



PLANNING COMMITTEE MEETING

AGENDA

WEDNESDAY 12 JULY 2017

AT 4PM

COPACC

COLAC OTWAY SHIRE COUNCIL PLANNING COMMITTEE MEETING

12 JULY 2017

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COLAC OTWAY SHIRE COUNCIL PLANNING COMMITTEE MEETING

NOTICE is hereby given that the next **PLANNING COMMITTEE MEETING OF THE COLAC OTWAY SHIRE COUNCIL** will be held in COPACC on 12 July 2017 at 4pm.

AGENDA

1. I DECLARE THIS MEETING OPEN

OPENING PRAYER

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

AMEN

2. PRESENT

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. CONFIRMATION OF MINUTES

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

Recommendation

That the Planning Committee confirm the above minutes.

7. VERBAL SUBMISSIONS FROM APPLICANTS/OBJECTORS

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

PLANNING COMMITTEE

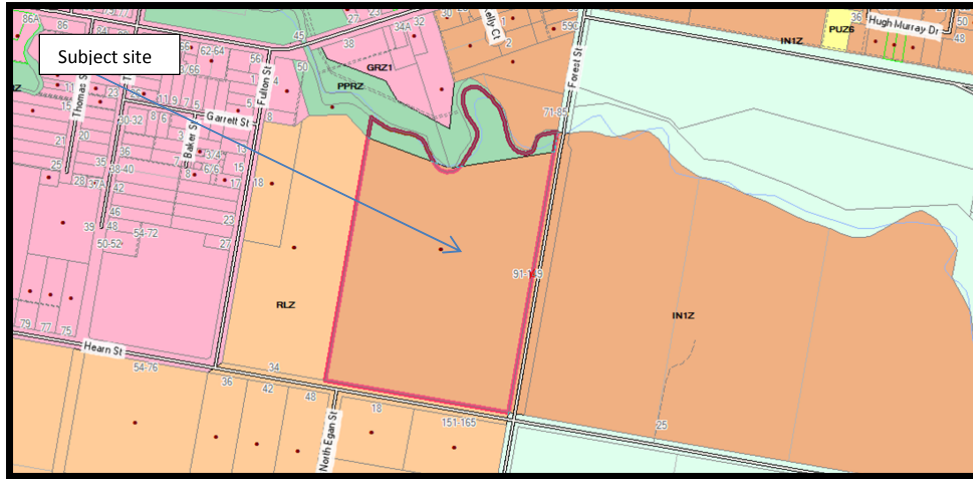
BULLA DAIRY FOODS PROPOSED DEVELOPMENT PP123/2017-1

PC171207-1

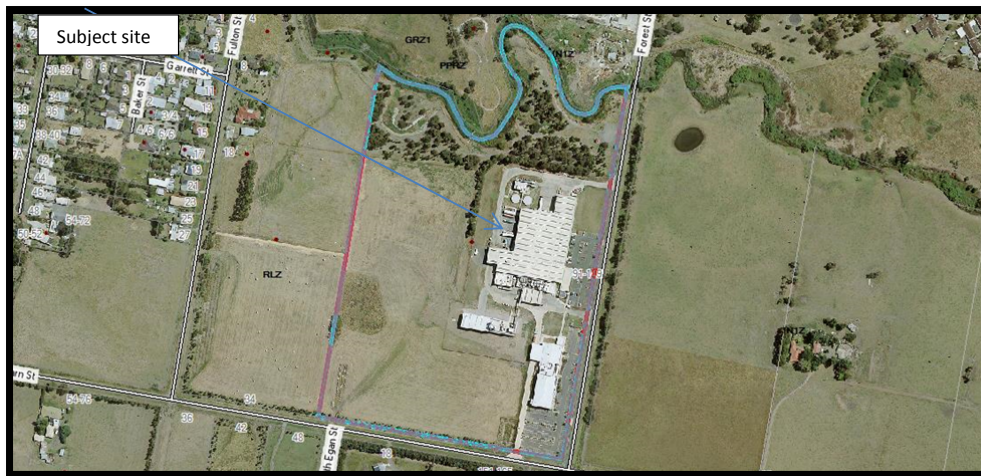
ADDRESS AND PROPERTY DETAILS	91-149 Forest Street, Colac	GENERAL MANAGER	Gareth Smith
PREPARED BY	Ian Williams	TRIM FILE	F17/5314
DIVISION	Development & Community Services	CONFIDENTIAL	No
PERMIT TRIGGERS	Clause 33.01-4 - Buildings and Works - IN1Z Clause 43.02-2 - Buildings and Works - DDO1 Clause 52.06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

1. LOCATION PLAN / AERIAL PHOTO

LOCATION PLAN



AERIAL PHOTO



2. EXECUTIVE SUMMARY

A planning permit is sought for proposed development on an existing industrial site occupied by one of the major employers in the municipality (Bulla Dairy Foods). Planning permission is sought for the extension (53.4m x 17.3m) of an existing industrial building and minor modifications to the building (such as roller door relocation), the construction of an additional building (20m x 6m) to accommodate plant and equipment, and the construction of an extension to the acoustic fence to the west of the site (adding 70m in length by 3m in height). In addition, the application seeks a permit for a reduction in the car parking requirement (26 spaces) and a waiver of the loading bay requirements. The proposed works would be ancillary to the existing use on the land.

Key issues in the consideration of this application relate to the visual impact of the proposed development, whether it would be detrimental to the amenity of any residential properties in the vicinity of the site, and whether the proposed reduction in parking and loading facilities would be acceptable.

It is considered that the proposed development has been designed and located to reflect the function and built form of this manufacturing site, and that it would be in keeping with the existing use and activity on the land. As such, it is considered the proposal is consistent with the preferred vision for Colac.

The proposed reduction in parking and waiver of loading bay requirements is also considered acceptable. The proposal does not seek to increase on-site staff numbers or alter current operating hours and, as such, it is not considered that any additional car parking is required. The existing on-site loading areas would be utilised.

3. RECOMMENDATION

That Council resolves to grant a permit for the Buildings and Works Comprising Extension and Alteration of Manufacturing Building, Construction of Plant Building, Erection of Acoustic Fencing, Reduction in the Car Parking Requirement (26 Spaces) and Waiver of Loading Bay Requirement (Lot 2 LP207690 Parish of Colac) subject to the following conditions:

Endorsed Plans

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

Amenity

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

Stormwater

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

EPA Conditions

9. ***Offensive odours must not be discharged beyond the boundaries of the premises.***
10. ***Noise emitted from the premises must not exceed the recommended levels as set out in Noise from Industry in Regional Victoria (NIRV: EPA Publication 1411, 2011) or amended.***
11. ***Sediment traps or similar, must be installed to prevent the transportation of sediment, litter and wastes to the stormwater system.***
12. ***Stormwater contaminated with waste oil, grease, chemicals, leachate or sediments must not be discharged beyond the boundary of the premises.***
13. ***A secondary containment system must be provided for liquids which if spilt are likely to cause pollution or pose an environmental hazard, in accordance with the EPA Publication 347 Building Guidelines 1992 or as amended.***

Expiry

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

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

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

Notes

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

4. 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.

Key issues in the consideration of this application relate to the potential visual impact of the proposed development, whether the proposal would be detrimental to residential amenity, and the acceptability of the proposed reduction in the car parking requirement and waiver of loading bay requirements. It is recommended that Option a) is supported for the reasons outlined in the balance of this report.

5. RELEVANT BACKGROUND

Bulla Dairy Foods is the largest producer of bottled cream in Australia. Bulla Dairy Foods purchases from Fonterra, Murray Goulburn and Warrnambool Cheese and Butter, employing approximately

500 staff in Colac (including seasonal/casual) with the estimated value of investment in Colac being over \$200 million.

This applicant has advised that proposed development is due to an increased market demand for pot-set yoghurt and a decreased demand for stirred yoghurt. This change has resulted in a need for additional yoghurt incubation, blast chilling and storage of dry goods.

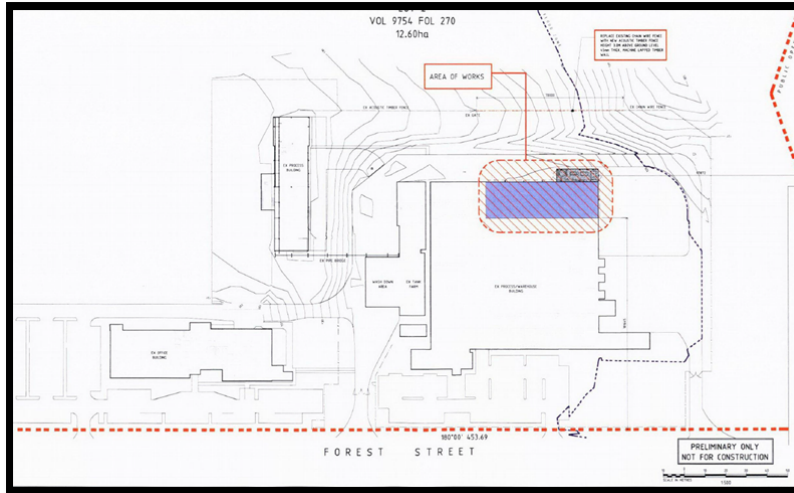
6. PROPOSAL

Planning permission is sought for buildings and works at the existing Bulla manufacturing site in Forest Street, Colac. The proposed buildings and works would be located on the western side of the existing manufacturing building (approximately 100m from the northern and eastern site boundaries).

Aerial showing location of proposed works (North ↑):



Area of Proposed Works (North →):



The proposed development includes the following:

- An extension to the north-west of an existing building. The proposed extension would have a length of 53.4 metres, a width of 17.3 metres and a height of 9.3m. The extension would provide a chiller room and storage area.
- The construction of a building (20m x 6m), including concrete slab, to the west of the extension to accommodate plant and equipment. This building would have a maximum height of 4.88 metres, which would align with the existing roof profile of the manufacturing building.
- Minor modifications to the existing building, including roller shutter door relocation (and internal demolition works for which no permit is required).
- An extension to the existing acoustic fence, which is located to the west of the site. The extended section of acoustic fence would be 70 metres in length and 3 metres in height.
- Low level LED lighting with baffles is proposed to avoid light spill to adjoining properties.

Materials and finishes would include colorbond, blockwork, zinc and metal cladding.

7. SUBJECT LAND & SURROUNDINGS

The application site is identified as Lot 2 on LP207690 and is located approximately 2 kilometres south-east of Murray Street. The site is located on the corner of Forest Street and Hearn Street, and contains the existing Bulla manufacturing and research facility. The site is located within the Industrial 1 Zone, with land within the Public Park and Recreation Zone to the north. Barongarook Creek is 40m north of the existing Bulla facility. The land to the south and west is within the Rural Living Zone, and land to the east is within the Industrial Zone (see zoning map at the end of section 8 of this report, below).

The site has a frontage of approximately 464m onto Forest Street and a frontage of approximately 308m onto Hearn Street. The northern section of the lot is located within an area identified as being of cultural heritage sensitivity.

Vehicle access to the site exists via four crossovers onto Forest Street and one crossover on the southern boundary to Hearn Street.

8. PLANNING SCHEME PROVISIONS

State Planning Policy Framework

The State 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 policies considered relevant to the application are identified below:

Clause 13 - Environmental Risks

- Clause 13.4 – Noise Abatement

Clause 15 - Built Environment and Heritage

- Clause 15.01-1 Urban Design
- Clause 15.01-2 Urban Design principles

Clause 17 - Economic Development

- Clause 17.02-1 Industrial Land development
- Clause 17.02-2 Design of Industrial Development

The proposal is considered to accord with the principles of the State Planning Policy Framework, supporting the existing industrial land use whilst allowing for improved storage and distribution of goods in a manner which would not adversely affect the safety and amenity of the local community. The proposal would assist in intensifying and consolidating the existing industrial use, enhancing its long term viability with the existing industrial development on the site. Bulla Dairy Foods is one of the major business employers within Colac and the proposal seeks to support the existing land use. The design of the proposed development, including the extension to the existing building, is considered consistent with the existing manufacturing built form on the site. The proposed extension to provide chiller room and storage area, and additional building to provide a plant room, would be in association with the existing use and are considered to be consistent with State Local Planning Policy.

Local Policy Planning Framework (LPPF), including the Municipal Strategic Statement (MSS)

The policies considered relevant to the application are identified below:

- Clause 21.03-1 - General
- Clause 21.03-2 - Colac

The proposal is considered to be consistent with the broader principles of the Local Planning Policy Framework. The proposal would assist in intensifying and consolidating the existing industrial use, enhancing its long term viability with the existing industrial development on the site. Bulla Dairy Foods is one of the major business employers within Colac and the proposal seeks to support the existing land use.

It is considered that the proposal would promote the sustainable growth and development of regional Victoria, within a location where utility, transport, infrastructure and services are available, in the most efficient and sustainable manner. The proposal would contribute to the economic future of the existing facility, and would be located in the most suitable position to assist in the control of noise effects on sensitive land uses adjacent to the site (with any such potential impacts further controlled through the proposed provision of additional acoustic fencing).

Other relevant provisions

The subject site is located within the Industrial 1 Zone (91.7%) and the Public Park and Recreation Zone (8.3%). The location of the proposed development is outside of the area covered by the Public Park and Recreation Zone, the Environmental Significance Overlay (ESO2) and the Land Subject to Inundation Overlay (LSIO), which are located to the north of the lot. A planning permit is required under the following provisions:

- Clause 33.01-4 - Buildings and Works - IN1Z
- Clause 43.02-2 - Buildings and Works - DDO1
- Clause 52.06 - Car Parking
- Clause 52.07 - Loading and Unloading
- Clause 52.10 - Uses with an Adverse Amenity Potential

Industrial 1 Zone (Clause 33.01)

A key purpose of the zone is to provide for manufacturing industry, the storage and distribution of goods and associated uses, in a manner which would not affect the safety and amenity of local communities.

Design and Development Overlay (Clause 43.02) - Schedule 1 - Colac Eastern Entrance and Industrial Area

A key design objective of this overlay is to ensure that the industrial area on the eastern entrance to Colac is retained for the development of large scale industrial uses on large lots, so that views of the lake and the quality of buildings and works do not detract from the landscape character of this entrance to the town.

Clause 52.06 – Car Parking

A key purpose of this provision is to ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality. Clause 52.06 sets out the requirements for car parking for a number of identified land uses, specifying a rate of 2.9 spaces for every 100sqm of net floor area for industrial uses. The proposed development generates a car parking requirement of 26 car parking spaces. The applicant has advised that no additional car parking is proposed to be provided on site under this application, as the proposed works would not result in any additional staff and, on this basis, a planning permit is sought to waive this requirement.

Clause 52.07 – Loading and Unloading

A key purpose of this provision is to set aside land for the loading and unloading commercial vehicles. Given the existing on-site loading provision, no new loading bays are proposed as part of this application. In light of this, a planning permit is sought to waive this requirement.

Clause 52.10 – Uses with an Adverse Amenity Potential

A key purpose of this provision is to define those types of industries which, if not appropriately designed and located, may cause offence or unacceptable risk to the neighbourhood. The table to

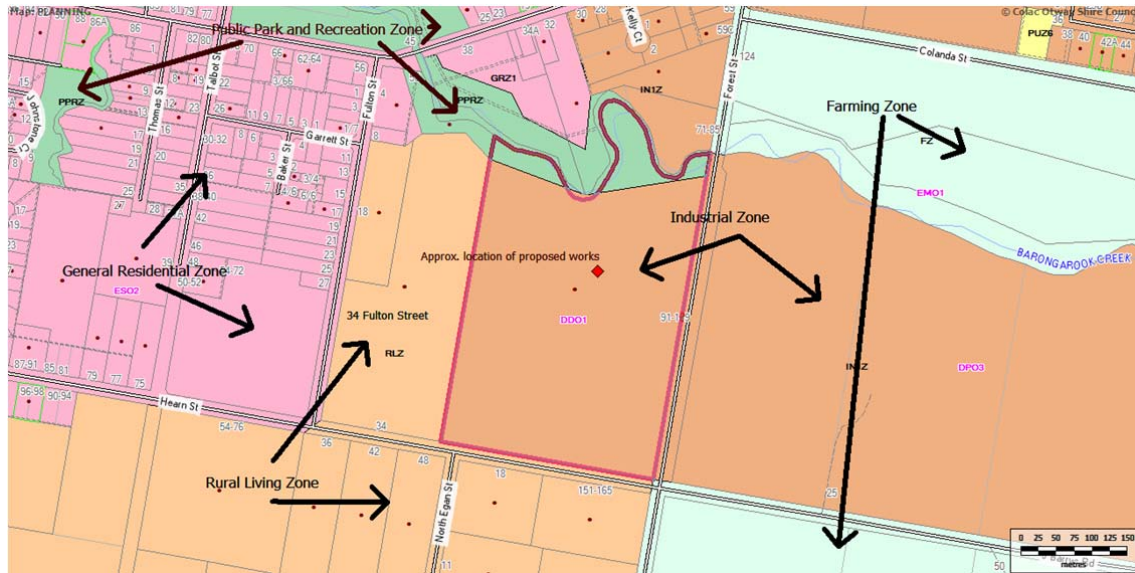
Clause 52.10 specifies a minimum separation distance of 150m for freezing and cool storage from land in a residential zone. The land in the General Residential Zone to the north is 149m from the site of the proposed works and, as such, this application was referred to the Environmental Protection Authority (EPA) in accordance with the requirements of clause 66.02-7 of the planning scheme under section 55 of the Planning and Environment Act 1987.

Relevant Planning Scheme amendments

The land is the subject of Colac Otway Planning Scheme Amendment C86 (Draft Colac Economic Development, Commercial and Industrial Land Use Strategy). This amendment proposes to rezone adjoining land to the west of the subject site, at 34 Fulton Street, to the Industrial 1 Zone, to delete DDO1 and to apply a Development Plan Overlay (DPO) to the whole of the Bulla Dairy Foods land.

A Panel Hearing was conducted on 5 April 2017 and the Panel Report was released on 15 June 2017. This is currently under consideration by officers, and will be released to the public and reported to Council within the required timeframes. The plans below show both the existing and the proposed zoning of the land.

Existing zoning:



Proposed zoning and overlays (C86):



Extract from Panel Report showing affected land:



9. OFFICER'S ASSESSMENT

It is considered that the proposal is consistent with the use of this industrially zoned area and should not cause material detriment to the character or amenity of the area. The proposed extension and additional plant building, which would be located to the north-west of an existing building, would be appropriately concealed to the rear of that building. The development would be suitably screened from the existing residential dwellings to the south and west by existing built form and acoustic fencing. The style, materials, location and height of the proposed built form, and acoustic screen, are considered to be acceptable in the context of the industrial use of the land.

The location of the proposed works would be within a vacant part of the site and would not impact on existing car parking and loading bays. The plot ratio for buildings and works on the site would not exceed 40 % of the site area, as specified in DDO1.

Whilst the proposed built form would exceed 8m above natural ground level, this is not a mandatory requirement in DDO1. The proposed maximum height of 9.3m would be generally consistent with existing industrial buildings on the land. Given the relatively small scale nature of the works, in the context of the site, no additional landscaping is considered to be required for this proposal.

The proposed development of 925sqm of additional floor area generates a car parking requirement of 26 car parking spaces. A planning permit is sought to waive this requirement, as the proposal would not increase on-site staff numbers or alter current operating hours. In view of this, it is considered that the proposal would not generate any additional car parking demand. The existing land use does not rely on any external car parking, with all existing car parking accommodated within the formal car parking areas provided on-site. The applicant has confirmed that there would be no change to manufacturing capacity or the volume of deliveries and dispatch. As such, it is anticipated that the proposal would not have a material impact on the volume of standard and heavy vehicle traffic generated to and from the site. Council's Infrastructure Department has considered this application and no objection has been raised subject to conditions being included on any permit issued. These have been included in the recommendation at the start of this report.

No new loading bays are proposed as part of this proposal and, as such, a planning permit is sought to waive this requirement. Based on the requirements of Clause 52.07 (Loading and Unloading of Vehicles), an additional 18 square metres of loading area is required. The applicant has confirmed that the proposed development would not result in any additional heavy vehicle traffic movements to and from the site. On this basis, it is considered that the proposed extension would not increase loading activity or demand. The proposal would utilise existing on-site loading and unloading areas and, as such, a waiver of 18sqm is considered to be acceptable.

Land to the north (within the General Residential Zone) encroaches into the setbacks specified under Clause 52.10 (Uses with Adverse Amenity Potential). In this instance, the proposed buildings and works would facilitate the continuation of the existing land use. Whilst additional industrial buildings are proposed under this application, which would be within 149m of the residentially zoned land to the north, it is noted that no additional external flues or odour emissions arising from the manufacture of milk products would occur. In addition, the proposed additional floor space would be fully enclosed and there would be no new external storage areas. In light of the above, it is considered that the proposed acoustic screen, in conjunction with the existing separation distance plus the vegetated creek to the north, would provide a reasonable buffer to the nearest residential properties.

10. REFERRALS

Internal Referrals

The application was referred internally to Council's Infrastructure, Building and Health Protection Units, none of which raised any objection to the proposal subject to conditions being included on any permit issued. These conditions are included in the recommendation at the start of this report.

External Referrals

The application was referred externally to the Environmental Protection Authority (EPA) as the site of the proposed works is within 150m of the Residential Zoned land to the north (being 149m). EPA raised no objection to the granting of this application subject to conditions which have been recommended within this report.

11. PUBLIC NOTIFICATION & RESPONSE

This proposal is exempt from public notice under the provisions of Clause 33.01-4 (IN1Z). However, the proposal is not exempt under the provisions of the Design and Development Overlay (DDO1). The reduction in the car parking requirement and the waiver of loading requirements are not exempt from public notice.

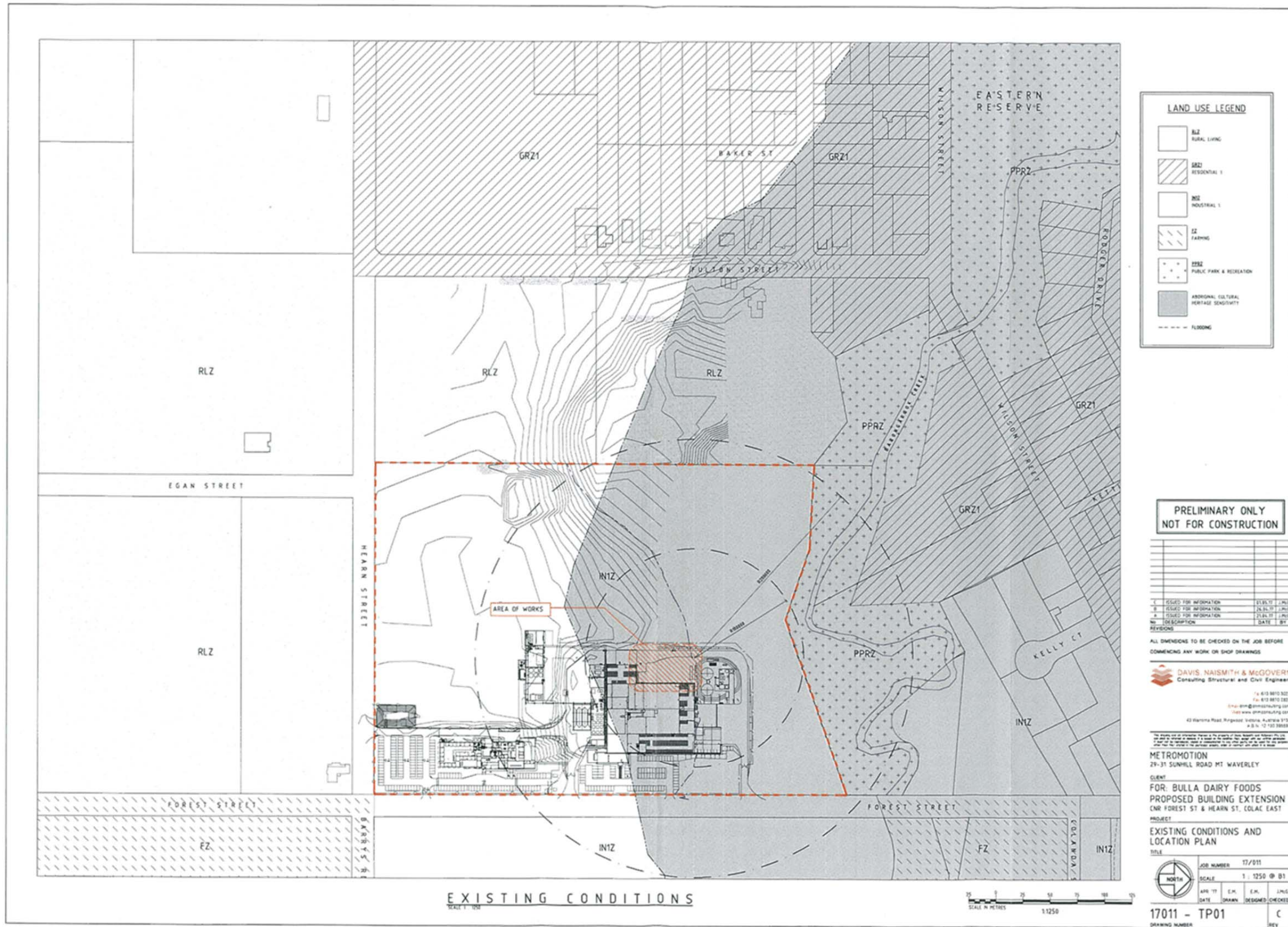
Whilst the application was not exempt from public notice, it was considered that the grant of the permit would not cause material detriment to any person for the following reasons:

1. It is not considered that the siting of the proposed works would be detrimental to the visual amenity of any surrounding residential properties.
2. The site of the proposed works would be over 237m from the southern lot boundary and 172m from the western lot boundary. The closest residential dwellings are 290m to the south and 375m to the west.
3. The proposed works would be recessive in the landscape setting and would be lower than the existing industrial built form on the land.
4. The proposed works would be screened behind an acoustic fence.
5. The proposed works would be ancillary to the existing use on the land.
6. The proposal does not seek to increase on-site staff numbers or alter current operating hours and, as such, no additional car parking is considered to be required.
7. The existing on-site loading areas would be utilised.

In accordance with Section 52(1)(a) of the Planning and Environment Act 1987, public notice of this application was therefore not undertaken.

12. DECLARATION OF INTEREST

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



LAND USE LEGEND

- RLZ RURAL LIVING
- GRZ1 RESIDENTIAL 1
- IN1Z INDUSTRIAL 1
- FZ FARMING
- PPRZ PUBLIC PARK & RECREATION
- REGIONAL CULTURAL HERITAGE SENSITIVITY
- FLOODING

**PRELIMINARY ONLY
NOT FOR CONSTRUCTION**

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR INFORMATION	11/05/11	J.M.C.
2	ISSUED FOR INFORMATION	15/05/11	J.M.C.
3	ISSUED FOR INFORMATION	11/06/11	J.M.C.
4	ISSUED FOR INFORMATION	11/06/11	J.M.C.

ALL DIMENSIONS TO BE CHECKED ON THE JOB BEFORE COMMENCING ANY WORK OR SHOP DRAWINGS

DAVIS, NAISMITH & MCGOVERN
Consulting Structural and Civil Engineers
 Tel: 613 8610 3022
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 43 Watsons Road, Prospect, Victoria, Australia 3108
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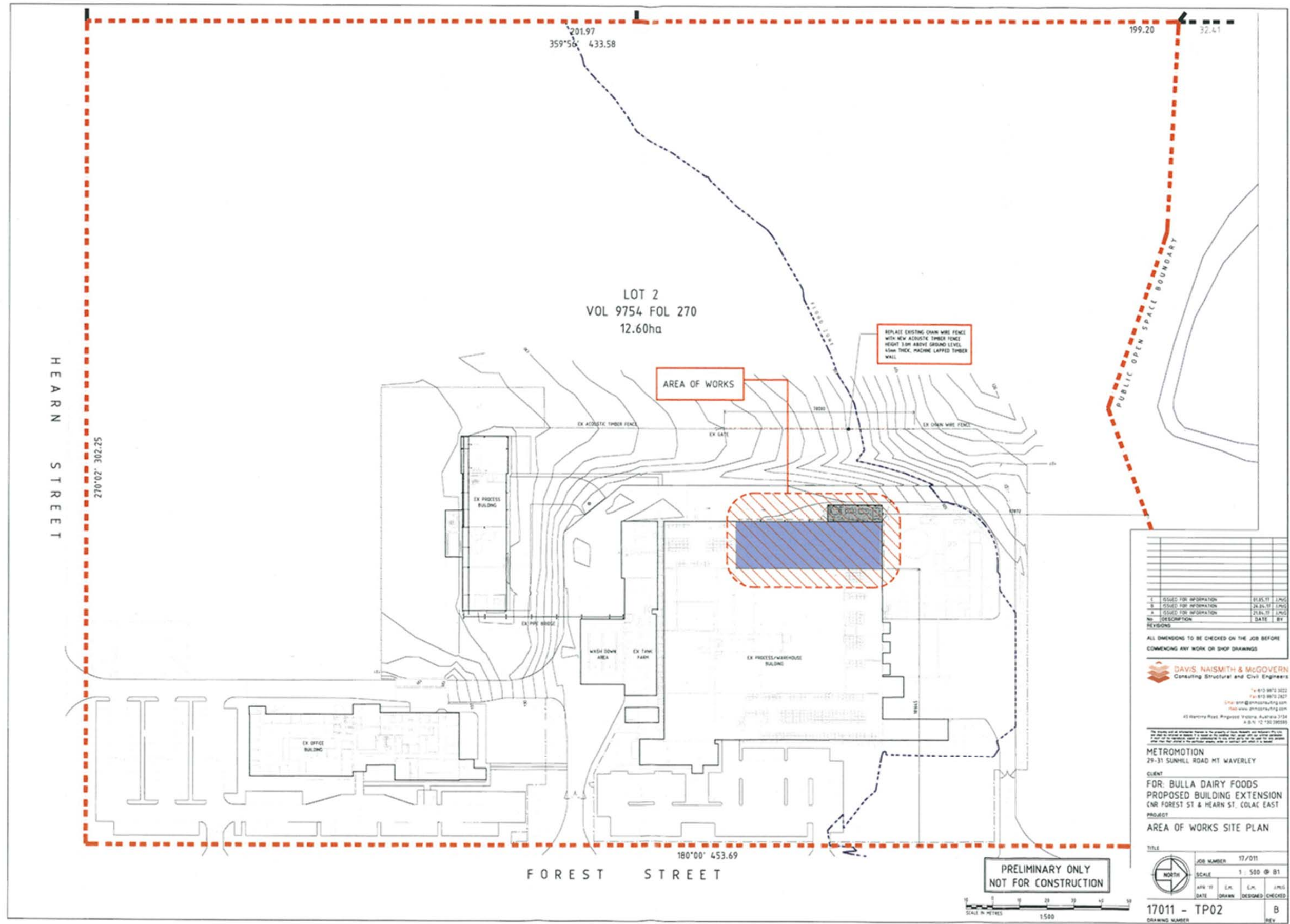
METROMOTION
29-31 SUNHILL ROAD MT WAVERLEY

CLIENT
FOR: BULLA DAIRY FOODS
PROPOSED BUILDING EXTENSION
CNR FOREST ST & HEARN ST, COLAC EAST

PROJECT
EXISTING CONDITIONS AND LOCATION PLAN

TITLE
JOB NUMBER 17/011
SCALE 1 : 1250 @ B1

17011 - TP01
DRAWING NUMBER
REV C

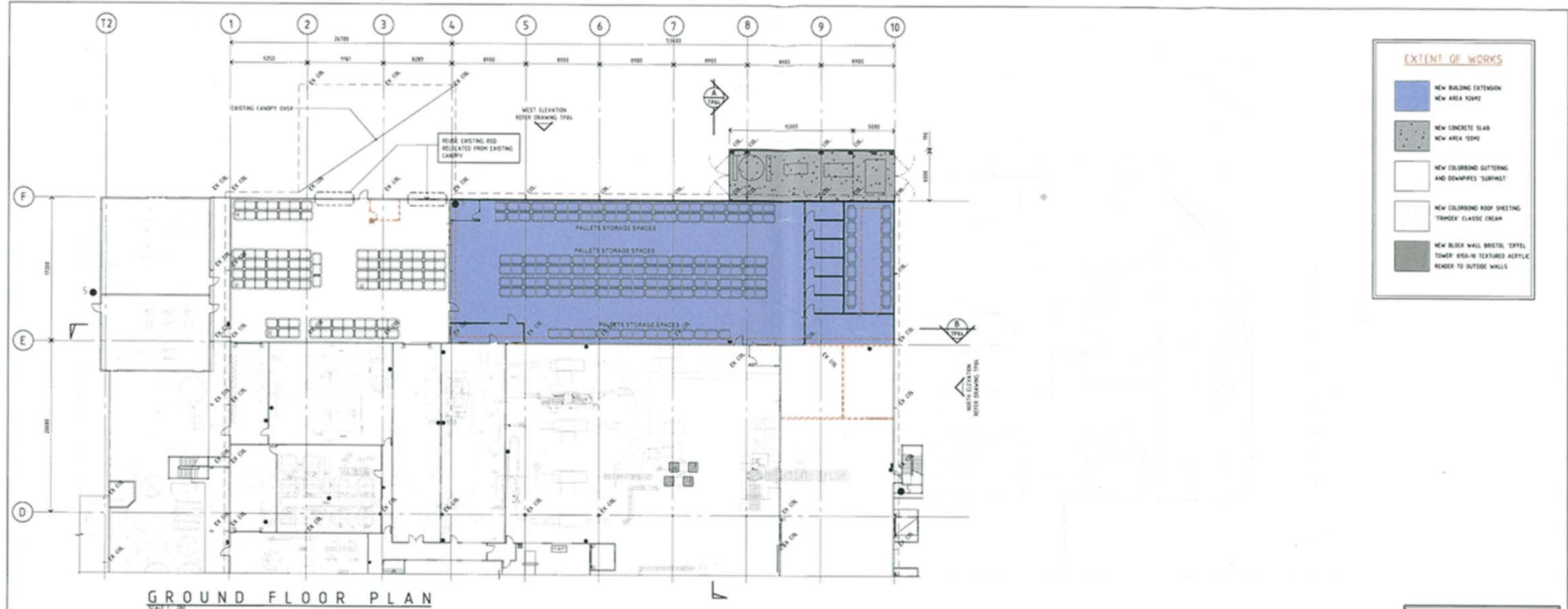


NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR INFORMATION	05/05/17	JPM/MS
2	ISSUED FOR INFORMATION	24/06/17	JPM/MS
3	ISSUED FOR INFORMATION	21/08/17	JPM/MS

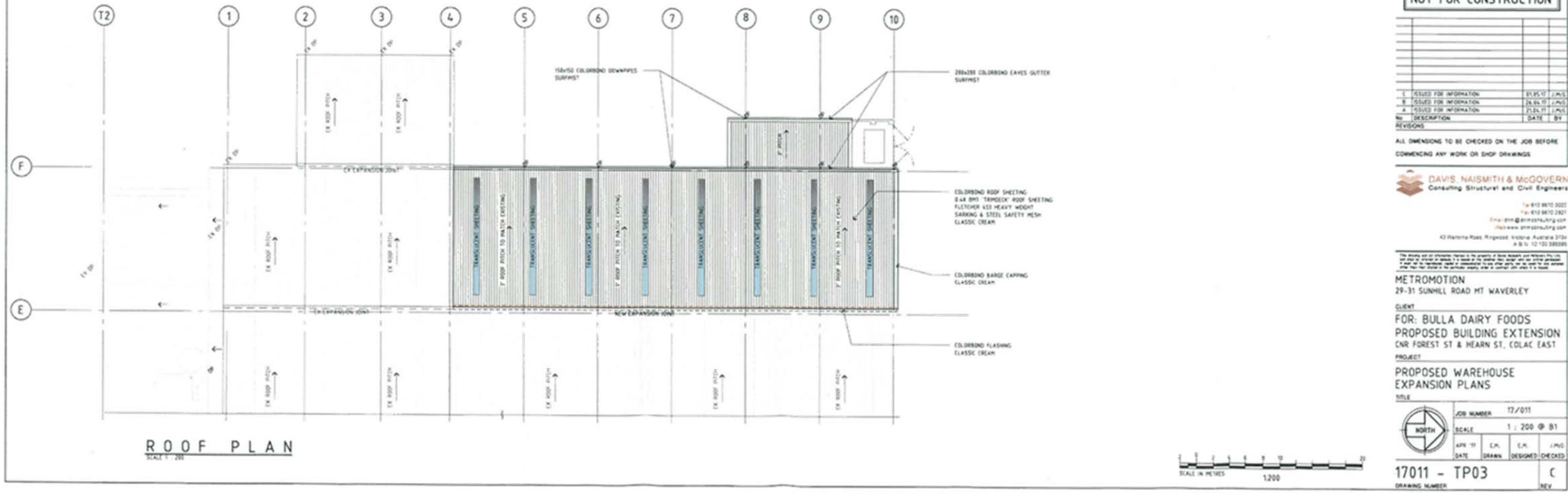
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METROMOTION
 29-31 SUNHILL ROAD MT WAVERLEY
 CLIENT
FOR: BULLA DAIRY FOODS
PROPOSED BUILDING EXTENSION
CNR FOREST ST & HEARN ST, COLAC EAST
 PROJECT
AREA OF WORKS SITE PLAN

TITLE	17/011
JOB NUMBER	17/011
SCALE	1 : 500 @ B1
DATE	17/01/17
DRAWN	JPM
DESIGNED	JPM
CHECKED	JPM
DRAWING NUMBER	17011 - TP02
REV	B



GROUND FLOOR PLAN
SCALE 1:200



**PRELIMINARY ONLY
NOT FOR CONSTRUCTION**

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR INFORMATION	21.05.11	J.P.M.S.
2	ISSUED FOR INFORMATION	24.06.11	J.P.M.S.
3	ISSUED FOR INFORMATION	21.07.11	J.P.M.S.

REVISIONS

ALL DIMENSIONS TO BE CHECKED ON THE JOB BEFORE COMMENCING ANY WORK OR SHOP DRAWINGS

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A.B.N. 12 10 280808

METROMOTION
29-31 SUNHILL ROAD MT WAVERLEY

CLIENT
FOR: BULLA DAIRY FOODS
PROPOSED BUILDING EXTENSION
CNR FOREST ST & HEARN ST, COLAC EAST

PROJECT
PROPOSED WAREHOUSE
EXPANSION PLANS

TITLE

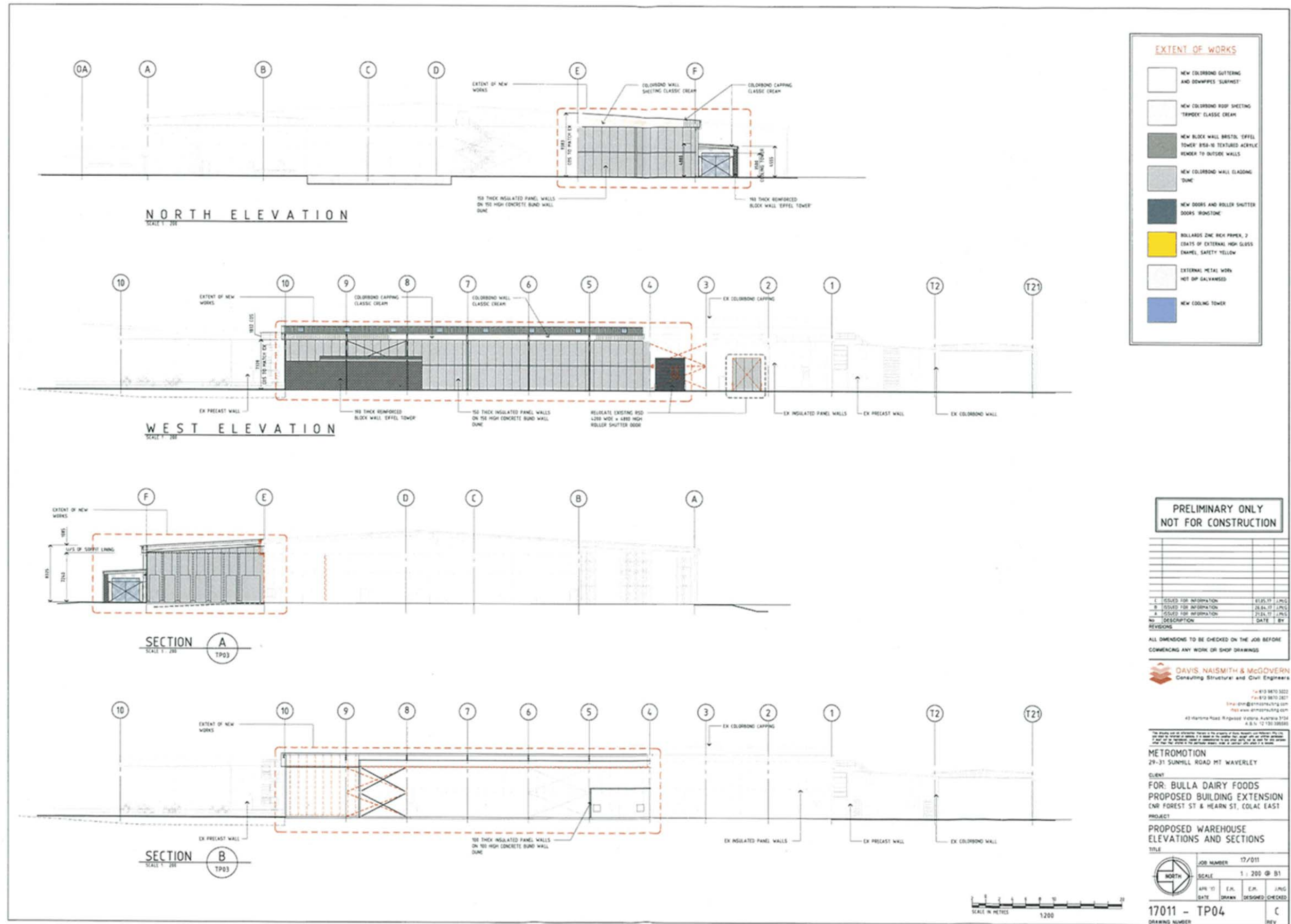
JOB NUMBER 17/011

SCALE 1 : 200 @ B1

DATE APR '11 DRAWN C.M. DESIGNED J.P.M.S. CHECKED

17011 - TP03 C

DRAWING NUMBER REV



PLANNING COMMITTEE

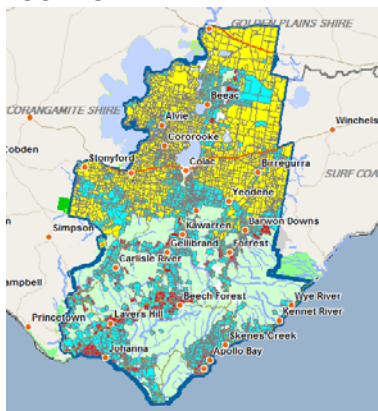
PLANNING AND BUILDING STATISTICAL REPORT - MAY 2017

PC171207-2

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

1. LOCATION PLAN / AERIAL PHOTO

LOCATION PLAN



2. EXECUTIVE SUMMARY

Planning Statistics

- 29 Planning Permit applications were received for the period 1 May to 31 May 2017.
- 36 Planning Permit applications were considered for the period 1 May to 31 May 2017.

Building Statistics

- 34 Building Permit applications were received for the period of 1 May to 31 May 2017.
- 42 Building Permit applications were considered for the period 1 May to 31 May 2017

The building statistics shown in the attachments to this report are updated to 31 May 2017.

3. RECOMMENDATION

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

4. OPTIONS

Not applicable

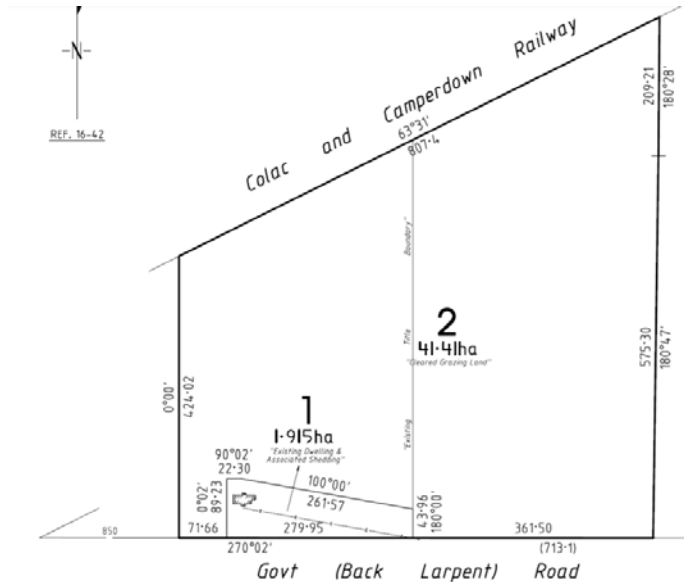
5. RELEVANT BACKGROUND

The Planning Committee is provided planning and building statistical report at each meeting.

6. PROPOSAL

The majority of applications considered in May were for dwellings or subdivisions. Additional silos were also permitted at the Bulla site in Murray Street, one of the proposed tenancies at the new Coles development was granted a liquor licence and a proposal to extend the fire station in Wye River was approved.

One application was refused in May (ref. PP2/2017). This planning application sought a permit to re-subdivide land on two existing titles in different ownership in the Farming Zone. The existing lots have areas of 17.99ha, containing a dwelling and approximately 28.86ha of cleared grazing land. The application proposed one rural living style lot of approximately 1.915ha (containing the existing dwelling and shedding) and a second lot of approximately 41.41ha of cleared grazing land (on which a future dwelling would be an 'as of right' use).



The application was refused on the following grounds:

1. The proposal does not accord with relevant State and local planning policies which seek, inter alia, to discourage subdivisions unrelated to farming that create small lots for existing dwellings, to limit the further fragmentation of rural land by subdivision, and to protect rural areas of the Shire from the proliferation of dwellings not associated with agriculture and from the creation of vacant lots for the purposes of a dwelling. As such, the proposal is contrary to clauses 14, 16, 21.05, 21.07, and 65 of the Colac Otway Planning Scheme.
2. The proposal, which would create a rural living style allotment, does not accord with the purpose and relevant decision guidelines of the Farming Zone, set out in Clause 35.07 of the Planning Scheme, given:
 - a) The proposed subdivision is not required for sustainable land management.
 - b) The potential for the proposal to lead to a concentration or proliferation of dwellings in the area.
3. The proposal does not accord with Council's adopted Rural Land Strategy (September 2007) or its Rural Living Strategy (December 2011). The site is not located within an area nominated for rural living purposes. The proposed subdivision would create a small lot out of keeping with the existing pattern of subdivision and could lead to pressure for a proliferation of dwellings for lifestyle/hobby farm purposes in the area and within the Farming Zone.

7. SUBJECT LAND & SURROUNDINGS

Not applicable

8. PLANNING SCHEME PROVISIONS

State Planning Policy Framework

Regard was had to relevant state planning policy when assessing each application.

Local Policy Planning Framework (LPPF), including the Municipal Strategic Statement (MSS)

Regard was had to relevant local planning policy when assessing each application.

Other relevant provisions

Regard was had to any other relevant planning policies when assessing each application.

Relevant Planning Scheme amendments

Not applicable

9. OFFICER'S ASSESSMENT

Not applicable

10. REFERRALS

Internal Referrals

Referrals were carried out as necessary to Council's Infrastructure, Health and Environment Units.

External Referrals

Statutory referrals were carried out in accordance with section 55 of the *Planning and Environment Act 1987* (the Act), to authorities such as the CFA, Barwon Water, Wannon Water, DELWP and the Corangamite CMA. In some cases authorities were notified of applications and invited to comment, rather than formal referrals being undertaken.

11. PUBLIC NOTIFICATION & RESPONSE

Public notification was carried out in accordance with section 52 of the Act. In most cases letters were sent to neighbouring properties and a site notice was erected on site. In some of the simpler cases public notification was not undertaken as it was not considered that the proposal could cause material detriment to any person(s).

12. DECLARATION OF INTEREST

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

PLANNING STATISTICAL REPORT – May 2017 - (DETERMINATIONS)

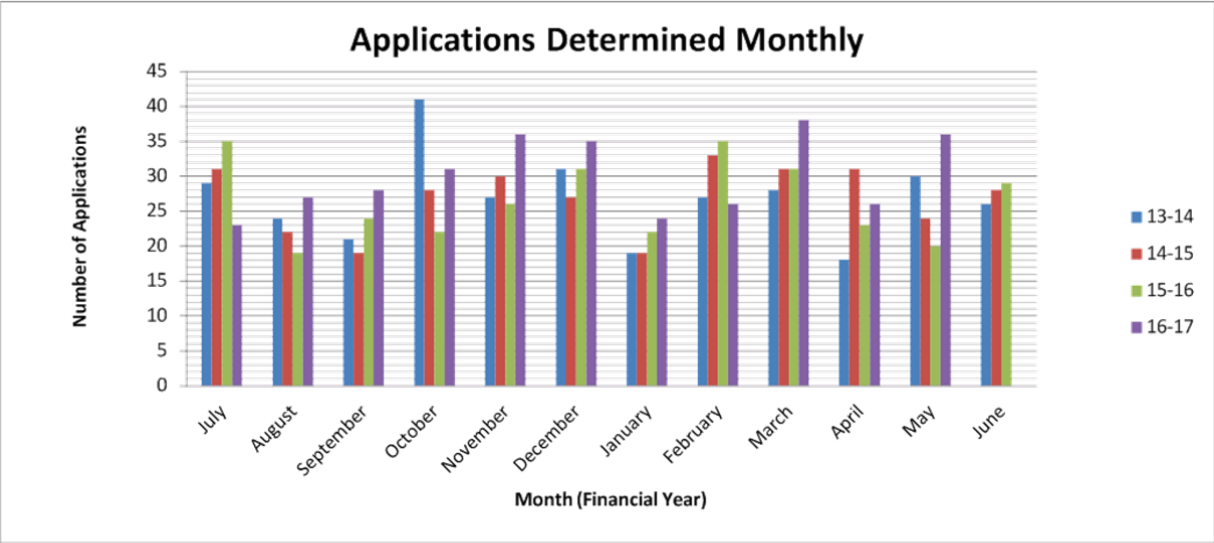
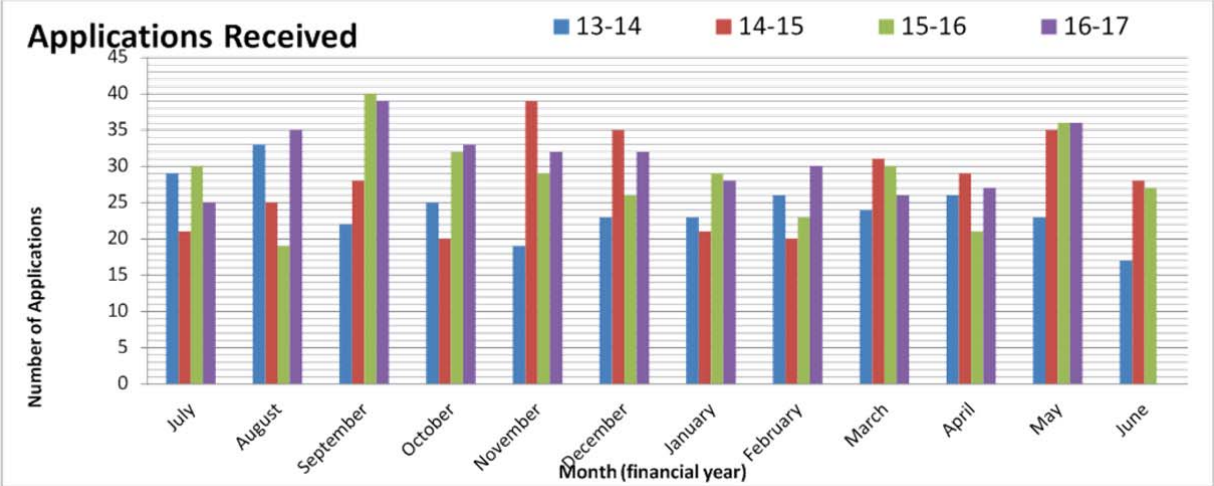
APPLICATION NUMBER	LODGEMENT DATE	PROPERTY	PROPOSAL	STATUTORY DAYS	DETERMINATION DATE	DETERMINATION IN AUTHORITY
321/2010-2	2-Feb-17	119 Downes Road GERANGAMETE	Use and Development of a Dwelling and Construction of a Shed (Amendment)	89	16-May-17	Amended Permit Issued Delegate
33/2017-2	18-Apr-17	780 Colac Forrest Road YEO	Construction of a Dwelling and Associated Works	13	1-May-17	Permit Issued Delegate
248/2016-1	11-Oct-16	400 Coragulac Beeac Road WARRION	Use and Development of Dwelling and Alteration of Access to a Road in a Road Zone Category 1	62	24-May-17	Permit Issued Delegate
259/2016-1	13-Oct-16	60 Bull Hill Road KAWARREN	Buildings and Works Comprising Extension to Dwelling	52	30-May-17	Permit Issued Delegate
287/2016-1	16-Nov-16	1/26 Moore Street APOLLO BAY	Subdivision of Land into Two (2) Lots	130	12-May-17	Permit Issued Delegate
314/2016-1	9-Dec-16	9 Prime Street BIRREGURRA	Subdivision of Land into Two (2) Lots	164	22-May-17	Permit Issued Delegate
322/2016-1	16-Dec-16	85 Old Coach Road SKENES CREEK	Buildings and Works Comprising Construction of Dwelling Partially Outside the Building Envelope Burdening Lot 3 (Volume 11118 Folio 884) on Plan of Subdivision 614512Y and Removal of 5 Trees	22	23-May-17	Permit Issued Delegate
323/2016-1	19-Dec-16	35 Collyers Road WARNCOORT	Re-Subdivision of the Land into Two (2) Lots	102	26-May-17	Permit Issued Delegate
2/2017-1	6-Jan-17	3 Great Ocean Road GREY RIVER	Buildings and Works Comprising Construction of Deck and Alterations to Dwelling	72	18-May-17	Permit Issued Delegate
8/2017-1	10-Jan-17	74 Main Road GELLIBRAND	Buildings and Works Comprising Construction of Dwelling and Creation of Access to a Road in a Road Zone Category 1	45	26-May-17	Permit Issued Delegate
24/2017-1	24-Jan-17	5 Iluka Avenue WYE RIVER	Construction of a Single Dwelling	27	2-May-17	Permit Issued Delegate
26/2017-1	27-Jan-17	97 Main Street BIRREGURRA	Buildings and Works Comprising Construction of a Garage	89	30-May-17	Permit Issued Delegate
27/2017-1	30-Jan-17	6160 Great Ocean Road APOLLO BAY	Construction of a Replacement Garage	4	22-May-17	Permit Issued Delegate
39/2017-1	21-Feb-17	275 Colac Lavers Hill Road ELLIMINYT	Buildings and Works Comprising Construction of Outbuilding	63	4-May-17	Permit Issued Delegate
42/2017-1	22-Feb-17	146-150 Bromfield Street COLAC	Use of Tenancy No. 4 to Sell Liquor (Packaged Liquor Licence)	47	5-May-17	Permit Issued Delegate
44/2017-1	23-Feb-17	7 Arthur Court APOLLO BAY	Buildings and Works Comprising Construction of a Store	76	23-May-17	Permit Issued Delegate
45/2017-1	23-Feb-17	29 Rossmoyne Road COLAC WEST	Buildings and Works Comprising Construction of Store	56	22-May-17	Permit Issued Delegate

PLANNING STATISTICAL REPORT – May 2017 - (DETERMINATIONS)

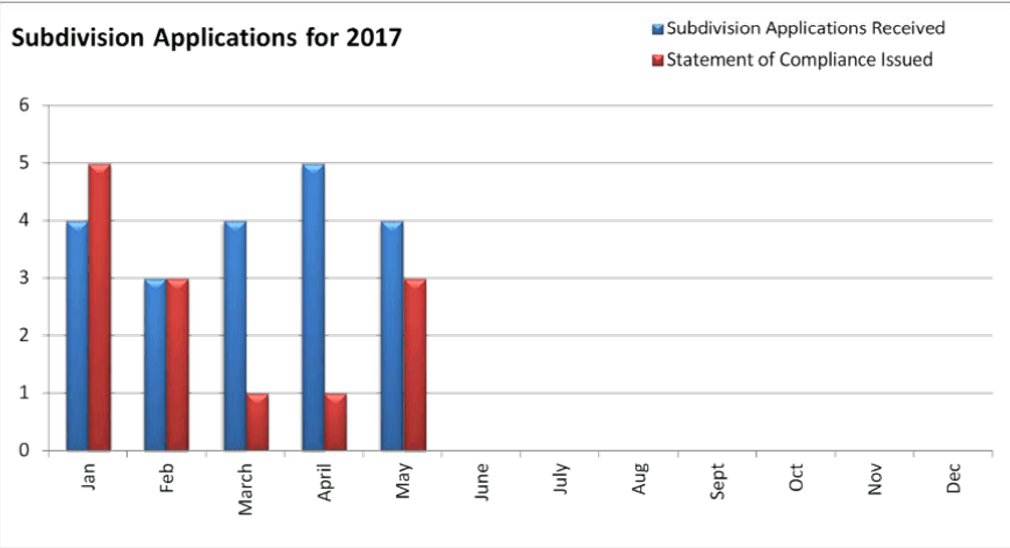
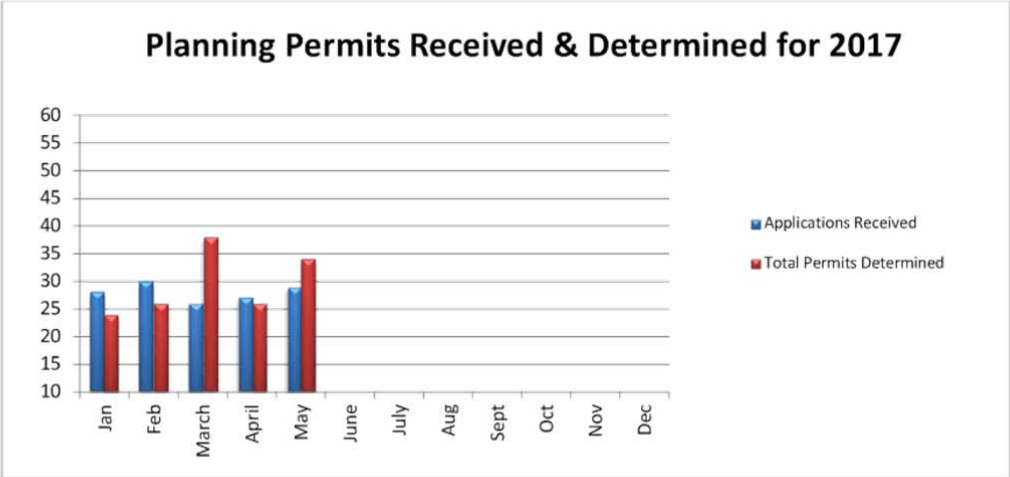
APPLICATION NUMBER	LODGEMENT DATE	PROPERTY	PROPOSAL	STATUTORY DAYS	DETERMINATION DATE	DETERMINATION IN AUTHORITY
46/2017-1	24-Feb-17	270-302 Murray Street COLAC	Construction of Two Silos and Waiver of Loading/Unloading Provisions	77	12-May-17	Permit Issued Delegate
55/2017-1	8-Mar-17	28 Morley Avenue WYE RIVER	Buildings and Works Comprising Extension of Dwelling	52	19-May-17	Permit Issued Delegate
64/2017-1	17-Mar-17	28 Durimbil Avenue WYE RIVER	Construction of a single dwelling and associated works	43	4-May-17	Permit Issued Delegate
69/2017-1	23-Mar-17	55 Kawarren East Road KAWARREN	Construction of Outbuilding	20	22-May-17	Permit Issued Delegate
73/2017-1	28-Mar-17	31 Vista Avenue SKENES CREEK	Extensions and Alterations to Dwelling	9	5-May-17	Permit Issued Delegate
78/2017-1	3-Apr-17	500 Wild Dog Road APOLLO BAY	Buildings and Works Comprising Balcony Extension to Dwelling	5	1-May-17	Permit Issued Delegate
81/2017-1	4-Apr-17	1215 Colac Ballarat Road BEEAC	Buildings and Works Comprising Construction of Agricultural Shed	29	3-May-17	Permit Issued Delegate
87/2017-1	10-Apr-17	21 Ennis Street BIRREGURRA	Buildings and Works Comprising Construction of an Outbuilding	11	8-May-17	Permit Issued Delegate
89/2017-1	12-Apr-17	1270 Colac Ballarat Road BEEAC	Buildings and Works Comprising Extension to Agricultural Shed	48	30-May-17	Permit Issued Delegate
90/2017-1	12-Apr-17	10 McLellan Court WYE RIVER	Extension to Emergency Services Facility (Fire Station) and Associated Works	16	24-May-17	Permit Issued Delegate
91/2017-1	13-Apr-17	55 Williss Road NALANGIL	Re-Subdivision of the Land into Two (2) Lots	27	10-May-17	Permit Issued Delegate
112/2017-1	12-May-17	2625 Colac Forrest Road FORREST	Proposed Installation of Water Tank	19	31-May-17	Permit Issued Delegate
95/2017-1	19-Apr-17	4 Panorama Crescent MARENGO	Construction of a Dwelling	16	5-May-17	Permit Issued Delegate
319/2016-1	19-Dec-16	55 Jones Road STONYFORD	Two (2) Lot Subdivision and Creation of Carriageway Easement	120	24-May-17	Permit Issued Delegate
107/2017-1	28-Apr-17	45 Main Street BIRREGURRA	Buildings and Works Comprising Construction of a Storage Shed	5	17-May-17	Permit Issued Delegate
120/2017-1	22-May-17	208 Murray Street COLAC	Display of Business Identification Signage	3	5-May-17	Permit Issued Delegate
1/2017-1	23-Dec-16	110, & 150 Back Larpent Road ELLIMINYT	Re-subdivision of Land into Two Lots	7	31-May-17	Refusal
AVERAGE STATUTORY DAYS TO DETERMINE PLANNING APPLICATIONS				48		

PLANNING STATISTICAL REPORT – May 2017 - (PERMITS NOT REQUIRED, WITHDRAWN AND LAPSED APPLICATIONS)

APPLICATION NUMBER	LODGEMENT DATE	PROPERTY	PROPOSAL	STATUTORY DAYS	DETERMINATION DATE	DETERMINATION IN AUTHORITY
109/2017-1	3-May-17	2 Cartwright Street APOLLO BAY	Construction of a Dwelling	14	17-May-17	Permit Not Required
297/2016-1	24-Nov-16	46-48 Great Ocean Road LAVERS HILL	Buildings and Works Comprising Extension to Dwelling	0	22-May-17	Planning Application Lapsed
AVERAGE STATUTORY DAYS (ALL APPLICATIONS)				45		



PLANNING STATISTICAL REPORT – May 2017



PLANNING STATISTICAL REPORT – May 2017

BUILDING DEPARTMENT REPORT – TOTAL BUILDING PERMITS 2017 (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	8	3,423,421	12	340,419	0	-	0	-	0	-	0	-	20	3,763,840
Feb	8	2,273,288	18	638,670	3	510,000	2	64,000	0	-	1	11,000	32	3,496,958
Mar	13	4,362,364	29	759,535	2	2,881,000	1	36,007	0	-	2	23,644	47	8,062,550
Apr	8	2,834,478	25	1,282,714	3	1,134,160	2	114,850	0	-	0	-	38	5,366,202
May	11	2,927,529	25	932,047	2	10,805,000	2	27,562	0	-	2	143,960	42	14,836,098
Jun														
Jul														
Aug														
Sep														
Oct														
Nov														
Dec														
Total	48	15,821,080	109	3,953,385	10	15,330,160	7	242,419	0	-	5	178,604	179	35,525,648

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 (\$)
2012	110	37,048,125	262	9,418,683	13	17,924,594	24	2,733,674	2	2,913,411	15	4,057,333	426	74,095,820
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	110	39,456,912	295	14,541,679	18	11,787,145	26	8,881,469	5	4,654,001	7	8,257,479	461	87,578,685
2017	48	15,821,080	109	3,953,385	10	15,330,160	7	242,419	0	-	5	178,604	179	35,525,648

Note: Current year figures are to date only.

	New Dwelling	Domestic (Other)	New Commercial	Commercial (Other)	New Public/Health	Public/Health (Other)
Definition (Examples)	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 Extension/Alteration Demolition

