



PLANNING COMMITTEE MEETING

AGENDA

WEDNESDAY, 8 FEBRUARY 2017

at 6PM

COPACC

COLAC OTWAY SHIRE PLANNING COMMITTEE MEETING

8 FEBRUARY 2017

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AND DECEMBER 2016

COLAC OTWAY SHIRE COUNCIL PLANNING COMMITTEE MEETING

NOTICE is hereby given that the next **PLANNING COMMITTEE MEETING OF THE COLAC OTWAY SHIRE COUNCIL** will be held in COPACC on 8 February 2017 at 6.00pm.

AGENDA

1. OPENING PRAYER

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

AMEN

2. PRESENT

3. APOLOGIES

4. MAYORAL STATEMENT

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

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

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

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

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

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

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

5. DECLARATION OF INTEREST

6. VERBAL SUBMISSIONS FROM APPLICANTS/OBJECTORS

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

7. CONFIRMATION OF MINUTES

- **Planning Committee held on the 14 December 2016.**

Recommendation

That Council confirm the above minutes.

PLANNING COMMITTEE MEETING

USE AND DEVELOPMENT OF THE LAND FOR A TELECOMMUNICATIONS FACILITY (40 METRE MONOPOLE) AND ASSOCIATED WORKS AT 200 BULL HILL ROAD KAWARREN PC170802-1

LOCATION / ADDRESS	200 Bull Hill Road, Kawarren	GENERAL MANAGER	Gareth Smith
OFFICER	Helen Evans	DEPARTMENT	Development & Community Services
TRIM FILE	F16/6696	CONFIDENTIAL	No
ATTACHMENTS	1. Planning & Application PP286 2016-1		
PURPOSE	A planning permit is sought to use and develop land at 200 Bull Hill Road, Kawarren with a 40 metre high monopole and associated antennas, equipment cabinet and related works. This application is before the Planning Committee as the monopole would be over twenty metres in height.		

Zoning:	Farming Zone (FZ)
Overlay controls:	Environmental Significance Overlay Schedule 3 (ESO3 – Declared Water Supply Catchments) Bushfire Management Overlay (BMO) Erosion Management Overlay (EMO1)
Proposed Amendments:	Nil

1. DECLARATION OF INTERESTS

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

2. SUMMARY

- The application seeks a planning permit for the use and development of a telecommunication facility (40 metre high monopole) at 200 Bull Hill Road, Kawarren (also known/referred to as 96 Campiglis Road). The proposed monopole would support six (6) panel antennas on a standard triangular head frame. The proposal includes an equipment shelter, power supply and access track.
- The application has been submitted because Telstra, through the Mobile Black Spot Program, has identified Kawarren as a regional community that currently has inadequate mobile phone

coverage. The proposed facility is designed to provide essential coverage to the Kwarren regional community and to improve mobile communications performance across the region.

- Key issues in the consideration of this application relate to the visual impact of the development, the need for such a facility in this area and whether the proposal adequately addresses the provisions of Clause 52.19 (Telecommunications Facility) of the Planning Scheme.
- It is considered that the provisions of Clause 52.19 have been adequately addressed. It is also considered that the proposed siting of the monopole, together with its narrow appearance, would ensure an acceptable balance is achieved between visual impact and community benefit. Allowing the proposal would improve telecommunications coverage in this part of the Shire.
- Public notification was not required. The Planning Scheme was amended state-wide on 24 November 2016 (VC131) to exempt from public notice those applications for telecommunications facilities which are funded, or partly funded, by the Victorian or Commonwealth governments through the Mobile Black Spot Program. This proposal meets this exemption.
- It is recommended that a permit be issued.

3. BACKGROUND

The proposed monopole is part of the Mobile Black Spot Program. Councillors will recall that three similar applications associated with the Mobile Black Spot Program, through which the Australian Government is improving mobile phone coverage and competition in regional and remote Australia, were considered at the Ordinary Council meeting held on 25 January 2017. The background to this application is the same as for those applications. As Councillors are aware, the Government has committed to improving mobile coverage along major regional transport routes, in small communities and in locations prone to natural disasters. This includes locations within this Shire, where the lack of reliable mobile coverage in some areas limits the capacity to communicate effectively in emergency situations, such as on high fire risk days. The lack of mobile coverage in these areas also limits the ability of people living and working within the Otways to use such technology.

4. ISSUES / OPTIONS

Council has the options of:

- a) Granting a planning permit subject to the recommended conditions;
- b) Granting a planning permit subject to recommended conditions with changes;
- c) Refusing to grant a permit on specified planning grounds.

As noted above, there is a critical need for improved telecommunications in the Shire, which would be of significant benefit to the local community from a net community benefit point of view. It is recommended that Option a) is supported for the reasons outlined in the balance of this report.

5. PROPOSAL

The application site is located within the Farming Zone, on the southern side of Campiglis Road just west of the Campiglis Road/Bull Hill Road junction. The site is covered by the Bushfire Management

Overlay, an Environmental Significance Overlay (Schedule 3 -Declared Water Supply Catchments) and the Erosion Management Overlay Schedule 1 (EMO1).

A planning permit is sought for the use and development of a telecommunications facility, comprising a 40m high monopole with associated antennae, equipment shelter cabinet, access driveway and infrastructure. The leased area would be 11.2m from the northern boundary with Campiglis Road, with the proposed monopole to be set back 196 metres from Bull Hill Road at a land elevation of 202m AHD.

The proposal would form part of Telstra's NextG network solution to the Kwarren district and surrounding areas and would deliver essential mobile services (voice calling, SMS), as well as live video calling, video-based content and high-speed wireless internet - wireless broadband.

The proposed monopole has been designed to support a wide range of antenna configurations, in all weather conditions. The pole would be embedded into the ground 5m deep and 1.5m wide, with a 40m section of the pole above the ground. The monopole would have a natural concrete finish and would accommodate six panel antennae, resulting in a total height of 41.25m.

The proposal also includes an outdoor cabinet 3.0m wide by 2.5m deep and 3.0m high, enclosed by a 10m by 10m security fence which would be 1.2m high. The cabinet would contain electrical equipment associated with the facility and would be finished in a pale eucalypt colour.

Access to the monopole would be provided by upgrading an existing access track off Campiglis Road to provide a 3m wide access track. This track would be widened to 6m for a 20 length either side of the proposed compound. The proposal also includes an underground power cable of approximately 20m onto Campiglis Road.

Site & Surrounds

The application land (Lot 1 TP598536), which has an irregular shape, is located on the southwestern corner of Campiglis Road and Bull Hill Road and is commonly known as 96 Campiglis Road as well as 200 Bull Hill Road. The land is 93ha in area and is currently regenerating as a timber plantation, with the pine trees being about 1-3 metres in height. Gellibrand River is located to the south and the Kwarren rural residential area is located to the north. The surrounding land comprises vegetated rural residential lots or bushland.

The site of the proposed monopole is a cleared area of privately owned land. The topography of the land is generally flat. The site and surrounding land is currently used for timber production. The closest dwellings to the site of the proposed monopole are the residences at 135 and 145 Campiglis Road, which are approximately 250m to the north. These would be well screened from the proposed monopole due to the existing vegetation on the neighbouring land. The application site is not identified as an area of cultural heritage sensitivity.

The applicant has advised that the site is considered to be appropriate for the following reasons:

- The proposed facility would be located within a predominantly cleared section of the site, with only some juvenile pine saplings associated with the adjacent forestry use within the compound area that would require removal. There is a possibility that additional saplings surrounding the compound area may be required to be removed for construction and access purposes (for both the compound area and the forestry use).

- The site would be visible from the adjacent road; however, due to the dense vegetation surrounding the site in the broader landscape, it is expected that distant views would not be significantly impacted.
- The nearest dwelling is approximately 210 metres uphill to the north and it is considered that this would be an appropriate separation distance.

Site Selection Criteria

The applicant stated that Telstra is contracted to meet objectives of the 'Mobile Black Spot Program', with parameters set by the Federal Government. A number of factors determined which areas received funding, including the lack of outdoor coverage and the number of people who would benefit from a new facility.

The applicant has advised that Telstra has carefully examined a range of possible alternative sites in the area before concluding that a new telecommunications facility at 200 Bull Hill Road Kawarren would be the most appropriate solution to provide necessary mobile phone coverage to the Kawarren district and surrounding areas as part of the Federal Government's Mobile Black Spot Program. The following sites were considered for co-location as part of the application process.

115 Campiglis Road, Kawarren and 105 Campiglis Road, Kawarren

These sites are located 315m northwest and 420m northwest of the application site respectively. They are zoned for Rural Living and are covered by the BMO, EMO1 and ESO3. The sites considered are located in a large area of dense vegetation, within cleared areas surrounding existing dwellings.

The topography of the land is steep, sloping down to the west from the peak, which is located on an adjacent lot to the east. The sites are accessed by existing driveways and provide significant screening due to the existing, dense vegetation surrounding the cleared areas.

The applicant advised that due consideration was given to locating at one of these sites, as they have high elevation (close to the peak) and cleared areas surrounded by dense vegetation offering significant and effective screening to relevant vantage points. However, the sites are not suitable to achieve the radio frequency coverage objectives and were therefore considered to be unsuitable.

Public Notice

Public notification of the planning applications was not required as the Planning Scheme was amended state-wide on 24 November 2016 to exempt from public notice those applications for telecommunications facilities which are funded, or partly funded, by the Victorian or Commonwealth governments through the Mobile Black Spot Program.

Referrals

In accordance with Section 55 of the Planning and Environment Act 1987 (the Act), the application was referred to Barwon Water and Wannon Water as determining referral authorities under the provisions of ESO3 (Declared Water Supply Catchments). The Department of Environment, Land, Water and Planning was also notified of the application under Section 52 of the Act, in accordance with the provisions of ESO3.

Barwon Water advised that it does not object to the proposal because it is located outside of the catchment from which Barwon Water harvests water, and that it refers Council to Wannon Water's referral response as a fellow referral authority for the Gellibrand Special Water Supply Catchment Area.

Wannon Water advised that it has no objection, subject to a permit condition. This has been included in the recommendation at the end of this report.

The Department of Environment, Land, Water and Planning has not responded.

The application was referred internally to Council's Infrastructure and Building Units, neither of which raised any objection or required any conditions be imposed in the event a planning permit is issued.

Planning Controls

The land is in the Farming Zone (FZ) and is subject to the Environmental Significance Overlay (ESO3), Bushfire Management Overlay (BMO) and Erosion Management Overlay (EMO1). A planning permit is required under the following provisions:

- Clause 35.07-1 – use of land for a telecommunication facility (FZ)
- Clause 35.07-4 – buildings and works associated with Section 2 Use (FZ)
- Clause 42.01-2 – buildings and works (ESO3)
- Clause 44.01-1 – buildings and works (EMO1)
- Clause 52.19-2 - building and works for a Telecommunications Facility.

a. State and Local Planning Policy

The State and Local Planning Policy Frameworks seek to ensure the objectives of planning in Victoria are fostered through appropriate land use and development 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 12 – Environmental and Landscape Values
- Clause 13.03-2 – Erosion and Landslip
- Clause 15 – Built Environment and Heritage
- Clause 19.03-4 – Telecommunications
- Clause 21.02 – Vision
- Clause 21.03-8 – Smaller Townships
- Clause 21.04-5 – Erosion
- Clause 21.04-8 – Landscape Character

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

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

Clause 19.03-4 lists a number of strategies on how this objective can be achieved, including to *“ensure that modern telecommunications are widely accessible to business, industry and the community”* and to seek *“a balance between the provision of important telecommunications*

services and the need to protect the environment from adverse impacts arising from telecommunications infrastructure”.

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

To improve the viability of the small townships within the Shire, it is acknowledged that future planning needs to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, community facilities and related infrastructure. The objectives include facilitating the ongoing economic future of small communities.

The need for improved infrastructure is recognised and the provision of appropriate communications facilities will contribute to the economic development of small towns and communities within the shire.

The proposal is considered to accord with the principles of the State and Local Planning Policy Frameworks. The applicant has investigated adjacent sites and found that no other option could provide the extent of service required to the area.

The applicant has provided an appropriate and reasonable justification for the selection of the subject site.

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

- c. Zoning
The land is zoned Farming Zone (FZ). 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 the use of land for agriculture.*
- *To encourage the retention of productive agricultural land.*
- *To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.*
- *To encourage the retention of employment and population to support rural communities.*
- *To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.*

A planning permit is required for the use of the land for a telecommunications facility under the provisions of Clause 35.07-1, and for buildings and works associated with a Section 2 Use under Clause 35.07-4.

- d. Overlays
- i. Environmental Significance Overlay (ESO3)
The site is covered by the Environmental Significance Overlay (Schedule 3). The purpose of this overlay is:
- *To identify areas where the development of land may be affected by environmental constraints.*

- *To ensure that development is compatible with identified environmental values.*

Environmental objective to be achieved

- *To protect the public health of communities that depend on water from declared water supply catchments.*
- *To protect and maintain water quality and water yields in the declared water supply catchments.*
- *To ensure that subdivision, land use and development meets the requirements of any Land Use Determination.*
- *To provide for appropriate land use and development within these declared water supply catchments.*
- *To manage the impact of incremental development on water quality and yield.*

A planning permit is required under the provisions of Clause 42.01-2 for buildings and works.

ii. Bushfire Management Overlay (BMO)

This site is covered by the Bushfire Management Overlay (BMO). Under the provisions of the BMO, a planning permit is not required for buildings and works associated with a Telecommunications Facility.

iii. Erosion Management Overlay (EMO1)

This site is covered by the Erosion Management Overlay Schedule 1 (EMO1). The purpose of this overlay is:

- *To protect areas prone to erosion, landslip or other land degradation processes, by minimising land disturbance and inappropriate development.*

Under the provisions of the EMO1, a planning permit is required for buildings and works as the proposal would result in ground works exceeding 1m in depth and the exemptions listed within the Schedule to the overlay cannot be applied.

e. Particular Provisions

Clause 52.19 - Telecommunications Facility is relevant in the consideration of this application. The purpose of this provision is:

- *To ensure that telecommunications infrastructure and services are provided in an efficient and cost effective manner to meet community needs.*
- *To ensure the application of consistent provisions for telecommunications facilities.*
- *To encourage an effective state-wide telecommunications network in a manner consistent with the economic, environmental and social objectives of planning in Victoria as set out in Section 4 of the Planning and Environment Act 1987.*
- *To encourage the provision of telecommunications facilities with minimal impact on the amenity of the area.*

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

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

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

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

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

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

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

6. CONSIDERATION OF THE PROPOSAL

The grey colouring and materials to be used in the construction of the monopole tower would assist in blending the monopole in with the surrounding natural landscape setting. The siting of the monopole would be at approximately 202m AHD and located in an area where the lower section would not be highly visible except in close proximity to the site. It is considered that the surrounding vegetated land and the undulating topography would offer a suitable visual barrier from surrounding properties and from the rural residential area of Kwarren.

The closest dwellings to the subject site are at 135 and 145 Campiglis Road, approximately 250m to the north. Given the existing vegetation cover on the neighbouring properties, it is considered that the proposed monopole would not have a materially detrimental effect on the amenity of its closest neighbours or surrounding properties. Further to this, the lower section of the monopole would be further screened from a distance when the timber plantation on the land matures.

It is considered that the proposed monopole would be consistent with the purpose of the zone and would not negatively impact on existing surrounding agricultural land use. The proposal would also assist in providing improved telecommunications which would be beneficial to the Kwarren area and surrounds. The proposed monopole would provide the level of service coverage required, with minimal impact on the surrounding area. The proposed monopole would be located on the outskirts of more populated areas of Kwarren. In this location, it is considered that the proposed monopole would remain consistent with the provisions of the Farming Zone, occupying a small area (10m by 10m) and allowing for the retention of productive agricultural land on the remainder and larger part

of the lot. Overall it is considered that the proposal is consistent with the decision guidelines of the Farming Zone.

Candidate sites were examined within the search area for co-location opportunities; however co-location is not a feasible option due to determined coverage objectives not being met. The proposed telecommunications equipment would be located at a high point adjacent to Campiglis Road that would allow for suitable signal dispersal to the surrounding area. The applicant has advised that a range of possible deployment options in the area were examined before it was concluded that the proposed telecommunications facility would be the most appropriate solution.

The proposal would avoid the clearance of native vegetation that provides wildlife habitat and forms an important part of the visual landscape. The significant coverage of surrounding vegetation adjacent to the site and along Campiglis Road would assist in screening the proposed monopole from key vantage points along main roads.

The applicant has submitted a Geotechnical Report by CivilTest (reference 1161106) which confirms that the monopole would be acceptable from a land stability perspective. The applicant has included the required Form A with the application, which concludes that the site can meet the acceptable risk criteria specified within the Schedule to the EMO.

Principles in the Code of Practice for Telecommunications Facilities in Victoria

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

It is considered that the proposed 40m high monopole would be suitably located to avoid any significant potential visual impact, having regard to the distance of the site outside the rural residential areas of Kawarren and the surrounding vegetation cover. It is accepted that the proposed monopole, due to its height, proximity and location, would inevitably be seen from the adjacent and surrounding roads, such as Campiglis Road and Bull Hill Road. This is unavoidable.

However, the site is in an already cleared area with screening offered by mature native vegetation to the east and north of the proposal and therefore the visual impact would be predominantly restricted to the immediately adjacent areas. The proposed facility would be close to the road frontage for ease of access, and approximately 1.3km from the nearest major road (i.e. Colac-Lavers Hill Road). The nearest neighbouring dwellings are located north of the proposed site of the monopole, but the existing native vegetation surrounding their property would obstruct views.

On balance, it is considered that the proposed telecommunications facility would be acceptably sited to minimise visual impact on the landscape and that it would not cause a considerable loss of visual amenity to the surrounding area due to its siting. It is considered that a reasonable balance has been struck between the technical requirements for a new facility in this area, the need to deliver an optimum level of service based on the level of coverage and capacity delivered by a facility of this height and the need to minimise visual and other environmental impacts. The proposal is considered to meet the requirements of Principle A.

b. Telecommunications facilities should be co-located wherever practical

Gellibrand River exchange was considered for co-location purposes, but was not considered to be suitable as the determined coverage objectives could not be met.

The applicant has advised that, in this particular instance, no co-location opportunities were deemed to be viable and, as such, a new structure is required to be constructed to provide coverage for the service.

In view of this, it is considered that the applicant has considered the option of co-location on this site and Principle B has been addressed.

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

It should be noted that numerous VCAT decisions have stated that there is a clear regulatory standard to protect the health or safety of those who may be affected by the operation of a telecommunications network or facility from the potential impacts of electromagnetic radiation, and that compliance with that standard has been effectively incorporated into the Victorian planning framework through clause 52.19 of all Victorian planning schemes and the requirements of 'A Code of Practice for Telecommunications Facilities in Victoria'. These VCAT decisions also make clear it is not the role of the planning system to second-guess the expert authorities that regulate the area and that health concerns are outside the expertise of planners and VCAT.

As part of the application submission, the applicant has included an Electromagnetic Energy (EME) Report. The report demonstrates that the proposed facility would comply with the Standard, with the maximum predicted EME equating to 0.29% of the maximum public exposure limit. This is considered to be substantially less than the 1% of the minimum allowable exposure limit (where 100% of the limit is still considered to be safe). The Standard operates by placing a limit on the strength of the signal (or RE EME) that Telstra can transmit to and from any network base station. The general public health standard is not based on distance limitations, or the creation of buffer zones.

The environmental standard restricts the signal strength to a level low enough to protect everyone at all times. It has a significant safety margin, or precautionary approach, built into it. In view of the above, it is considered that Principle C has been addressed.

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

The applicant has advised that the construction activity and site location would comply with state environmental protection policies and best practice environmental management guidelines at the construction stage. Construction activities on site would be limited to installation and intermittent maintenance. There would be limited excavation and formwork required to install the tower and equipment shelter. Once the facility is operational and integrated with the Telstra network, the facility would require minimal maintenance, with maintenance inspections typically carried out every six months. In view of this, it is considered that Principle D has been addressed.

The proposal has been assessed against the relevant criteria and policies as detailed above. It is considered overall that the purpose of the Code of Practice has been satisfied. The proposal has satisfactorily addressed the principles for design, siting, construction and operation of the Code of Practice for a Telecommunications facility.

7. COUNCIL PLAN / OTHER STRATEGIES / POLICY

Relevant pillars in the Council Plan are:

A Planned Future

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

Our Goal:

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

A Healthy Community and Environment

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

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

Amongst the relevant services/activities listed is emergency management coordination. A relevant strategy is to:

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

As noted in this report, the proposal would result in improved communications, which in turn would help provide the community with the services and facilities it needs now and in the future, and would also help to support a prosperous economy where trade, manufacturing and business activity flourishes. In addition, improved coverage would assist in improving emergency management, which also would be beneficial to the community.

8. FINANCIAL & OTHER RESOURCE IMPLICATIONS

The proposal raises no financial or resourcing implications for Council.

9. RISK MANAGEMENT & COMPLIANCE ISSUES

If the proposal was to proceed, it would contribute improve communications in this area which, amongst other things, would enhance the capacity of the local community and fire agencies to communicate in emergency situations, which is particularly important for the Shire given its high wildfire risk.

10. ENVIRONMENTAL CONSIDERATION / CLIMATE CHANGE

Any relevant environmental considerations have been addressed within this report.

11. COMMUNICATIONS STRATEGY / CONSULTATION PERIOD

Clause 52.19-4 of the Colac Otway Planning Scheme provides an exemption from the public notification process if an application for a permit for a Telecommunications facility is funded, or partly funded, by the Victorian or Commonwealth governments through the Mobile Black Spot Program.

12. CONCLUSION

Allowing this proposal, which is part of the Federal Government's Mobile Black Spot Program, would improve telecommunications service coverage in this part of the Shire. The proposal is considered generally consistent with the State and Local Planning Policy Frameworks, zoning and overlay requirements, and current local policies.

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

Recommendation

That Council's Planning Committee resolves to issue a planning permit for the Use and Development of a Telecommunications Facility (40m monopole) and Associated Antennae, Equipment Cabinets and Works at 200 Bull Hill Road Kawarren (Lot 1 TP598536) subject to the following conditions:

Endorsed plans

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

Amenity

- 2. The nature and colour of building materials employed in the construction of the monopole and associated structures hereby permitted must be non-reflective, to the satisfaction of the Responsible Authority.*
- 3. The telecommunications facility and associated development hereby permitted must be maintained in good condition to the satisfaction of the Responsible Authority.*

Geotechnical Assessment

- 4. The approved development must be carried out on the site in accordance with the recommendations of the Geotechnical Assessment by CivilTest (reference 1161106, dated 7 November 2016) and the addendum to that report dated 16 December 2016, or any Geotechnical Practitioner engaged to review the assessment submitted with the application.*

Removal of facility

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

Wannon Water condition

6. ***Movement of soil, sediment and nutrients from the property during development and use of the property must be minimised.***

Expiry

7. ***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 and the sue has not commenced within four years of the date of this permit.***

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

Note

1. ***Prior to commencement of the development, an application to undertake works within the road reserve must be submitted to and approved by the Council.***

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

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

## Application for Planning Permit

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

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

### Privacy notice

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

### Need help with the application?

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

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

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

Yes  No

If yes, with whom?:

Date: / /

### The land

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

#### Street Address

|                 |                              |
|-----------------|------------------------------|
| Street No.: 200 | Street Name: Bull Ridge Road |
|-----------------|------------------------------|

|                           |                   |
|---------------------------|-------------------|
| Suburb/Locality: Kawarren | Postcode: 3 2 4 9 |
|---------------------------|-------------------|

#### Formal Land Description

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

|            |                                                              |
|------------|--------------------------------------------------------------|
| Lot No.: 1 | on Lodged Plan, Title Plan or Subdivision Plan No.: TP598536 |
|------------|--------------------------------------------------------------|

OR

|                      |              |              |
|----------------------|--------------|--------------|
| Crown Allotment No.: | Section No.: | Parish Name: |
|----------------------|--------------|--------------|

- ③ Title information.

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

- ④ Describe how the land is used and developed now.

eg. single dwelling, three dwellings, shop, factory, medical centre with two practitioners, licensed restaurant with 80 seats.

|                                                      |
|------------------------------------------------------|
| Farming / agricultural. Not significantly developed. |
|------------------------------------------------------|

- ⑤ Plan of the land.

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

## The proposal

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

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

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

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

Telecommunications Facility:

- The construction of a new 35 metre high monopole;
- The attachment of six (6) panel antennas on a standard triangular headframe and ancillary equipment;
- The construction of a Telstra equipment shelter of approximate dimensions 3.0m x 2.5m used to house electrical equipment associated with the facility;
- Proposed 3m wide access track to join to existing private driveway;
- Access to be provided off Campiglis Road Road reserve and driveway via an existing farm gate; and
- Underground optical fibre and power supply routes as detailed on S-1 of the submitted plans.

- 7 Additional information about the proposal.

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

Attach additional information providing details of the proposal, including:

- Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.
- Plans showing the layout and details of the proposal.
- If required, a description of the likely effect of the proposal (eg. traffic, noise, environmental impacts).

- 8 Encumbrances on title.

Encumbrances are identified on the certificate of title.

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

- No, go to 9.
- Yes,  Attach a copy of the document (instrument) specifying the details of the encumbrance.
- Does the proposal breach, in any way, the encumbrance on title?
- No, go to 9.
- Yes, contact council for advice on how to proceed before continuing with this application.

### ▲ Note

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

## Costs of buildings and works/permit fee

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

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

Cost \$ 240,000.00

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

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

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

Yes  No

## Contact, applicant and owner details

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

### Contact

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

|                                       |                                     |
|---------------------------------------|-------------------------------------|
| Name:                                 | Sean Brien                          |
| Organisation (if applicable):         | Visionstream Pty Ltd                |
| Postal address:                       | Locked Bag 4001                     |
| Heatherton, VIC                       | Postcode: 3 2 0 2                   |
| Contact phone: (03) 9242 8878         | <input checked="" type="checkbox"/> |
| Mobile phone:                         | <input type="checkbox"/>            |
| Email: sean.brien@visionstream.com.au | <input checked="" type="checkbox"/> |
| Fax:                                  | <input type="checkbox"/>            |

Indicate preferred contact method

### Applicant

The person or organisation who wants the permit.

Same as contact. If not, complete details below.

|                               |                             |
|-------------------------------|-----------------------------|
| Name:                         | Telstra Corporation Limited |
| Organisation (if applicable): | C/- Visionstream Pty Ltd    |
| Postal address:               | Locked Bag 4001             |
| Heatherton, VIC               | Postcode: 3 2 0 2           |

### Owner

The person or organisation who owns the land.

Same as contact  Same as applicant

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

|                               |                     |
|-------------------------------|---------------------|
| Name (if applicable):         |                     |
| Organisation (if applicable): | Kiln Driers Pty Ltd |
| Postal address:               | 7-15 Forest Street  |
| Colac, VIC                    | Postcode: 3 2 5 0   |

## Checklist

12 Have you?

- Filled in the form completely?
- Paid or included the application fee?
- Attached all necessary supporting information and documents?
- Completed the relevant council planning permit checklist?
- Signed the declaration on the next page?

## Declaration

13 This form must be signed.  
Complete one of A, B or C

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

### A Owner/Applicant

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

Signature

Date: / /

### B Owner

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

Signature

Date: / /

### Applicant

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

Signature

Date: / /

### C Applicant

I declare that I am the applicant and:

- I have notified the owner about this application;
- and all the information in this application is true and correct.

Signature

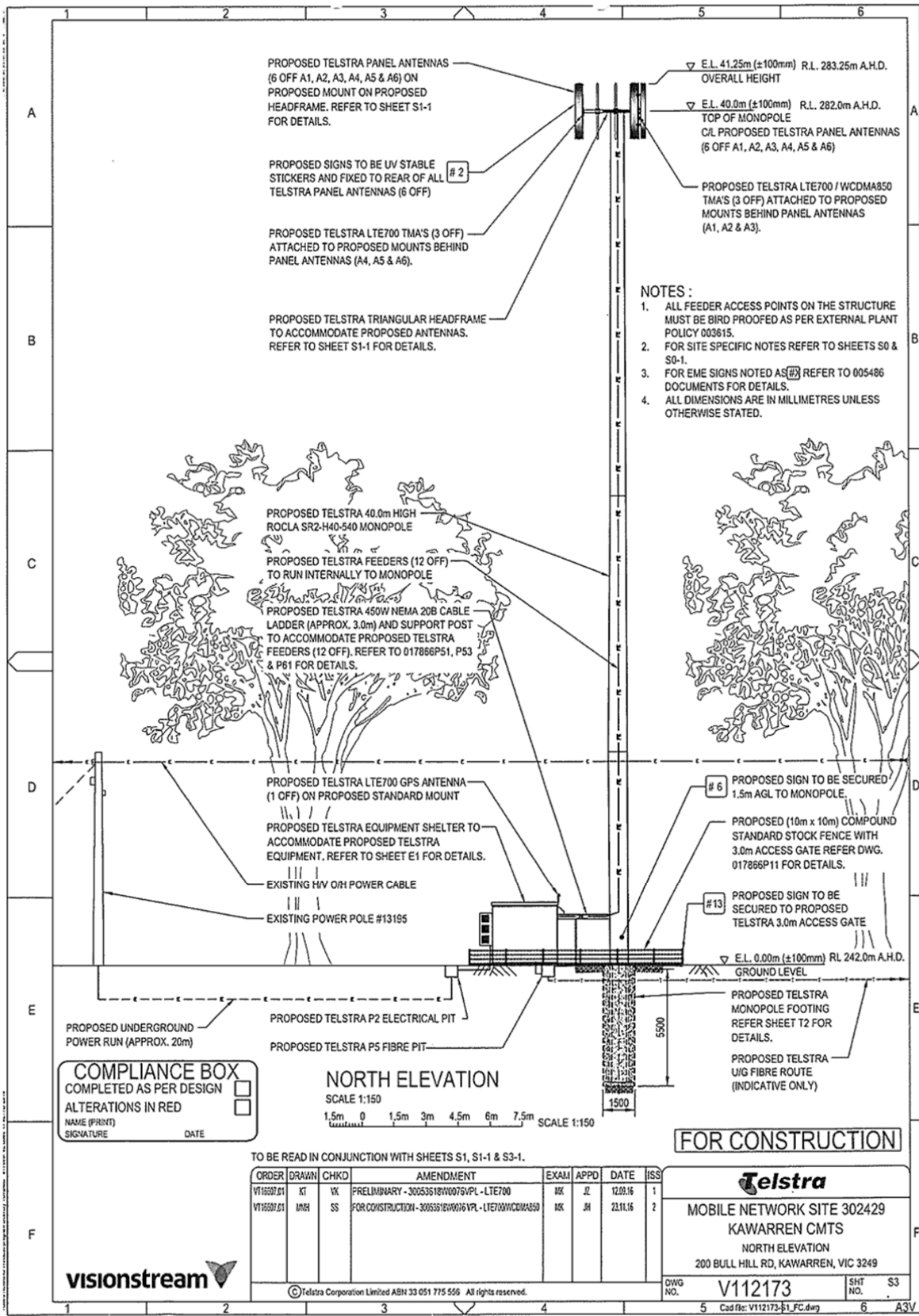
Date: 12 / 10 / 2016

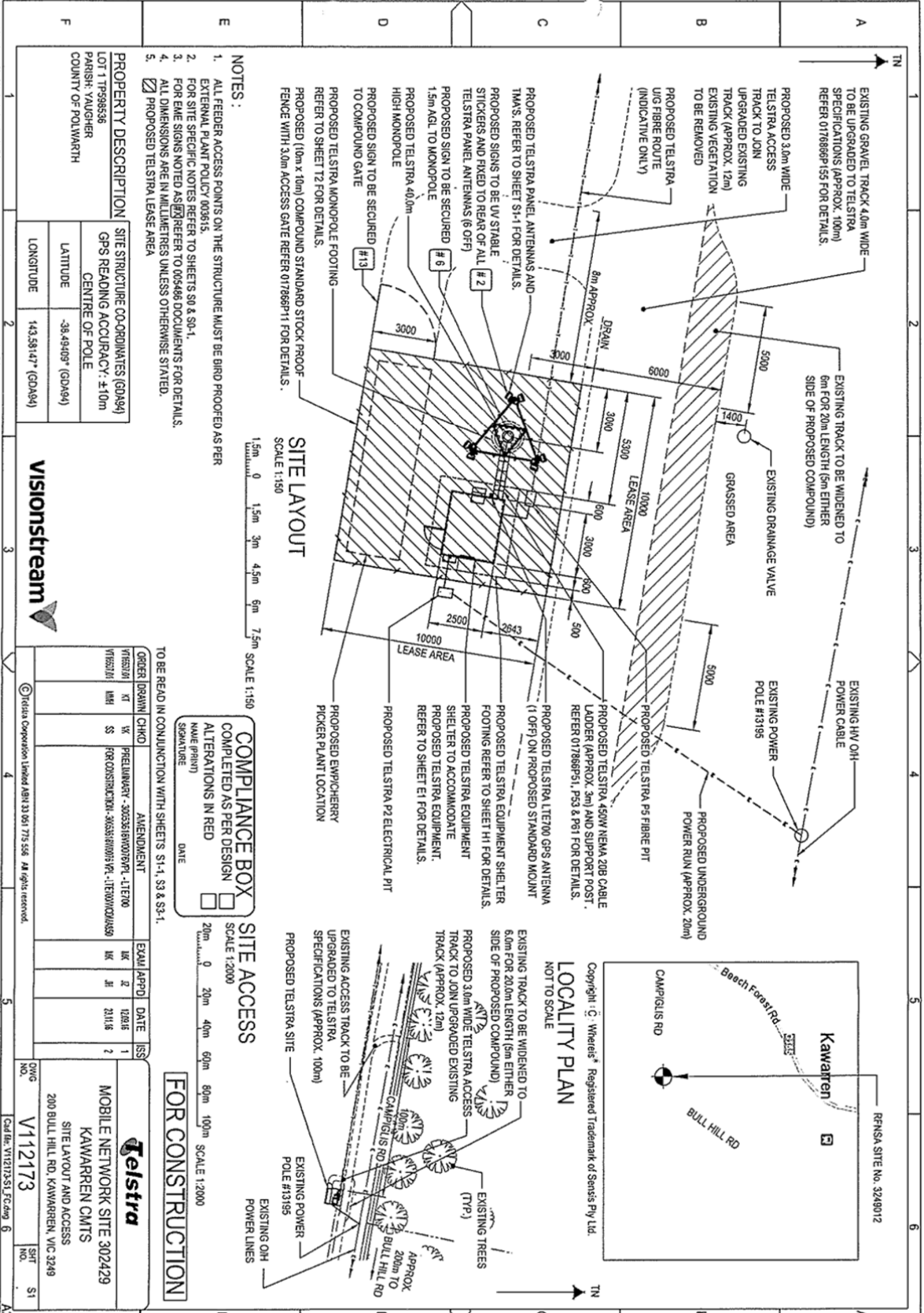
## Lodgement

Lodge the completed and signed form and all documents with:

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

For help or more information





| ORDER  | ISSUE NO | CHKD | AMENDMENT                                        | DATE     | ISS |
|--------|----------|------|--------------------------------------------------|----------|-----|
| VISION | 1        | JK   | PRELIMINARY - 30235 BMO/DTPL - L1E700            | 12/08/16 | 1   |
| VISION | 2        | JK   | FOR CONSTRUCTION - 30235 BMO/DTPL - L1E700/04/05 | 23/11/16 | 2   |

**Telstra**

MOBILE NETWORK SITE 302429  
KAWARREN CMTS  
SITE LAYOUT AND ACCESS  
200 BULL HILL RD, KAWARREN, VIC 3249

Site No: V112173

Sheet No: S1







## PLANNING COMMITTEE MEETING

### PLANNING AND BUILDING STATISTICAL REPORT FOR NOVEMBER AND DECEMBER 2016

PC170802-2

|                           |                                                                                                                                        |                        |                                     |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------|------------------------|-------------------------------------|
| <b>LOCATION / ADDRESS</b> | Whole of Municipality                                                                                                                  | <b>GENERAL MANAGER</b> | Gareth Smith                        |
| <b>OFFICER</b>            | Jane Preston-Smith                                                                                                                     | <b>DEPARTMENT</b>      | Development &<br>Community Services |
| <b>TRIM FILE</b>          | F16/6696                                                                                                                               | <b>CONFIDENTIAL</b>    | No                                  |
| <b>ATTACHMENTS</b>        | 1. Planning Statistical Report - November 2016 - (Determinations)<br>2. Planning Statistical Report - December 2016 - (Determinations) |                        |                                     |
| <b>PURPOSE</b>            | To note the Planning and Building Statistical reports for November and December 2016.                                                  |                        |                                     |

#### Planning Statistics

- 64 Planning Permit Applications were received for the period of 1 November to 31 December 2016.
- 70 Planning Permit Applications were considered for the period 1 November to 31 December 2016.

#### Building Statistics

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

#### Recommendation

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

~~~~~U~~~~~

PLANNING STATISTICAL REPORT – NOVEMBER 2016 - (DETERMINATIONS)

| APPLICATION NUMBER | DATE RECEIVED | LOCATION | PROPOSAL | STATUTORY DAYS | DATE DETERMINED | DETERMINATION AND AUTHORITY |
|--------------------|---------------|---|---|----------------|-----------------|-----------------------------------|
| PP59/2011-2 | 19 JUL 16 | 115 DIVISION ROAD
MURROON | USE OF THE LAND FOR ANCILLARY MICRO-BREWERY AND ON PREMISE AND PACKAGED LICENCES | 25 | 18 NOV 16 | AMENDED PERMIT
ISSUED DELEGATE |
| PP165/2013-2 | 22 JUN 16 | 2693 COLAC FORREST
ROAD
FORREST | USE AND DEVELOPMENT OF THE LAND FOR A DWELLING | 14 | 15 NOV 16 | AMENDED PERMIT
ISSUED DELEGATE |
| PP52/2016-1 | 11 MAR
16 | 72 MURRAY STREET
COLAC | USE AND DEVELOPMENT OF THE LAND FOR A DWELLING | 185 | 4 NOV 16 | PERMIT ISSUED
DELEGATE |
| PP73/2016-1 | 20 APR 16 | 375 FRY'S ROAD
KAWARREN | USE AND DEVELOPMENT OF DWELLING | 46 | 15 NOV 16 | PERMIT ISSUED
DELEGATE |
| PP84/2016-1 | 20 APR 16 | 30 AND 40 MARRINERS
LOOKOUT ROAD
APOLLO BAY | STAGED SUBDIVISION OF LAND INTO ONE HUNDRED AND THIRTY SIX (136) LOTS, AND REMOVAL OF NATIVE VEGETATION | 2 | 1 NOV 16 | PERMIT ISSUED
DELEGATE |
| PP110/2016-1 | 26 MAY 16 | 50 PARKES LODGE
ROAD
BARONGAROOK | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF DWELLING | 6 | 1 NOV 16 | PERMIT ISSUED
DELEGATE |
| PP115/2016-1 | 27 MAY 16 | 28 POINT AVENUE
SKENES CREEK | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF DWELLING AND REMOVAL OF 1 TREE | 1 | 8 NOV 16 | PERMIT ISSUED
DELEGATE |
| PP185/2016-1 | 17 AUG 16 | 462 BIRREGURRA
ROAD
BIRREGURRA | USE AND DEVELOPMENT OF THE LAND FOR A DWELLING | 75 | 21 NOV 16 | PERMIT ISSUED
DELEGATE |

PLANNING STATISTICAL REPORT – NOVEMBER 2016 - (DETERMINATIONS)

| APPLICATION NUMBER | DATE RECEIVED | LOCATION | PROPOSAL | STATUTORY DAYS | DATE DETERMINED | DETERMINATION AND AUTHORITY |
|--------------------|---------------|--|--|----------------|-----------------|-----------------------------|
| PP190/2016-1 | 19 AUG 16 | 33 ROADKNIGHT STREET
BIRREGURRA | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF DWELLING | 47 | 21 NOV 16 | PERMIT ISSUED DELEGATE |
| PP198/2016-1 | 30 AUG 16 | 105 CASHINS ROAD
KAWARREN | BUILDINGS AND WORKS COMPRISING DECK AND ALFRESCO EXTENSION TO DWELLING | 25 | 11 NOV 16 | PERMIT ISSUED DELEGATE |
| PP228/2016-1 | 23 SEP 16 | 145-167 MURRAY STREET
COLAC | PROPOSED NEW SHOP FRONT AND BUSINESS SIGNAGE | 25 | 21 NOV 16 | PERMIT ISSUED DELEGATE |
| PP212/2016-1 | 14 SEP 16 | 35 MEREDITH PARK ROAD
IRREWARRA | BUILDINGS AND WORKS COMPRISING EXTENSION TO DWELLING | 12 | 1 NOV 16 | PERMIT ISSUED DELEGATE |
| PP229/2016-1 | 23 SEP 16 | 14 VISTA AVENUE
SKENES CREEK | BUILDINGS AND WORKS COMPRISING EXTENSIONS TO DWELLING | 27 | 21 NOV 16 | PERMIT ISSUED DELEGATE |
| PP236/2016-1 | 28 SEP 16 | 1655 BIRREGURRA FORREST ROAD
BARWON DOWNS | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF OUTBUILDING | 37 | 4 NOV 16 | PERMIT ISSUED DELEGATE |
| PP247/2016-1 | 6 OCT 16 | 260 LARPENT ROAD
CORUNNUN | BUILDINGS AND WORKS COMPRISING CARPORT EXTENSION TO DWELLING | 15 | 14 NOV 16 | PERMIT ISSUED DELEGATE |
| PP275/2016-1 | 7 NOV 16 | 19-23 HOPKINS STREET
BIRREGURRA | REMOVAL OF THREE (3) TREES | 1 | 21 NOV 16 | PERMIT ISSUED DELEGATE |

PLANNING STATISTICAL REPORT – NOVEMBER 2016 - (DETERMINATIONS)

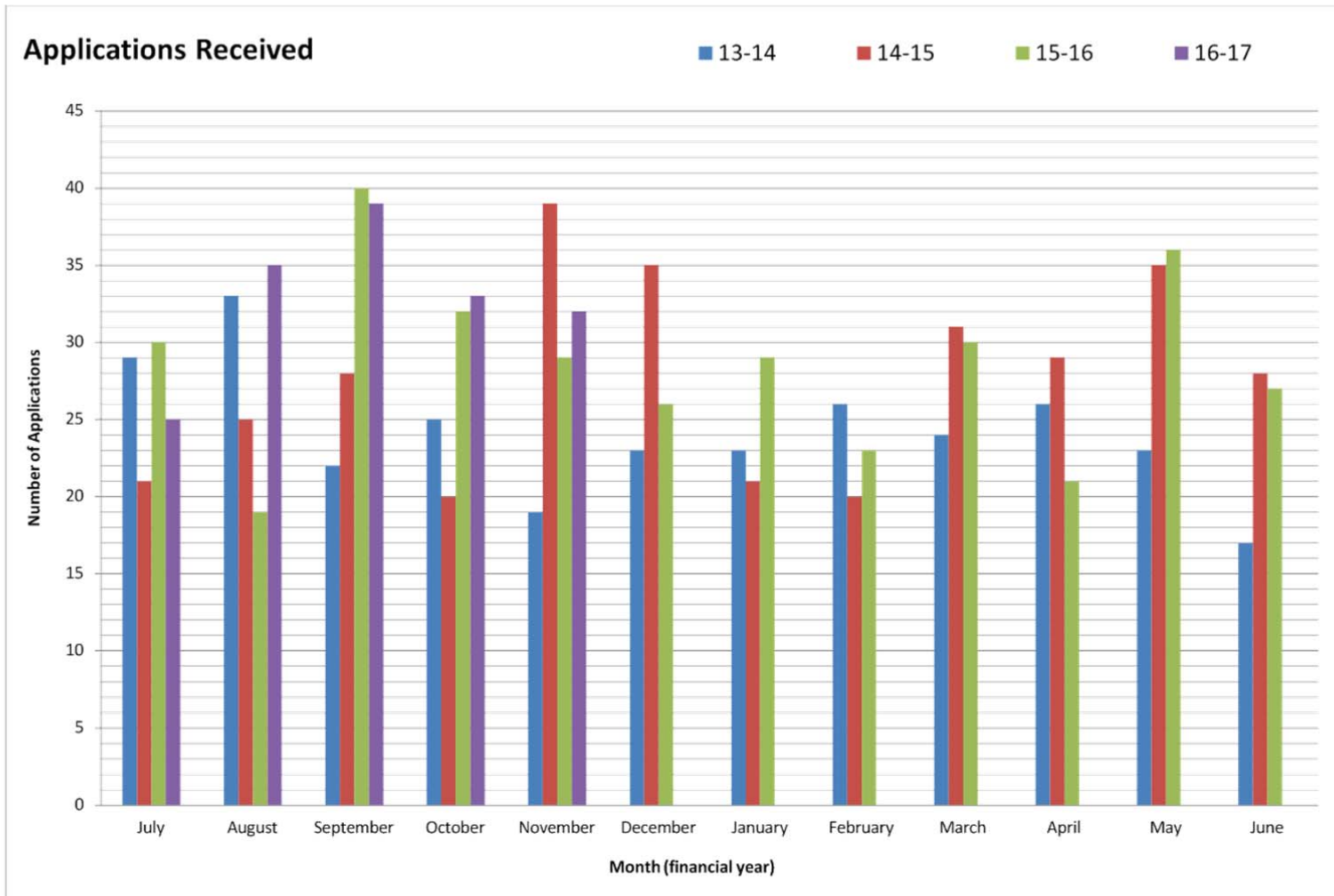
| APPLICATION NUMBER | DATE RECEIVED | LOCATION | PROPOSAL | STATUTORY DAYS | DATE DETERMINED | DETERMINATION AND AUTHORITY |
|--------------------|---------------|---|--|----------------|-----------------|-----------------------------|
| PP239/2016-1 | 29 SEP 16 | MT GELLIBRAND WINDFARM (MULTIPLE ADDRESSES) | REMOVAL OF NATIVE VEGETATION | 43 | 11 NOV 16 | PERMIT ISSUED DELEGATE |
| PP205/2016-1 | 2 SEP 16 | 6555 HAMILTON HIGHWAY CRESSY | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF TWO AGRICULTURAL SHEDS (PART RETROSPECTIVE) | 33 | 16 NOV 16 | PERMIT ISSUED DELEGATE |
| PP182/2016-1 | 12 AUG 16 | 372D QUEEN STREET ELLIMINYT | USE AND DEVELOPMENT OF THE LAND FOR A DWELLING | 15 | 23 NOV 16 | PERMIT ISSUED DELEGATE |
| PP253/2016-1 | 10 OCT 16 | 10 GRANT STREET FORREST | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF DECK | 25 | 25 NOV 16 | PERMIT ISSUED DELEGATE |
| PP213/2016-1 | 12 SEP 16 | 69A MAIN STREET BIRREGURRA | SIGNAGE | 34 | 28 NOV 16 | PERMIT ISSUED DELEGATE |
| PP238/2016-1 | 12 SEP 16 | 50 STORANS ROAD EURACK | CONSTRUCTION OF AGRICULTURAL SHED | 62 | 28 NOV 16 | PERMIT ISSUED DELEGATE |
| PP271/2016-1 | 31 OCT 16 | 19-21 MOORE STREET APOLLO BAY | BUILDINGS AND WORKS COMPRISING EXTENSION TO VERANDAH | 12 | 29 NOV 16 | PERMIT ISSUED DELEGATE |
| PP295/2016-1 | 23 NOV 16 | 56A PASCOE STREET APOLLO BAY | BUILDINGS AND WORKS COMPRISING ALTERATION AND ADDITION TO DWELLING | 7 | 30 NOV 16 | PERMIT ISSUED DELEGATE |

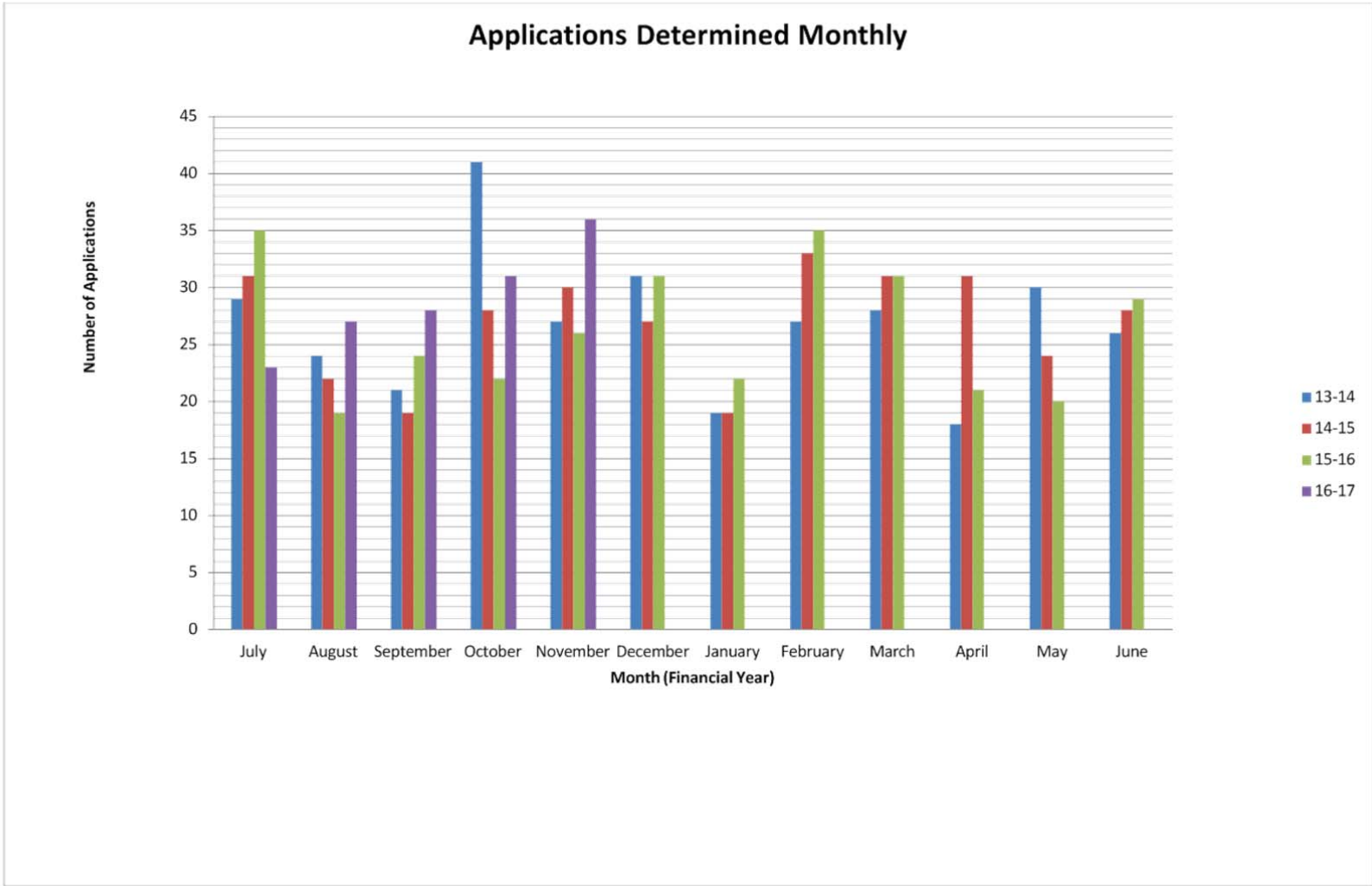
PLANNING STATISTICAL REPORT – NOVEMBER 2016 - (DETERMINATIONS)

| APPLICATION NUMBER | DATE RECEIVED | LOCATION | PROPOSAL | STATUTORY DAYS | DATE DETERMINED | DETERMINATION AND AUTHORITY |
|--|---------------|--|---|----------------|-----------------|-----------------------------|
| PP231/2016-1 | 23 SEP 16 | 540 WARNCOORT
BIRREGURRA ROAD
BIRREGURRA | BUILDINGS AND WORKS COMPRISING
CONSTRUCTION OF EXTENSION TO DWELLING | 15 | 1 NOV 16 | PERMIT ISSUED
DELEGATE |
| PP164/2016-1 | 19 JUL 16 | 7 ILUKA AVENUE
WYE RIVER | CONSTRUCTION OF ONE (1) NEW DWELLING | 106 | 2 NOV 16 | PERMIT ISSUED
DELEGATE |
| PP174/2016-1 | 5 AUG 16 | 1 KOONYA AVENUE
WYE RIVER | CONSTRUCTION OF ONE (1) NEW SINGLE
STOREY DWELLING AND GARAGE | 71 | 4 NOV 16 | PERMIT ISSUED
DELEGATE |
| PP171/2016-1 | 3 AUG 16 | 12 MITCHELL GROVE
SEPARATION CREEK | CONSTRUCTION OF (1) NEW SINGLE STOREY
DWELLING | 35 | 10 NOV 16 | PERMIT ISSUED
DELEGATE |
| PP241/2016-1 | 4 OCT 16 | 11 MITCHELL GROVE
SEPARATION CREEK | CONSTRUCTION OF (1) NEW 3 BEDROOM
DWELLING | 23 | 17 NOV 16 | PERMIT ISSUED
DELEGATE |
| PP255/2016-1 | 11 OCT 16 | 55 KARINGAL DRIVE
WYE RIVER | CONSTRUCTION OF ONE (1) TWO STOREY
DWELLING | 43 | 23 NOV 16 | PERMIT ISSUED
DELEGATE |
| PP128/0015-1 | 27 MAY 15 | 1 & 3 THE
BOULEVARDE
WYE RIVER | CONSTRUCTION OF TWO DWELLINGS AND TWO
LOT SUBDIVISION (BOUNDARY REALIGNMENT) | 239 | 15 NOV 16 | PERMIT ISSUED
DELEGATE |
| AVERAGE STATUTORY DAYS TO DETERMINE PLANNING APPLICATIONS | | | | 42 | | |

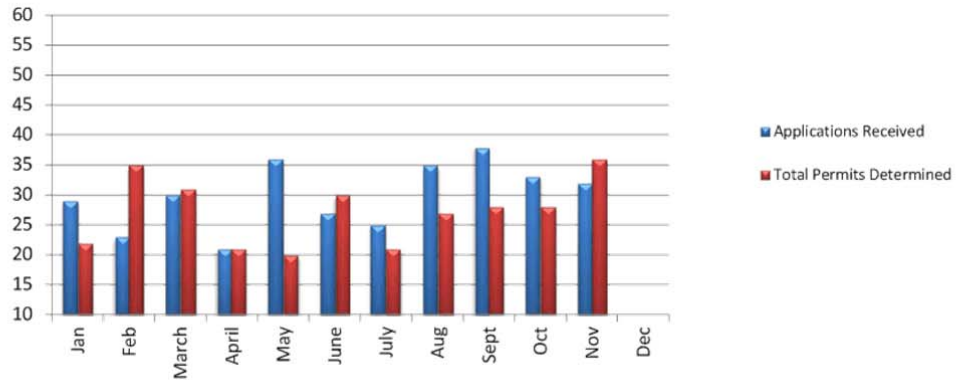
PLANNING STATISTICAL REPORT – NOVEMBER 2016 - (PERMITS NOT REQUIRED, WITHDRAWN AND LAPSED APPLICATIONS)

| APPLICATION NUMBER | DATE RECEIVED | LOCATION | PROPOSAL | STATUTORY DAYS | DATE DETERMINED | DETERMINATION AND AUTHORITY |
|--|---------------|--|---|----------------|-----------------|-----------------------------|
| PP70/2016-1 | 19 APR 16 | 52-54 STRACHAN STREET
BIRREGURRA | SUBDIVISION OF LAND INTO TWO (2) LOTS | 158 | 8 NOV 16 | WITHDRAWN |
| PP156/2016-1 | 12 JUL 16 | 2 GAMBIER STREET
APOLLO BAY | CONSENT TO CONSTRUCT A DWELLING
OUTSIDE ENVELOPE ON THE SITE LAYOUT
PLAN | 60 | 11 NOV 16 | WITHDRAWN |
| PP249/2016-1 | 19 OCT 16 | 7-15 FOREST STREET
COLAC | EXTEND EXISTING GREEN MILL BUILDING TO
ACCOMMODATE NEW SAW MILLING EQUIPMENT | 30 | 4 NOV 16 | WITHDRAWN |
| PP124/2016-1 | 10 JUN 16 | 455 UPPER
GELLIBRAND ROAD
BARRAMUNGA | DEVELOPMENT OF A CAFÉ RESTAURANT AND
FUNCTION CENTRE | 0 | 4 NOV 16 | LAPSED |
| PP260/2016-1 | 19 OCT 16 | 30 TIN DISH ROAD
IRREWILLIPE | BUILDINGS AND WORKS COMPRISING
EXTENSION TO DWELLING | 16 | 4 NOV 16 | PERMIT NOT REQUIRED |
| AVERAGE STATUTORY DAYS (ALL APPLICATIONS) | | | | 44 | | |

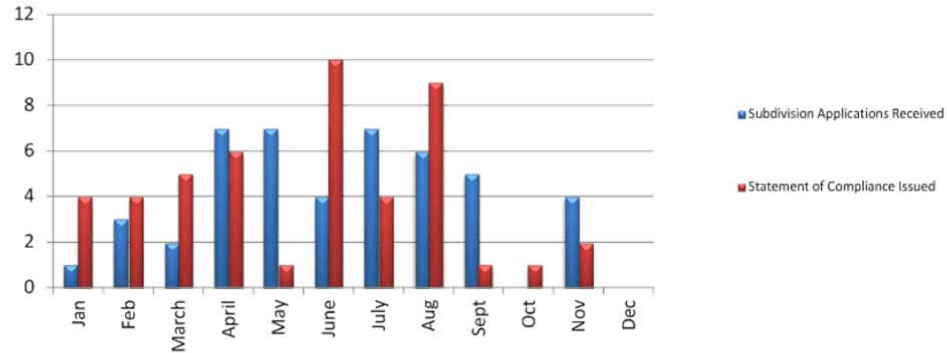




Planning Permits Received & Determined for 2016



Subdivision Applications for 2016



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

| | New Dwelling | | Domestic (Other) | | New Commercial | | Commercial (Other) | | New Public/Health | | Public/Health (Other) | | Municipal Totals | |
|--------------|--------------|-------------------|------------------|-------------------|----------------|------------------|--------------------|------------------|-------------------|------------------|-----------------------|------------------|------------------|-------------------|
| | No. | Value (\$) | No. | Value (\$) | No. | Value (\$) | No. | Value (\$) | No. | Value (\$) | No. | Value (\$) | No. | Value (\$) |
| Jan | 6 | 2,374,542 | 15 | 881,131 | 2 | 270,000 | 0 | - | 1 | 50,000 | 0 | - | 24 | 3,575,673 |
| Feb | 11 | 5,130,664 | 22 | 728,047 | 4 | 265,332 | 0 | - | 0 | - | 1 | 2,529,280 | 38 | 8,653,323 |
| Mar | 7 | 2,304,676 | 26 | 1,059,876 | 1 | 82,500 | 2 | 7,500 | 0 | - | 0 | - | 36 | 3,454,552 |
| Apr | 14 | 4,506,100 | 37 | 1,260,582 | 2 | 370,000 | 0 | - | 0 | - | 0 | - | 53 | 6,136,682 |
| May | 9 | 2,690,556 | 21 | 480,206 | 0 | - | 2 | 348,180 | 0 | - | 1 | 31,000 | 33 | 3,549,942 |
| Jun | 7 | 2,900,282 | 27 | 1,189,228 | 2 | 7,200,000 | 5 | 1,280,349 | 1 | 2,676,357 | 0 | - | 42 | 15,246,216 |
| Jul | 8 | 2,158,842 | 17 | 2,020,879 | 0 | - | 3 | 1,497,518 | 2 | 1,612,644 | 0 | - | 30 | 7,289,883 |
| Aug | 7 | 2,801,567 | 26 | 1,299,995 | 2 | 146,300 | 1 | 2,000 | 0 | - | 1 | 4,858,135 | 37 | 9,107,997 |
| Sep | 11 | 2,668,517 | 36 | 1,285,117 | 0 | - | 5 | 1,396,000 | 0 | - | 2 | 330,000 | 54 | 5,679,634 |
| Oct | 9 | 4,072,995 | 27 | 1,520,814 | 1 | 97,383 | 3 | 3,500,430 | 0 | - | 1 | 250,000 | 41 | 9,441,622 |
| Nov | 14 | 5,911,553 | 23 | 1,761,042 | 1 | 260,400 | 3 | 64,789 | 0 | - | 0 | - | 41 | 7,997,784 |
| Dec | | | | | | | | | | | | | | |
| Total | 103 | 37,520,294 | 277 | 13,486,917 | 15 | 8,691,915 | 24 | 8,096,766 | 4 | 4,339,001 | 6 | 7,998,415 | 429 | 80,133,308 |

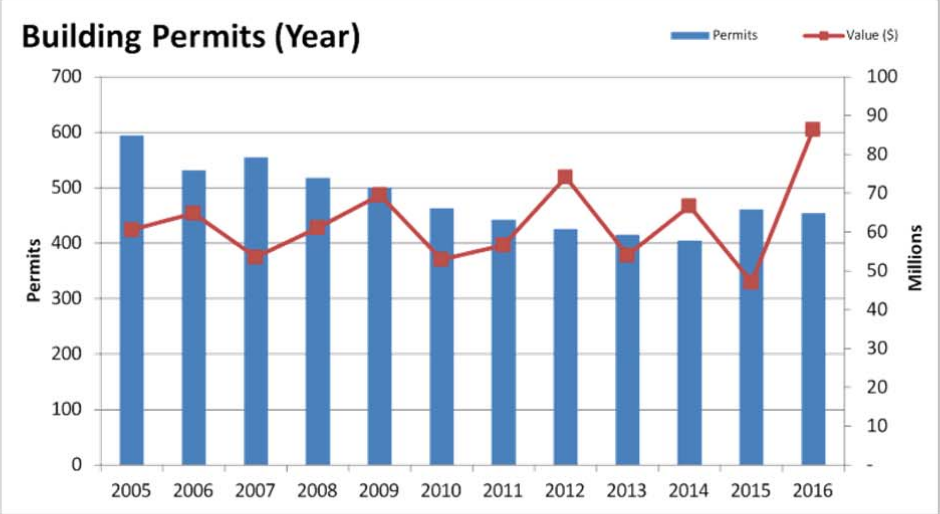
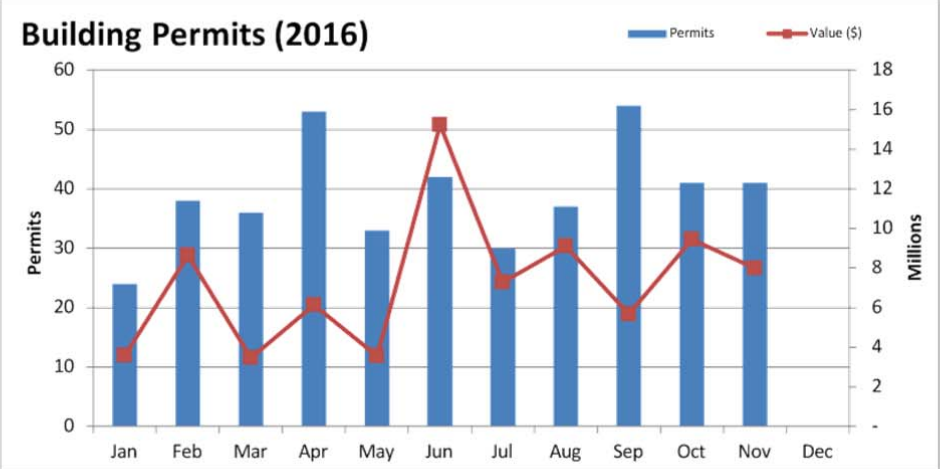
Note: Figures for previous month may change at next report due to private surveyors lodging permits after report completed

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 | 129 | 35,068,520 | 262 | 11,587,948 | 11 | 4,897,695 | 24 | 2,468,619 | 1 | 550,000 | 15 | 2,041,271 | 442 | 56,614,053 |
| 2012 | 110 | 37,048,125 | 261 | 9,407,333 | 13 | 17,924,594 | 24 | 2,733,674 | 2 | 2,913,411 | 15 | 4,057,333 | 425 | 74,084,470 |
| 2013 | 113 | 30,065,304 | 253 | 10,801,627 | 8 | 1,120,000 | 24 | 1,526,120 | 7 | 3,849,610 | 10 | 6,707,886 | 415 | 54,070,547 |
| 2014 | 107 | 33,376,820 | 251 | 10,123,657 | 7 | 6,185,846 | 19 | 3,536,037 | 7 | 641,868 | 14 | 12,890,553 | 405 | 66,754,781 |
| 2015 | 102 | 26,361,566 | 308 | 12,340,327 | 9 | 2,508,183 | 27 | 3,485,364 | 3 | 220,634 | 12 | 2,135,742 | 461 | 47,051,816 |
| 2016 | 103 | 37,520,294 | 277 | 13,486,917 | 15 | 8,691,915 | 24 | 8,096,766 | 4 | 4,339,001 | 6 | 7,998,415 | 429 | 80,133,308 |

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 | |



PLANNING STATISTICAL REPORT – DECEMBER 2016 - (DETERMINATIONS)

| APPLICATION NUMBER | DATE RECEIVED | LOCATION | PROPOSAL | STATUTORY DAYS | DATE DETERMINED | DETERMINATION AND AUTHORITY |
|--------------------|---------------|---------------------------------------|--|----------------|-----------------|------------------------------|
| PP279/2016 | 9 NOV 16 | 64 DRAPERS ROAD
COLAC EAST | CONSTRUCTION OF AGRICULTURAL SHED | 19 | 5 DEC 16 | PERMIT ISSUED
DELEGATE |
| PP218/2016 | 14 SEP 16 | 1-19 COSTIN STREET APOLLO BAY (LOT 9) | CONSTRUCTION OF TWO WAREHOUSES | 53 | 13 DEC16 | PERMIT ISSUED
DELEGATE |
| PP244/2016 | 6 OCT 16 | 190 WICKHAMS ROAD | CONSTRUCTION OF AGRICULTURAL SHED | 34 | 8 DEC 16 | PERMIT ISSUED
DELEGATE |
| PP245/2014-2 | 12 OCT 16 | 80 QUEEN STREET COLAC | SUBDIVIDE THE LAND INTO THREE (3) LOTS AND CREATE ACCESS ONTO RDZ1 | 61 | 12 DEC 16 | AMENDED PERMIT
ISSUED |
| PP157/2016 | 13 JUL 16 | 28 HART STREET COLAC | USE AND DEVELOPMENT OF THE LAND FOR A MEDICAL CENTRE | 103 | 16 DEC 16 | PERMIT ISSUED
DELEGATE |
| PP135/2016 | 22 JUN 16 | 28 QUEEN STREET COLAC | SUBDIVISION OF LAND INTO TWO (2) LOTS | 115 | 21 DEC 16 | PERMIT ISSUED
DELEGATE |
| PP85/2016 | 3 MAY 16 | 6265 PRINCES HIGHWAY
IRREWARRA | RE-SUBDIVISION OF FIVE (5) LOTS INTO TWO LOTS | 80 | 22 DEC 16 | REFUSAL TO GRANT
DELEGATE |

PLANNING STATISTICAL REPORT – DECEMBER 2016 - (DETERMINATIONS)

| APPLICATION NUMBER | DATE RECEIVED | LOCATION | PROPOSAL | STATUTORY DAYS | DATE DETERMINED | DETERMINATION AND AUTHORITY |
|--------------------|---------------|--|---|----------------|-----------------|--------------------------------|
| PP168/2016 | 26 JUL 16 | 9 HENRY STREET FORREST | USE AND DEVELOPMENT OF CARPORT/OPEN-SIDED STORE (RETROSPECTIVE) | 64 | 16 DEC 16 | PERMIT ISSUED DELEGATE |
| PP248/2015-2 | 7 NOV 16 | 11A TELFORD STREET MARENGO | TWO (2) LOT SUBDIVISION WITH COMMON PROPERTY | 35 | 16 DEC 16 | AMENDED PERMIT ISSUED DELEGATE |
| PP217/2016 | 14 SEP 16 | 1-19 COSTIN STREET APOLLO BAY (LOT 10) | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF TWO WAREHOUSES | 59 | 22 DEC 16 | PERMIT ISSUED DELEGATE |
| PP224/2016 | 14 SEP 16 | 1-33 TREATMENT WORKS ROAD COLAC EAST | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF A SHED | 81 | 19 DEC 16 | PERMIT ISSUED DELEGATE |
| PP288/2016 | 17 NOV 16 | 395 GELLIBRAND EAST ROAD GELLIBRAND | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF AGRICULTURAL SHED | 31 | 19 DEC 16 | PERMIT ISSUED DELEGATE |
| PP215/2016 | 12 SEP 16 | 9 MULLER ROAD SKENES CREEK | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF DWELLING AND REMOVAL OF ONE (1) TREE | 51 | 21 DEC 16 | PERMIT ISSUED DELEGATE |
| PP220/2016 | 14 SEP 16 | 25 MAIN ROAD GELLIBRAND | USE OF LAND AS A PLACE OF ASSEMBLY, ASSOCIATED BUILDINGS AND WORKS, AND TEMPORARY CAR PARKING (ANNUAL TWO DAY MUSIC FESTIVAL WITH TEMPORARY STRUCTURES) | 26 | 21 DEC 16 | PERMIT ISSUED DELEGATE |

PLANNING STATISTICAL REPORT – DECEMBER 2016 - (DETERMINATIONS)

| APPLICATION NUMBER | DATE RECEIVED | LOCATION | PROPOSAL | STATUTORY DAYS | DATE DETERMINED | DETERMINATION AND AUTHORITY |
|--------------------|---------------|--|--|----------------|-----------------|-----------------------------|
| PP221/2016 | 19 SEP 16 | 125 ACKERLEYS ROAD WEST BARONGAROOK WEST | BUILDINGS AND WORKS COMPRISING EXTENSION TO DWELLING AND ASSOCIATED WORKS | 22 | 23 DEC 16 | PERMIT ISSUED DELEGATE |
| PP216/2016 | 14 SEP 16 | 1-19 COSTIN STREET APOLLO BAY (LOT 15) | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF TWO WAREHOUSES | 57 | 22 DEC 16 | PERMIT ISSUED DELEGATE |
| PP317/2016 | 19 DEC 16 | 30 PRIME STREET BIRREGURRA | BUILDING AND WORKS COMPRISING CONSTRUCTION OF AN OUTBUILDING | 4 | 23 DEC 16 | PERMIT ISSUED DELEGATE |
| PP254/2016 | 12 OCT 16 | 8 VISTA AVENUE SKENES CREEK | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF DWELLING | 50 | 23 DEC 16 | PERMIT ISSUED DELEGATE |
| PP197/2016 | 29 AUG 16 | 215A BARONGAROOK ROAD BARONGAROOK | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF AGRICULTURAL SHED AND DISPLAY OF ONE (1) BUSINESS IDENTIFICATION SIGN | 53 | 23 DEC 16 | PERMIT ISSUED DELEGATE |
| PP208/2016 | 7 SEP 16 | 2335 COLAC BALLARAT ROAD WEERING | CONSTRUCTION OF REPLACEMENT DWELLING | 29 | 23 DEC 16 | PERMIT ISSUED DELEGATE |
| PP284/2016 | 14 NOV 16 | 13 FERRIER DRIVE MARENGO | CONSTRUCTION OF A DOUBLE-STOREY DWELLING | 39 | 23 DEC 16 | PERMIT ISSUED DELEGATE |
| PP296/2016 | 24 NOV 16 | 245 MELROSE ROAD WARRION | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF AGRICULTURAL SHED | 29 | 23 DEC 16 | PERMIT ISSUED DELEGATE |

PLANNING STATISTICAL REPORT – DECEMBER 2016 - (DETERMINATIONS)

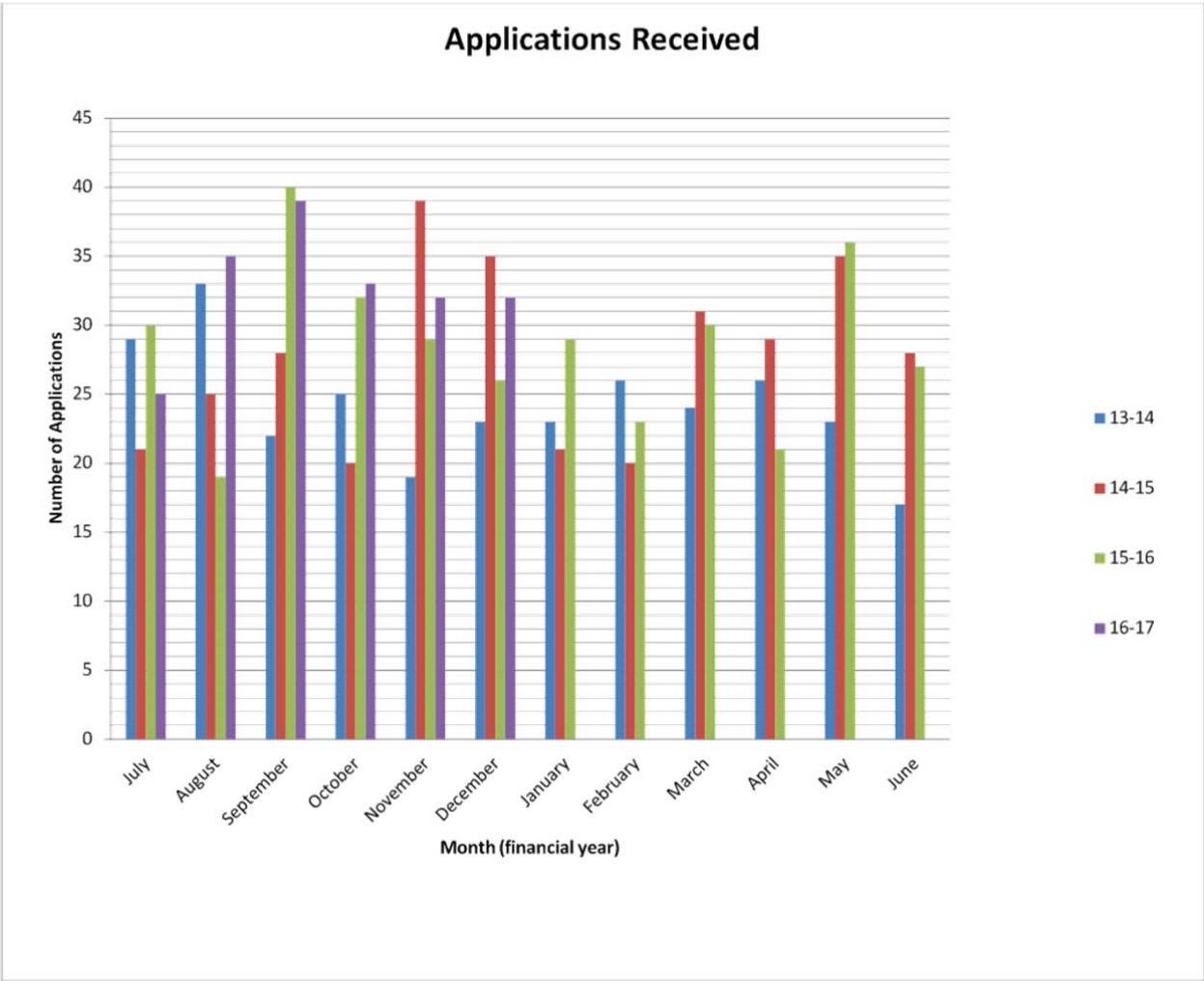
| APPLICATION NUMBER | DATE RECEIVED | LOCATION | PROPOSAL | STATUTORY DAYS | DATE DETERMINED | DETERMINATION AND AUTHORITY |
|--------------------|---------------|---------------------------------------|---|----------------|-----------------|---------------------------------|
| PP259/2012-2 | 8 SEP 16 | 15 CORUNNUN ROAD
COROROOKE | SUBDIVISION OF THE LAND INTO FIVE (5) LOTS AND ASSOCIATED EARTHWORKS | 97 | 19 DEC 16 | PERMIT ISSUED DELEGATE |
| PP165/2016-2 | 28 NOV 16 | 330 OLD YEO ROAD
YEO | CONSTRUCTION OF OUTBUILDING | 21 | 19 DEC 16 | PLANNING PERMIT ISSUED DELEGATE |
| PP252/2016-1 | 16 SEP 16 | 7-15 FOREST STREET
COLAC | BUILDINGS AND WORKS COMPRISING THE CONSTRUCTION OF TWO SHEDS/WAREHOUSES, KILN, OFFICE/AMENITIES BUILDING, EXTENSION TO MILL AND ASSOCIATED WORKS, AND A REDUCTION IN CAR PARKING REQUIREMENTS | 8 | 15 DEC 16 | PLANNING PERMIT ISSUED COUNCIL |
| PP291/2015-1 | 1 DEC 15 | 7 MITCHELL GROVE
SEPARATION CREEK | PROPOSED NEW DWELLING | 58 | 1 DEC 16 | PERMIT ISSUED DELEGATE |
| PP192/2016 | 26 AUG 16 | 2 DUNOON ROAD
WYE RIVER | PROPOSED NEW DWELLING (REPLACEMENT) | 20 | 8 DEC 16 | PERMIT ISSUED DELEGATE |
| PP211/2016-1 | 13 SEP 16 | 31 KARINGAL DRIVE
WYE RIVER | ADDITIONS AND RENOVATIONS TO EXISTING DWELLING | 63 | 5 DEC 16 | PERMIT ISSUED DELEGATE |
| PP277/2016-1 | 3 NOV 16 | 13 MITCHELL GROVE
SEPARATION CREEK | CARPORT/STORE | 47 | 20 DEC 16 | PERMIT ISSUED DELEGATE |

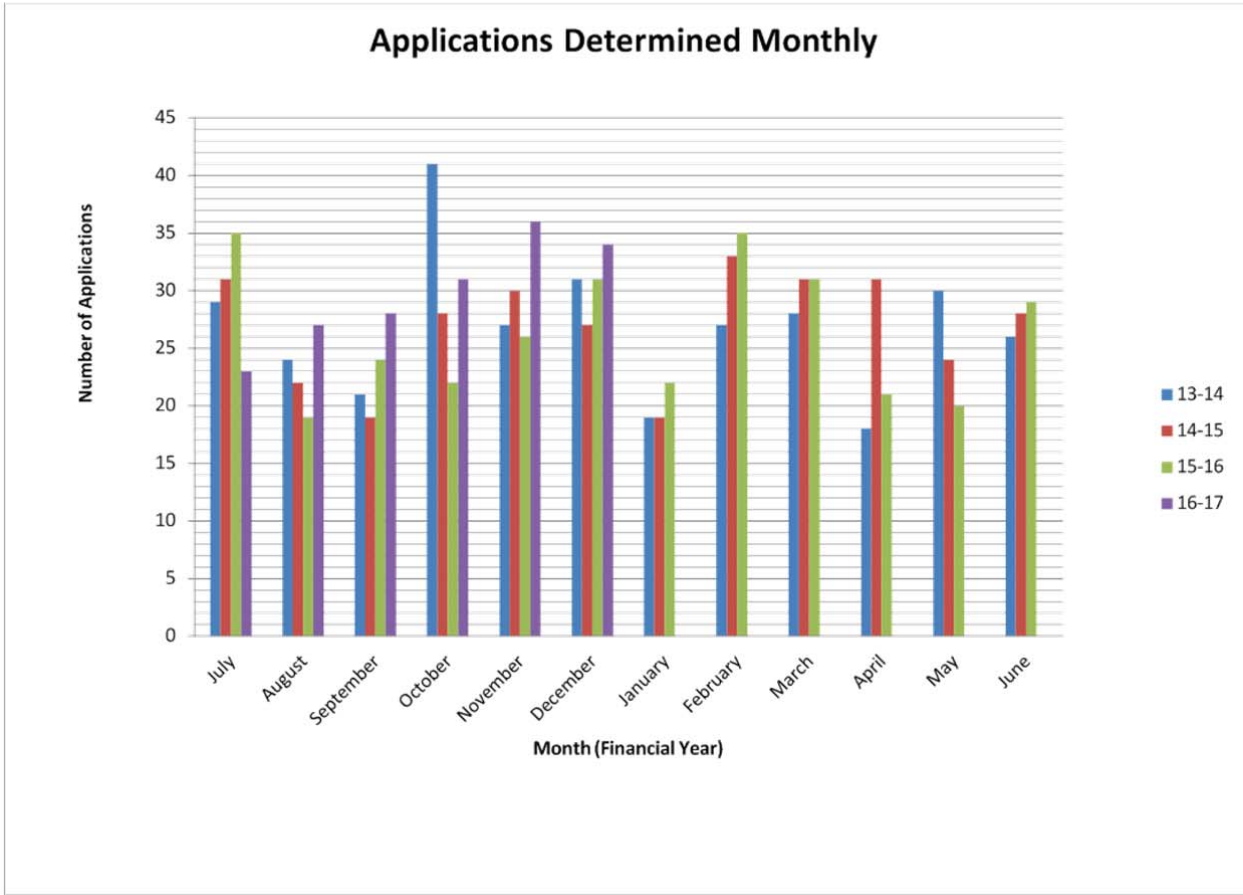
PLANNING STATISTICAL REPORT – DECEMBER 2016 - (DETERMINATIONS)

| APPLICATION NUMBER | DATE RECEIVED | LOCATION | PROPOSAL | STATUTORY DAYS | DATE DETERMINED | DETERMINATION AND AUTHORITY |
|--|----------------------|---------------------------------|---|-----------------------|------------------------|------------------------------------|
| PP282/2016-1 | 8 NOV 16 | 26 DURIMBIL AVENUE
WYE RIVER | CONSTRUCTION OF A NEW TWO STOREY DWELLING (REPLACEMENT) | 43 | 23 DEC 16 | PERMIT ISSUED DELEGATE |
| PP291/2016-1 | 21 NOV 16 | 14 ILUKA AVENUE
WYE RIVER | CONSTRUCTION OF ONE NEW DWELLING (REPLACEMENT) | 30 | 21 DEC 16 | PERMIT ISSUED DELEGATE |
| PP237/2016-1 | 28 SEP 16 | 2 KOONYA AVENUE
WYE RIVER | CONSTRUCTION OF NEW DWELLING (REPLACEMENT) | 69 | 6 DEC 16 | PERMIT ISSUED DELEGATE |
| AVERAGE STATUTORY DAYS TO DETERMINE PLANNING APPLICATIONS | | | | 48 | | |

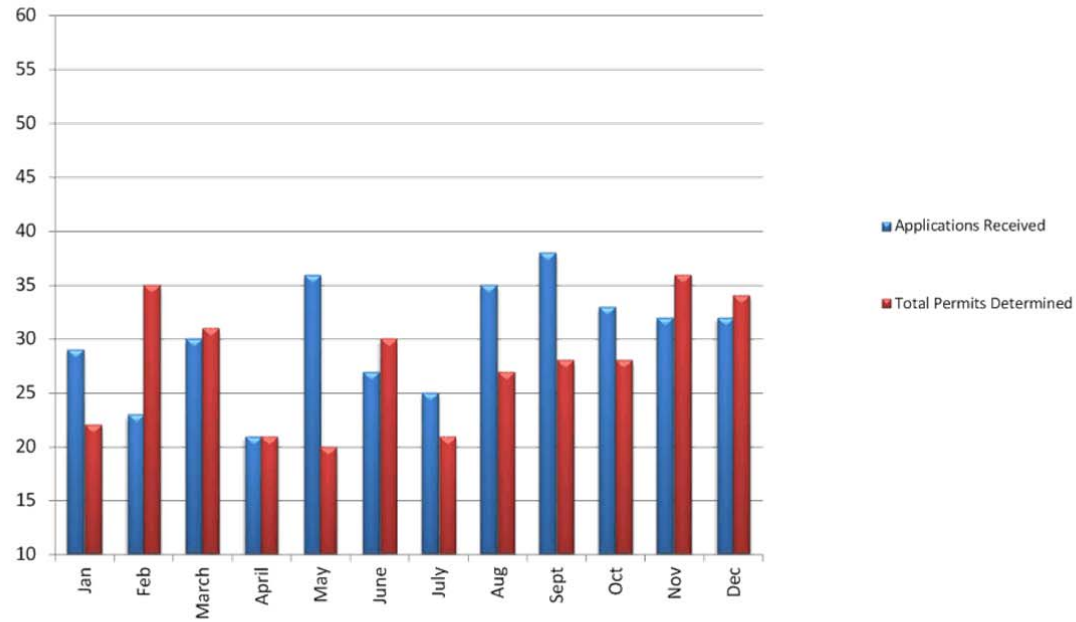
PLANNING STATISTICAL REPORT – DECEMBER 2016 - (PERMITS NOT REQUIRED, WITHDRAWN AND LAPSED APPLICATIONS)

| APPLICATION NUMBER | DATE RECEIVED | LOCATION | PROPOSAL | STATUTORY DAYS | DATE DETERMINED | DETERMINATION AND AUTHORITY |
|--|----------------------|------------------------------|---|-----------------------|------------------------|---|
| PP210/2016-1 | 9 SEP 16 | 7 ARTHUR COURT
APOLLO BAY | DEVELOPMENT OF LAND FOR A STORE | 0 | 6 DEC 16 | PLANNING APPLICATION
LAPSED DELEGATE |
| PP158/2016-1 | 14 JULY
16 | 16-20 MURRAY STREET
COLAC | EXTERNAL BUILDINGS AND WORKS INCLUDING THE PARTIAL DEMOLITION OF THE EXISTING BUILDING AND PROVIDING CARPARKING ADJACENT TO BROMFIELD STREET AND 2 NEW VEHICLE CROSSOVERS ONTO BROMFIELD STREET | 0 | 2 DEC 16 | PLANNING APPLICATION
LAPSED DELEGATE |
| AVERAGE STATUTORY DAYS (ALL APPLICATIONS) | | | | 46 | | |

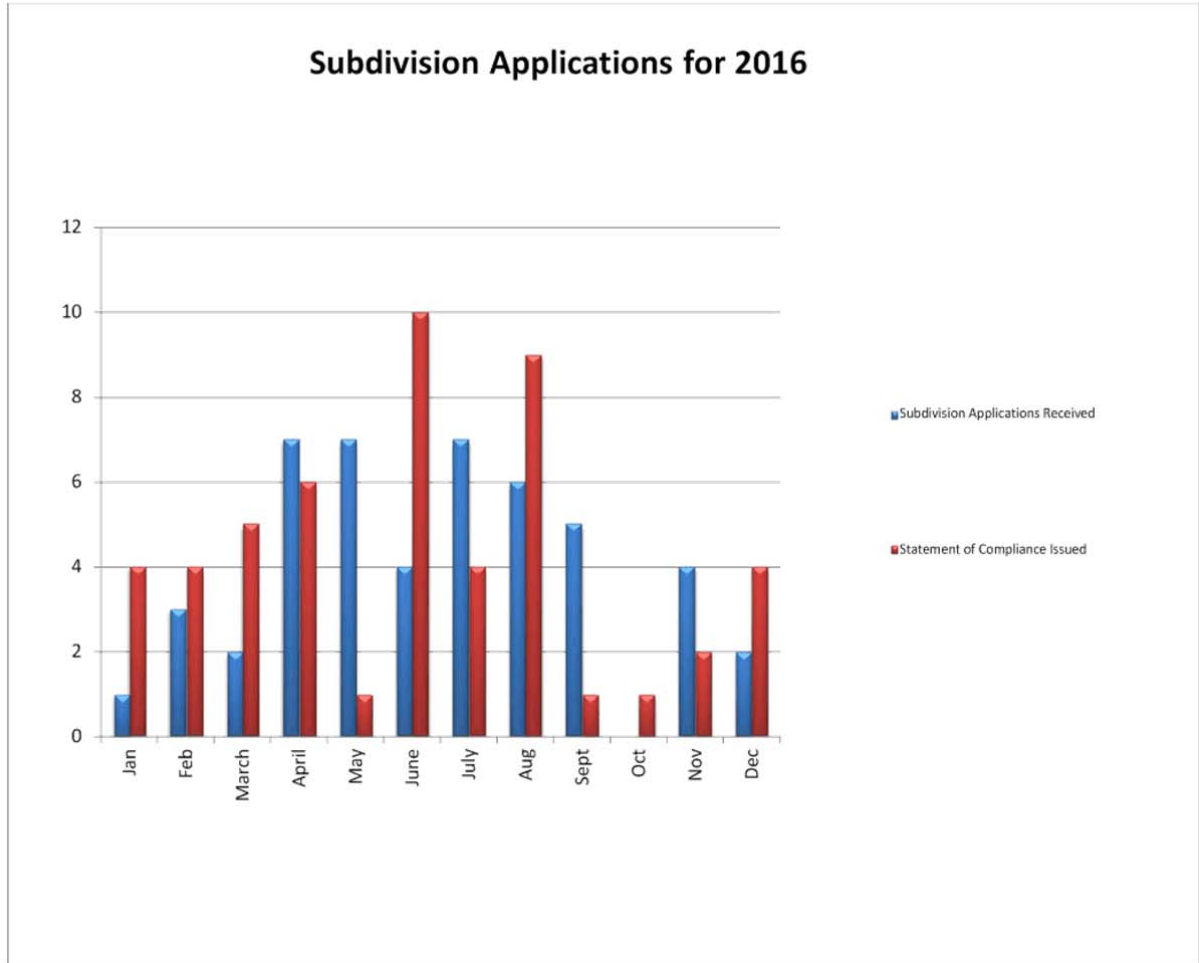




Planning Permits Received & Determined for 2016



Subdivision Applications for 2016



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

| | New Dwelling | | Domestic (Other) | | New Commercial | | Commercial (Other) | | New Public/Health | | Public/Health (Other) | | Municipal Totals | |
|--------------|--------------|-------------------|------------------|-------------------|----------------|------------------|--------------------|------------------|-------------------|------------------|-----------------------|------------------|------------------|-------------------|
| | No. | Value (\$) | No. | Value (\$) | No. | Value (\$) | No. | Value (\$) | No. | Value (\$) | No. | Value (\$) | No. | Value (\$) |
| Jan | 6 | 2,374,542 | 15 | 881,131 | 2 | 270,000 | 0 | - | 1 | 50,000 | 0 | - | 24 | 3,575,673 |
| Feb | 11 | 5,130,664 | 22 | 728,047 | 4 | 265,332 | 0 | - | 0 | - | 1 | 2,529,280 | 38 | 8,653,323 |
| Mar | 7 | 2,304,676 | 26 | 1,059,876 | 1 | 82,500 | 2 | 7,500 | 0 | - | 0 | - | 36 | 3,454,552 |
| Apr | 14 | 4,506,100 | 37 | 1,260,582 | 2 | 370,000 | 0 | - | 0 | - | 0 | - | 53 | 6,136,682 |
| May | 9 | 2,690,556 | 21 | 480,206 | 0 | - | 2 | 348,180 | 0 | - | 1 | 31,000 | 33 | 3,549,942 |
| Jun | 7 | 2,900,282 | 27 | 1,189,228 | 2 | 7,200,000 | 5 | 1,280,349 | 1 | 2,676,357 | 0 | - | 42 | 15,246,216 |
| Jul | 8 | 2,158,842 | 17 | 2,020,879 | 0 | - | 3 | 1,497,518 | 2 | 1,612,644 | 0 | - | 30 | 7,289,883 |
| Aug | 7 | 2,801,567 | 26 | 1,299,995 | 2 | 146,300 | 1 | 2,000 | 0 | - | 1 | 4,858,135 | 37 | 9,107,997 |
| Sep | 11 | 2,668,517 | 36 | 1,285,117 | 0 | - | 5 | 1,396,000 | 0 | - | 2 | 330,000 | 54 | 5,679,634 |
| Oct | 9 | 4,072,995 | 27 | 1,520,814 | 1 | 97,383 | 3 | 3,500,430 | 0 | - | 1 | 250,000 | 41 | 9,441,622 |
| Nov | 14 | 5,911,553 | 23 | 1,761,042 | 1 | 260,400 | 3 | 64,789 | 0 | - | 0 | - | 41 | 7,997,784 |
| Dec | | | | | | | | | | | | | | |
| Total | 103 | 37,520,294 | 277 | 13,486,917 | 15 | 8,691,915 | 24 | 8,096,766 | 4 | 4,339,001 | 6 | 7,998,415 | 429 | 80,133,308 |

Note: Figures for previous month 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 | 129 | 35,068,520 | 262 | 11,587,948 | 11 | 4,897,695 | 24 | 2,468,619 | 1 | 550,000 | 15 | 2,041,271 | 442 | 56,614,053 |
| 2012 | 110 | 37,048,125 | 261 | 9,407,333 | 13 | 17,924,594 | 24 | 2,733,674 | 2 | 2,913,411 | 15 | 4,057,333 | 425 | 74,084,470 |
| 2013 | 113 | 30,065,304 | 253 | 10,801,627 | 8 | 1,120,000 | 24 | 1,526,120 | 7 | 3,849,610 | 10 | 6,707,886 | 415 | 54,070,547 |
| 2014 | 107 | 33,376,820 | 251 | 10,123,657 | 7 | 6,185,846 | 19 | 3,536,037 | 7 | 641,868 | 14 | 12,890,553 | 405 | 66,754,781 |
| 2015 | 102 | 26,361,566 | 308 | 12,340,327 | 9 | 2,508,183 | 27 | 3,485,364 | 3 | 220,634 | 12 | 2,135,742 | 461 | 47,051,816 |
| 2016 | 103 | 37,520,294 | 277 | 13,486,917 | 15 | 8,691,915 | 24 | 8,096,766 | 4 | 4,339,001 | 6 | 7,998,415 | 429 | 80,133,308 |

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 |

