTAG's renewal, community and private events held within the space have been constrained by the absence of on-site catering and limited parking. The RRRTAG Committee of Management plans to further develop the site's potential by the construction of a new café space with road visibility to encourage tourism visitation and concomitant income. The café will be supplemented by a new tram lounge/green room space, additional car-parking to the rear, a new effluent secondary treatment plant to meet current EPA standards. The physical land required to facilitate the project exceeds the current title boundary limits, instigating a boundary re-alignment and planning scheme zoning amendment for completion and compliance with the relevant provisions of the Colac Otway Planning Scheme.

This report details the proposed planning outcomes at the site. It should be read in conjunction with the accompanying documents and plans as listed in Section 2.2 of this report.

2.2 LIST OF DOCUMENTS

Set 1 Planning Scheme Permit Application and Scheme Amendment Documents.

ID	Document	Date/Version	Date submitted	Author
1.0	Covering letter		21.09.2020	Rod Bright & Assoc
2.0	Application form		21.09.2020	
3.0	Copy of title		21.09.2020	
4.0	Explanatory Report Draft	15.09.20	21.09.2020	Rod Bright & Assoc.

Set 2 Reports/Advice.

ID	Document		Date Submitted	Author
5.0	Stormwater Management Plan	June 2020 P1 Revised 22.2.21	21.09.2020 01.04.2021	AMKAD Group
5.1	Melbourne Water Storm Rating Report	18.03.21	01.04.2021	
6.0	Land Capability Assessment	22.06.20 V2 27.03.2021	21.09.2020 01.04.2021	LandTech Consulting
7.0	Bushfire & BAL Assessment	08.08.20	21.09.2020	Rod Bright & Assoc.

Set 3 Plans.

ID	Document		Date Submitted	Author
8.0	Feature survey/title plan	1407	21.09.2020	SW Surveys
9.0	Plans – site	16.07.20 22.03.21 June 21	21.09.2020 09.07.21	GD Architecture
10.0	Plans - elevations	07.04.20 22.03.21 July 21	21.09.2020 09.07.21	GD Architecture
11.0	Proposed plan of subdivision	15.09.20 08.01.21 v1.3	21.09.2020 01.04.2021	Rod Bright & Assoc.
12.0	Planning scheme zone amendment plan	15.09.200 08.01.21 V1.3	21.09.2020 01.04.2021	Rod Bright & Assoc
13.0	Existing/proposed signage	19.03.21	01.04.2021	RRRTAG/Rod Bright & Assoc.
14.0	Existing floor plans 1 & 2	July 2011	01.04.2021	Toronga Drafting & Design
15.0	Liquor Licensing Red Line Plan	22.03.2021 09.07.21	01.04.2021 09.07.21	GD Architecture/Rod Bright & Assoc.
16.0	Fence detail	22.03.2021 29.06.2021 v2	01.04.2021 09.07.21	Rod Bright & Assoc.

2.3 SITE AND CONTEXT

2.3.1 SUBJECT LAND

- Existing theatre & gallery: 520 Corangamite Lake Road, Cororooke
Lot 1 TP563474W V/F 2921/077 containing approximately 2023m²
- Adjacent farming land to east: 30 Factory Road Cororooke
Lot 2 LP135009 V/F 09415/342 containing approximately 21.56ha



Figure 1: Existing land and development and neighbouring dwellings. Image date 14.03.2019.
Google Earth image © 2020 CNES/Airbus

Buildings on the site comprise the former St David's Church which is now used as an art gallery, and the theatre and gathering space, formerly the 1970's constructed church hall.

Car-parking areas on the northern side of the buildings have been recently concreted. The south side comprises open grassed areas.

The site forms part of a raised undulation in landform resulting from former volcanic activity in the district. The land drops away towards the east behind the existing buildings. Fall is also towards the east and stormwater is dispersed into the adjacent paddock on the eastern side. There is no swale or formal drainage within this section of Corangamite Lake Road.

The buildings are connected to reticulated power and water. Effluent is treated in a septic tank with effluent lines located to the south of the existing hall.

Vegetation within the site appears to have been planted for landscaping purposes.

Photos within this report provide more detail regarding existing site conditions.

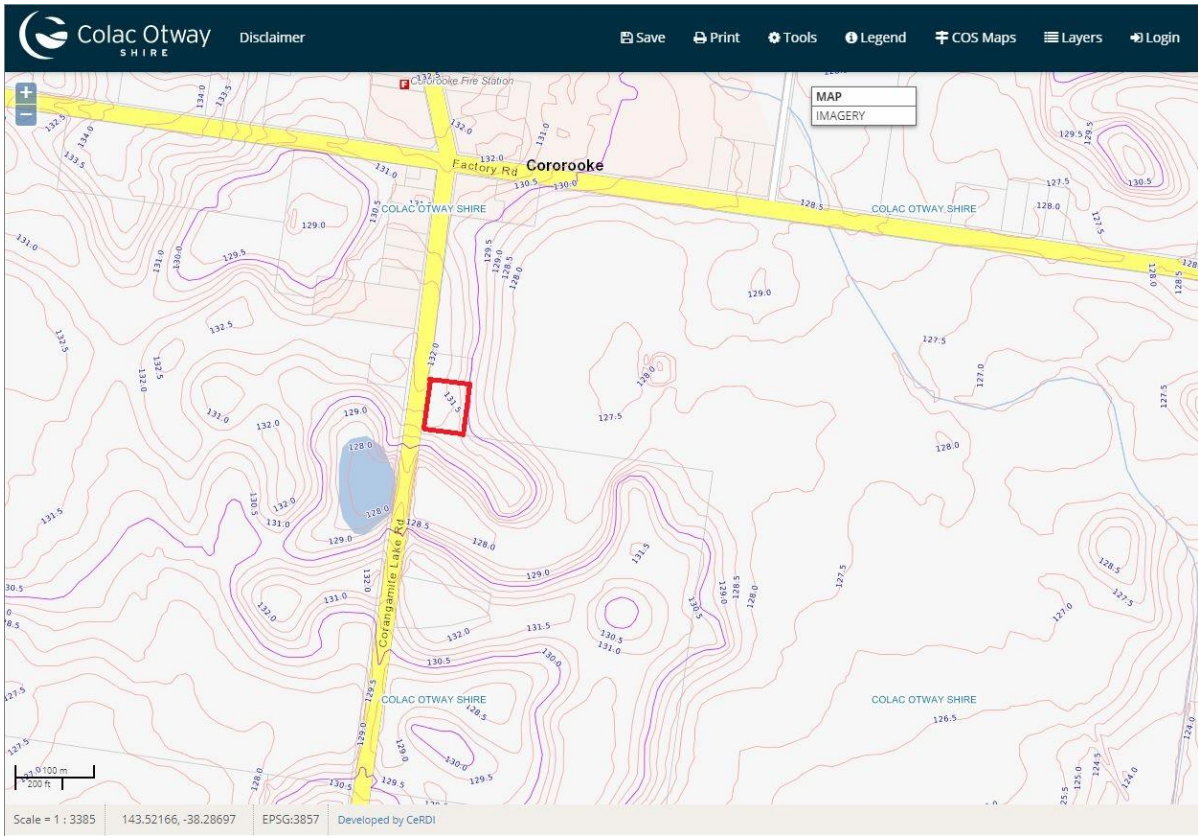


Figure 2: Contours depicting land-form. Source Colac Otway Shire http://cos.cerdi.com.au/cos_map.php#



Figure 3: Site context. Existing land (red). Land proposed to be included as part of current projects (yellow). Google Earth image © 2020 CNES/Airbus

2.3.2 SURROUNDING LAND

Land to the east and south is grazed for farming purposes.

Houses are located adjacent to the north and opposite on the west side of Corangamite Lake Road and generally continue into the township on the west side of Corangamite Road extending to the Factory Rd intersection.

South of Factory Road, the area comprises a mix of farming, rural living and residential land uses, with exceptions of RRRTAG, the Cororooke General Store/Post office and the Maternal Child & Health Centre.

2.3.3 LIQUOR LICENSING CONTEXT

The cumulative impact of licensed premises is an assessment requirement under clause 52.27 of the Colac Otway Planning Scheme and requires the applicant to provide information to determine whether there is a cluster of licensed premises within a radius of 100 or 500 metres of the subject land. (Planning Practice note 61: Licensed Premises, DELWP).

Currently we understand the only licensed premises in the area is the Cororooke General Store (consumption off-premises only). A cluster is not deemed to exist and a cumulative impact assessment is not required.

2.3.4 EXISTING APPROVALS

- The church hall was constructed in the 1970s and has been used continuously since this time for a wide range of activities associated with the former church and community gatherings. It is reasonable to associate existing use rights under clause 63.01, accepting continuous use for more than 15 years, in relation to the use of the hall as a place of assembly. The use was probably lawfully carried out immediately before the approval date of the scheme, although this has not been verified as part of the current project.
- Planning permit PP184/2011-1 allows the use of the former church as an art gallery, buildings and works and allowed a reduction in on-site parking. It included upgraded toilet facilities and a storeroom. Plans endorsed as part of the permit show provision of 18 car spaces, of which 1 is accessible.
- Occupancy permit BSU23052/20110359 allows 179 people to be accommodated in relation to works as part of the building permit issued.

2.3.5 SITE AND SURROUNDING LAND PHOTOS



Photo 1: Former St David's Church: south side.



Photo 2: View east to Corangamite Lake Road from existing car park.



Photo 3: Existing carpark.



Photo 4: Existing carpark with adjacent dwelling to north – 522 Corangamite Lake Road



Photo 5: As above



Photo 6: Existing car park view to east.



Photo 7: Existing signs



Photo 8: As above. Corangamite Lake Road view to south.



Photo 9: Corangamite Lake Rd view to north.



Photo 10: Existing entry and fencing.



Photo 11: Existing sign.



Photo 12: Existing car park & entry.



Photo 13: South side of former church



Photo 14: Western boundary with existing vegetation and rear of advisory sign.



Photo 15: Southern side of premises with southern boundary fenceline visible.



Photo 16: As above



Photo 17: Western facade



Photo 18: Trees and to be removed.



Photo 19: Existing north-east corner of land.



Photo 20



Photo 21: Eastern façade.



Photo 22: Adjacent farmland to East.



Photo 23: As above, view to north-east



Photo 24: As above view to East.



Photo 25: As above view to south-east.



Photo 26: Land to south of existing hall.

3.0 PROPOSED USE & DEVELOPMENT

The proposal comprises the use and development of the land for:

- A licensed café and courtyard (seating up to 80 people) (Existing building permit restriction allowing maximum 179 people to be on the premises at any time to continue).
- A tram lounge to be used as a place of assembly. **29.06.21 Additional store-room and exit to south side.**
- Additional car parking and bike facilities.
- Works include a new effluent disposal system, a new stormwater retention system, additional landscaping.
- A "store" - temporary storage of the tram on-site until works are commenced and completed.
- The use and development will extend over both Lot 1 TP563474W and Lot 2 LP135009.
- Measures (Steel fence on part of boundary) to reduce the potential impact of grassfire to the south façade of the existing building.
- Consolidation and subdivision (boundary realignment) of Lot 1 TP563474W and Lot 2 LP135009 to extend the area available for the tram lounge, parking and effluent disposal. An additional lot separates the Township Zoned land parallel to Corangamite Lake Rd. The subdivision includes creation of new drainage easements to link to existing easements further east.
- Combined with an application to amend the scheme to change the area of existing Farming zoned land to be included in the development to Township Zone.

3.1 PROPOSED USE

3.1.1 TRAM- GREEN ROOM (PLACE OF ASSEMBLY)

- To house a retired W class tram.
- Floor area approx 161.6m². **29.06.21 Increased to 211.81m² to include a storage room (+50.17m² from previous plan version)**
- The shelter will connect with the café through an enclosed walkway along the north side of the hall. **29.06.21 An additional exit is proposed to the south.**
- To be used as an artist space, a green room for theatre events.
- The deck will be used as an interface between the tram building and outdoor space. Looking to the future there is potential for the deck space to be used for outdoor theatre events *however this does not form part of the current permit application.*

3.1.2 CAFÉ (RESTAURANT), STAFF & OPERATION, HOURS

- Seating of up to 80 people
- Maximum of 179 people on premises at any one time inclusive of 80 in café.
- Floor area of café and kitchen including customer areas and staff areas approximately 140 m². The courtyard is excluded. The courtyard will be used for outside seating in suitable weather but will not increase the seating capacity of 80 people.
- Produce deliveries to loading dock as designated in front (west) of existing buildings.
- Deliveries dependant on food service schedules, usually during general business hours, except for fresh daily produce which is delivered earlier.
- The café will be leased to independent operators, but conditions of the lease will be controlled by the Committee of Management. It is expected that the café will be used at the time of theatre/gallery events.

- Floor area 140.9 m² including kitchen.

Staff/Volunteers

- Number of staff on-site will vary based on demand.
- Staff will also open and supervise the existing gallery.

Opening Hours

- Café – approval sought to operate within the range of hours 10.00am to 10.00pm, every day of the week, including public holidays.
- Friday and Saturday evenings until 12.00 midnight.
- Note the opening hours differ from the On-Premises ordinary liquor licence hours.

3.1.3 LIQUOR LICENSING

- Currently temporary limited licensed are applied for for specific events and have enabled consumption of liquor across the whole of the premises, both indoors and outdoors.
- It is proposed to discontinue with the current licensing arrangements and this application seeks approval for an on-premises Liquor Licence.
- The red-line proposed licensed area is shown within the attached plan set. The licensing area covers the entire building to enable a patron to carry a drink into the exhibition space or theatre area and for special events within this area.

3.2 PROPOSED DEVELOPMENT

3.2.1 BUILDING/WORKS

- Extension to building as shown in the plans. Weatherboard cladding, zincalume roofing to match existing.
- External Lighting: up-lit bollards in new car-park.

3.2.2 CAR PARKING, CIRCULATION & BIKE FACILITIES

- Extension of parking area to the rear (east) of the premises.
- All weather surface for additional 32 car spaces. Increase in on-site parking from 18 spaces to 50 (1 accessible).
- Retain and utilise existing cross-over, ensure it is widened if required to meet 6.0m entrance width.
- Designated loading area.
- Additional 4 bicycle spaces minimum (bike rack - not covered, required exemption)

Thirty-two (32) car spaces satisfies the current parking rate under the scheme for an 80 seat café. The overall number of people on the site is not being increased above the current 179. Accordingly, the tram lounge place of assembly will not trigger an increase in parking for this aspect of the proposal, and a waiver or reduction of spaces is not required. (Refer to section 5.5).

3.2.3 STORMWATER

- Creation of stormwater easement to connect to existing drainage easement system.
- Refer to Preliminary Stormwater Drainage Plan revised 22.02.21 AMKAD Group 20072 June 2020. Detailed design will follow planning approval.
- Refer to Melbourne Storm Assessment 18.03.21.

3.2.4 EFFLUENT DISPOSAL

- Proposed 10:10:10 AWTS system to treat waste with effluent disposal to the east of the car park, with overflow tank storage for extreme capacity.

Refer to LandTech Land Capability Assessment March 27, 2021.

3.2.5 GRASSFIRE PROTECTION

- Steel 'residential' fence along part of the south boundary 29.06.21 with 3m wide gravel strip ground cover to reduce the assessed BAL to the existing building and south façade of proposed tram lounge. Refer to Fire Management Plan (Rod Bright & Assoc September 2020).

3.2.6 WASTE.

It is expected standard domestic sized waste bins will be appropriate for the business: 2 general waste, 2 recycling, and 1 for green waste. Bins will be wheeled out to the kerb for normal kerbside collection once a week.

If these are not sufficient for purpose, larger wheeled 110 litre bins will be contracted.

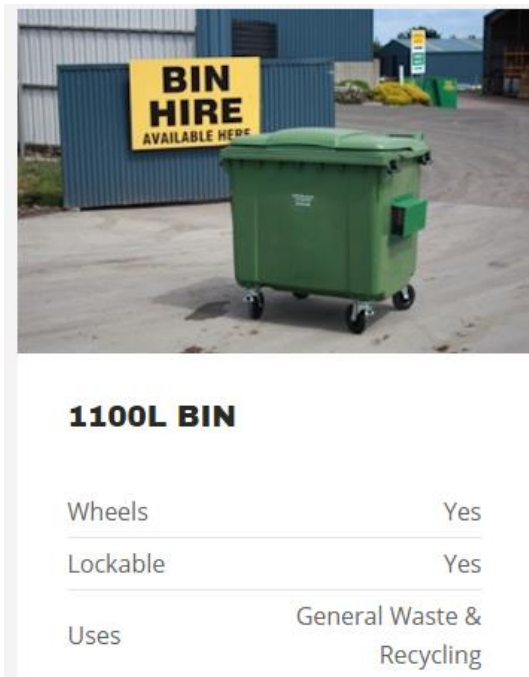


Figure 4: Bin as currently available for hire in the area. Image from Barton's Waste Warrnambool website <https://bartonswaste.com>

3.2.7 SIGNS

- Wording and display of existing sign to be amended within the existing sign frame. Refer to attached plan "Existing and Proposed Signage"

3.2.8 LIGHTING

- Rear carpark to be illuminated by a mix of:
 - LED sensor directional light from the corner of the building with baffles.
 - Timer to turn on at 6pm-11pm.
 - Uplit bollards

3.2.9 LANDSCAPING

- Existing plants to be retained except for those required to be removed to extend the access to the new carpark.
- Additional plantings for privacy along the rear (east) boundary of 522 Corangamite Lake Road
- The effluent disposal field to be planted with indigenous sedges, rushes and lilies appropriate to the wetter conditions.

3.3 BOUNDARY RE-ALIGNMENT, SUBDIVISION AND COMBINED SCHEME AMENDMENT.

Currently RRRTAG is contained within Lot 1 TP563474W containing approximately 2023m², zoned Township.

The project seeks to extend the buildings and works into land located within Lot 2 LP135009, zoned Farming.

The application approval to re-subdivide LP135009 and consolidate the required land with the RRRTAG title (proposed Lot 1) and extend the Township Zone to apply to the whole of the newly created lot, to appropriately reflect the ongoing use of the land.

An additional lot (proposed Lot 2) is proposed to be created to separate the Township zoned land from the Farming Zoned land of the parent title to comply with the relevant planning scheme provisions.

The new RRRTAG allotment will comprise 6927m², subject to survey. The TZ land comprises 5446m², with the balance farming lot (proposed Lot 3) of 20.6 hectares.

Refer to the attached plans: proposed Plan of Subdivision, plan showing zoning change.

4.0 CURRENT PLANNING SCHEME

4.1 RELEVANT PLANNING POLICY

Policy up-to-date at time of original submission. September 2020.

SETTLEMENT

State Policy Clause 11:	11: 11.01-1S Settlement 11.03-6S Regional and local places
Regional policy	11.01-1R Settlement – Geelong G21 11.03-5R The Great Ocean Road Region
Local objectives/strategies	21.02-2 Vision - Land Use Vision 21.03-2 Settlement - Colac.

ENVIRONMENTAL RISKS AND AMENITY

State policy clause 13:	13.05-1S Noise abatement 13.06-1S Air quality management 13.07-1S Land use compatibility
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BUILT ENVIRONMENT & HERITAGE

State Policy Clause 15:	15.01-6S Design for rural areas 15.02-1S Building Design 15.02-1S Energy and Resource Efficiency 15.03-1S Heritage Conservation
Local Policy	21.03-2 Settlement- Colac 22.01-1 Heritage Places and Areas

ECONOMIC DEVELOPMENT

State Policy Clause 17:	17-01-1S Diversified economy 17.04-1S Facilitating Tourism
Regional policy:	17.01-1R Diversified Economy Geelong G21
Local objectives/strategies:	21.02-2 Vision - Land Use Vision 21.03-2 Settlement - Colac policy. 21.05-4 Economic Development – Tourism

INFRASTRUCTURE

State Policy Clause 19:	19.03-3S Integrated water management
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4.2 ZONES AND OVERLAYS

4.2.1 ZONES

The land is zoned part Township (TZ) and part Farming (FZ)

Corangamite Lake Road is in a Road Zone – Category 1 (RDRZ1).

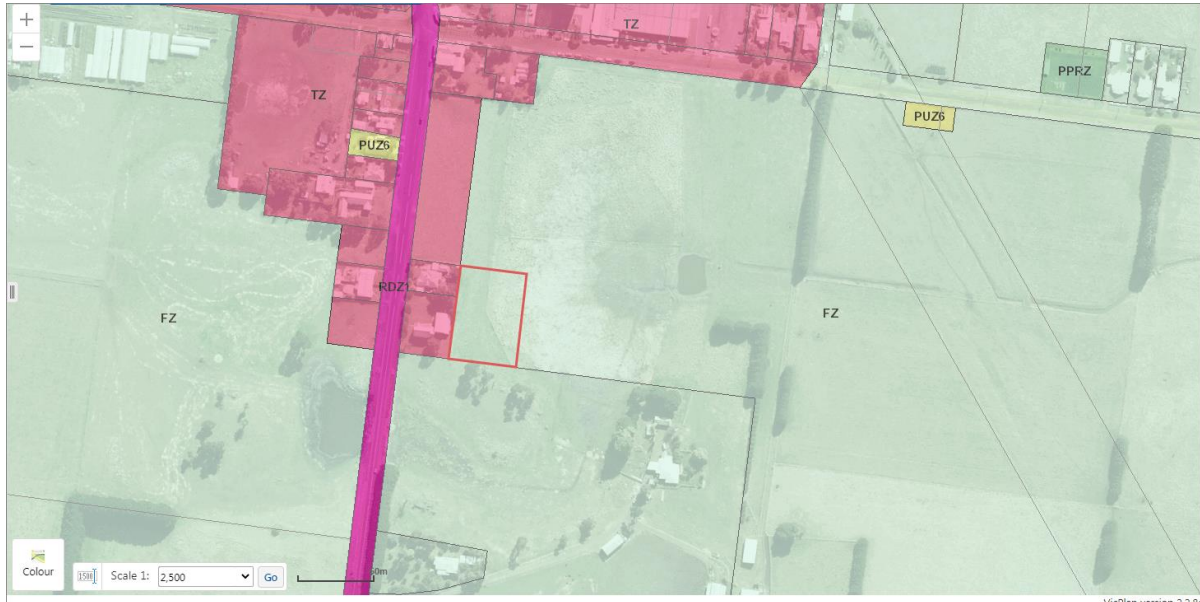


Figure 5: Land currently zoned Township and Farming. (VicPlan, DELWP, 2020).

4.2.2 OVERLAYS

Two overlays affect the land:

1. Environment Significance Overlay Schedule 1 – Warrion Groundwater Area (C101cola proposes to delete the schedule from the scheme as groundwater quality is controlled through other mechanisms)
 - The overlay seeks to protect and retain quality and quantity of groundwater recharge in the Warrion aquifer area and requires consideration of in ground waste disposal systems & ground water usage.
2. Heritage Overlay Schedule 166 – St David’s Church. Refer to attachments for Statement of Significance.
 - The overlay broadly seeks to conserve and enhance heritage places of natural or cultural significance.

The land is in a designated Bushfire Prone Area.

4.3 RELEVANT PARTICULAR PROVISIONS

Easements, restrictions & reserves 52.02

Signs 52.08

Car Parking 52.06

Licensed Premises 52.27

Land Adjacent to Road Zone, Category 1

Bicycle Facilities 52.34

Stormwater Management in Urban Development 52.18

Live Music Entertainment Venues 53.06.

Clause 53.06 applies to an application to construct a building or construct or carry out works associated with a live music entertainment venue. A live music entertainment venue means: *a food and drink premises, nightclub, function centre, or residential hotel that includes live music entertainment*. The existing theatre does not meet this live music venue definition. It is not proposed to play live music in the café.

Subdivision of land in more than one zone 64.03

Approval of an application or plan, or an application to subdivide land 65.01, 65.02

4.3 PERMIT TRIGGERS

Township Zone:

- 32.05-2 Section 2: Permit required for café/restaurant.
- 32.05-2 Section 2: Permit required for a store, nested in warehouse.
- 32.05-10 Buildings & works associated with a Section 2 Use.

Farming Zone:

- 35.07-1 Section 2: Permit required for place of assembly (tram lounge).
- 35.07-1 Section 2: Permit required for a store, nested in warehouse.
- 35.07-1 Section 2: Permit required for car park (associated with another use in Section 1 or 2 restaurant/place of assembly)
- 35.07-4 Buildings & works associated with a Section 2 Use.

Heritage Overlay:

- 43.01-1 Permit required to subdivide land, construct a building or construct or carry out works, including a fence and a rainwater tank if the rainwater tank is visible from a street or public park.

Signs:

- 32.05-14 TZ signs Category 3 – High amenity areas
- 52.05-13 Business ID signs Section 2 permit required.

Easements, restrictions and reserves 52.02

- 52.02 A permit is required before a person proceeds under Section 23 of the *Subdivision Act 1988* to create an easement.....

Stormwater Management in Urban Development 53.18:

- 53.18-3 An application to construct a building or construct or carry out works must meet all of the objectives of 53.18-5 and 53.18-6.

Car-parking 52.06:

- 52.06-2 Before a new use commences or a floor area of an existing use is increased, the number of parking spaces required under clause 52.06-5 must be provided, on the land or in accordance with a permit issued under 52.06-3.
- 52.06-3 Permit require to reduce the number of spaces required under 52.06-5, and to provide some or all of the car parking spaced required under clause 52.06-5 on another site

Bicycle parking 52.34

- 52.34-1 A new use must not commence or the floor area of an existing use must not be increased until the required bicycle facilities and associated signage has been provided o the land.
- 52.34-2 A permit may be granted to vary, reduce or waive any requirement of 52.34-5/52.34-6.

Licensed Premises 52.27.

- 52.27 Permit required to use land to sell or consume liquor if a licence is required under the *Liquor Control Reform Act 1988*.

Land adjacent to a Road Zone Category 1.

- 52.29-2 Permit required to create or alter access to a road in a RDZ1.

5.0 PLANNING JUSTIFICATION

5.1 PROPOSED CAFÉ & TRAM LOUNGE

The proposed café is intended to encourage tourism visitation, to encourage increased visitors to the site, and to build on the experience of those visiting the site for existing theatre and gallery events, and to support the ongoing cultural activities held at the premises for both the local community and wider district.

Economic Development and Tourism based planning policy encourages the economic development and tourism aspects of the proposal. (17, 17.04-1S) (17.01-1R) (11.03-5R). (21.02-2) (21.05-4).

Settlement policy (21.03-8) at a local level encourages small scale economic activity which complements the resources and activities of the smaller towns in the municipality. Policy guidance is provided for development. In response to this guidance.

21.03-5 Smaller Townships proposal policy guidance:	Planning Response	
Development should not exceed 8 metres in height unless special characteristics of the site justify a higher structure and no-off site detriment is caused.	<i>Development height less than existing buildings to be subservient. Proposed new building height ~6.2m at highest point above natural ground.</i>	
Building site coverage should not exceed 50% except on business zoned land. Site coverage “the proportion of a site covered by buildings.”	Proposed buildings floor area m ² . 29.06.21	302.5 352.7
	Existing buildings net floor m ² (estimated)	460.0
	Total floor area 29.06.21	762.5 812.7
	Site area m ² (proposed)	6927.0
	Total building site coverage 29.06.21	11.0% 11.7%
The slope of the roof should relate to the topography of the surrounding landform. Dominant or multiple angular roof slopes and designs should be avoided.	<i>Development to respond to existing buildings and echo existing building form.</i>	
External building material colours should be of muted toning and roofing material should be non-reflective.	<i>Zincalume roofing to tie in with existing development</i>	
External colours should be in harmony with the surrounding landscape of the settlement	<i>Refer to plans</i>	
Landscaping should enable development to blend into the surrounding area	<i>Landscaping along road frontage and north of existing car park already established. Refer to plans.</i>	
When deciding on the design, siting, mass and scale of new development in townships need to consider, as appropriate: <ul style="list-style-type: none"> ▪ Whether it is a major development node or a settlement with limited development potential and only serving immediate community, ▪ The visual character of the particular settlement and the likely impact of the development on that visual character. 	<i>The café is to be located to the side of the existing buildings to:</i> <ul style="list-style-type: none"> ▪ ensure visibility from the road and encourage visitation. ▪ Enable the location of car parking and other utilities to the rear of the premises 	

The café and tram lounge aspects of the proposal are consistent with the purpose of the Township Zone, which intends to: *Implement the Planning Policy Framework; provide for residential development and range of commercial, industrial and other uses in small towns; encourage development that respects the neighbourhood character of the area; and: allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

The Farming Zone is less appropriate for the land use and development, however a permit can be issued under its provisions. The physical land area required to meet current standards for on-site waste treatment and car parking is much larger than in previous eras and the depth of Township Zoned allotments even for a single dwelling has resulted in constrained development potential. The application proposes to amend the scheme to extend the Township Zone to reflect the required physical area for the development.

5.2 HERITAGE (POST CONTACT)

Recognition and protection of heritage places is supported by state planning policy and a specific local heritage policy (22.01). The policy basis is that protecting heritage assets is important in maintain the Shire's character, and sense of place as a valued asset and resource for the district.

St David's Church and Hall is individually identified within the *Colac Otway Heritage Study vol 2, 2003, Mary Sheehan & Assoc.* It is considered of historic importance in *demonstrating ethnographic settlement and distribution in the district....and is...aesthetically important as a good representative example of a typical early Gothic Revival church built at the beginning of the twentieth century in a remote rural area of Victoria.*

The proposed siting and design of the café includes a visual setback from the frontage to ensure the view-lines of the former St David's Church from the road in both directions is the dominant visual focus.

The proposed courtyard with visually permeable use of materials will provide further separation of the proposed new café building from the church in order to visually separate and define the new buildings from the original.

Continuing occupation and active use of the buildings will assist in their maintenance and ensure they continue to be enmeshed in the community, continuing their valued social and cultural associations.

The proposed fire protection fence will extend partially along the southern boundary. It will not obscure the view or appearance of the Church from the south, but will obscure the view of the exit and south façade of change rooms/toilets.

5.3 HERITAGE – ABORIGINAL CULTURAL

The site is not in an area of Aboriginal Cultural Heritage Sensitivity. A Cultural Heritage Management Plan is not required by the *Aboriginal Heritage Act 2006* and associated 2018 regulations.

5.4 LIQUOR LICENSE

Currently, the RRRTAG Committee of Management applies for Temporary Limited Licenses from the Victorian Commission for Gambling and Liquor Regulation (VCGLR) for specified events. The current 'red-line' area in which liquor can be consumed covers the whole of the site, internally and externally.

In order to be able to offer consumption of liquor with meals at the café, eg. locally produced wine, an On-Premises Liquor License will be sought which will replace the current arrangements.

The On-Premises License will also enable visitors to consume liquor in the gallery as part of an exhibition, or in the theatre as part of viewing a show/movie, which is a current intermittent arrangement.

However, the area to be licensed will be reduced to apply to only the internal buildings. This is to ensure there is minimal impact on the adjacent and nearby dwelling in terms of amenity impacts from those leaving the premises.

As the site is likely to be visited by car, it is expected that levels of alcohol consumption will be fairly low and amenity impacts, beyond those generally occurring at the premises, will be minimal.

Hours of licensing vary from the opening hours of the café (for example, the café will have longer opening hours than the hours of liquor trading). Refer to the redline plan for specific hours and comparison.

A Liquor Licensing Amenity Management Plan can be undertaken by the Committee of Management to further refine actions and control in relation to liquor consumption on the premises.

Taxis will use the loading bay at the front of the site for pick-up/drop-offs.

5.5 CARPARKING & BICYCLE PARKING

Victorian Planning Provisions require provision of on-site parking (52.06) and bicycle facilities (52.34) prior to commencing a new use and/or in accordance with an increase in site area of floor area of an existing use.

This application proposes to provide 50 car spaces on site which meets the parking rate requirements of the scheme. Approval of a reduction in spaces is not required.

This application seeks approval under 52.06-3 to provide some of the car spaces on another site. Refer to section 5.5.

Existing Car Parking Provision

- Car parking was assessed as part of Planning Permit PP184/2011-1 which was issued in October 2011 and allowed the *"use of the site as an art gallery, buildings and works comprising alteration and additional to existing buildings and a reduction in the car parking requirement in accordance with the endorsed plans."*
- The endorsed plans show 18 car spaces, including 1 accessible.
- We derive from this assessment that the historic shortfall in parking was deemed an existing use right at that time.
- The associated building permit allowed a Class9B extension (2012) and allows 179 people to be accommodated in the building.

Proposed Car Parking Provision

- The existing overall building limit of 179 people will continue to apply.
- The tram lounge is defined as a "place of assembly" with a parking provision rate of 0.3 spaces to each person permitted. As the tram lounge will not facilitate an increase in permitted persons, 0 car spaces are required.
- As a benchmark, the parking provision rate calculation based on a place of assembly providing for 179 people, (setting aside existing use right provisions and planning history) is 53.7 spaces.
- Within the 179 limit, the proposed café will provide for 80 people.
- Restaurant (café) has a parking rate 0.4 to each patron permitted = 24 car spaces.
- It is proposed to provide a total of 50 spaces on-site (of which 1 is accessible).
- **Based on the former requirement for 18 spaces, plus the current requirement for 24 spaces for the café, a total of 42 spaces is deemed to be required.**
- **The proposal for 50 spaces exceeds this requirement.**

Proposed Bicycle Facilities Provision

This application proposes to provide at least one bicycle rail on site which meets the parking rate requirements of the scheme. Approval of a reduction in spaces is not required.

An uncovered bike rail will be provided at the front of the site as shown on the plans.

One bicycle space is required as shown by the table below.

Use	Employee/Resident	Visitor Shopper Student	Total Required
Restaurant (café)	1 to each 100 sq m floor area available to the public	2 plus 1 to each 200 sq m of floor area available to the public if the floor area available to the public exceeds 400 sq m.	1
Place of assembly (tram/green room)	1 to each 1500 sq m of net floor area	2 plus 1 to each 1500 sq m of net floor area of the net floor area exceeds 1000 sq m.	0

5.7 STORMWATER

State policy in relation to integrated water management (16.03-3S) requires consideration of integrated water management, bringing together stormwater, wastewater, drainage, water supply and water treatment and reuse. It has the intention of ensuring water body health by minimising impacts from quality and quantity of stormwater, filtering sediment and waste from stormwater prior to discharge off-site, managing industrial and commercial toxicants in an appropriate way, and by requiring appropriate measures to be implemented during construction.

Stormwater Management in Urban Development (53.18) applies to the new areas of development – eg. new roofed areas and the new concrete car park area to the rear of the site.

The purpose of this clause is to ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.

The attached Stormwater Management Plan (AMKAD Group) responds to the stormwater requirement. The use of a bioretention swale (raingarden) for new car-park and rainwater diversion tanks for toilets for the additional roofed area is consistent with outcomes for Standards W2 and W3. The Melbourne Water Storm Calculator assessment (attached) shows compliance with the standards.

The plan of subdivision shows the proposed creation of a new easement to connect with existing easements further east allowing for connection

5.8 BUSHFIRE

5.8.1 BUSHFIRE ASSESSMENT & RESPONSE

State bushfire planning policy (13.02-15) applies to all planning and decision making under the *Planning and Environment Act 1987* relating to land that is:

- Within a designated bushfire prone area;
- Subject to a Bushfire Management Overlay; or
- Proposed to be used or development in a way that may create a bushfire hazard.

RRRTAG is located within a designated prone area however is not subject to the Bushfire Management Overlay. Bushfire planning policy is required to be considered in relation to the RRRTAG site. Bushfire risk is a required consideration when assessing planning applications for places of assembly including any application for development that will result in people congregating in large numbers.

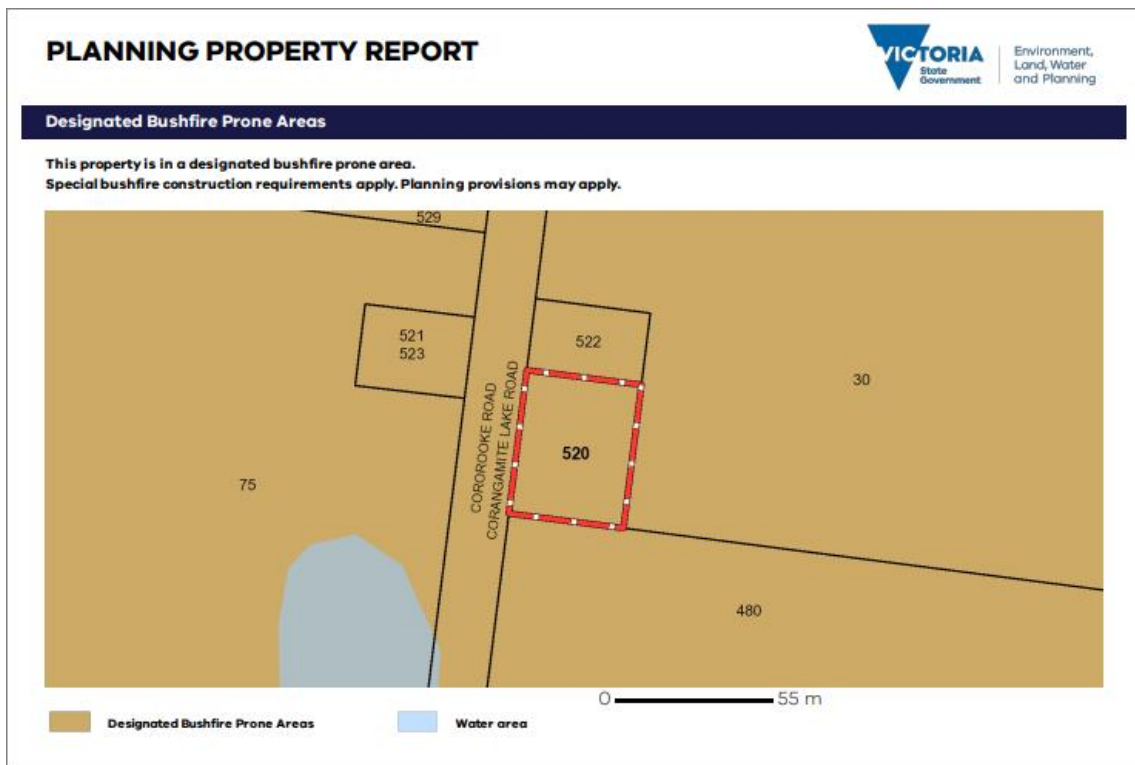


Figure 6: Subject land is located in a Bushfire Prone Area (State Govt of Victoria, VicPlan).

RRRTAG's use, development and this application to amend the Township Zone reflect strategies within State Bushfire policy which support the objective of strengthening the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

In considering the relevant bushfire risk reduction strategies, which include: protection of human life, identifying bushfire hazard and undertaking risk assessments, settlement planning, and biodiversity protection, the following comments are made regarding fire risk in the context of the proposed development.

The site and area is not a high risk location for bushfire, and accordingly this is reflected by the area's exclusion from Bushfire Management Overlays. However, grassfire is a significant potential risk at the site. Being located within the township area, resilience is increased for fire safety by the presence of buildings and roads and other barriers which will limit spread. The existing concreted carpark area is considered a safer place within the site, being surrounded by physical barriers which can reduce exposure to radiant heat: the former St David's church, the RRRRTAG theatre, the adjacent dwelling to the north, and the Corangamite Lake Road frontage on the western side.



Photo 27: Low fire risk area within the site.

The proposed development will be located within this protected area, and overall, fire safety to the site will increase, as described below:

The building, including the original St David's Church, the 60s church hall, and more recent modifications including the additional toilets and entrance on the south side, were constructed prior to current bushfire legislative controls. A BAL Assessment report has been undertaken and is attached (refer attachment 8.2). The report uses the simplified method 1 in AS3959 to establish a BAL.

Typical fire direction is generally pushed by winds from the north, north-west and south-west. From these directions, the site is naturally well protected by the road, adjoining buildings, and close proximity to the centre of the township. Figure 8 – Bushfire history (p60 of this report) from 1970 does not depict a history of large fires in the district but grassfires commonly occur across the district, eg 22 Jan 2018 and 2019-20 season.

The BAL assessment identifies current separation between grassland vegetation abutting the southern boundary and the existing building as the highest risk direction of fire impact to the site. A BAL 40 is allocated to the existing buildings (and 19 to the proposed tram lounge extension), due to available separation within the site from the fire hazard – grassland, to the south. It is therefore proposed to apply additional fire protection and safety measures as part of the planning and building approval processes.

There is currently limited separation between the former St David’s church and the property boundary on the southern side which contains pasture and has potential to be unmanaged. The former St David’s Church may have an inherently high fire resistance due to the construction materials of stone and brick, and metal roof, with the wire window screens. However, weaknesses in fire resistance are identified: the air conditioning motors and flues; the landscaping under the windows of the entryway and the continuation of grass from the boundary to the building.



Photo 28: Southern façade existing gallery and hall buildings.

5.8.2 BUSHFIRE PROTECTION MEASURES

Aside from building construction fire safety number of additional measures can reduce grassfire radiant heat risk to the south of the site.

Proposed Bushfire Protection Measures:

1. Continuing to use the grassed area for on-site effluent disposal or introducing mandated maintenance such as grass watering and defendable space vegetation management conditions during the fire season.
2. Changing the landscaping such as by installing a strip of gravel eg, 3m wide as a fire break along the boundary.
3. Using pebbles as mulch for the garden bed.
4. Installing shielding fencing along the southern boundary in fire resistant materials such as brick or steel.
5. Installing a separate static water supply exclusively for fire-fighting with CFA accessibility.
6. Defendable space vegetation management conditions could be applied to outer areas of the site.
7. RRRTAG can develop a fire Emergency Plan which can address maintenance of defendable space and any appropriate action plans for the operators of the facility particularly in relation to higher risk fire days.

RRRRTAG will incorporate a combination of these measures following consultation with the CFA and appointed registered building surveyor. The fencing and gravel strip are shown on the site plan.

The proposed development will increase overall site safety by increasing separation and permanent buffers by the additional proposed car park, stormwater treatment strip and effluent field to the east of the buildings.

The property has access to reticulated water and good access around the buildings for emergency fire fighting vehicles. The car parking areas are likely to become some of the lowest risk areas in the town, once constructed.

5.8.3 BUSHFIRE PLANNING POLICY - STRATEGY RESPONSE

STRATEGY	RESPONSE
<p>Protection of human life Give priority to the protection of human life by:</p> <ul style="list-style-type: none"> ▪ Prioritising the protection of life over all other policy considerations. ▪ Directing population growth and development to low risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire. ▪ Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision making at all stages in the planning process. 	<ul style="list-style-type: none"> • The project at the site will improve fire safety at the site compared to the current arrangements. • The site is located close to the centre of the Cororooke township within 250m of the intersection of Corangamite Lake and Factory Road.
<p>Bushfire hazard identification and assessment: Identify bushfire hazard and undertake appropriate risk assessment by:</p> <ul style="list-style-type: none"> ▪ Applying the best available science to identify vegetation, topographic and climatic conditions that create a bushfire hazard. ▪ Considering the best available information about bushfire hazard including the map of designated bushfire prone areas prepared under the <i>Building Act 1993</i> or regulations made under that Act. ▪ Applying the Bushfire Management Overlay to areas where the extent of vegetation can create an extreme bushfire hazard. ▪ Considering and assessing the bushfire hazard on the basis of: <ul style="list-style-type: none"> ○ Landscape conditions – meaning conditions in the landscape within 20km (and potentially up to 75km) of a site; ○ Local conditions – meaning conditions in the area within approx. 1km of a site; ○ Neighbourhood conditions – meaning conditions in the area within 400m of a site; and ○ The site for the development. ▪ Consulting with emergency management agencies and the relevant authority early in the process to receive their recommendations and implement appropriate bushfire protection measures. ▪ Ensuring that strategic planning documents, planning scheme amendments, planning permit applications and development plan approvals properly assess bushfire risk and include appropriate bushfire protection measures. 	<ul style="list-style-type: none"> • The site is located in a Bushfire Prone Area and grass fire with radiant heat is a risk but not bushfire and ember attack at a landscape level. • This is reflected in the area being within a designated Bushfire Prone Area but not within the Bushfire Management Overlay. The area comprises volcanic soils generally classified as grassland with pasture for grazing and an absence of forests or woodlands with understoreys. • Grass fire with extended quick fire runs is the most likely landscape fire scenario. These could impact on the area or potentially the site. • The site is mitigated for the reasons stated in section 5.8.1 of this report. • The proposal includes proposed bushfire protection measures which can be further refined in consultation with the CFA, as required.

<ul style="list-style-type: none"> ▪ Not approving development where a landholder or proponent has not satisfactorily demonstrated that the relevant policies have been addressed, performance measures satisfied or bushfire protection measures can be adequately implemented. 	
<p>Settlement Planning.</p> <ul style="list-style-type: none"> ▪ Plan to strengthen the resilience of settlements and communities and prioritise protection of human life by: <ul style="list-style-type: none"> ○ Directing population growth and development to low risk locations, being those locations assessed as having a radiant heat flux of less than 12.5 kilowatts/square metre under AS3959-2018 <i>Construction of Buildings in Bushfire Prone Areas</i> (Standards Australia). ○ Ensuring the availability of, and safe access to, areas assessed as a BAL-LOW rating under AS3959-2018 <i>Construction of Buildings in Bushfire Prone Areas</i> (Standards Australia). ○ Ensuring the bushfire risk to existing and future residents, property and community infrastructure will not increase as a result of future land use and development. ○ Achieving no net increase in risk to existing and future residents, property and community infrastructure, through the implementation of bushfire protection measures and where possible reducing bushfire risk overall. ○ Assessing and addressing the bushfire hazard posed to the settlement and the likely bushfire behavior it will produce at a landscape, settlement, local, neighbourhood and site scale, including the potential for neighbourhood-scale destruction. ○ Assessing alternative low risk locations for settlement growth on a regional, municipal, settlement, local and neighbourhood basis. ○ Not approving any strategic planning document, local planning policy or planning scheme amendment that will result in the introduction or intensification of development in an area that has, or will on completion have, more than a BAL-12.5 rating under AS3959-2009 <i>Construction of Buildings In Bushfire Prone Areas</i>. 	<ul style="list-style-type: none"> • Cororooke is an existing settlement. The site is within the settlement boundary although at the interface of the grassfire risk landscape. • The town is at lower risk to life from fire hazard in the landscape compared to many other settlements in the municipality. However, all settlements in Colac Otway Shire, except for the urban centre of Colac, are at risk. • The existing car park within the site is assessed as BAL Low. However, the exterior of existing south facing buildings are assessed as BAL40. • The project at the site will improve fire safety at the site compared to the current arrangements. • Proposed fire protection measures in conjunction with proposed land use and development will reduce the fire risk to the site overall • The proposal includes a scheme amendment and intensification for development through frequency of use, not overall number of patrons on the premises at any point in time. Measures are required to be adopted to reduce the current and proposed BAL rating as outlined in this assessment.

<p>Areas of biodiversity conservation value.</p> <ul style="list-style-type: none"> ▪ Ensure settlement growth and development approvals can implement bushfire protection measures within unacceptable biodiversity impacts by discouraging settlement growth and development in bushfire affected areas that are important areas of biodiversity. 	<ul style="list-style-type: none"> • The area (site) does not include important areas of biodiversity as grazing, with introduced pastures, has removed remnant species.
<p>Use and Development control in a Bushfire Prone Area.</p> <p>In a bushfire prone area designated in accordance with regulations made un the <i>Building Act 1993</i>, bushfire risk should be considered when assessing planning applications for the following uses and development.....includes 'place of assembly'.</p> <p>When assessing a planning permit application for the above uses and development:</p> <ul style="list-style-type: none"> ▪ Consider the risk of bushfire to people, property and community infrastructure. ▪ Require the implementation of appropriate bushfire protection measures to address the identified bushfire risk. ▪ Ensure new development can implement bushfire protection measures without unacceptable biodiversity impacts. 	<ul style="list-style-type: none"> • Bushfire Protection Measures are proposed in Section 5.8.2.

6.0 PLANNING SCHEME AMENDMENT

This submission:

- Requests Colac Otway Shire Council to seek authorisation from the Minister for Planning to prepare a planning scheme amendment; and
- Provides a preliminary assessment of the proposal against the planning scheme including providing strategic justification for the amendment.
- Seeks combined planning approval for the subdivision of land for new title boundaries to be consistent with the amended zone boundary.

The combined request is made in accordance with Section 96A of the *Planning and Environment Act 1987*.

6.1 WHY IS THE AMENDMENT REQUIRED?

The amendment proposes to extend the Township Zone to enable the Township Zone to apply to all areas of proposed buildings and works associated with RRRTAG. Currently, part of the land is zoned Farming.

Clause 64.03, in relation to subdivision of land in more than one zone, has specific conditions in which a permit may be granted to create one lot smaller than specified in the scheme. All the conditions must be met. These are:

- The lot to be subdivided is in more than one zone and cannot comply with the minimum lot area specified in the scheme.
- The proposed subdivision does not create lots where any lots extends into more than one zone.
- The remainder of the proposed lots must comply with the minimum lot area specified in the scheme.

The proposed subdivision cannot comply with the first or second dot points and accordingly a permit currently cannot be granted.

The planning scheme amendment is required to:

- Ensure all buildings and works are located within one allotment.
- Ensure all buildings and works do not cross title boundaries.
- To ensure that the appropriate zone is applied to reflect the use of the land.

A concurrent application for subdivision (and use and development) forms part of the combined amendment and permit request.

The amendment is likely to result in net community benefit arising from:

- the tourism and economic aspects of the proposal;
- local improvements to traffic, site and visitor safety by increasing availability of off-site parking;
- improvements to environmental water quality through facilitating a new in-ground waste system and stormwater treatment.

6.2 WHAT THE AMENDMENT DOES?

The amendment proposes to:

- Rezone approximately 3195 square metres of land currently described as part of Lot 2 LP135009, from Farming Zone to Township Zone, as shown in the image below.

A combined permit application is sought for the subdivision of the land to reflect the new zone boundary, and as shown in the accompanying proposed plan of subdivision (Rod Bright & Assoc.)

The bearing and extent of the Township Zone boundary is proposed to align with the bearing and extent of the zone boundary at the Farming Zone interface along Factory Road.

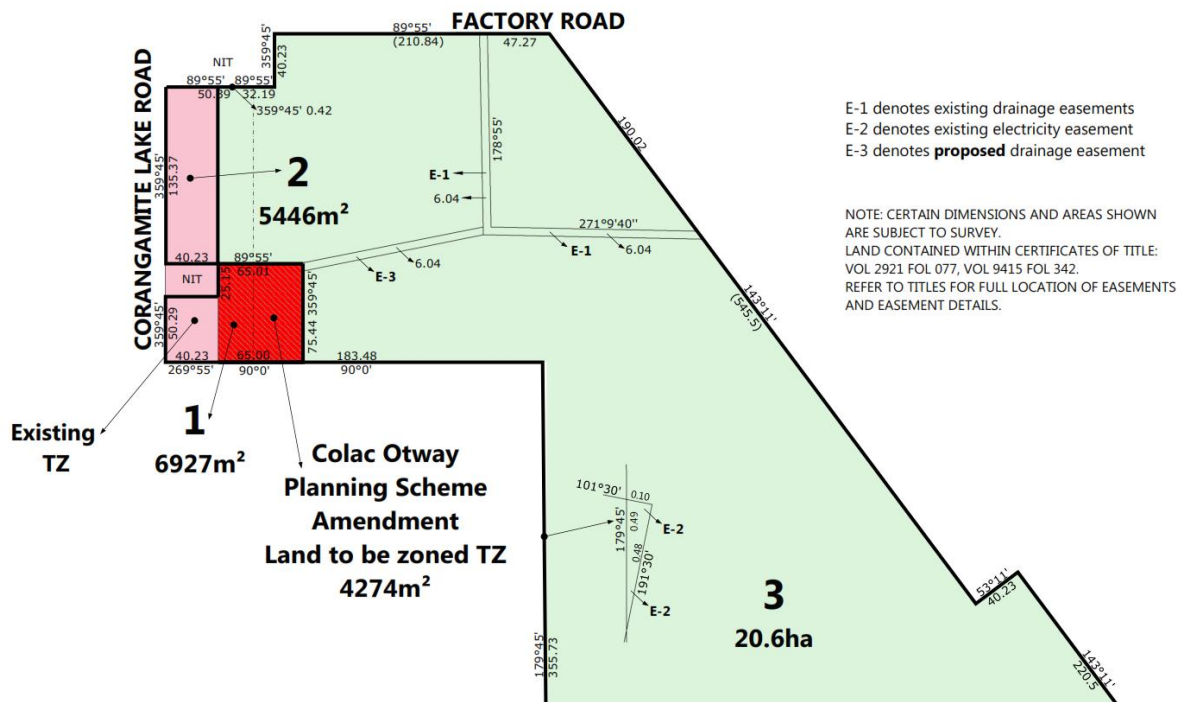


Figure 7: Land to be rezoned from Farming to Township. Diagram shows proposed new subdivision boundary and size of allotments after subdivision.

6.3 STRATEGIC ASSESSMENT OF THE AMENDMENT.

6.3.1 HOW DOES THE AMENDMENT IMPLEMENT THE OBJECTIVES OF PLANNING IN VICTORIA?

The relevant objectives of planning in Victoria as set out in Section 4 of the *Planning and Environment Act 1987* seek to provide for:

- (a) the fair, orderly, economic and sustainable use and development of the land,
- (b) the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;
- (c) to secure a pleasant, efficient and safe working, living and recreational environment for Victorians and visitors to Victoria;
- (d) to conserve and enhance those buildings areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;
- (e) to protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;
- (f) to facilitate development in accordance with the above objectives.

The proposed amendment will formalise outcomes sought as part of two separate planning permit applications for use, development and subdivision. Together these outcomes implement the above objectives for planning by:

- facilitating improvements to a tourism and recreation-based land use which will stimulate economic benefits to Cororooke and the district;
- facilitating development which will substantially improve the safety of users by ensuring that adequate on-site car-parking is provided and reducing pressure to park on the narrow Corangamite Lake Road.
- Improves the local environmental effects at the site by installing a new on-site waste disposal system which is consistent with current SEPP, and installing a new stormwater system which will improve the quality of stormwater runoff, contributing to the sustainable use and development of the land;
- Encourages the continued use and preservation of the locally heritage listed St David's Church building.

6.3.2 HOW DOES THE AMENDMENT ADDRESS ANY ENVIRONMENTAL, SOCIAL AND ECONOMIC EFFECTS?

The amendment will create positive social and economic effects for the RRRTAG Committee of Management, RRRTAG visitors and members, and the general community through ensuring the appropriate zone application to the whole of the development, which will remove unnecessary planning restrictions which would result if the FZ continued to be applied. The expectations of use and development at the site reflect the purpose and intended outcomes of the Township Zone.

6.3.3 DOES THE AMENDMENT ADDRESS RELEVANT BUSHFIRE RISK:

The site is located in in a designated bushfire prone area.

The site is not subject to the Bushfire Management Overlay.

A separate bushfire hazard identification and assessment forms part of the scheme amendment application.

Bushfire risk has been considered as part of the amendment. The objective of Clause 13.02-1S *Bushfire Planning* seeks to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life. Planning must give priority to the protection of human life over all other policy considerations, directing population growth and development to low risk locations and reduce the vulnerability of communities to bushfire through the consideration of bushfire risk in decision making at all stages of the planning process.

The amendment proposes to rezone land to reflect the extent of proposed site works required for a new café and tram lounge associated with the existing RRRTAG premises. The permits and amendment together is likely to result in more intensive frequency of use of the site, however, will not result in an increase in overall number of people on the premises at a point in time.

The site is at risk of grassfire impacts, despite being located towards the centre of the Cororooke township. Pasture for grazing adjoins the site on the east and southern boundaries.

The construction of a new car-park at the east of the existing premises, along with on-site stormwater retention and filtration, and a large new on-site secondary water treatment system, is considered to reduce the proximity of hazardous grassland fuel to the east and north-east of the buildings. This, combined with the existing dwelling abutting the site to the north and the location of Corangamite Lake Road as a fire-break to the east, will assist in providing separation and low fuel conditions requiring minimal maintenance and reducing grassfire risk overall.

The development will include actions to obligate the land managers to undertake actions to reduce grassfire potential impact from the south.

6.3.4 DOES THE AMENDMENT COMPLY WITH THE REQUIREMENTS OF ANY MINISTER'S DIRECTION APPLICABLE TO THE AMENDMENT?

The Amendment is consistent with the *Ministerial Direction on the Form and Content of Planning Schemes* under Section 7(5) of the Act.

This explanatory report and associated documents submitted with the Amendment, provides a brief strategic evaluation of the Amendment as required by *Direction No. 11: Strategic Assessment of Amendments*.

The rezoning of land will reflect planning approval granted for use and development through the statutory permit assessment process, and detailed strategic assessment is not required.

6.3.5 HOW DOES THE AMENDMENT SUPPORT OR IMPLEMENT THE PLANNING POLICY FRAMEWORK AND ANY ADOPTED STATE POLICY?

Refer to Sections 4 & 5 of this report.

There are not any substantially competing PPF objectives. The proposal is consistent with state policy in relation to economic development, tourism, environmental hazards – bushfire, environment protection, heritage conservation and protection.

There may be amenity impacts to residents of adjoining and opposite dwellings.

The amendment does not seek to introduce or amend a local planning policy in the PPF.

The amendment does not affect any other existing planning policy or tool.

6.3.6 HOW DOES THE AMENDMENT SUPPORT OR IMPLEMENT THE LOCAL PLANNING POLICY FRAMEWORK, AND SPECIFICALLY THE MUNICIPAL STRATEGIC STATEMENT?

Refer to Sections 4& 5 of this report.

The amendment does not seek to change the objectives or strategies of the MSS.

The amendment does not seek to introduce or amend a local planning policy.

The amendment seeks to implement existing objectives and strategies of the MSS, particularly in relation to objectives stated in Settlement Policy for smaller towns - 21.03-8, and Heritage Protection 22.01.

6.3.7 HOW DOES THE AMENDMENT SUPPORT OR IMPLEMENT THE MUNICIPAL PLANNING STRATEGY (MPS)?

The proposal at RRRRTAG supports the business growth, tourism direction, environmental and heritage considerations of Colac Otway Shire's Municipal Planning Strategy.

It is consistent with the Vision (02.02) which seeks to:

- Plan for growth in business and employment in towns and settlements.
- Promote healthy, safe environments which enhance community life and well-being.
- Manage infrastructure assets so that they are sustainable in the long term.
- Support long-term sustainability.

The amendment is consistent with Council's strategic intentions (Settlement 02.03-1) to manage growth in towns by providing zoned and serviced land for housing, employment, recreation and open space, community facilities and related infrastructure

The policy notes that the smaller towns have development opportunities that can assist to improve the presentation of these towns, however effluent disposal is a major problem. Council seeks to facilitate the development of small towns by:

- Supporting tourism and rural lifestyle opportunities.
- Protection the local character
- Encouraging development to proceed in a manner that contributes to the economic development of these towns, responds, to environmental constraints and protects the broader landscapes.

The RRRTAG proposal furthers the intent of this policy by upgrading the effluent disposal system facilitated by the increased area of Township Zone which responds to existing environmental constraints.

The MPS recognises the asset and resource value of heritage assets and importance of protection, and policy seeks to improve the built environment by (02.03-5):

- Conserving significant pre and post contact heritage resources.
- Encouraging development of heritage places in a manner sympathetic to their significance.

The proposed RRRTAG extension has been designed to be sympathetic to the heritage design of the former St David's church by recessing the new development and preserving an angle of view from the road which focusses on the original buildings.

Tourism (020.03-6) and Economic Development (02.03-6) strategies include promotion of economic development by: encouraging economic employment focused use and development, and tourism is facilitated which responds to economic growth particularly all-year round activities and in this case, those which can contribute towards visitation to the volcanic crater and lake landscape, as a significant tourism attraction in Victoria.

6.3.8 DOES THE AMENDMENT MAKE PROPER USE OF THE VICTORIA PLANNING PROVISIONS?

The extension of the Township Zone area is the most appropriate planning tool to achieve the required outcome, which is to enable adequate area for appropriate site utilities associated with an existing community use.

6.3.9 HOW DOES THE AMENDMENT ADDRESS THE VIEWS OF ANY RELEVANT AGENCY?

Formal preliminary advice has not been sought from any external agencies by the proponents. The proposal was informally discussed with the CFA. It is expected that this will occur as part of Colac Otway Shire's assessment processes.

6.3.10 DOES THE AMENDMENT ADDRESS RELEVANT REQUIREMENTS OF THE TRANSPORT INTEGRATION ACT 2010?

The proposal is unlikely to have a significant impact on the transport system as defined by Section 3 of the TIA. There are no Statements of Policy Principles issued in relation to the area in accordance with Section 22 of the TIA.

6.3.11 WHAT IMPACT WILL THE NEW PLANNING PROVISIONS HAVE ON THE ADMINISTRATIVE COSTS OF THE RESPONSIBLE AUTHORITY?

The new planning provisions will not result in any notable increase in planning permit applications to require additional planning staff resources. There are no other miscellaneous costs to administering the changes to the scheme following approval.

7.0 CONCLUSION

The proposal is highly consistent with relevant planning policy, zones, overlays and the relevant particular provisions which apply. In particular, the planning policy framework which seeks to encourage economic development to support local communities and land use and development which respects and continues ongoing use of a valued heritage place.

Support of the proposals will provide net community benefit to residents of Cororooke and district through improving site safety and environmental conditions, in addition to facilitating a new business to establish which will contribute positively to the local community, wider district visitors, and tourists.

8.0 ATTACHMENTS

8.1 COLAC OTWAY HERITAGE STUDY STATEMENT OF SIGNIFICANCE

Colac Otway Heritage Study

Volume II

Name of Place : ST DAVID'S CHURCH & HALL

Ref. No. : 166

Location : 520 Corangamite Lake Road
Cororooke



STATEMENT OF SIGNIFICANCE :

The small local red brick St David's Church, located on Corangamite Lake Road, Cororooke, was dedicated in 1903. St David's flat roof cream brick Hall was built in the decades following the Second World War. St David's Church and Hall are historically, aesthetically and socially important to the Shire of Colac Otway. St. David's Church is of historic importance through association with the Presbyterian Scots who predominated as a denominational and national group. St David's Church and Hall are historically important in demonstrating ethnographic settlement and distribution in the district. St David's Church is aesthetically important as a good representative example of a typical early Gothic Revival church built at the beginning of the twentieth century in a remote rural area of Victoria. St David's Hall is historically and socially important in demonstrating the continued social and cultural associations of the district's parishioners in the second half of the twentieth century.

RECOMMENDATIONS :

RECOMMENDED LISTING : Local

The site to be retained in the Colac Otway Shire Planning Scheme (Individual Listing)

THEMES : Religious Institutions (9.1)

Mary Sheehan & Assoc.

HISTORY :

Because the Colac area was initially settled predominantly by Scottish immigrants, the first churches in the Shire were Presbyterian.

In 1877 the foundation stone was laid for St Andrew's Presbyterian Church at Colac. Presbyterian congregations had been established at Alvie, Ondit (Beeac) and Cororooke by 1898. These parishes developed in response to the districts increased numbers, brought about by the division of the large pastoral estates in the area and the closer settlement policies enacted by colonial and State governments. The district also received a fillip when the railway was put through to Beeac in 1889. This railway was later extended to Ballarat via Cressy in 1912.

The foundation stone of St David's Presbyterian Church at Cororooke was laid in 1903. The church was built of local red brick in a simple Gothic Revival style for a small, predominantly rural, community.

The church provides information about the importance of religion in rural communities, as well as the settlement patterns of the colony's migrants, a significant portion of whom, in this district, were Scots. Churches like St David's helped new settlers to feel at home and played an important role in serving as settler societies.

An attached cream brick hall was built at the rear of the church in about the 1970s.

PHYSICAL DESCRIPTION :

An attractive, typical Presbyterian, small local red brick early Gothic Revival church with contrasting cement window, door and gable dressing. The building comprises an enclosed brick porch to the west, a two bay nave and small chancel in the liturgical east. It was built in 1903, with a circa 1970s attached cream brick hall at the rear. The church is built on blue stone foundations and stout wall buttresses mark the structural bays. A large trefoil lancet window with hood mould is set above the base course on the west white washed wall, which seems to have been painted in order to reflect the intense heat of the west afternoon sun. The corrugated metal sheeting to the roof has been replaced in the recent past. The attached flat roof cream brick hall to the rear is unsympathetic to the original design of the church, although it reflects design concepts of the time and is similar in style to the adjacent rectory and front brick fence. The modern utilitarian design of the hall is typical of its type with decorative concrete block breezeway entrance, high clerestory windows and patterned brick end wall.

Condition :	Excellent	<u>Good</u>	Fair	Poor	Ruins
Integrity :	<u>Substantially intact</u>		Altered sympathetically Altered unsympathetically		
	Damaged/disturbed				

8.2 BUSHFIRE ATTACK LEVEL ASSESSMENT REPORT

Property Details: 520 Corangamite Lake Road, Cororooke

Lot 1 TP563474

30 Factory Road, Cororooke

Lot 2 LP135009

Applicant's Name: Red Rock Regional Theatre & Gallery

Municipality: COLAC OTWAY

Description of building work: Alterations/Additions to an existing building. Public/Place of Assembly/Commercial/Cafe.

Bush Fire Attack Level (BAL) for PROPOSED BUILDINGS (existing excluded)

Step 1: Relevant fire danger index: (see clause 2.2.2) FDI 50 FDI 100

Step 2: Assess the vegetation within 100m in all directions (tick relevant group)

Note 1: Refer to Table 2.3 and Figures 2.3 & 2.4 for description and classification of vegetation.

Note 2: If there is no classified vegetation within 100 m of the site then the BAL is LOW for that part of the site.

Vegetation classification (see Table 2.3)	<input checked="" type="checkbox"/> North	<input checked="" type="checkbox"/> South	<input checked="" type="checkbox"/> East	<input checked="" type="checkbox"/> West
	<input type="checkbox"/> North-East	<input type="checkbox"/> South-West	<input type="checkbox"/> South-East	<input type="checkbox"/> North-West
Group A Forest				
Group B Woodland				
Group C Shrub-land				
Group D Scrub				
Group E Mallee/Mulga				
Group F Rainforest				
Group G (FDI 50) Grassland	Grassland	Grassland	Grassland	Grassland

Exclusions (where applicable)	Circle relevant paragraph descriptor from clause 2.2.3.2.			
	(b) (c) (d) (e) (f) Dwelling	(b) (c) (d) (e) (f) Existing RRRRTAG gallery	(b) (c) (d) (e) (f)	(b) (c) (d) (e) (f) Road

Step 3: Distance of the site from classified vegetation (see clause 2.2.4)

Distance to classified vegetation	Show distances in metres			
	~40m	8.7m - Existing gallery to boundary 15.8m - new tram-lounge to boundary	~58m Proposed boundary	~28m Front setback + road

Step 4: Determine the effective slope of land under the classified vegetation

Effective slope	Upslope			
Slope under the classified vegetation	Upslope/0° <input checked="" type="checkbox"/>	Upslope/0° <input type="checkbox"/>	Upslope/0° <input type="checkbox"/>	Upslope/0° <input type="checkbox"/>
	Downslope			
	>0 to 5 <input type="checkbox"/>	>0 to 5 <input checked="" type="checkbox"/>	>0 to 5 <input checked="" type="checkbox"/>	>0 to 5 <input checked="" type="checkbox"/>
	>5 to 10 <input type="checkbox"/>	>5 to 10 <input type="checkbox"/>	>5 to 10 <input type="checkbox"/>	>5 to 10 <input type="checkbox"/>
	>10 to 15 <input type="checkbox"/>	>10 to 15 <input type="checkbox"/>	>10 to 15 <input type="checkbox"/>	>10 to 15 <input type="checkbox"/>
	>15 to 20 <input type="checkbox"/>	>15 to 20 <input type="checkbox"/>	>15 to 20 <input type="checkbox"/>	>15 to 20 <input type="checkbox"/>

BAL value for each side of the site	12.5	40 Existing (gallery/former church) 19 Proposed (tram lounge)	12.5	12.5
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Step 5—Determination of Bushfire Attack Level (BAL)

Refer to Table 2.4.2 for FDI 100 or Table 2.4.4 for FDI 50 (applicable to Alpine areas)

Using the relevant table determine the Bushfire Attack Level (BAL) for each of the vegetation classifications determined at Step 2, the distance from the site determined at Step 3 and the effective slope determined at Step 4.

Select the highest Bushfire Attack Level (BAL) obtained above.

The BAL for this site is:

BAL40 Existing gallery/former church (HIGHEST BAL AT SITE)

BAL 19 Proposed south façade tram lounge.

BAL 12.5 All other areas within the site.

Date of assessment: 27 July

2020. Assessors name:

Assessors contact number:

Work: 5231 4883

Mob:

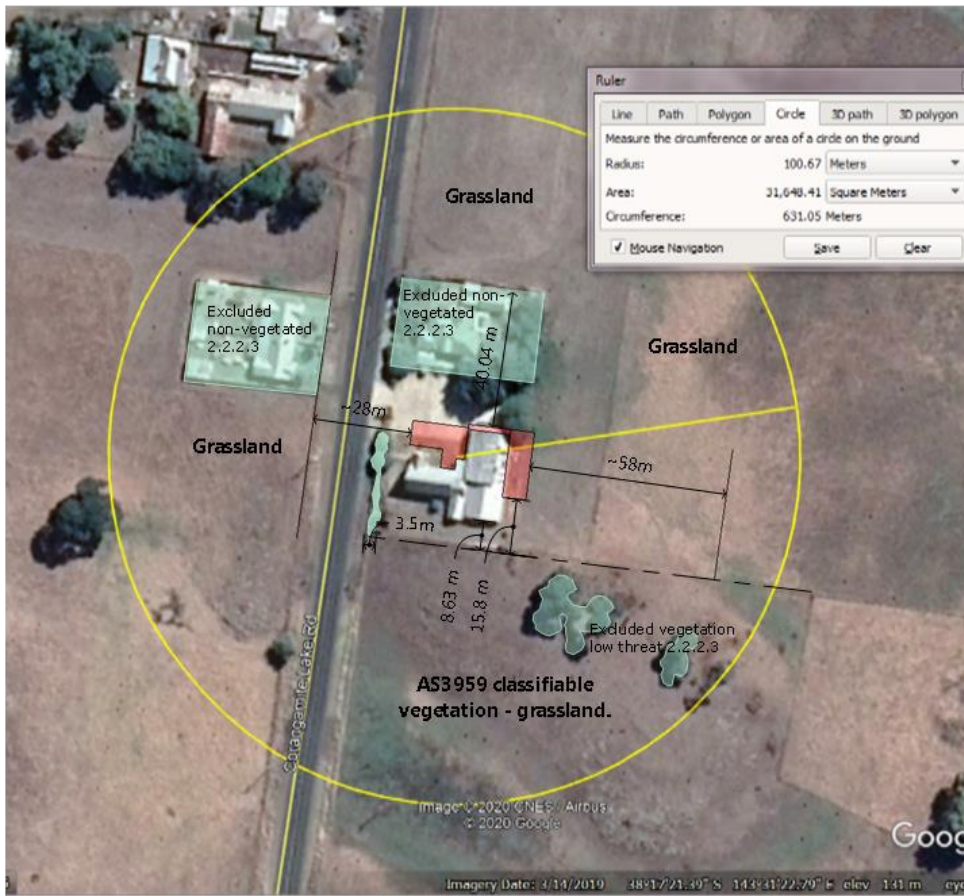
Statement:

I have taken all reasonable steps to ensure that the information provided in this assessment is accurate and reflects the conditions on and around the site and allotment on the date of this assessment.

Signed:

Date: 08/08/2020.

ATTACHMENT 1- SITE PLAN



Notes:

- Vegetation to the east is excluded within the development site - expected to be low threat vegetation due to presence of secondary water treatment plant.

ATTACHMENT 2 – BAL ASSESSMENT PHOTOS (27 July 2020).



Photo 29: View to south. Grassland vegetation.



Photo 30: View to South-East. Excluded cypress trees.



Photo 31: Southern boundary fenceline.



Photo 32: View to west. Road as exclusion. Landscape strip along RRRRTAG fenceline as exclusion.



Photo 33: View to north – Grassland to north of excluded dwelling.



Photo 34: View to north. Dwelling as exclusion.



Photo 35: View to East. Grassland. No exclusions but proposed stormwater and effluent treatment will ensure low risk.

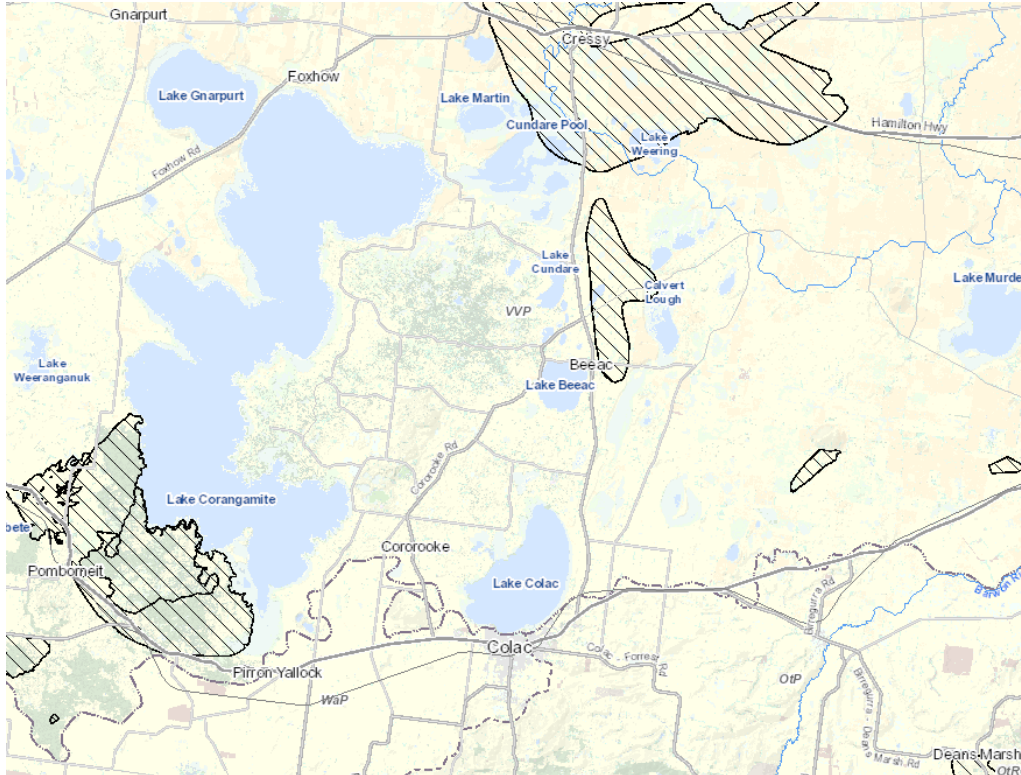


Figure 8: Bushfires 1970 to present day. Source: NatureKit, State Government of Victoria.

