

PC160903-3 BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF DRY STORE BUILDING, CONSTRUCTION OF A REPLACEMENT SKIN SALTING FACILITY, EXTENSIONS TO CHILLERS AND COLD STORAGE AND DISTRIBUTION BUILDING, OFFICE, EXPANSION TO EXISTING LAIRAGES, WAIVER OF 206 CAR PARKING SPACES, INTERNAL ROADS AND ASSOCIATED WORKS AT 1 TRISTANIA DRIVE, COLAC EAST (PP185/2015-2)

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| DEPARTMENT: | Development & Community Services | FILE REF: | F16/1563 |

Location: 1 Tristania Drive, Colac East

Zoning: Industrial 1 Zone

Overlay controls: Development Plan Overlay (DPO1)

Design and Development Overlay (DDO1) – Land to the south.

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

Proposed Amendments: Nil

Purpose:

Planning permit (PP185/2015-2) is sought to include Buildings and Works Comprising Construction of Dry Store Building, Construction of a Replacement Skin Salting Facility, Extensions to Chillers and Cold Storage and Distribution Building, Office, Expansion to Existing Lairages, Waiver of 206 Car Parking spaces, Internal Roads and Associated Works at 1 Tristania Drive, Colac East.

This application is before the Planning Committee as a waiver of 206 car parking spaces is sought.

Declaration of Interests

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

Summary

- This application seeks planning permission to amend PP185/2015-1 dated 21/09/2015 which allowed for ‘Buildings and Works Comprising Construction of Dry Store Building, Extensions to Cold Storage and Distribution Building, and Construction of Car Parking Area and Internal Roads’.

- The current application before Council seeks to amend PP185/2015-1 to include the following *'Buildings and Works Comprising Construction of Dry Store Building, Construction of a Replacement Skin Salting Facility, Extensions to Chillers and Cold Storage and Distribution Building, Office, Expansion to Existing Lairages, Waiver of 206 Car Parking Spaces, Internal Roads and Associated Works at 1 Tristania Drive, Colac East'*. The current application also seeks to include the chillers expansion and the skin salting facility which were previously approved under PP136/2015-1 (albeit in a slightly different location).
- A waiver of 206 Car Parking Spaces is sought under this application.
- The proposal development and associated works is considered to be generally consistent with the Development Plan approved for this site, building upon what has been approved for the site.
- The proposed works would be of a suitable scale and location to ensure that views of Lake Colac and the landscape character would not be materially compromised.
- Council's Infrastructure and Environmental Health Departments have considered this proposal and no objections have been raised subject to conditions recommended within this report.

Background

Planning permit PP185/2015-1 was issued 21 September 2015 for *'Buildings and Works Comprising Construction of Dry Store Building, Extensions to Cold Storage and Distribution Building, and Construction of Car Parking Area and Internal Roads'*. Specifically this permit included the following:

- a) A 2146sqm extension to the existing 2047sqm cold storage building. The existing cold storage building is 14.65m high and the approved extension would be located to the south and east and would be 17.8m high, 66.7m wide and 64m long. The proposed extension would be finished in materials and colours to match the existing facility. A single-storey extension (55sqm) to provide amenities was approved to the west of the existing cold storage and distribution building.
- b) A new dry store building (25.8m wide, 36.8m long and 9.8m high) to the west of the cold storage building. The proposed building would be finished in materials and colours to match the existing facility, including Colorbond 'Whitehaven'.
- c) An extension to the existing staff and visitor car parking area adjacent to the western boundary with Clark Street and associated internal roads. The car parking associated within this approval provided an additional 92 car spaces, accessed from the existing car parking area to the south. Landscaping was also proposed along the west boundary adjacent to Clark Street.

Planning permit PP136/2015-1 was issued on 07 July 2015 for *'Buildings and Works Comprising the Construction of a Replacement Skin Salting Facility, Chillers, Car Park and Associated Works'*. Specifically, this permit included the following:

- a) The construction of a replacement skin salting facility. The new skin salting facility would replace an existing smaller skin salting facility (646sqm) in a similar location. It would be rectangular in shape, with an area of approximately 1,207sqm (57.5m x 21m). It would have a maximum building height of 8.75m and would be constructed of pre-cast concrete walls with a natural off-white finish and white Colorbond roof sheeting.
- b) The construction of an office/locker area/lunchroom extension 138.6sqm (11m x 12.6m) attached to the western end of the new skin salting facility. This would have a maximum building height of 7m.
- c) Three (3) chillers (922.55sqm - 27.11m by 34.03m by 9m high) attached to the southern end of the existing chillers. The chillers would be constructed of white Colorbond clad insulated wall panels with white Colorbond trimdeck fascia cladding and white Colorbond roof sheeting.
- d) The provision of a new centrally located and landscaped car parking area, comprising 52 car parking spaces.

The current application before Council seeks to consolidate and amend PP185/2015-1 and PP136/2015-1 into a single permit. The expansion of the existing Lairages, production office, visitor checkpoint and electrical room and car parking waiver is also for consideration under this amendment application.

Issues / Options

Council has the options of:

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

Key issues in the consideration of this application relate to the visual impact of the development and whether the waiver of 206 car parking spaces should be supported. It is recommended that Option a) is supported for the reasons outlined in the balance of this report.

Proposal

Planning permission is sought to amend planning permit PP185/2015-1 to include the following development:

- a) Relocation of the Dry Store building to the west, approximately 70m from the western site boundary with Clark Street (as opposed to the originally approved 100m setback) and the addition of an awning to the western side of the dry store (8.5m by 36.8m by 9.8m high).
- b) Relocate the existing visitor checkpoint building further east along Tristania Drive to account for proposed changes to the car parking arrangements.
- c) A new production office building (13.6m by 12m by 6.9m high) on the north-western corner of the existing Production Area.
- d) An extension to the existing electrical room (6.1m by 3.8m by 4.4m high), to the eastern side of the existing electrical room.
- e) Expansion to the cold storage building (66m by 64m by 17.8m high). The location and dimensions of the cold storage building are not differing from the earlier approval (PP185/2015-1).
- f) A 5,216sqm expansion to the existing Lairages. The extension to the western and eastern sides of the existing Lairages (to a height of 9.5m) would allow for increased animal storage and would include loading ramps and laneways, holding pens and covered housing.
- g) The construction of a replacement Skin Salting Facility (54.3m x 26.2m by 8.7m high), 17m south east of the location approved under PP136/2015-1.
- h) An extension to the existing chillers (34m x 22.7m by 8.4m high). The location under this application of the building is not differing from the earlier approval.
- i) The construction of a new skins and yard offices and amenities building (17.2m by 7.1m by 7m high).
- j) The construction of new internal roads to service new buildings and create a new vehicle access point off Flaxmill Road to service the new Lairages.
- k) Alteration to the location of the previously approved car parking spaces to the south of the Clark Street entrance and a waiver of 206 car parking spaces.

Site & Surrounds

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

The site contains a number of industrial buildings that have been used as an abattoir for over 80 years, and was previously owned by CRF Assets Pty Ltd. This facility was purchased relatively recently by Australian Lamb (Colac) Pty Ltd and comprises some twelve (12) separate titles, extending from Treatment Works Road in the north to Dalton Street in the south. Tristania Drive provides internal site access and bisects the site in a west to east direction.

This proposal relates to Lots 1 and 2 on PS413157N, Lot 1 on TP11449C, and Lot 1 on TP562975D, comprising some 12ha. The site has an irregular shape with a centrally located electricity easement (E-1) and a sewer easement (E-2) in the northeast corner. A Section 173 Agreement dated 27 January 2000 (reference W551288P) is registered on the title to Lot 1 PS 413157N. The specific obligations set out within the Agreement are as follows:

Construction of Export Facility

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

New Business

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

Permitted Use and Development

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

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

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

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

Public Notice

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

- a. The exemptions listed under Clause 33.01-4 can be applied to the proposed relocated dry store, the cold storage expansion, the lairages expansion, new skin salting facility, chillers expansion, new production office, extension to the existing electrical room and offices building.

The exemptions under Clause 33.01-4 can be applied as the works would not be within 30m of land (not a road) which is in a residential zone. In this instance, the nearest land in the General Residential 1 Zone is 70m away (The distance from the GRZ1 land to the east is as follows: dry store building - 70m, cold storage expansion 136m, lairages expansion 180m, skin salting 215m, chillers 170m, production office 115m and the electrical room 196m).

- b. The proposal is considered to be generally consistent with the Development Plan approved for this site, building upon what has been approved for the site. ALC has previously sought legal advice from Harwood Andrews Lawyers which has confirmed that, based on previous VCAT decisions, the proposal can be considered as “generally in accordance with” the approved Development Plan. Under Clause 43.04-2, an application under any provision of this scheme which is generally in accordance with the development plan is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.
- c. No new industrial use with adverse amenity potential is proposed under this application. The provisions of Clause 52.10 (freezing and cool storage) are not triggered. (Note: even if the cold store had been considered to be a separate use and classed as ‘Freezing and cool storage’ under clause 52.10, the requisite threshold distance under clause 52.10 would be met.) This is discussed in greater detail under the ‘Particular Provisions’ section of this report.
- d. The Responsible Authority is satisfied that the grant of a permit would not cause material detriment to any person. The extension to the car park, new office and electrical room, internal road network and the new location of the visitor checkpoint building along Tristania Drive are the only matters which trigger any potential requirement for public notice of this application. It is not considered that these alterations would be detrimental to the amenity of surrounding existing residential properties to the west. The closest residential dwelling to the site is over 42m to the west of the proposed car park and given the existing vegetation along the boundary in conjunction with the fact that this area is already being used for car parking, this is not considered to cause material detriment.

Referrals

This application was not required to be referred for the reasons set out below.

Clause 66.02-1 – EPA Referral

Applications for a use or development requiring any of the following are to be referred to the EPA under Section 55 of the Planning and Environment Act:

- Works approval in accordance with Section 19A of the Environment Protection Act 1970.
- A licence to discharge or emit waste in accordance with Section 20 of the Environment Protection Act 1970.
- Amendment of a licence under Section 20A of the Environment Protection Act 1970.

The applicant has advised that “the proposal does not trigger the need for an EPA Works Approval (WA) or amendment to the existing EPA WA for the following reasons:

- No new use is proposed on the site that would trigger a WA; and
- The proposal will not increase the amount of waste discharged from the site to an extent that would exceed the 100,000L threshold.

It is submitted to Council that there is no requirement to refer the application to the EPA for consideration given:

- No new use is proposed as part of this proposal,
- No EPA Works Approval is required; and
- No change to the existing Trade Waste Agreement is required.”

In light of the above, it is considered that EPA referral pursuant to Clause 66.02-1 is not necessary in this instance.

Clause 66.02-7 – EPA Referral

In addition to clause 66.02-1 above, EPA referral (Section 55) is required under Clause 66.02-7 as follows:

- to use land for an industry or warehouse for a purpose listed in the table to Clause 52.10 shown with a Note 1 or if the threshold distance is not to be met.

A 500m threshold distance is required for an abattoir under Clause 52.10 (Uses with Adverse Amenity Potential). This is the minimum distance from any part of the land of the proposed use or buildings and works to land (not a road) in a residential zone, Capital City Zone or Docklands Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre. The existing abattoir does not meet this threshold distance.

It is considered that referral to the EPA under this clause is not required as the proposed works are of a nature which would add to the existing facility, and would be ancillary to the existing and lawful use of an abattoir on this site. No new industrial use with adverse amenity potential is proposed under this application.

It is also noted that 'freezing and cool storage' is specifically listed in clause 52.10 with a threshold distance of 150m from, inter alia, a residential zone (not a road). Whilst it is considered that the proposed cold store is ancillary to the existing abattoir, it is noted that the siting of the proposed cold store extension would accord with the threshold distance cited in clause 52.10, with the minimum distance of 150m maintained from any part of the land of the proposed buildings and works to land (not a road) in a residential zone, being met.

The application was referred internally to Council's Infrastructure Unit and Environmental Health Protection Department. No objection was raised subject to permit conditions recommend within this report.

Planning Controls

The land is in the Industrial 1 Zone (GRZ1) and is subject to the Development Plan Overlay (DPO1) and the Design and Development Overlay (DDO1). A planning permit is required under the following provisions:

- Clause 33.01-4 - Construct a building or construct or carry out works (IN1Z).
- Clause 52.06 – Waiver of the Car Parking requirement (206 car spaces)

Clause 43.04-1 (DPO1) does not trigger a planning permit requirement, but does specify that *"a permit must not be granted to use or subdivide land, construct a building or construct or carry out works until a development plan has been prepared to the satisfaction of the responsible authority."*

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

A permit granted must:

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

A Development Plan was endorsed by Colac Otway Shire on 30 June 1999 and was subsequently amended on 28 January 2005. Also of note is that during January 2016 Council received an application to amend the Development Plan which applies to this site. ALC has previously sought legal advice from Harwood Andrews Lawyers which has confirmed that, based on previous VCAT decisions, the PP185/2015- and PP136/2015-1 can be considered as “generally in accordance with” the approved Development Plan. The current proposal is also considered to be generally in accordance with the approved Development Plan for this site.

a. State and Local Planning Policy

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

- Clause 15 Built Environment and Heritage
- Clause 15.03-2 Aboriginal cultural heritage
- Clause 17 Economic Development
- Clause 17.01-1 Business
- Clause 17.02-1 Industrial land development
- Clause 17.02-2 Design of industrial development
- Clause 18 Transport
- Clause 18.02 Movement networks
- Clause 18.02-5 Car parking
- Clause 21.03-1 General
- Clause 21.03-2 Colac
- Clause 21.05 Economic Development

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

The applicant has previously advised that the additional buildings on site would generate approximately 50 new jobs and several indirect jobs. The proposal is considered to help develop the employment base of the region and is considered to support the existing industry on the site, promoting Colac as a location of industry whilst minimising offsite effects. The proposal is considered to provide sufficient on site car parking to meet the requirements resulting from the proposed expansion.

Overall, it is considered that the proposal is in accord with the principles of the State and Local Planning Policy Frameworks.

Colac Structure Plan 2007

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

The vision for Colac is:

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

The proposal is considered to be consistent with the preferred direction as set out within the Structure Plan. It is noted that work has recently commenced on the Colac 2050 project, which will ultimately supersede the 2007 Structure Plan.

b. Zoning

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

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

A planning permit is required under the provisions of Clause 33.01-4 - Construct a building or construct or carry out works. The use of an abattoir is established on this site and as such, there is no permit trigger for use in this case.

c. Overlays

i. Development Plan Overlay Schedule 1 (DPO1)

The site is covered by the Development Plan Overlay – Schedule 2 (DPO2). The purpose of this overlay is:

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

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

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

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

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

A Development Plan for this area has been prepared and was adopted by Council on 30 June 1999 and subsequently amended on 28 January 2005. Also of note is that during January 2016 Council received an application to amend the Development Plan. This amendment to the Development Plan is currently being referred to internal and external departments. The proposed amendment to the Development Plan will provide an overarching framework for the site. The amended plan seeks to address the requirements of the DPO1 and will assist with the assessment of future planning applications. The amendment to the Development Plan specifically addresses details of the key land use, building heights, materials and landscaping, vehicle parking, access, signage, lighting, animal enclosures, storage, dwellings within 500m, wastewater, sewerage, noise, odour and traffic management.

ii. Design and Development Overlay (DDO1)

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

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

d. Particular Provisions

i. Clause 52.06 – Car Parking

The purpose of this clause seeks to:

- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

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

ii. Clause 52.07 - Loading and unloading of vehicles

The purpose of this clause seeks to:

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

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

iii. Clause 52.10 Uses with adverse amenity potential

The purpose of this clause seeks to:

- *To define those types of industries and warehouses which if not appropriately designed and located may cause offence or unacceptable risk to the neighbourhood.*

A 500m threshold distance is required for an abattoir under Clause 52.10 – this is the minimum distance from any part of the land of the proposed use or buildings and works to land (not a road) in a residential zone, Capital City Zone or Docklands Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

iv. Clause 52.34 Bicycle Parking

The purpose of this clause seeks to:

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

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

Consideration of the Proposal

A planning permit is required for buildings and works in this zone pursuant to clause 33.01-4. It is considered that the proposal can be allowed, as an acceptable outcome against the purpose and relevant decision guidelines of the zone and overlays. The buildings and works proposed under this application are required to facilitate the further growth and expansion of the established abattoir on this site. The proposal would support a long established industry in Colac that provides significant economic and employment benefits to the region. It is further acknowledged that the proposed expansion of the existing abattoir facility would allow the current owners (ALC) to provide improved on site operations and more on-site cold storage of its product for domestic and international markets.

Visual Impact

The applicant previously submitted a visual impact assessment under PP185/2015-1 to address the potential visual impact of the proposed 17.8m cold storage building from Clark Street, Dalton Street, Flaxmill Road and Treatment Works Road. At the time a visual impact assessment was considered to be relevant in the consideration of the application as the land to the south of the application site is located within the Design and Development Overlay (DDO1) which has a recommended height limit of 8m. There are no height level restrictions specified within the Industrial 1 zone. The location and height of the cold storage building is not being amended under this application and its height and dimensions have previously been approved.

Under this application consent is sought to relocate the Dry Store building 30m west of the previously approved location, to a position approximately 70m east of the western site boundary with Clark Street and add an awning to the western side of the dry store (8.5m wide by 36.8m long). The dry store building was approved at 25.8m wide, 36.8m long and 9.8m high. The building would be finished in materials and colours to match the existing facility, including Colorbond 'Whitehaven'.

Clark Street (within the General Residential Zone (GRZ1)) is 70m west of the revised location of the dry store building. Clark Street is not covered by any overlays and building heights should not exceed 9m (clause 54.03-2). It is accepted that the revised location of the dry store building would present a structure visible from the public realm (notably Clark Street and Dalton Street). It is considered that the height and proximity of this building to Clark Street would not be perceived as an overly dominant addition to the existing built form on the land, but would be perceived as part of a cluster of similar buildings within the Industrial zone. It is considered that the proposed revised location of the dry store building would not be significantly harmful to the outlook from surrounding residential properties, namely those along Clark Street. To assist in providing an additional screen to the site from Clark Street to the west (specifically the closest dwellings) the applicant has included landscaping along the western site boundary and has requested that a formal landscaping plan be submitted at a later stage. Appropriate conditions have been included in the recommendation at the end of this report.

The proposal also includes a 5,216sqm expansion to the existing Lairages located towards the northern boundary of the site. The extension is proposed to the western and eastern sides of the existing Lairages to a height above natural ground level of 9.5m. Flaxmill Road is adjacent to the northern boundary. Flaxmill Road is within the Industrial 1 Zone. It is accepted that the extension to the existing lairages would present a structure visible from Flaxmill Road. The height and proximity of the lairages to Flaxmill Road would not be perceived as an overly dominant addition to the existing built form within the Industrial Zone but would be perceived as part of similar buildings on the land. It is considered that this addition would not be significantly harmful to the outlook from any surrounding residential properties as views of this additional would be significantly restricted by the existing built form on the site and the tree canopy cover to Flaxmill Road along the northern boundary. On balance, this expansion is considered to be acceptable and not detrimental to the character and appearance of the surrounding area.

The skin salting facility, chillers extension, offices, electrical room extension would be located within the central section of this site and would be less than 9m high and would be located adjacent to existing industrial buildings. In the context of the existing built form on the land and the existing vegetation along the site boundaries, it is considered that these aspects of the proposal would not have a detrimental visual impact from surrounding or nearby residential properties.

The General Residential Zone land within Marriner Street is located approximately 615m to the east of the application site at approximately 160m AHD. The development proposed under this application would be located approximately 30m lower at 130m AHD and, as such, it is considered that the proposed additions would not materially restrict views of Lake Colac from any of the residential properties along Marriner Street.

It is considered that, given the distance between the existing surrounding dwellings and the proposed works, the proposal would not result in a harmful sense of enclosure/encroachment for these residential properties. It is also considered that, given the proposed location of the development on the site, the buildings would not detrimentally impact views of Lake Colac from Marriner Street or surrounding properties within Clark Street.

As noted earlier within this report, the land to the south of the proposed buildings and works is located within the Design and Development Overlay (DDO1). The proposed buildings would be located outside of the area identified under the DDO1 and, as such, the height provisions do not apply. Also of note is that the land to the south of the application site, whilst located within DDO1, is under ownership of ALC and is likely to be further developed in the future.

The proposed buildings and works are considered to be suitably located on the land adjacent to existing buildings and, as such, would not be stand-alone buildings but would be perceived as part of the total industrial site. On this basis, it is not considered that the proposed buildings would be highly visible from surrounding roads and public vantage points.

The materials and height of the proposed buildings and works would match those of existing buildings on the land, therefore being consistent with the existing built form. The proposed buildings would be surrounded by other buildings and structures that are typical of the industrial complex and would not be perceived in isolation. It is considered that the interface of the subject site with the neighbouring non-industrial areas would generally remain unchanged. As previously noted, it is considered that the proposed works would be of a suitable scale and location to ensure that views of the lake and the landscape character would not be materially compromised.

The proposal would not alter the existing site access via Clark Street but would provide for an additional vehicular entrance via Flaxmill Road to the north, which is considered to be beneficial to the residential amenity of residents along Clark Street. The amenity implications associated with this access are considered in greater detail later in this report. A new landscaped car parking area with modified internal access is proposed to accommodate the works on site and this is considered to be acceptable. The car parking area and internal roads are considered acceptable under Industrial 1 Zone provisions. Council's Infrastructure Department has considered this application and no objection has been raised subject to permit conditions recommended within this report. It is recommended that permit conditions address lighting and stormwater discharge, and require that all buildings and works be maintained in good order and appearance.

Amenity

The use of an abattoir is established on this site and has been ongoing since approximately the 1930's. Over time, the existing abattoir has expanded and now processes lamb for domestic and export markets. ALC purchased the abattoir in 2014 and committed to growing its operation in Colac. Whilst the use is lawful established at this site consideration should be given as to whether the proposed amendment significantly intensifies this use. It is considered that the proposed reconfiguration of approved buildings and the addition of buildings such as the production area, cold storage and dry store, skin salting facility, chillers expansion, electrical room and extended lairages will not affect the ability of the site to comply with State Environment Protection Policy (Control of Noise from Industry, Commerce and Trade) No. N-1 (SEPP N-1) as part of the ongoing use on the land.

The proposal is not considered to result in any significant increase in noise from the site but would result in a significant reduction in truck noise for the residents of Clark Street. The applicant has advised that the expansion of the lairages will allow for a higher quality construction and improved technology to provide for greater ease of cleaning and ultimately improved odour management from the site. This position is supported in the Odour Assessment Report dated 31 August 2015 prepared by Air Quality Professionals submitted with this application.

Traffic impact

It has previously been acknowledged that the proposed expansion to the cold storage building and dry store would allow ALC to reduce the number of truck movements to and from the site. The applicant has previously advised that currently product is transported from the site four times per day. This is likely to be significantly reduced as a result of this proposal; however it is also anticipated that staff vehicle movements are likely to be increased as a result.

The applicant has included provision for additional staff car parking at this site which is proposed to be accommodated towards the western side. It is considered that the reduced truck movements would be beneficial to the amenity of the immediate and surrounding residential area.

As part of this submission, the applicant has submitted a Traffic Impact Assessment by ESR which addresses vehicle movements to and from the site during peak times and also considers alternative access options, particularly for heavy vehicles. As part of this proposal the application includes a new heavy vehicle access 39m from the eastern side boundary on Flaxmill Road. This new access will provide an alternative entry point for heavy vehicles entering or leaving the site. This alternative location is considered to reduce the noise impact for existing residential properties on Clark Street, located adjacent to the existing entry point.

The proposal also includes the relocation of all car parking areas to the western boundary adjacent to Clark Street. This is considered to be an acceptable location and would allow for the existing car parking area to be formalized whilst ensuring a suitable 'car park' buffer is maintained between the site boundary and built form within the site.

The proposed internal road network alteration is considered to provide for adequate space for turning and circulation of heavy vehicles. Council's Infrastructure Department has considered this aspect of the application and has not raised any objection subject to permit conditions recommended within this report.

Development Plan

On this basis, Council considers the proposed amendments detailed within this application to be generally in accordance with the approved Development Plan. This is on the basis that:

- a. The extension to the lairages is an extension to the existing building used for animal storage in this area of the site.
- b. The extension to the chillers and cold store are extensions to the existing buildings.
- c. The revised location of the dry store and skin salting buildings are not substantial changes to the earlier approval under PP185/2015-1 and PP136/2015-1.
- d. The revised location of the visitor checkpoint, the extension to the production area and electrical room are minor additions to the existing industrial use on the land.
- e. The reconfiguration of the car park is not considered under the development plan.

The proposed works generally comply with Schedule 1 to the DPO, with works proposed an appropriate distance from dwellings and the lake; site coverage would not exceed 60%; appropriate loading, car parking and landscaping are proposed; and permit conditions would require that buildings would be constructed of non-reflective materials, and address lighting and stormwater discharge with additional landscaping along the western site boundary.

Car Parking

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

Under this application, a total additional floor area of 10,763sqm is proposed. This additional industrial floor area sets a car parking requirement for 312 additional car spaces. The site currently benefits from 259 car parking spaces (204 along the western boundary, 42 car spaces to the west and 13 to the east of the existing cold storage and distribution building). A total of 365 car spaces are proposed to be provided on the site, which is a shortfall of 206 car spaces.

It should be noted that the expansion to the existing Lairages forms part of this calculation however given that this area is used for animal storage, it is considered that this additional 5216sqm does not directly contribute to parking demand. If the Lairages expansion was removed from this calculation, then there would be a shortfall of 54 car spaces.

In support of this application, the applicant has submitted a Traffic Impact Assessment by 'ESR Transport Planning' dated 18/12/2015. Given staff numbers, shift times and the nature of the use on the land, it is considered that the overall provision of 365 on site car spaces is adequate to meet on site demand and on this basis should be supported by Council.

Council's Infrastructure Department are not aware of any parking issues at the site such or on adjacent roads and experience suggests that parking on site is ample. On balance, Council's Infrastructure Department consider the request for a waiver of parking is supported based on the arguments provided within the applicant's submission.

The Traffic Impact Assessment also recommends the design and construction of a left turn lane including kerb and channel for heavy vehicles at the new Flaxmill Road heavy vehicles entrance / exit. It should be noted that this new entrance/exit point, which is located so as to ensure that no parked articulated vehicles will disrupt road or rail services, moves heavy articulated trucks away from the residential area of Clark St which is seen as being an improvement to general amenity to the area. The report also recommends that existing trees in the road reserve be trimmed or removed to aide in sight distance requirements which is considered to be acceptable. The entrance point will be constructed to Council standards which have previously been supplied to the applicant.

With regard to the sealing of the car parking area proposed under this application, the applicants have advised that they will not accept a condition on the permit for the proposed car parking area to be sealed for the following reasons:

- It would be cost prohibitive to the project;
- They are unaware of any complaints regarding dust from the existing unsealed car park; and
- Should complaints arise ALC will undertake dust suppression (watering) during warmer months.

The applicant has confirmed acceptance to seal the internal roads. Council's Infrastructure Department has considered this aspect of the application and considers this to be acceptable.

Loading and Unloading

The existing buildings on site have already triggered the requirement for a loading area of 27.4sqm and this has previously been provided on site. The proposed additional 10,763sqm is assessed on the requirement for an additional 18sqm for every additional 1,800sqm or part. The additional 107sqm of loading bay will be met by the new loading bay areas created to the south of the Skin Salting building and Lairages, to the west of the new dry store building (under the awning) and to the east of the cold store expansion. This is considered to adequately address the requirements of Clause 52.07.

Uses with an Adverse Amenity Potential

A 500m threshold distance is required for an abattoir under Clause 52.10 – this is the minimum distance from any part of the land of the proposed use or buildings and works to land (not a road) in a residential zone, Capital City Zone or Docklands Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre. The existing abattoir does not meet this threshold distance.

As discussed, the proposed works would be ancillary to the existing and lawful use of an abattoir on this site and, as noted, a planning permit is not required for the use of the land for industry. No new industrial use with adverse amenity potential is proposed under this application. In view of this, the provisions of Clause 52.10 are not triggered. Under the 'Food, Beverage & Tobacco' Section of Clause 52.10 the table identifies 'Freezing and Cool Storage' (without a 'Note 1 or 2') with a 150m buffer from sensitive land uses such as the GRZ1 land to the west. Dry store is not categorised within the table to Clause 52.10.

The applicant has shown within the submission the desired 150m buffer from the proposed cold storage facility. The purpose of Clause 52.10 seeks to ensure that industries are appropriately located to avoid any potential offence or unacceptable risk to the neighbourhood. Given the provisions of clause 52.10, and the fact the abattoir exists, it is considered that the buffer would ensure there would be no material impact to residential properties from the proposed developments. The applicant has advised that EPA has issued a Pollution Abatement Notice on this site and ALC is currently undertaking the necessary steps to address the notice; consideration of the new building proposed under this application will form part of this assessment.

As addressed earlier in this report, EPA is not a statutory referral authority under the provisions of Clause 66.02-1 or 66.02-7; however it should be noted that noise emissions from the site are subject to compliance with State Environment Protection Policy (Control of Noise from Industry, Commerce and Trade) No. N-1. The EPA is the statutory authority, responsible for administering the *Environment Protection Act 1970*.

Under this Act sits subordinate legislation, including the *State Environment Protection Policy (Air Quality Management)* (SEPP), which sets out the framework used to protect the air environment from air pollution, including odour. The application would still be required to comply with separate legislation outside of the Planning and Environment Act 1987.

Bicycle Provision

Under this Clause, one (1) bicycle space is required for each 1,000sqm of net floor area for an industry. Based on the proposed development area of 10,763sqm, ten (10) bicycle spaces are required. The proposal shows a suitable area for ten bicycle spaces for this application to the west of the reception area. This would meet the required provision.

Council Plan / Other Strategies / Policy

Leadership and Governance

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

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

Financial & Other Resource Implications

The proposal raises no financial or resourcing implications for Council.

Risk Management & Compliance Issues

The proposal raises no Risk Management or Compliance implications for Council.

Environmental Consideration / Climate Change

Any relevant environmental considerations have been addressed within this report.

Communication Strategy / Consultation Period

Public notice of the application was not required, and carried out as discussed earlier in the report.

Conclusion

A planning permit is sought for Buildings and Works Comprising Construction of Dry Store Building, Construction of a Replacement Skin Salting Facility, Extensions to Chillers and Cold Storage and Distribution Building, Office, Expansion to Existing Lairages, Waiver of 206 Car Parking spaces, Internal Roads and Associated Works.

On balance, the proposal is considered acceptable having regard to the matters considered within this report.

It is considered that, subject to the conditions contained in the recommendation below, the proposal would not cause any significant detriment to the character of the area to a degree that would warrant a refusal of the application. It is therefore recommended that an Amended Planning Permit be issued.

Attachments

1. Amended Planning Permit
2. Plans - PP185 2015-2

Recommendation(s)

That Council's Planning Committee resolves to issue an Amended Planning Permit to PP185/2015-2 for Buildings and Works Comprising Construction of Dry Store Building, Construction of a Replacement Skin Salting Facility, Extensions to Chillers and Cold Storage and Distribution Building, Office, Expansion to Existing Lairages, Waiver of 206 Car Parking spaces, Internal Roads and Associated Works at 1 Tristania Drive, Colac East (Lots 1 and 2 on PS413157N, Lot 1 on TP11449C, and Lot 1 on TP562975D) subject to the following conditions:

Conditions:

Endorsed plans

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

Consolidation of title

2. ***Unless otherwise approved by the Responsible Authority, within six (6) months of the commencement of development, Lot 1 TP562975, Lot 1 TP11449, Lot 1 and Lot 2 PS413157 must be consolidated under the provisions of the Subdivision Act 1988 to the satisfaction of the Responsible Authority.***

Landscaping

3. ***Prior to commencement of the development, a landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and three copies must be provided.***

The landscaping plan must be generally in accordance with the Stage 2 Plan (TP1.03.1), except that the plan must show:

- (a) a planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, sizes at maturity, and quantities of each plant adjacent to the western site boundary with Clark Street and within the proposed car parking area.***

All species selected must be to the satisfaction of the Responsible Authority.

- 4. Within three months of the date of completion of the development or by such later date as is approved by the Responsible Authority in writing, the landscaping works shown on the endorsed plans must be completed to the satisfaction of the Responsible Authority. The landscaping must thereafter be maintained to the satisfaction of the Responsible Authority, including that any dead, diseased or damaged plants are to be replaced.***

Car Park Construction

- 5. Prior to the commencement of the development hereby permitted, the area/s set aside for the parking of vehicles as shown on the endorsed plans must be:***

- a) constructed;***
- b) properly formed to such levels that they can be used in accordance with the plans;***
- c) surfaced with crushed rock or gravel and treated to the satisfaction of the Responsible Authority to prevent dust;***
- d) drained;***
- e) appropriately marked to show designated parking spaces;***
- f) properly illuminated with lighting designed, baffled and located to the satisfaction of the Responsible Authority to prevent any adverse effect on adjoining land;***

to the satisfaction of the Responsible Authority.

The areas must be constructed, and drained to prevent diversion of flood or drainage waters, and maintained in a continuously useable condition to the satisfaction of the Responsible Authority.

Car spaces, access lanes and driveways must be kept available for these purposes at all times.

- 6. Within 3 years of the initial occupation of the development hereby permitted, unless alternative surfacing is formally approved in writing under this permit, or endorsed as part of a Development Plan or separate planning application by the Responsible Authority, the car parking area hereby permitted must be surfaced with an all-weather seal coat, to the satisfaction of the Responsible Authority.***

Internal Roads

- 7. All new internal roads, and loading/unloading areas, hereby permitted must be surfaced with an all-weather seal coat, drained and clearly marked to show the direction of traffic to the satisfaction of the Responsible Authority.***

New Access

8. Prior to commencement of the development associated with the extension to the Lairages, the applicant is required to supply to the Responsible Authority a detailed design showing the new heavy vehicle entrance / exit on Flaxmill Road and to include the provision of a left turn lane, kerb and channel, improved sight lines and line marking as appropriate. Once approved, this plan will form part of the permit. All works associated with the creation of the new heavy vehicle entrance / exit on Flaxmill Road must be undertaken in accordance with the endorsed plan to the satisfaction of the Responsible Authority.

Stormwater

9. 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.

Amenity

10. The development hereby permitted 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;**
- d) presence of vermin.**

11. The buildings and works hereby permitted, including any associated plant and equipment, must be constructed and maintained to ensure compliance with State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-1 (SEPP N-1) and/or Noise from Industry in Regional Victoria (EPA publication 1411, October 2011), as applicable.

12. Buildings and works hereby permitted must be constructed of muted, non-reflective colours and materials, to the satisfaction of the Responsible Authority.

13. The buildings and works hereby permitted must be maintained in good order and appearance to the satisfaction of the Responsible Authority.

14. Any external lighting on the development hereby permitted must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the Responsible Authority.

Expiry

15. 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.**

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within six (6) months afterwards, or if the request for the extension of time is made within 12 months after the permit expires and the development started lawfully before the permit expired.

Notes

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

- 2. This permit is issued on the basis of written confirmation from the applicant that the development does not require Works Approval from the EPA, or a licence to discharge or emit waste, or any amendment of a licence, under the Environment Protection Act 1970. Had any of these circumstances applied, there would have been a statutory requirement to refer the application to the EPA. Council must immediately be notified should it transpire that a Works Approval or licence is required.**

~~~~~



Planning Enquiries  
Phone: 03 5232 9400  
Web: www.colacotway.vic.gov.au

Clear Form

Office Use Only Application No.: \_\_\_\_\_ Date Lodged: / /

## Application to AMEND a Planning Permit

If you need help to complete this form, read How to complete the amend a Planning Permit form.

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

**⚠** This form cannot be used to amend a permit issued at the direction of VCAT.

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

### The Land

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

Street Address \*

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

Formal Land Description \*  
Complete either A or B.

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

A   Lodged Plan  Title Plan  Plan of Subdivision

OR

B

If this application relates to more than one address, please click this button and enter relevant details.

### Planning Permit Details

② What permit is being amended? \*

### The Amended Proposal

**⚠** You must give full details of the amendment being applied for. Insufficient or unclear information will delay your application.

③ What is the amendment being applied for? \*

- Indicate the type of changes proposed to the permit.
- List details of the proposed changes.

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

This application seeks to amend:

- what the permit allows  plans endorsed under the permit  
 current conditions of the permit  other documents endorsed under the permit

Details: Refer to attached cover letter

Provide plans clearly identifying all proposed changes to the endorsed plans, together with; any information required by the planning scheme, requested by Council or outlined in a Council checklist; and if required, include a description of the likely effect of the proposal.

### Development Cost

④ Estimate cost of development \*

If the permit allows *development*, estimate the cost difference between the development allowed by the permit and the development to be allowed by the amended permit.

| Cost of proposed amended development     | Cost of the permitted development        | Cost difference (+ or -):         |
|------------------------------------------|------------------------------------------|-----------------------------------|
| <input type="text" value="\$ 11000000"/> | <input type="text" value="\$ 11000000"/> | <input type="text" value="\$ 0"/> |

Insert 'NA' if no development is proposed by the permit (eg. change of use, subdivision, removal of covenant)

**⚠** You may be required to verify this estimate.

**Existing Conditions**

5 Describe how the land is used and developed now \*  
eg. vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Have the conditions of the land changed since the time of the original permit application?  Yes  No  
If yes, please provide details of the existing conditions.

Provide a plan of the existing conditions if the conditions have changed since the time of the original permit application. Photos are also helpful.

**Title Information**

6 Encumbrances on title \*  
If you need help about the title, read: How to complete the Application to Amend a Planning Permit form

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- Yes. (If 'yes' contact Council for advice on how to proceed before continuing with this application.)  
 No  
 Not applicable (no such encumbrance applies).

Provide a full, current copy of the title for each individual parcel of land forming the subject site. (The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', eg. restrictive covenants.)

**Applicant and Owner Details**

7 Provide details of the applicant and the owner of the land

**Applicant \***

The person who wants the permit.

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

Please provide at least one contact phone number \*

**Owner \***

The person or organisation who owns the land

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

|                                                                                                                              |                                           |
|------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| <b>Name:</b>                                                                                                                 |                                           |
| Title:                                                                                                                       | First Name:      Surname:                 |
| Organisation (if applicable): Australian Lamb Colac Assets Pty Ltd C/- Tract Consultants                                     |                                           |
| <b>Postal Address:</b>                                                                                                       |                                           |
| Unit No.:                                                                                                                    | St. No.:      St. Name: PO Box 1716       |
| Suburb/Locality: Geelong                                                                                                     | State: VIC      Postcode: 3220            |
| <b>Contact person's details *</b> Same as applicant (if so, go to 'contact information') <input checked="" type="checkbox"/> |                                           |
| <b>Name:</b>                                                                                                                 |                                           |
| Title:                                                                                                                       | First Name: Simon      Surname: Loader    |
| Organisation (if applicable): Tract Consultants                                                                              |                                           |
| <b>Postal Address:</b>                                                                                                       |                                           |
| Unit No.:                                                                                                                    | St. No.:      St. Name: PO Box 1716       |
| Suburb/Locality: Geelong                                                                                                     | State: VIC      Postcode: 3220            |
| <b>Contact information</b>                                                                                                   |                                           |
| Business Phone: 03 5221 0105                                                                                                 | Email: sloader@tract.net.au               |
| Mobile Phone: 0400 896 501                                                                                                   | Fax:                                      |
| <b>Owner *</b> Same as applicant <input checked="" type="checkbox"/>                                                         |                                           |
| <b>Name:</b>                                                                                                                 |                                           |
| Title:                                                                                                                       | First Name:      Surname:                 |
| Organisation (if applicable): Australian Lamb Colac Assets Pty Ltd                                                           |                                           |
| <b>Postal Address:</b>                                                                                                       |                                           |
| Unit No.:                                                                                                                    | St. No.: 1      St. Name: Tristania Drive |
| Suburb/Locality: Colac                                                                                                       | State: VIC      Postcode: 3250            |
| Owner's Signature (Optional):                                                                                                | Date:      dd / mm / yyyy                 |

**Declaration**

8 This form must be signed by the applicant \*

Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant; that all the information in this application is true and correct; that all changes to the permit and plan have been listed as part of the amendment proposal at Question 3 of this form; and that the owner (if not myself) has been notified of the permit application.

Signature: 

Date: 26-2-2016  
dd / mm / yyyy

**Need help with the Application?**

If you need help to complete this form, read [How to complete the Application to Amend a Planning Permit Form](#) or contact Council's planning department. General information about the planning process is available at [www.dpcd.vic.gov.au/planning](http://www.dpcd.vic.gov.au/planning)

Contact Council's planning department to discuss the specific requirements for this application and obtain a checklist. Insufficient or unclear information may delay your application.

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

No  Yes

If 'yes', with whom?: Ian Williams (by phone)

Date: 26/02/2016 dd / mm / yyyy

**Checklist**

10 Have you:

- Filled in the form completely?
- Paid or included the application fee?
- Attached all necessary supporting information and documents?
- Completed the relevant council planning permit checklist?
- Signed the declaration (section 8)?

Most applications require a fee to be paid. Contact Council to determine the appropriate fee.

**Lodgement**

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

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

Contact information:  
Telephone: 03 5232 9400  
Fax: 61 03 5232 1046  
Email: [inq@colacotway.vic.gov.au](mailto:inq@colacotway.vic.gov.au)

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



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

Save Form:



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



26 February 2016

Ian Williams  
Colac Otway Shire  
PO Box 283  
COLAC VIC 3250

Dear Ian

**Re: Planning Permit Application - 1 Tristania Drive Colac East  
Stage 1 & 2 - Colac Abattoirs Expansion – Amendment Request**

Tract Consultants Pty Ltd continues to act on behalf of Australian Lamb (Colac) Pty Ltd in relation to the above mentioned application.

Following discussions with yourself and Brydon King of the Colac Otway Shire Council we hereby request pursuant to Section 50 of the Planning & Environment Act that the current amendment application for PP 185/2015-1 be amended to include the development proposed in our current amended application for PP 136/2015-1.

Enclosed is an amended application form confirming the proposed amendment. The revised amendment will seek the following changes:

- Relocation of the Skin Salting Facility and separating of the Amenities & Office building;
- Relocation of the Dry Store building;
- Relocate the existing Visitor Checkpoint building;
- Include a new Production Office building;
- Include an extension to the existing Electrical Room;
- Include an expansion of the existing Lairages;
- Include the construction of new internal roads to service new buildings and create a new access point off Flaxmill Road;
- Alter the location of the previously approved car parking spaces; and
- Seek a reduction in the standard car parking requirement under Clause 52.06.

We request that Council cease consideration of the current amended application for PP 136/2015-1.

We look forward to your earliest consideration of this application. Please do not hesitate to contact Simon Loader or myself on 5221 0105 to discuss any matter as required.

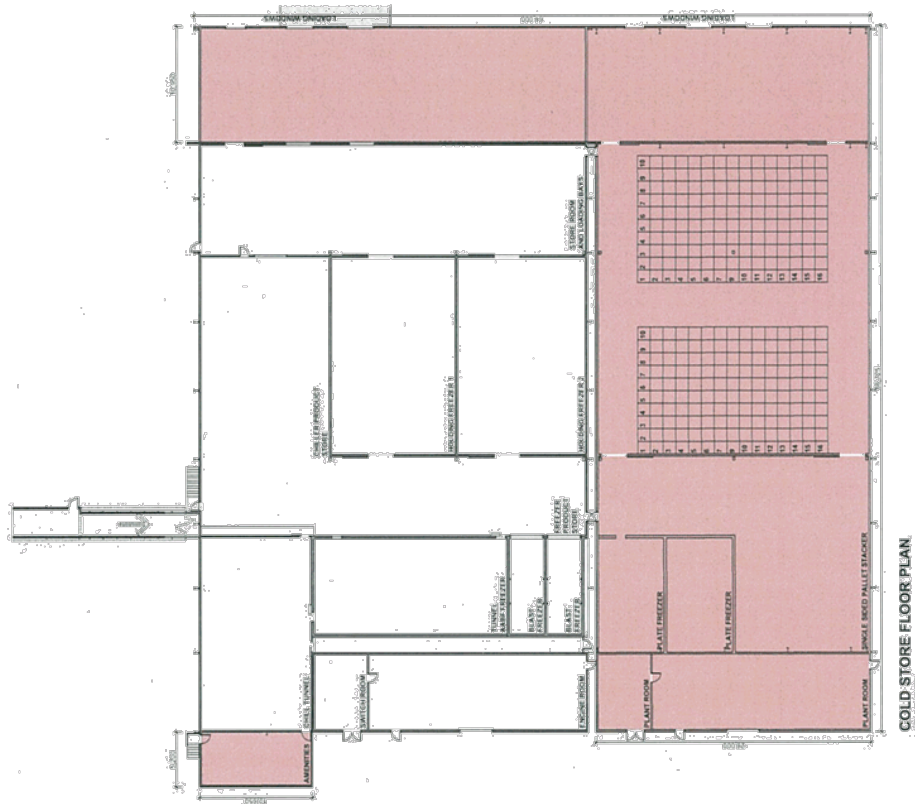
Yours sincerely



Kirsten Kilpatrick  
Principal Town Planner  
Tract Consultants Pty Ltd







COLD STORE FLOOR PLAN  
SCALE 1:500

**DARYL PELCHEN**  
MTECI

TP1.04

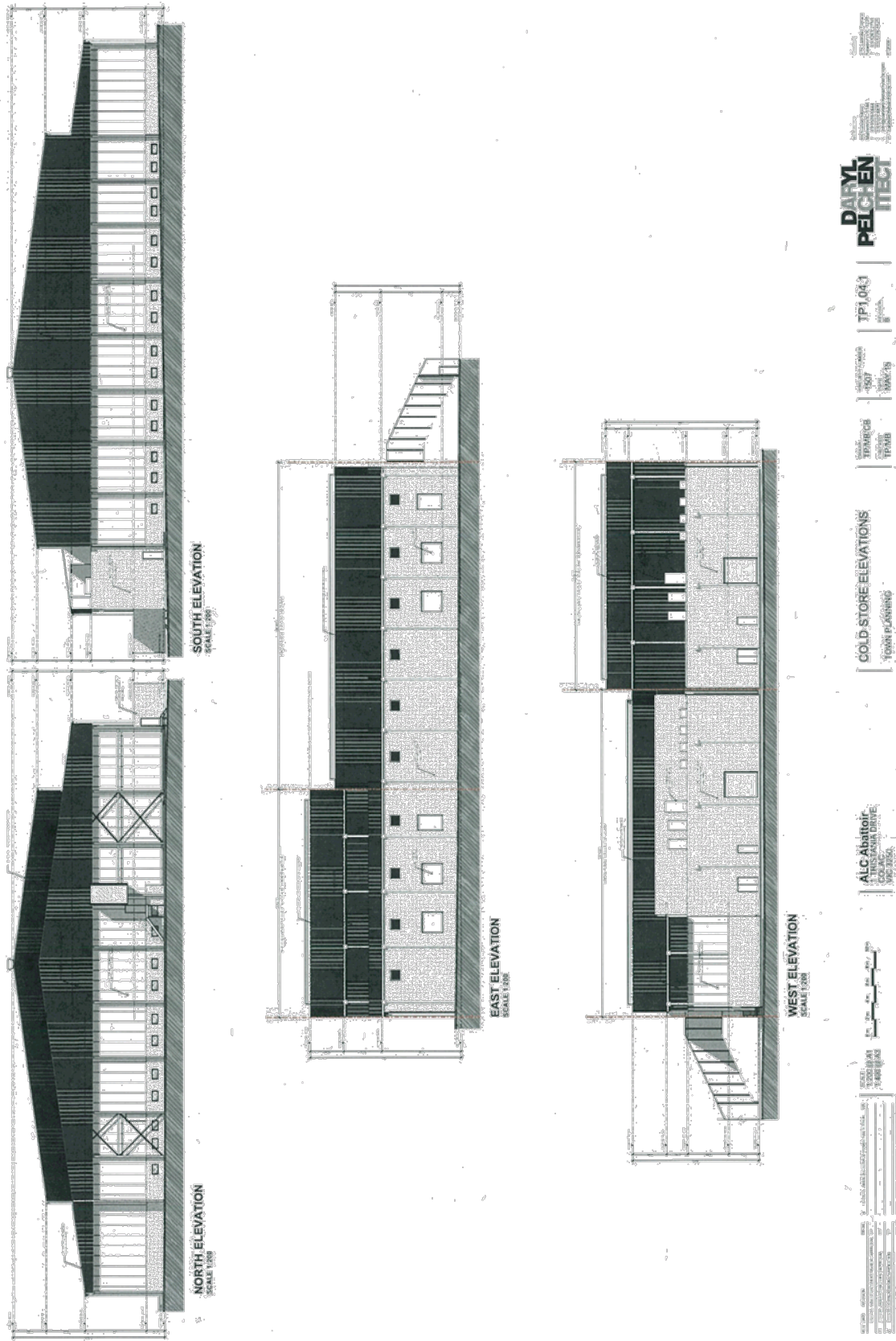
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DRAWN BY: DARYL PELCHEN  
CHECKED BY: [Name]

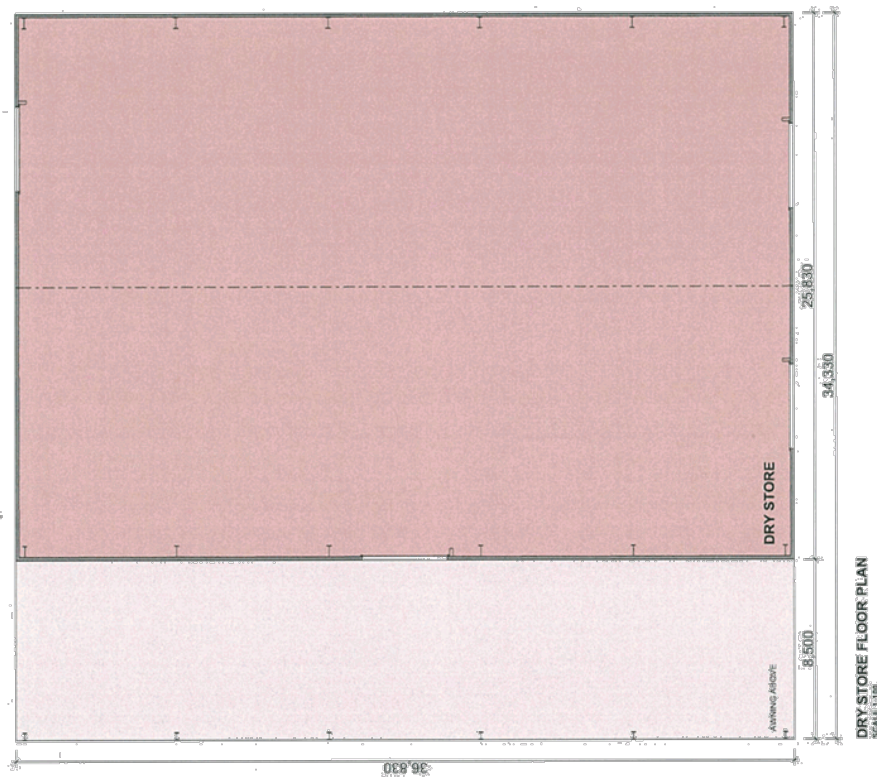
COLD STORE FLOOR PLAN  
TOWN PLANNING

ALC Abattoir  
TRISTANIA DRIVE  
COLAC EAST  
VIC 3260



|     |                      |
|-----|----------------------|
| NO. | REVISION             |
| 1   | ISSUED FOR TENDERS   |
| 2   | REVISED PER COMMENTS |
| 3   | REVISED PER COMMENTS |
| 4   | REVISED PER COMMENTS |
| 5   | REVISED PER COMMENTS |
| 6   | REVISED PER COMMENTS |
| 7   | REVISED PER COMMENTS |
| 8   | REVISED PER COMMENTS |
| 9   | REVISED PER COMMENTS |
| 10  | REVISED PER COMMENTS |
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TP1.07  
 1507  
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DRY STORE FLOOR PLAN  
 T0051 PLANING

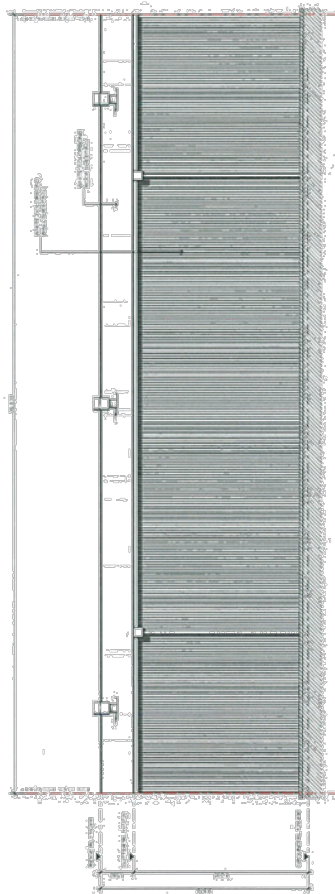


ALC Abattoir  
 COLAC EAST DRIVE  
 320 0581

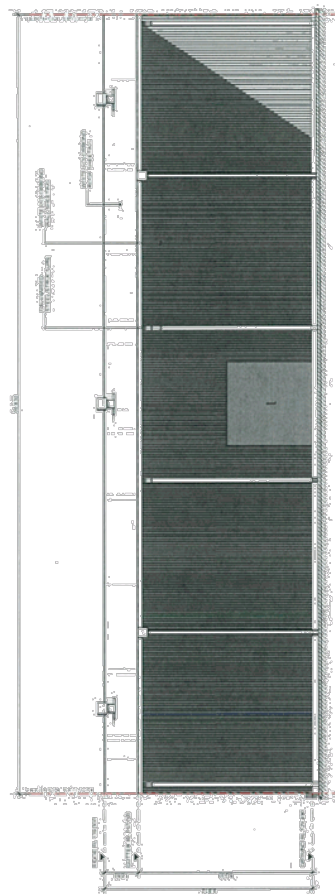
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| DATE        | 15/07/2015            |
| PROJECT     | DRY STORE FLOOR PLAN  |
| CLIENT      | DAIRY PELICAN PROJECT |
| DESIGNER    | ALC Abattoir          |
| LOCATION    | COLAC EAST DRIVE      |
| PROJECT NO. | 320 0581              |
| DATE        | 15/07/2015            |





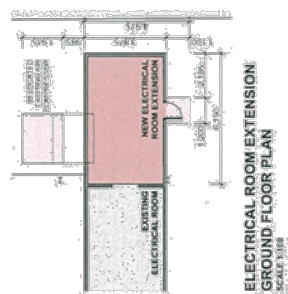
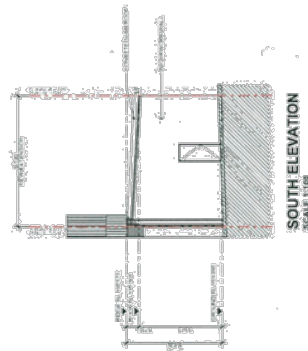
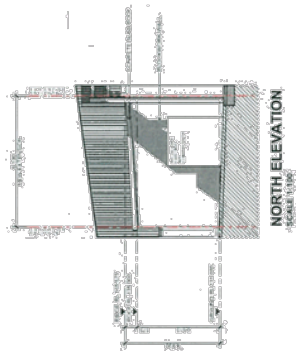
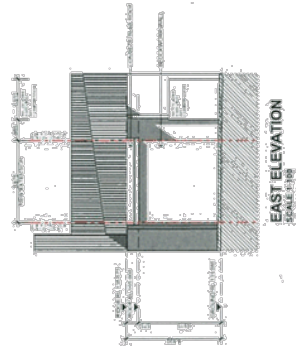


**EAST ELEVATION**  
SCALE 1:100



**WEST ELEVATION**  
SCALE 1:100

**DARYL PELCHEN**  
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 CHECKED BY: [Name]  
 PROJECT NO: [Number]  
 SHEET NO: [Number]



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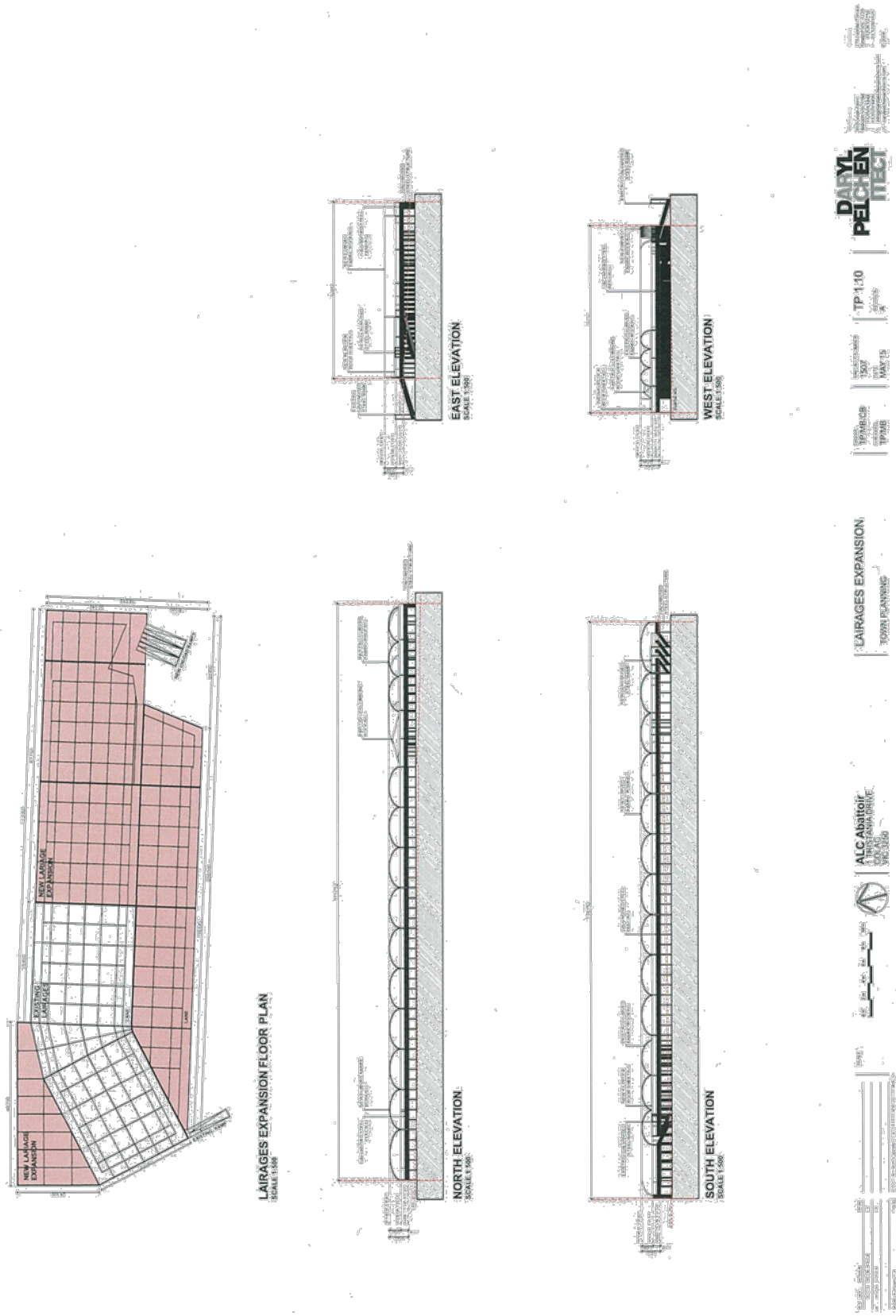
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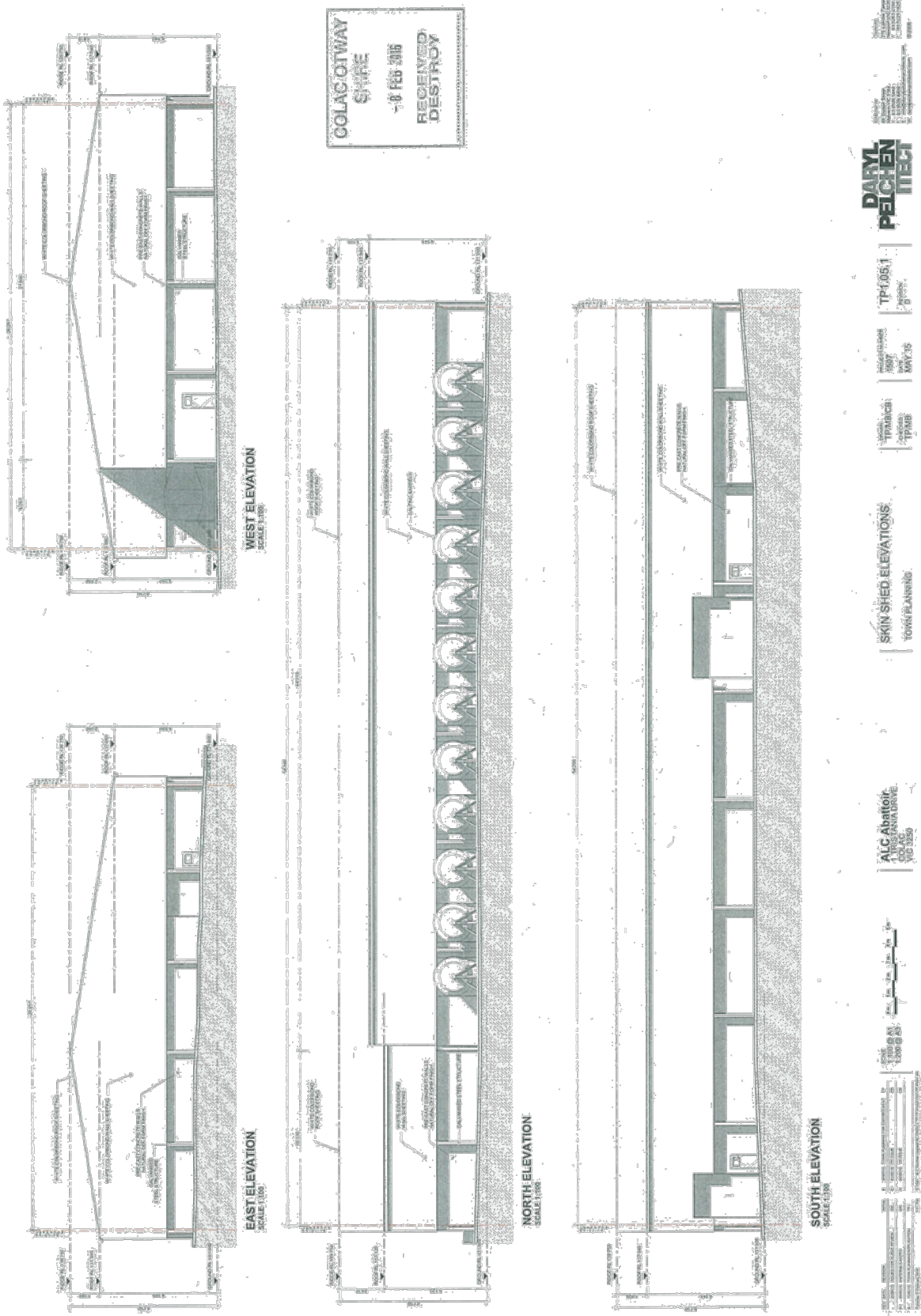
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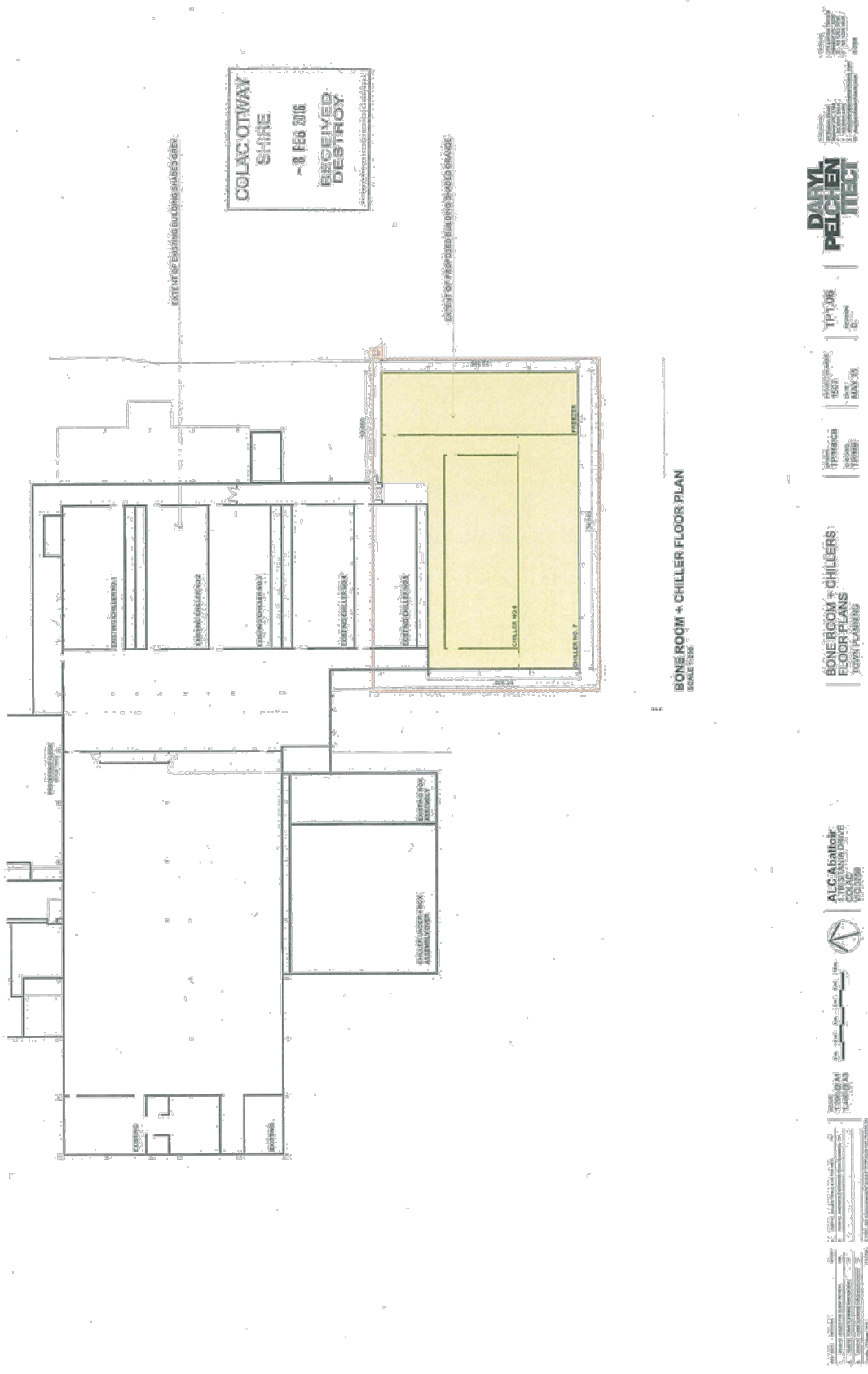






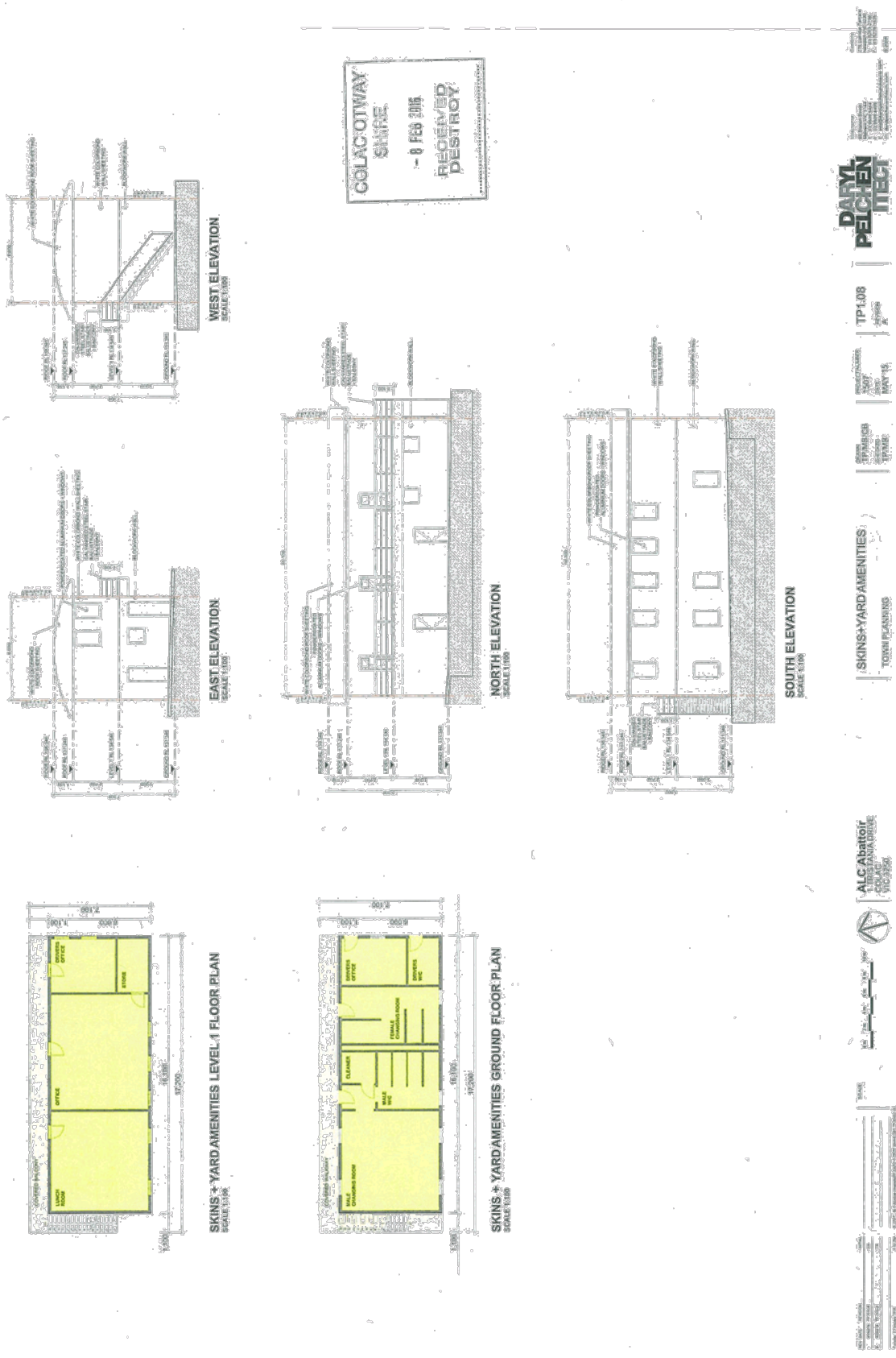














**PC160903-4 PLANNING AND BUILDING STATISTICAL REPORT**

|             |                                  |           |             |
|-------------|----------------------------------|-----------|-------------|
| AUTHOR:     | Jane Preston-Smith               | ENDORSED: | Brydon King |
| DEPARTMENT: | Development & Community Services | FILE REF: | F15/9436    |

**Purpose**

Planning Statistics

29 Planning Permit Applications were received for the period of 1 November 2015 to 30 November 2015.

26 Planning Permit Applications were considered for the period 1 November 2015 to 30 November 2015.

26 Planning Permit Applications were received for the period of 1 December 2015 to 31 December 2015.

31 Planning Permit Applications were considered for the period 1 December 2015 to 31 December 2015.

29 Planning Permit Applications were received for the period of 1 January 2016 to 31 January 2016.

22 Planning Permit Applications were considered for the period 1 January 2016 to 31 January 2016.

Building Statistics

The building statistics shown in the attachments to this report are updated to 31 January 2016.

Building statistics were not produced in time for inclusion on the December report, because staff were involved in work associated with the bushfires, however the December statistics are included in the January report.

**Attachments**

1. Planning and Building Statistical Report - November 2015 (Determinations)
2. Planning and building Statistical Report - December 2015 (Determinations)
3. Planning and building Statistical Report - January 2016 (Determinations)

**Recommendation(s)**

***That Council notes the Planning and Building Statistical reports for the months of November 2015, December 2015 and January 2016.***

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PLANNING STATISTICAL REPORT - NOVEMBER 2015 - (DETERMINATIONS)

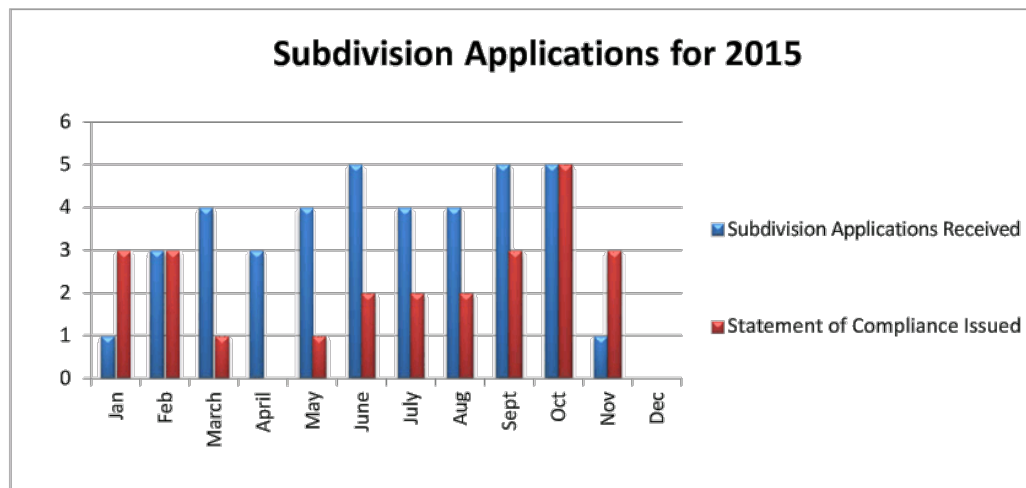
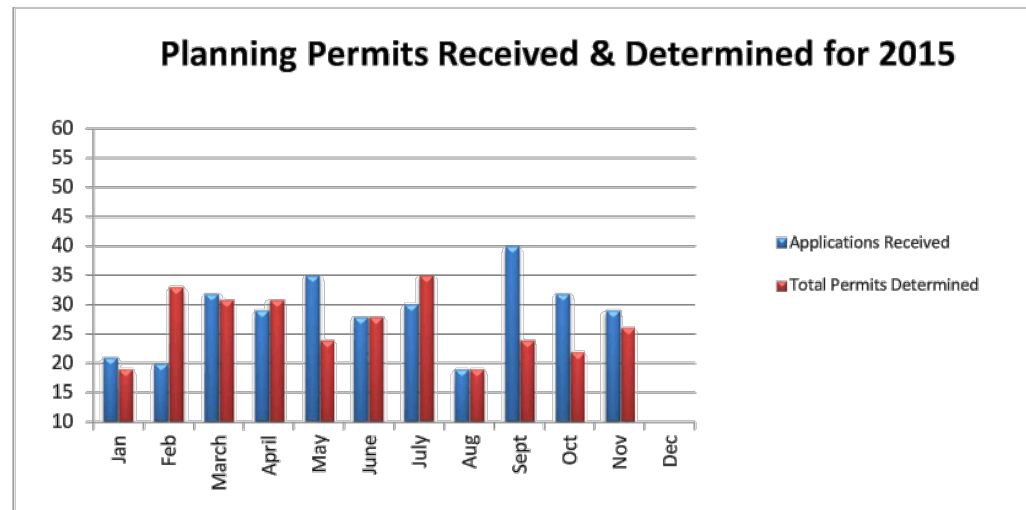
| APPLICATION NUMBER | DATE RECEIVED | LOCATION | PROPOSAL | STATUTORY DAYS | DATE DETERMINED | DETERMINATION AND AUTHORITY |
|--------------------|---------------|----------------------------------|--|----------------|-----------------|---|
| 76/2009-3 | 3-NOV-15 | 120 COLLINS ROAD IRREWARRA | REPLACEMENT DWELLING AND CONSTRUCTION OF STORAGE SHED - AMENDMENT | 21 | 24-NOV-15 | PERMIT ISSUED BY DELEGATE - AMENDMENT |
| 104/2011-2 | 2-MAR-15 | 255 BUSTY ROAD APOLLO BAY | USE AND CONSTRUCTION OF A SINGLE DWELLING AND ASSOCIATED WORKS - AMENDMENT | 75 | 9-NOV-15 | PERMIT ISSUED BY DELEGATE - AMENDMENT |
| 99/2013-2 | 7-OCT-15 | 1-19 COSTIN STREET APOLLO BAY | 16 LOT STAGED SUBDIVISION - AMENDMENT | 35 | 11-NOV-15 | PERMIT ISSUED BY DELEGATE - AMENDMENT |
| 124/2015-1 | 22-MAY-15 | 50 RED JOHANNA ROAD JOHANNA | CONSTRUCTION OF A TWO STOREY REPLACEMENT DWELLING AND ASSOCIATED WORK | 102 | 3-NOV-15 | PERMIT ISSUED BY DELEGATE |
| 144/2015-1 | 30-JUN-15 | 25 GREAT OCEAN ROAD WYE RIVER | RETENTION OF TWO REPLACEMENT UNREGISTERED MOVABLE DWELLINGS (RETROSPECTIVE) | 65 | 20-NOV-15 | PERMIT ISSUED BY DELEGATE |
| 171/2015-1 | 10-JUL-15 | 55 RYANS LANE CORAGULAC | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF A DWELLING | 27 | 9-NOV-15 | PERMIT ISSUED BY DELEGATE |
| 192/2015-1 | 6-AUG-15 | 91-149 FOREST STREET COLAC | BUILDINGS AND WORKS COMPRISING EXTENSION TO PATHWAY | 86 | 30-NOV-15 | PERMIT ISSUED BY DELEGATE |
| 193/2015-1 | 8-AUG-15 | 645 COLAC BALLARAT ROAD ONDIT | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF AN AGRICULTURAL BUILDING AND CREATION OF ACCESS TO A ROAD IN A ROAD ZONE CATEGORY 1 | 43 | 25-NOV-15 | PERMIT ISSUED BY DELEGATE |
| 199/2015-1 | 20-AUG-15 | 53 BARRY STREET BIRREGURRA | TWO (2) LOT SUBDIVISION | 1 | 30-NOV-15 | PERMIT ISSUED BY DELEGATE |

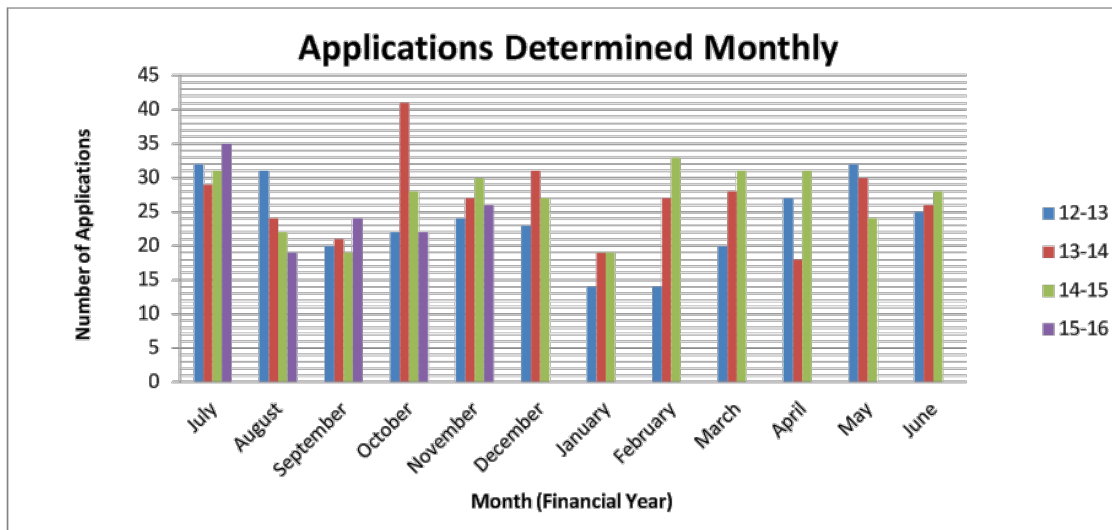
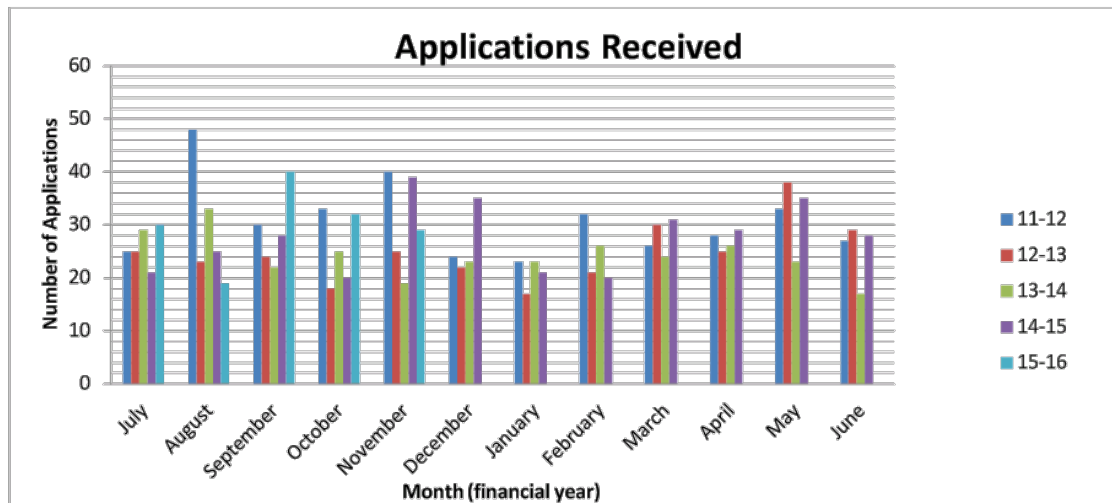
| | | | | | | |
|------------|-----------|---|--|----|-----------|--|
| 201/2015-1 | 25-AUG-15 | 740 CORANGAMITE LAKE ROAD CORAGULAC | TWO (2) LOT SUBDIVISION | 91 | 24-NOV-15 | PERMIT ISSUED BY DELEGATE |
| 223/2015-1 | 16-SEP-15 | 76-80 MURRAY STREET COLAC | EXTENSION TO SHOP AND REDUCTION IN CAR PARKING (1 SPACE) | 57 | 30-NOV-15 | PERMIT ISSUED BY DELEGATE |
| 228/2015-1 | 18-SEP-15 | 6080 GREAT OCEAN ROAD APOLLO BAY | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF OUTBUILDING | 25 | 19-NOV-15 | PERMIT ISSUED BY DELEGATE |
| 232/2015-1 | 21-SEP-15 | 54 CHAPEL STREET COLAC | USE AND DEVELOPMENT OF THE LAND AS A PLACE OF ASSEMBLY (MENS SHED) AND DISPLAY OF ONE BUSINESS IDENTIFICATION SIGN | 24 | 30-NOV-15 | PERMIT ISSUED BY DELEGATE |
| 235/2015-1 | 7-SEP-15 | 425 SEVEN BRIDGES ROAD GERANGAMETE | CONSTRUCTION OF AGRICULTURAL SHED | 29 | 19-NOV-15 | PERMIT ISSUED BY DELEGATE |
| 244/2015-1 | 7-OCT-15 | 727 CORANGAMITE LAKE ROAD CORAGULAC | CONSTRUCTION OF STORAGE SHED | 54 | 30-NOV-15 | PERMIT ISSUED BY DELEGATE |
| 258/2015-1 | 26-OCT-15 | 5490 GREAT OCEAN ROAD WONGARRA | CONSTRUCTION OF A SHEARING SHED | 1 | 10-NOV-15 | PERMIT ISSUED BY DELEGATE |
| 260/2015-1 | 26-OCT-15 | 1120 GELLIBRAND RIVER ROAD CHAPPLE VALE | ALTERATION OF EXISTING ACCESS AND CREATION OF NEW ACCESS TO A ROAD IN A ROAD ZONE CATEGORY 1 AND REMOVAL OF NATIVE VEGETATION | 17 | 24-NOV-15 | PERMIT ISSUED BY DELEGATE |
| 263/2015-1 | 28-OCT-15 | 39 GELLIBRAND STREET COLAC | DISPLAY OF BUSINESS IDENTIFICATION SIGNAGE | 1 | 10-NOV-15 | PERMIT ISSUED BY DELEGATE |
| 164/2015-1 | 2-JUL-15 | 73 GRANT STREET FORREST | RESTAURANT WITH ANCILLARY CHOCOLATE PRODUCTION AND TAKEAWAY SALES, USE AND DEVELOPMENT OF ADJOINING ROAD RESERVE FOR A CAR PARK, DISPLAY OF SIGNAGE, RESTAURANT AND CAFÉ LIQUOR LICENCE, REDUCTION OF 28 CAR PARKING SPACES AND WAIVER OF LOADING/UNLOADING REQUIREMENTS | 21 | 18-NOV-15 | NOTICE OF DECISION TO GRANT A PERMIT ISSUED BY COUNCIL |

| | | | | | | |
|--|-----------|--|--|-----|-----------|--|
| 144/2013-1 | 25-JUN-15 | 20-26 OLD COACH ROAD SKENES CREEK | SEVEN (7) LOT SUBDIVISION AND REMOVAL OF NATIVE VEGETATION (11 TREES) AND ASSOCIATED WORKS | 97 | 19-NOV-15 | NOTICE OF DECISION TO GRANT A PERMIT ISSUED BY COUNCIL |
| 247/2013-1 | 5-NOV-13 | 140-158 BROMFIELD STREET, 66-70 QUEEN STREET AND ROAD RESERVE, COLAC | CONSTRUCTION OF SUPERMARKET (4,300SQM) AND FOUR SHOPS (1,100SQM), CREATION AND ALTERATION OF ACCESS TO A ROAD IN A ROAD ZONE CATEGORY 1, REDUCTION IN CAR PARKING (69 SPACES) AND BICYCLE FACILITIES, AND REALIGNMENT OF A TITLE BOUNDARY | 147 | 18-NOV-15 | NOTICE OF DECISION TO GRANT A PERMIT ISSUED BY COUNCIL |
| 110/2015-1 | 14-MAY-15 | 165 WOODROWVALE ROAD ELLIMINYT | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF AN OUTBUILDING | 23 | 27-NOV-15 | NOTICE OF DECISION TO GRANT A PERMIT ISSUED BY COUNCIL |
| AVERAGE STATUTORY DAYS TO DETERMINE PLANNING APPLICATIONS | | | | 47 | | |

PLANNING STATISTICAL REPORT - NOVEMBER 2015 - (PERMITS NOT REQUIRED, WITHDRAWN AND LAPSED APPLICATIONS)

| APPLICATION NUMBER | DATE RECEIVED | LOCATION | PROPOSAL | STATUTORY DAYS | DATE DETERMINED | DETERMINATION AND AUTHORITY |
|--|---------------|-----------------------------------|--|----------------|-----------------|-----------------------------|
| 271/2014-1 | 12-DEC-15 | 90 CHRISTIES ROAD ELLIMINYT | TWO (2) LOT SUBDIVISION | 1 | 6-NOV-15 | LAPSED |
| 191/2015-1 | 5-AUG-15 | 110 BELVERDERE DRIVE ELLIMINYT | CONSTRUCTION OF A DWELLING AND VARIATION OF THE RESTRICTIVE COVENANT (EFFLUENT AND DRIVEWAY ENVELOPES) BURDENING LOT 94, PS 626629 | 3 | 6-NOV-15 | LAPSED |
| 259/2015-1 | 24-OCT-15 | 32-40 GRAVESEND STREET COLAC | LIQUOR LICENCE | 1 | 25-NOV-15 | PERMIT NOT REQUIRED |
| AVERAGE STATUTORY DAYS (ALL APPLICATIONS) | | | | 42 | | |





BUILDING DEPARTMENT REPORT – TOTAL BUILDING PERMITS 2015 (YEAR TO DATE)

| | New Dwelling | | Domestic (Other) | | New Commercial | | Commercial (Other) | | New Public/Health | | Public/Health (Other) | | Municipal Totals | |
|--------------|--------------|-------------------|------------------|-------------------|----------------|------------------|--------------------|------------------|-------------------|----------------|-----------------------|------------------|------------------|-------------------|
| | No. | Value (\$) | No. | Value (\$) | No. | Value (\$) | No. | Value (\$) | No. | Value (\$) | No. | Value (\$) | No. | Value (\$) |
| Jan | 3 | 603,312 | 24 | 301,464 | 0 | - | 2 | 226,231 | 0 | - | 1 | 83,160 | 30 | 1,214,167 |
| Feb | 9 | 2,064,347 | 34 | 1,330,763 | 0 | - | 3 | 641,100 | 0 | - | 0 | - | 46 | 4,036,210 |
| Mar | 10 | 2,359,250 | 29 | 1,125,268 | 0 | - | 1 | 10,000 | 1 | 9,984 | 3 | 283,428 | 44 | 3,787,930 |
| Apr | 5 | 1,329,665 | 25 | 821,915 | 2 | 218,000 | 2 | 34,900 | 0 | - | 1 | 67,922 | 35 | 2,472,402 |
| May | 7 | 1,904,700 | 22 | 1,693,746 | 1 | 1,937,500 | 2 | 265,000 | 0 | - | 0 | - | 32 | 5,800,946 |
| Jun | 8 | 1,331,603 | 24 | 1,226,888 | 0 | - | 1 | 56,000 | 0 | - | 1 | 101,637 | 34 | 2,716,128 |
| Jul | 6 | 1,380,503 | 28 | 821,403 | 1 | 98,000 | 1 | 8,678 | 0 | - | 0 | - | 36 | 2,308,584 |
| Aug | 11 | 3,421,536 | 23 | 943,197 | 2 | 204,863 | 2 | 47,800 | 2 | 210,650 | 2 | 245,000 | 42 | 5,073,046 |
| Sep | 6 | 1,507,522 | 19 | 689,202 | 1 | 49,820 | 4 | 1,806,969 | 0 | - | 1 | 15,000 | 31 | 4,068,513 |
| Oct | 9 | 2,610,604 | 31 | 959,794 | 0 | - | 1 | 25,000 | 0 | - | 1 | 344,630 | 42 | 3,940,028 |
| Nov | 9 | 3,027,684 | 17 | 723,979 | 0 | - | 2 | 11,000 | 0 | - | 1 | 12,000 | 29 | 3,774,663 |
| Dec | | | | | | | | | | | | | | |
| Total | 83 | 21,540,726 | 279 | 10,821,848 | 7 | 2,508,183 | 21 | 3,132,678 | 3 | 220,634 | 11 | 1,152,777 | 404 | 39,376,846 |

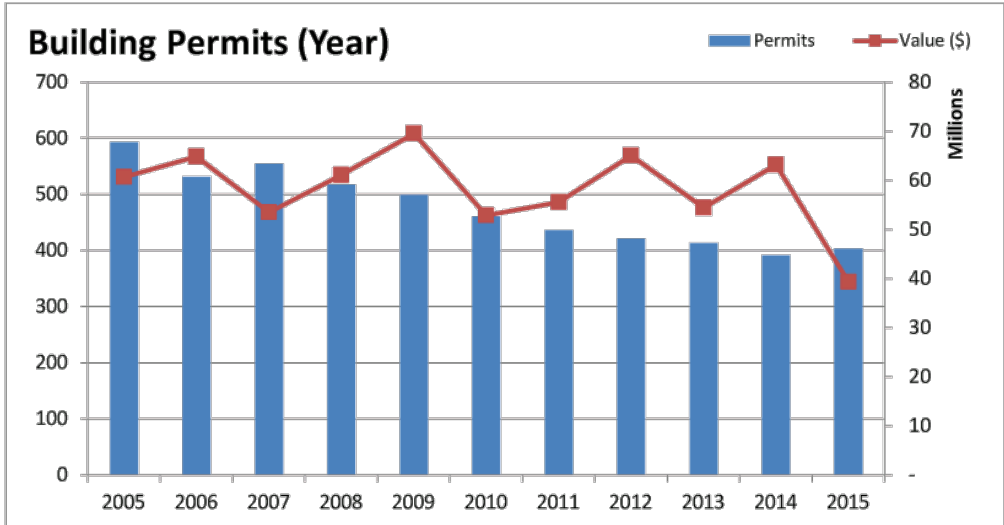
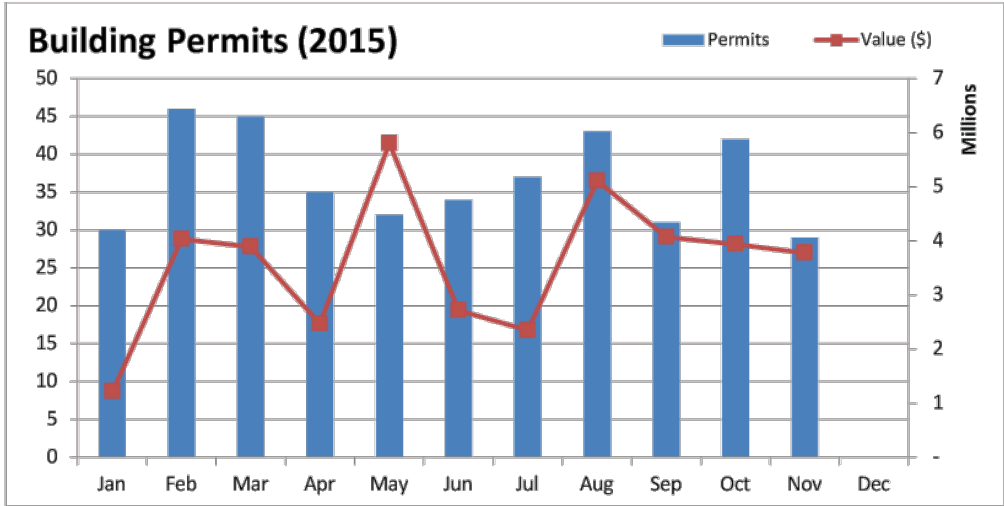
Note: Figures for November may change at next report due to private surveyors lodging permits after report completed

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

| | New Dwelling | | Domestic (Other) | | New Commercial | | Commercial (Other) | | New Public/Health | | Public/Health (Other) | | Municipal Totals | |
|------|--------------|------------|------------------|------------|----------------|------------|--------------------|------------|-------------------|------------|-----------------------|------------|------------------|------------|
| | No. | Value (\$) | No. | Value (\$) | No. | Value (\$) | No. | Value (\$) | No. | Value (\$) | No. | Value (\$) | No. | Value (\$) |
| 2011 | 130 | 34,883,520 | 259 | 11,427,948 | 11 | 4,897,695 | 21 | 1,768,619 | 1 | 550,000 | 15 | 2,041,271 | 437 | 55,569,053 |
| 2012 | 112 | 37,509,600 | 259 | 9,248,333 | 12 | 9,024,422 | 22 | 2,272,199 | 2 | 2,913,411 | 15 | 4,057,333 | 422 | 65,025,298 |
| 2013 | 113 | 30,065,304 | 252 | 11,629,479 | 8 | 620,000 | 24 | 1,526,120 | 7 | 3,849,610 | 10 | 6,707,886 | 414 | 54,398,399 |
| 2014 | 103 | 33,310,220 | 248 | 9,141,465 | 6 | 6,185,846 | 15 | 1,032,065 | 7 | 641,868 | 13 | 12,890,553 | 392 | 63,202,017 |
| 2015 | 83 | 21,540,726 | 279 | 10,821,848 | 7 | 2,508,183 | 21 | 3,132,678 | 3 | 220,634 | 11 | 1,152,777 | 404 | 39,376,846 |

Note: Current year figures are to date only.

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



PLANNING STATISTICAL REPORT - DECEMBER 2015 - (DETERMINATIONS)

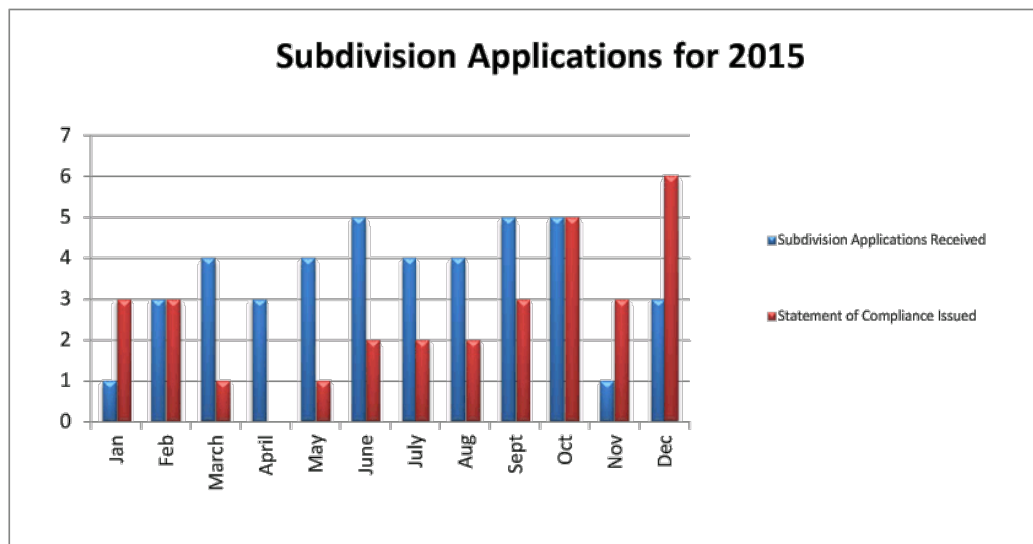
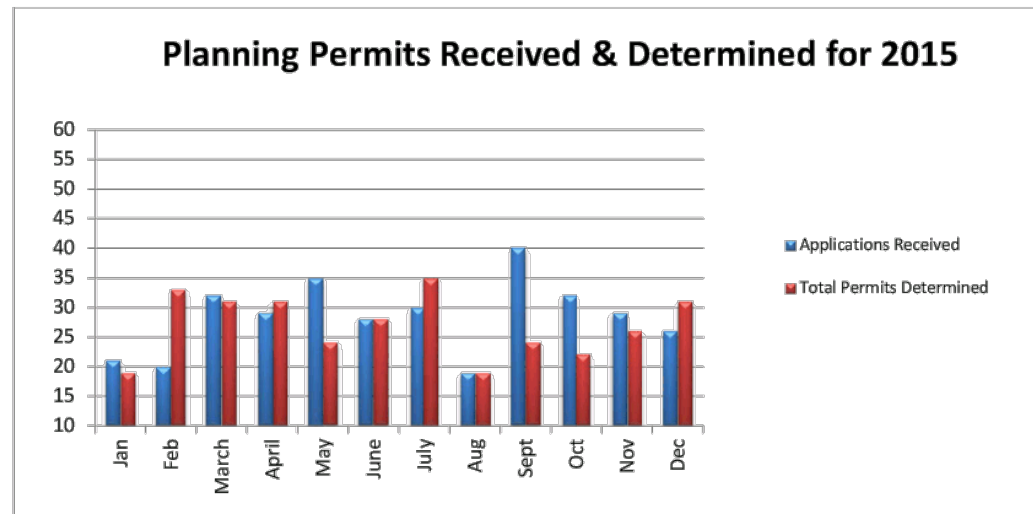
| APPLICATION NUMBER | DATE RECEIVED | LOCATION | PROPOSAL | STATUTORY DAYS | DATE DETERMINED | DETERMINATION AND AUTHORITY |
|--------------------|---------------|----------------------------------|--|----------------|-----------------|---------------------------------------|
| 258/2012-2 | 26-MAR-15 | 117 DIVISION ROAD MURROON | USE AND DEVELOPMENT OF A DWELLING AND REMOVAL OF NATIVE VEGETATION | 42 | 11-DEC-15 | PERMIT ISSUED BY DELEGATE - AMENDMENT |
| 141/2013-2 | 26-NOV-15 | 7-9 HARRIS ROAD ELLIMINYT | TWO (2) LOT SUBDIVISION | 26 | 22-DEC-15 | PERMIT ISSUED BY DELEGATE - AMENDMENT |
| 262/2014-1 | 15-DEC-14 | 400 BARHAM RIVER ROAD APOLLO BAY | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF REPLACEMENT DWELLING AND CARPORT | 16 | 2-DEC-15 | PERMIT ISSUED BY DELEGATE |
| 97/2015-1 | 29-APR-15 | 4 ADDIS AVENUE KENNET RIVER | BUILDINGS AND WORKS COMPRISING EXTENSION TO DWELLING | 36 | 10-DEC-15 | PERMIT ISSUED BY DELEGATE |
| 139/2015-1 | 12-JUN-15 | 381 BLUE JOHANNA ROAD JOHANNA | USE AND DEVELOPMENT OF A DWELLING AND ASSOCIATED WORKS | 77 | 22-DEC-5 | PERMIT ISSUED BY DELEGATE |
| 200/2015-1 | 25-AUG-15 | 22 IRREWILLIPE ROAD ELLIMINYT | TWO (2) LOT SUBDIVISION AND CREATION OF ACCESS TO A ROAD IN A ROAD ZONE CATEGORY 1 | 14 | 8-DEC-15 | PERMIT ISSUED BY DELEGATE |
| 206/2015-1 | 2-SEP-15 | 5 REYNOLDS ROAD BARONGAROOK | USE AND DEVELOPMENT OF DWELLING | 19 | 23-DEC-15 | PERMIT ISSUED BY DELEGATE |
| 209/2015-1 | 4-SEP-15 | 610 PRINCES HIGHWAY LARPENT | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF EXTENSION FOR ANCILLARY STORAGE | 65 | 11-DEC-15 | PERMIT ISSUED BY DELEGATE |
| 210/2015-1 | 4-SEP-15 | 610 PRINCES HIGHWAY LARPENT | EARTHWORKS ASSOCIATED WITH THE CONSTRUCTION OF A DAM | 70 | 11-DEC-15 | PERMIT ISSUED BY DELEGATE |

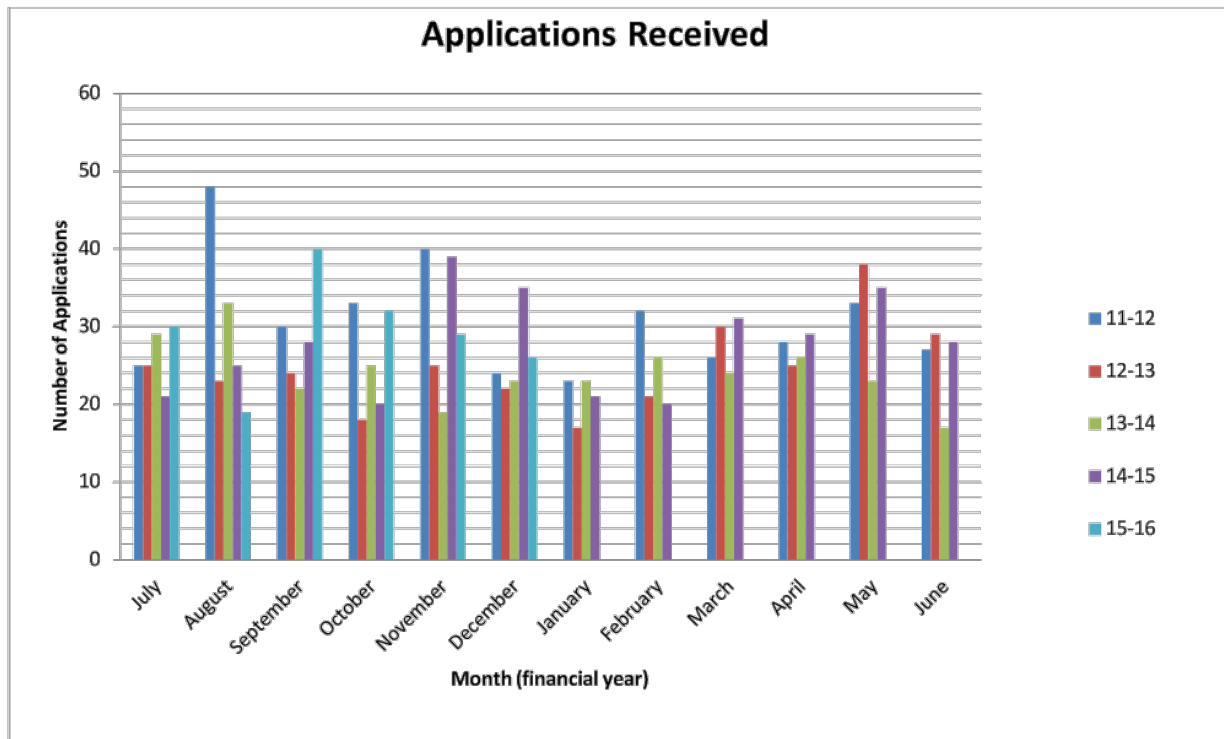
| | | | | | | |
|------------|-----------|---|--|----|-----------|---------------------------|
| 215/2015-1 | 9-SEP-15 | 15-17 GIBSON AVENUE KENNETT RIVER | ALTERATIONS AND ADDITIONS TO EXISTING DWELLING | 60 | 16-DEC-15 | PERMIT ISSUED BY DELEGATE |
| 217/2015-1 | 9-SEP-15 | 1845 COLAC LAVERS HILL ROAD KAWARREN | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF REPLACEMENT DWELLING | 13 | 16-DEC-15 | PERMIT ISSUED BY DELEGATE |
| 219/2015-1 | 15-SEP-15 | 635 CARLISLE ROAD IRREWILLIPE EAST | USE AND DEVELOPMENT OF A DWELLING, CONSTRUCTION OF AGRICULTURAL SHED AND ALTERATIONS TO ACCESS TO A ROAD IN A ROAD ZONE CATEGORY 1 | 21 | 29-DEC-15 | PERMIT ISSUED BY DELEGATE |
| 224/2015-1 | 16-SEP-15 | 100 TRIGGS ROAD IRREWARRA | USE AND DEVELOPMENT OF DWELLING AND AGRICULTURAL SHED AND USE FOR INTENSIVE ANIMAL HUSBANDRY | 52 | 16-DEC-15 | PERMIT ISSUED BY DELEGATE |
| 227/2015-1 | 18-SEP-15 | 20 GREAT OCEAN ROAD WYE RIVER GREAT OCEAN ROAD SEPARATION CREEK | BUILDINGS AND WORKS COMPRISING REPLACEMENT BRIDGE AND ASSOCIATED ROAD WORKS | 93 | 21-DEC-15 | PERMIT ISSUED BY DELEGATE |
| 231/2015-1 | 21-SEP-15 | 65 KAANGLANG ROAD FORREST | CONSTRUCTION OF AGRICULTURAL SHED | 43 | 1-DEC-15 | PERMIT ISSUED BY DELEGATE |
| 239/2015-1 | 29-SEP-15 | 70 MAIN STREET BIRREGURRA | BUILDINGS AND WORKS COMPRISING EXTENSION TO DWELLING AND CONSTRUCTION OF CARPORT, AND CREATION OF ACCESS TO A ROAD IN A ROAD ZONE CATEGORY 1 | 41 | 14-DEC-15 | PERMIT ISSUED BY DELEGATE |
| 245/2015-1 | 7-OCT-15 | 5 FOREST STREET COLAC | EXTENSION TO EXISTING OFFICE AND USE OF LAND FOR A CAR PARK | 14 | 1-DEC-15 | PERMIT ISSUED BY DELEGATE |
| 246/2015-1 | 7-OCT-15 | 23 MURRAY STREET COLAC | INCREASE IN LIQUOR LICENSE AREA AND PATRON NUMBERS, AND DISPLAY OF BUSINESS IDENTIFICATION SIGN | 1 | 2-DEC-15 | PERMIT ISSUED BY DELEGATE |
| 247/2015-1 | 8-OCT-15 | 558A CORANGAMITE LAKE ROAD COROROKE | USE OF LAND FOR MINOR SPORTS AND RECREATION FACILITY (FOUR TENNIS COURTS) | 39 | 21-DEC-15 | PERMIT ISSUED BY DELEGATE |

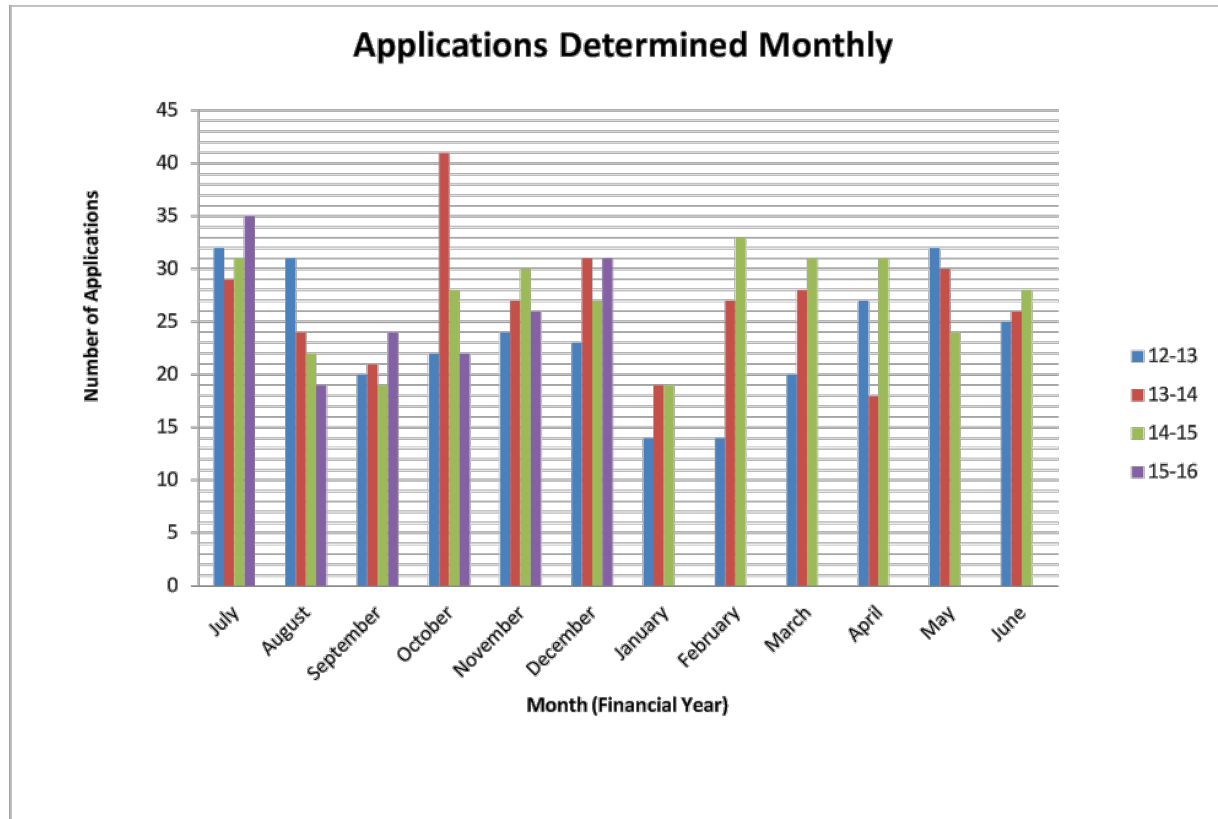
| | | | | | | |
|--|-----------|--|---|----|-----------|--|
| 249/2015-1 | 6-OCT-15 | 5 WEST BARWON DAM RESERVE ROAD FORREST | CONSTRUCTION OF MACHINERY SHED | 70 | 15-DEC-15 | PERMIT ISSUED DELEGATE |
| 251/2015-1 | 9-OCT-15 | 145 MINGAWALLA ROAD BEEAC | USE AND DEVELOPMENT OF A TELECOMMUNICATION FACILITY (45 METRE HIGH LATTICE TOWER) AND ASSOCIATED ANTENNAS, EQUIPMENT CABINETS AND WORKS | 38 | 9-DEC-15 | PERMIT ISSUED BY COUNCIL |
| 283/2015-1 | 18-NOV-15 | 48 IRREWILLIPE ROAD ELLIMINYT | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF OUTBUILDING | 9 | 21-DEC-15 | PERMIT ISSUED BY DELEGATE |
| 284/2015-1 | 18-NOV-15 | 23 HUGH MURRAY DRIVE COLAC EAST | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF TWO WAREHOUSES | 6 | 16-DEC-15 | PERMIT ISSUED BY DELEGATE |
| 288/2015-1 | 20-NOV-15 | 40 MURRELL STREET BIRREGURRA | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF DWELLING | 26 | 16-DEC-15 | PERMIT ISSUED BY DELEGATE |
| 282/2015 | 16-NOV-15 | 110 BELVERDERE DRIVE ELLIMINYT | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF A DWELLING, INCLUDING THE PROVISION OF EFFLUENT DISPOSAL AREA AND DRIVEWAY OUTSIDE THE ENVELOPES ON PLAN OF SUBDIVISION 626629 | 35 | 21-DEC15 | NOTICE OF DECISION ISSUED BY DELEGATE |
| 168/2015 | 26-JUN-15 | 39-43 GREAT OCEAN ROAD SKENES CREEK | THREE (3) LOT RE-SUBDIVISION (BOUNDARY REALIGNMENT) AND CREATION OF ACCESS TO A ROAD IN A ROAD ZONE, CATEGORY 1 | 68 | 21-DEC-15 | NOTICE OF DECISION ISSUED BY DELEGATE |
| AVERAGE STATUTORY DAYS TO DETERMINE PLANNING APPLICATIONS | | | | 38 | | |

PLANNING STATISTICAL REPORT - DECEMBER 2015 - (PERMITS NOT REQUIRED, WITHDRAWN AND LAPSED APPLICATIONS)

| APPLICATION NUMBER | DATE RECEIVED | LOCATION | PROPOSAL | STATUTORY DAYS | DATE DETERMINED | DETERMINATION AND AUTHORITY |
|--|---------------|-------------------------------------|---|----------------|-----------------|-----------------------------|
| 42/2011-3 | 10-DEC-15 | 585 CORANGAMITE LAKE ROAD COROROOKE | FIVE (5) LOT SUBDIVISION - AMENDMENT (REMOVAL OF BUILDING/EFFLUENT ENVELOPES) | 6 | 16-DEC-15 | PERMIT NOT REQUIRED |
| 173/2015-1 | 14-JUL-15 | 4715 GREAT OCEAN ROAD LAVERS HILL | CONSTRUCTION OF DWELLING | 6 | 24-DEC-15 | LAPSED |
| 233/2015-1 | 22-SEP-15 | 10 WHITE STREET BEEAC | BUILDINGS AND WORKS COMPRISING THE CONSTRUCTION OF A DWELLING AND OUTBUILDING | 2 | 2-DEC-15 | WITHDRAWN |
| 264/2015-1 | 29-OCT-15 | 1A FYANS STREET COLAC | EXTEND THE AREA OF THE ON PREMISE LIQUOR LICENCE | 1 | 23-DEC-15 | LAPSED |
| 309/2015-1 | 22-DEC-15 | 9 SELWOOD STREET COLAC | CONSTRUCTION OF A FONT AND PART SIDE BOUNDARY FENCE | 1 | 24-DEC-15 | WITHDRAWN |
| AVERAGE STATUTORY DAYS (ALL APPLICATIONS) | | | | 33 | | |







BUILDING DEPARTMENT REPORT – TOTAL BUILDING PERMITS 2015 (YEAR TO DATE)

Building statistics were not produced in time for inclusion on the December report, because staff were involved in work associated with the bushfires, however the December statistics are included in the January report.

PLANNING STATISTICAL REPORT – JANUARY 2016 - (DETERMINATIONS)

| APPLICATION NUMBER | DATE RECEIVED | LOCATION | PROPOSAL | STATUTORY DAYS | DATE DETERMINED | DETERMINATION AND AUTHORITY |
|--------------------|---------------|--|--|----------------|-----------------|---|
| 53/2014-2 | 19-NOV-15 | 20 OAK AVENUE APOLLO BAY | TWO (2) LOT SUBDIVISION AND CREATION OF COMMON PROPERTY (AMENDMENT TO CREATE COMMON PROPERTY AT THE ENTRANCE TO THE SITE) | 94 | 21-JAN-16 | AMENDED PERMIT ISSUED DELEGATE- AMENDMENT |
| 216/2014-2 | 18-DEC-15 | 1 MURRELL STREET BIRREGURRA | FOUR (4) LOT SUBDIVISION | 42 | 28-JAN-16 | REFUSAL TO GRANT BY DELEGATE - AMENDMENT |
| 168/2015-1 | 26-JUN-15 | 39-43 GREAT OCEAN ROAD SKENES CREEK | THREE (3) LOT RE-SUBDIVISION (BOUNDARY REALIGNMENT) AND CREATION OF ACCESS TO A ROAD IN A ROAD ZONE, CATEGORY 1 | 90 | 13-JAN-16 | PERMIT ISSUED BY DELEGATE |
| 194/2015 | 10-AUG-15 | 52 GARDNER STREET BEECH FOREST | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF DWELLING AND ASSOCIATED WORKS, AND CREATION OF ACCESS TO A ROAD IN A ROAD ZONE CATEGORY 1 | 93 | 18-JAN-16 | PERMIT ISSUED DELEGATE |
| 205/2015 | 31-AUG-15 | 162 LINEENS ROAD CORAGULAC | USE OF THE LAND FOR A SAWMILL (FIREWOOD LOG CUTTING AND ASSOCIATED STORAGE) AND PORTABLE WORK HUT | 1 | 6-JAN-16 | PERMIT ISSUED DELEGATE |
| 220/2015 | 15-SEP-15 | 20 OAK AVENUE APOLLO BAY | CONSTRUCTION OF STORE AND ASSOCIATED WORKS | 127 | 20-JAN-15 | PERMIT ISSUED DELEGATE |
| 248/2015 | 12-OCT-15 | 11A TELFORD STREET MARENGO | TWO (2) LOT SUBDIVISION AND CREATION OF A CARRIAGEWAY EASEMENT | 43 | 22-JAN-16 | PERMIT ISSUED DELEGATE |
| 280/2015-1 | 16-NOV-15 | 270 CONNS LANE BIRREGURRA | BUILDINGS AND WORKS COMPRISING THE CONSTRUCTION OF AN OUTBUILDING | 67 | 22-JAN-16 | PERMIT ISSUED BY DELEGATE |

PLANNING STATISTICAL REPORT – JANUARY 2016 - (DETERMINATIONS)

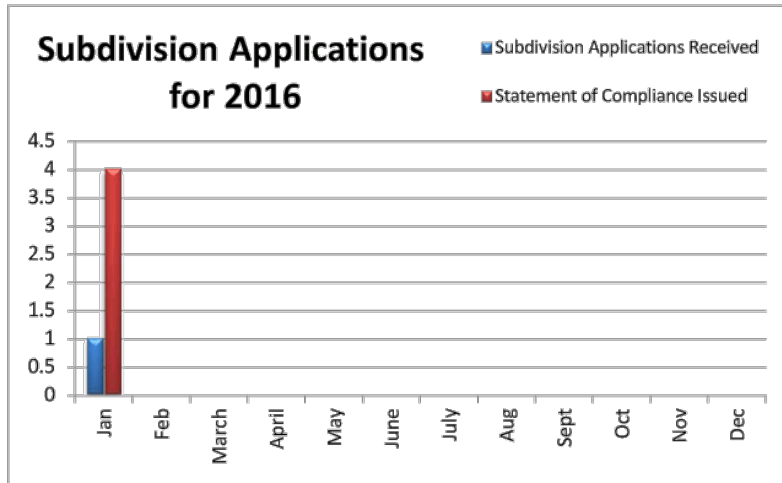
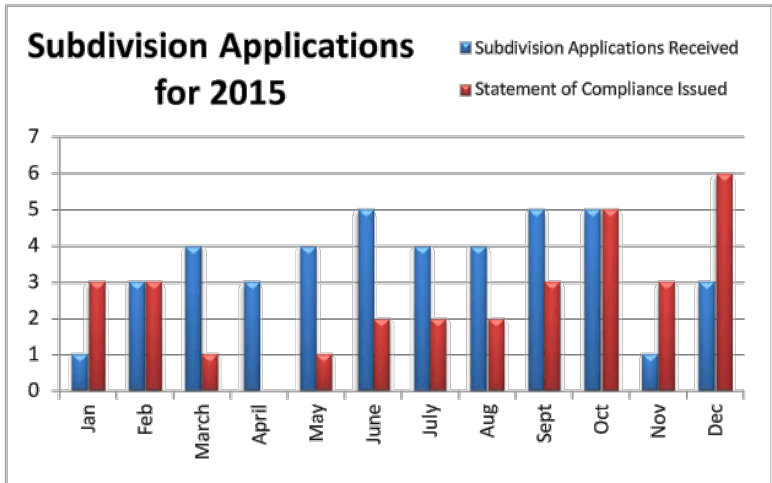
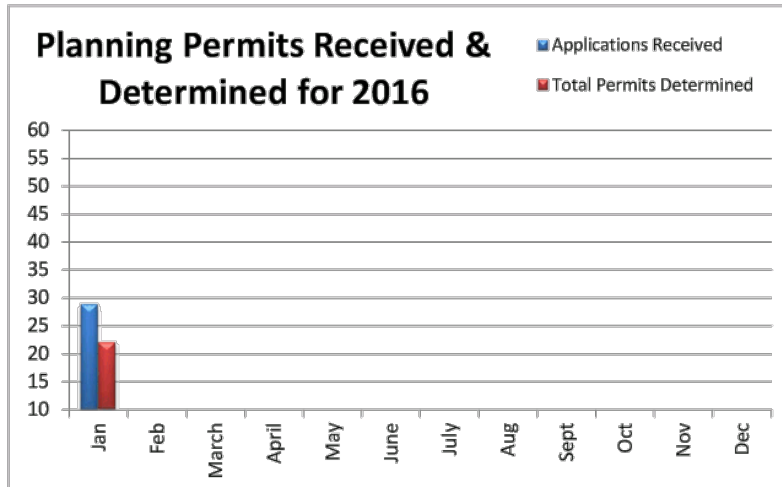
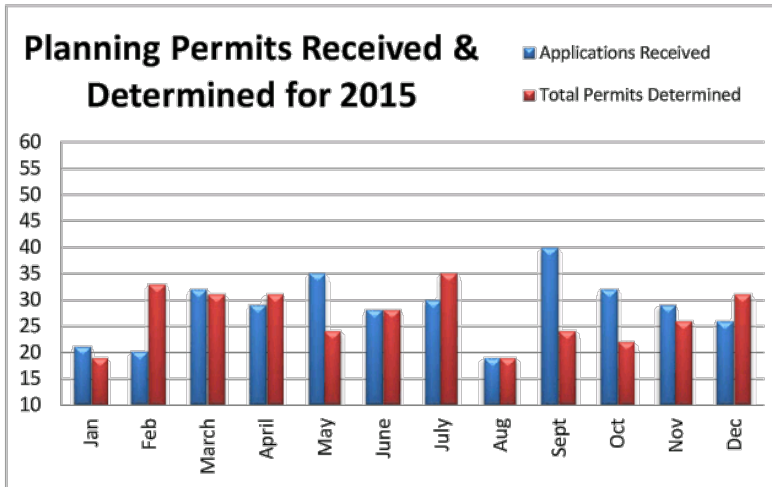
| APPLICATION NUMBER | DATE RECEIVED | LOCATION | PROPOSAL | STATUTORY DAYS | DATE DETERMINED | DETERMINATION AND AUTHORITY |
|--------------------|---------------|--------------------------------------|---|----------------|-----------------|---|
| 282/2015-1 | 16-NOV-15 | 110 BELVERDERE DRIVE ELLIMINYT | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF A DWELLING, INCLUDING THE PROVISION OF EFFLUENT DISPOSAL AREA AND DRIVEWAY OUTSIDE THE ENVELOPES ON PLAN OF SUBDIVISION 626629 | 57 | 13-JAN-16 | PERMIT ISSUED BY DELEGATE |
| 292/2015 | 1-DEC-15 | 40 NEWCOMBE STREET MARENGO | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF A DWELLING | 37 | 18-1-16 | PERMIT ISSUED DELEGATE |
| 300/2015 | 17-DEC-15 | 35 EVERETT CRESCENT BARONGAROOK WEST | BUILDING AND WORKS COMPRISING THE CONSTRUCTION OF A VERANDAH | 18 | 4-JAN-16 | PERMIT ISSUED DELEGATE |
| 310/2015 | 23-DEC-15 | 59 HUGH MURRAY DRIVE, COLAC EAST | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF INDUSTRIAL BUILDING AND ASSOCIATED WORKS | 6 | 29-JAN-16 | PERMIT ISSUED DELEGATE |
| 1/2016 | 5-JAN-16 | 95 MAIN STREET BIRREGURRA | REMOVAL OF ONE (1) TREE | 5 | 25-JAN-16 | PERMIT ISSUED DELEGATE |
| 4/2016 | 6-JAN-16 | 270-302 MURRAY STREET COLAC | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF COOL ROOM AND REDUCTION IN PARKING (ONE SPACE) | 4 | 25-JAN-16 | PERMIT ISSUED DELEGATE |
| 5/2016 | 8-JAN-16 | 236 MURRAY STREET, COLAC | PARTIAL DEMOLITION OF WALL AND ERECTION OF REPLACEMENT COLORBOND FENCE | 5 | 13-JAN-16 | PERMIT ISSUED DELEGATE VICSMART |
| 13/2016 | 19-JAN-16 | 285 DEWINGS BRIDGE ROAD GERANGAMETE | BUILDING AND WORKS COMPRISING EXTENSION TO DWELLING | 9 | 28-JAN-16 | PERMIT ISSUED DELEGATE |
| 81/2015-1 | 7-APR-15 | 45 OLD OCEAN ROAD HORDERN VALE | RETENTION OF AGRICULTURAL SHED AND ADDITION OF DECK, AND CONSTRUCTION OF AGRICULTURAL MACHINERY SHED AND AMENITIES SHED | 1 | 5-JAN-16 | NOTICE OF DECISION ISSUED BY DELEGATE |
| 218/2013-2 | 31-AUG-15 | 68 OLD COACH ROAD SKENES CREEK | CONSTRUCTION OF A DWELLING AND ASSOCIATED WORKS AND VEGETATION REMOVAL (TWO TREES) | 72 | 8-JAN-16 | NOTICE OF DECISION ISSUED BY DELEGATE |

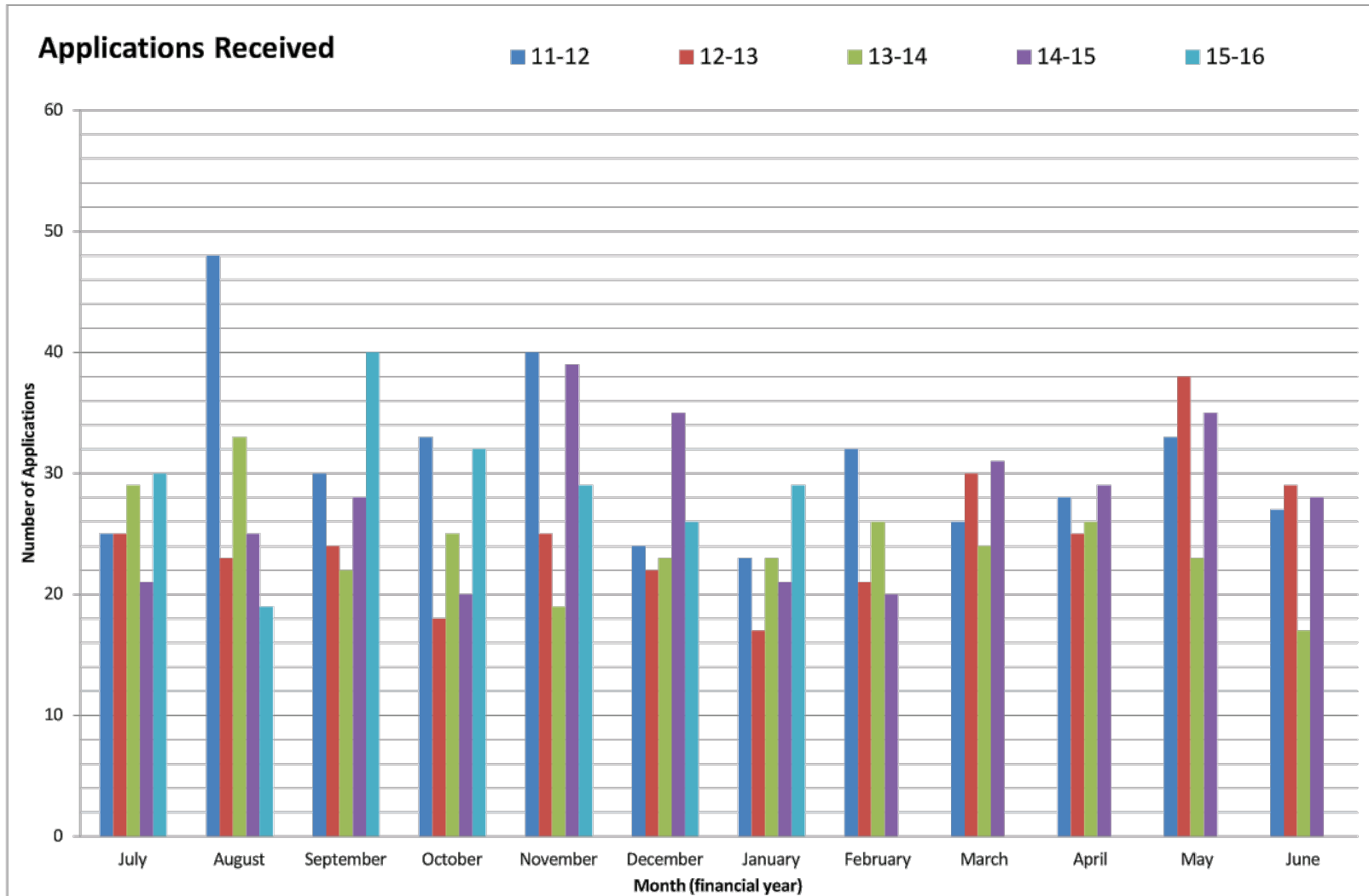
PLANNING STATISTICAL REPORT – JANUARY 2016 - (DETERMINATIONS)

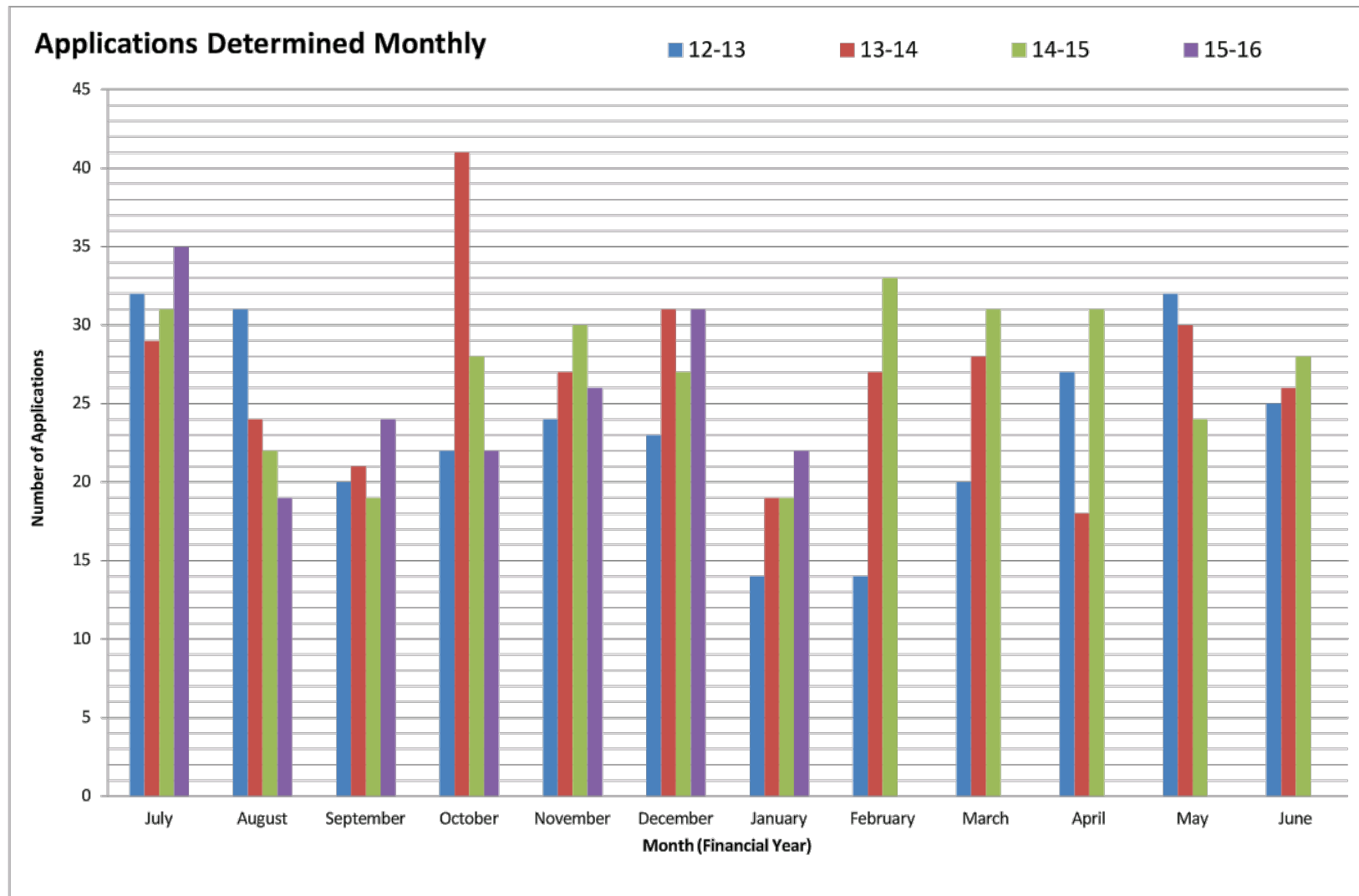
| APPLICATION NUMBER | DATE RECEIVED | LOCATION | PROPOSAL | STATUTORY DAYS | DATE DETERMINED | DETERMINATION AND AUTHORITY |
|---|---------------|----------|----------|----------------|-----------------|-----------------------------|
| AVERAGE STATUTORY DAYS TO DETERMINE PLANNING APPLICATIONS | | | | 43 | | |

PLANNING STATISTICAL REPORT – JANUARY 2016 - (PERMITS NOT REQUIRED, WITHDRAWN AND LAPSED APPLICATIONS)

| APPLICATION NUMBER | DATE RECEIVED | LOCATION | PROPOSAL | STATUTORY DAYS | DATE DETERMINED | DETERMINATION AND AUTHORITY |
|--|---------------|--|--|----------------|-----------------|-----------------------------|
| 320/2010-2 | 19-NOV-15 | 42 CLARK STREET COLAC EAST | USE OF THE LAND FOR A MUSEUM AND REDUCTION IN CAR PARKING | 46 | 4-JAN-16 | PERMIT NOT REQUIRED |
| 11/2015-1 | 4-JAN-16 | 15 LUMEAH ROAD BIRREGURRA | USE AND DEVELOPMENT OF THE LAND FOR A DWELLING | 11 | 15-JAN-16 | WITHDRAWN |
| 30/2015 | 9-FEB-15 | 100 WALL SKINNERS ACCESS CARLISLE RIVER | WORKS COMPRISING CONSTRUCTION OF A DAM | 49 | 13-1-16 | PERMIT NOT REQUIRED |
| 298/2015 | 14-DEC-15 | 12 HENNIGAN CRESCENT FORREST | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF OUTBUILDING (FOR USE AS BED AND BREAKFAST ACCOMMODATION) | 22 | 5-JAN-16 | PERMIT NOT REQUIRED |
| AVERAGE STATUTORY DAYS (ALL APPLICATIONS) | | | | 41 | | |







BUILDING DEPARTMENT REPORT – TOTAL BUILDING PERMITS 2015 (YEAR TO DATE)

| | New Dwelling | | Domestic (Other) | | New Commercial | | Commercial (Other) | | New Public/Health | | Public/Health (Other) | | Municipal Totals | |
|--------------|--------------|-------------------|------------------|-------------------|----------------|------------------|--------------------|------------------|-------------------|----------------|-----------------------|------------------|------------------|-------------------|
| | No. | Value (\$) | No. | Value (\$) | No. | Value (\$) | No. | Value (\$) | No. | Value (\$) | No. | Value (\$) | No. | Value (\$) |
| Jan | 3 | 603,312 | 24 | 301,464 | 0 | - | 2 | 226,231 | 0 | - | 1 | 83,160 | 30 | 1,214,167 |
| Feb | 9 | 2,064,347 | 34 | 1,330,763 | 0 | - | 3 | 641,100 | 0 | - | 0 | - | 46 | 4,036,210 |
| Mar | 10 | 2,359,250 | 30 | 1,230,861 | 0 | - | 1 | 10,000 | 1 | 9,984 | 3 | 283,428 | 45 | 3,893,523 |
| Apr | 5 | 1,329,665 | 26 | 844,915 | 2 | 218,000 | 2 | 34,900 | 0 | - | 1 | 67,922 | 36 | 2,495,402 |
| May | 7 | 1,904,700 | 22 | 1,693,746 | 1 | 1,937,500 | 2 | 265,000 | 0 | - | 0 | - | 32 | 5,800,946 |
| Jun | 8 | 1,331,603 | 24 | 1,226,888 | 0 | - | 1 | 56,000 | 0 | - | 1 | 101,637 | 34 | 2,716,128 |
| Jul | 7 | 1,595,914 | 29 | 865,539 | 1 | 98,000 | 1 | 8,678 | 0 | - | 0 | - | 38 | 2,568,131 |
| Aug | 12 | 3,666,535 | 24 | 977,697 | 2 | 204,863 | 2 | 47,800 | 2 | 210,650 | 2 | 245,000 | 44 | 5,352,545 |
| Sep | 6 | 1,507,522 | 19 | 689,202 | 1 | 49,820 | 4 | 1,806,969 | 0 | - | 1 | 15,000 | 31 | 4,068,513 |
| Oct | 10 | 2,695,604 | 31 | 959,794 | 0 | - | 1 | 25,000 | 0 | - | 1 | 344,630 | 43 | 4,025,028 |
| Nov | 12 | 3,439,248 | 22 | 844,880 | 0 | - | 2 | 11,000 | 0 | - | 1 | 12,000 | 37 | 4,307,128 |
| Dec | 8 | 2,566,824 | 22 | 1,362,726 | 0 | - | 3 | 314,686 | 0 | - | 1 | 982,965 | 34 | 5,227,201 |
| Total | 97 | 25,064,524 | 307 | 12,328,475 | 7 | 2,508,183 | 24 | 3,447,364 | 3 | 220,634 | 12 | 2,135,742 | 450 | 45,704,922 |

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

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

| | New Dwelling | | Domestic (Other) | | New Commercial | | Commercial (Other) | | New Public/Health | | Public/Health (Other) | | Municipal Totals | |
|-----|--------------|------------|------------------|------------|----------------|------------|--------------------|------------|-------------------|------------|-----------------------|------------|------------------|------------|
| | No. | Value (\$) | No. | Value (\$) | No. | Value (\$) | No. | Value (\$) | No. | Value (\$) | No. | Value (\$) | No. | Value (\$) |
| Jan | 6 | 2,374,542 | 14 | 844,465 | 2 | 270,000 | 0 | - | 1 | 50,000 | 0 | - | 23 | 3,539,007 |

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

| | New Dwelling | | Domestic (Other) | | New Commercial | | Commercial (Other) | | New Public/Health | | Public/Health (Other) | | Municipal Totals | |
|------|--------------|------------|------------------|------------|----------------|------------|--------------------|------------|-------------------|------------|-----------------------|------------|------------------|------------|
| | No. | Value (\$) | No. | Value (\$) | No. | Value (\$) | No. | Value (\$) | No. | Value (\$) | No. | Value (\$) | No. | Value (\$) |
| 2011 | 130 | 34,883,520 | 259 | 11,427,948 | 11 | 4,897,695 | 21 | 1,768,619 | 1 | 550,000 | 15 | 2,041,271 | 437 | 55,569,053 |
| 2012 | 112 | 37,509,600 | 259 | 9,248,333 | 12 | 9,024,422 | 22 | 2,272,199 | 2 | 2,913,411 | 15 | 4,057,333 | 422 | 65,025,298 |
| 2013 | 113 | 30,065,304 | 252 | 11,629,479 | 8 | 620,000 | 24 | 1,526,120 | 7 | 3,849,610 | 10 | 6,707,886 | 414 | 54,398,399 |
| 2014 | 103 | 33,310,220 | 248 | 9,141,465 | 6 | 6,185,846 | 15 | 1,032,065 | 7 | 641,868 | 13 | 12,890,553 | 392 | 63,202,017 |
| 2015 | 97 | 25,064,524 | 307 | 12,328,475 | 7 | 2,508,183 | 24 | 3,447,364 | 3 | 220,634 | 12 | 2,135,742 | 450 | 45,704,922 |
| 2016 | 6 | 2,374,542 | 14 | 844,465 | 2 | 270,000 | 0 | - | 1 | 50,000 | 0 | - | 23 | 3,539,007 |

Note: Current year figures are to date only.

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

