

PLANNING COMMITTEE MEETING

AGENDA

10 AUGUST 2016

at 10:30 AM

COPACC



Our Vision

A sustainable community with a vibrant future.

Our Mission

Council will work with our community and partners to provide:

- Innovative leadership, good governance and financial accountability
- Value for money, accessible and appropriately targeted services
- A strong advocacy and engagement approach to achieve a truly liveable community

Our Values

Council will achieve its Vision and Mission by acting with:

- Respect
- Integrity
- Goodwill
- Honesty
- Trust

Our Strategic Direction

The four pillars of our Council Plan indicate our key strategic direction for 2013-2017.

An underlying principle in the development of the Council Plan was to more effectively integrate service delivery.

Pillar 1: Good Governance

Pillar 2: A Planned Future

Pillar 3: A Place to Live and Grow

Pillar 4: A Healthy Community and Environment

Our Councillors

Cr Frank Buchanan (Mayor), Cr Brian Crook, Cr Michael Delahunty, Cr Stephen Hart, Cr Lyn Russell, Cr Chris Smith, Cr Terry Woodcroft (Deputy Mayor).



Planning Committee Meeting

Welcome

Welcome to this Meeting of the Colac Otway Shire Council Planning Committee.

Planning Committee meetings are an important way to ensure that your democratically elected representatives are working for you in a fair and transparent way.

The Planning Committee makes decisions on planning permit applications where the proposals are outside of the delegation for decisions by planning officers.

About this meeting

There are a few things to know about today's meeting.

The agenda itemises all the matters to be discussed by the Committee.

Each report is written by a Council officer outlining the purpose of the report, all relevant information and a recommendation. The Committee will consider the report and either accept the recommendation or make amendments to it. All decisions of the Committee are adopted if they receive a majority vote from the Councillors present at the meeting.

A copy of the decision on any planning permit applications determined by the Committee, together with information relating to opportunities for review of these decisions by the Victorian Civil and Administrative Tribunal (VCAT) are circulated to all applicants and objectors after the meeting.

Recording of Meetings

All Council and Committee meetings are audio recorded. 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.

Hearing of Submissions

The proponent and/or submitter may, at the approval of the Chairperson, be given an opportunity to have their views heard by the Planning Committee regarding an item listed on the agenda.

A written request should be received by Council two (2) days prior to the Planning Committee Meeting. The deadline for requests to be heard will close at 5.00pm on the Monday prior to each Meeting (except when Monday is a public holiday the close off will be Tuesday at 5.00pm).

One speaker on behalf of each party/group will be given the opportunity to be heard within a time restriction of 5 minutes. The applicant will be heard last, after any objectors.

All speakers are to be present at the beginning of the Planning Committee Meeting being held at 10.30am.

When the relevant item is listed for discussion, the Mayor/Chairperson will call your name and ask you to address the Committee.

COLAC-OTWAY SHIRE PLANNING COMMITTEE MEETING

10 AUGUST 2016

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NOTICE is hereby given that the next **PLANNING COMMITTEE MEETING OF THE COLAC-OTWAY SHIRE COUNCIL** will be held in COPACC on 10 August 2016 at 10.30am.

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 descendents 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.

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5. DECLARATION OF INTEREST

6. CONFIRMATION OF MINUTES

- Planning Committee held on the 13/07/16.

Recommendation

That Council confirm the above minutes.

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.

**Sue Wilkinson
Chief Executive Officer**

**PC161008-1 USE AND DEVELOPMENT OF A TELECOMMUNICATIONS
FACILITY (40M MONOPOLE) AND ASSOCIATED ANTENNAS,
EQUIPMENT UNITS AND WORKS AT 19 STRACHAN STREET,
BIRREGURRA (PP103/2016-1).**

AUTHOR:	Ian Williams	ENDORSED:	Brydon King
DEPARTMENT:	Development & Community Services	FILE REF:	F16/4501

Location: 19 Strachan Street, Birregurra

Zoning: Public Park and Recreation Zone

Overlay controls: Nil

Proposed Amendments: Nil

Purpose:

A planning permit is sought for the use and development of a 40m high monopole at 19 Strachan Street, Birregurra.

This application is before the Planning Committee as the monopole would be over twenty metres in height.

Declaration of Interests

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

Summary

- A planning permit is sought for the use and development of a 40m high monopole at 19 Strachan Street, Birregurra.
- 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 carried out and the application was referred internally to other Council departments. No objections were received.
- It is considered that a planning permit could reasonably be issued for the proposed telecommunications facility.

Background

Council has been advocating strongly in recent years for improved telecommunications coverage throughout the Shire. There are many areas of the Shire such as Lavers Hill, Beech Forest, Swan Marsh, Cororooke, Warrion, Warncoort, Gellibrand and Birregurra that do not have reliable mobile coverage, which limits the capacity for these communities to communicate effectively in emergency situations, such as on high fire risk days. The lack of mobile coverage in these areas also limits the potential benefits of high speed broadband for the community, by reducing the ability of people living and working within the Otways to use that technology.

NBN Co. Ltd. is the organisation responsible for overseeing the upgrade of Australia's existing telecommunications network and for providing wholesale services to retail service providers. The NBN rollout is an upgrade to the existing telecommunications network. It is designed to provide Australians with access to fast, affordable and reliable internet and landline phone services. NBN Co. Ltd. plans to upgrade the existing telecommunications network in the most cost effective way, using best fit technology and taking into consideration existing infrastructure.

The NBN's fixed wireless network uses cellular technology to transmit signals to and from a small antenna fixed on the outside of a home or business, which is pointed directly towards the fixed wireless facility.

Although fixed wireless facilities are submitted to Council as standalone developments from a planning perspective, they are highly interdependent. Each fixed wireless facility is connected to another to form a chain of facilities that link back to the fibre network. This is called the 'transmission network'. The transmission network requires line of sight from facility to facility until it reaches the fibre network. A typical fixed wireless facility will include three antennas mounted above the surrounding area. Each antenna is designed to cover a set area to maximise signal strength. These network antennas communicate to a small antenna installed on the roof of each customer's home or business.

The proposed 40m high monopole has been designed to connect to the recently constructed facility at Warncoort West.

Issues / Options

Council has the options of:

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

Key issues in the consideration of this application relate to the visual impact of the development and the need for such a facility in this area. 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.

Proposal

A planning permit is sought for the use and development of the land for a telecommunications facility. The application proposes the construction of a 40 metre high monopole (constructed in galvanised steel finish to fade to a grey colour), the installation of one radio communications dish antenna at 37m and four off white panel antennas (two 750mm x 300mm x 115mm, and two 800mm x 320mm x 100mm) at 40m high. Eight 500mm remote radio units would be mounted behind the antennas.

Associated facilities include the three (3) ground level light grey cabinets on concrete slabs, 3m long cable ladder and power distribution board within an 8m by 10m compound. This would be enclosed by a 2.4m high chain wire security fence, with 3.0m wide access gate. The proposed compound would be set back 10m from the northern boundary and would be adjacent to the eastern boundary of the reserve.

A Telecommunications Facility is defined as:

'Land used to accommodate any part of the infrastructure of a Telecommunications network. It includes any telecommunications line, equipment, apparatus, telecommunications tower, mast, antenna, tunnel, duct, hole, pit, pole, or other structure or thing used, or for use in or in connection with a Telecommunications network.'

Access to the site would be at the corner of Barry Street and Strachan Street and then via an existing access track around the eastern side of the recreation reserve. The proposed facility would be powered by a 270m long underground cable run from an existing power source (power pole) located adjacent to the south west corner of the reserve. Noise and vibration emissions associated with the proposed facility are expected to be limited to the construction phase (7am to 6pm). Once installed low level noise is expected from the air conditioning equipment associated with the equipment units (this is considered to be comparable to domestic units and background noise levels). The monopole would be sited on grassed land and no vegetation is required to be removed to facilitate the location of the monopole or the associated works.

The applicant has advised that a total construction period of approximately 10 weeks is anticipated. During the construction phase, it is planned that a truck would be used to deliver the equipment and a crane would be used to lift most of the equipment into place. The applicant has advised that any traffic impacts associated with construction are expected to be of short term duration and it is not anticipated they would adversely impact on the surrounding road network. Upon completion of the works, the facility would require one annual maintenance visit and would remain unattended at all other times.

The proposed development would be located approximately 63 metres from Scouller Street to the north, 116m from the existing dwelling at 21 Beal Street to the east, 114m from the rear lot boundary of the dwelling at 7 Strachan Street to the west, and approximately 470m north of Main Street, Birregurra.

Site & Surrounds

The land is commonly identified as the Birregurra Football Ground Reserve and is located to the north of Barry Street and to the south of Scouller Street.

The site has an overall area of 2.3ha (22,623.5 m²) and is located within the Public Park and Recreation Zone (PPRZ).

Land to the south and west is generally developed with dwellings and is within the Township Zone (TZ). Land to the north and east is within the Farming Zone (FZ).

With the exception of some scattered trees around the boundary, the site does not contain any significant vegetation cover. The land is flat and located at 110m AHD. Club rooms and netball courts associated with the reserve are located on separate title (CA 6 SEC K1) immediately to the west. With the exception of the southern part, the majority of the land is located within an area of cultural heritage sensitivity. The site is Crown Land and the public land manager is the Department of Environment, Land, Water and Planning (DELWP).

The applicant has advised that the application site has been selected for the following reasons:

1. Located within an area that is not identified as having a 'significant landscape' or views.
2. Located at the very edge of the Birregurra town, interfacing with farmland to the north and east, and therefore the proposed monopole would present the least visual impacts.
3. Set back from dwellings in the immediate area, with the reserve to the south and west.
4. Existing vegetation along the site boundaries and wider surrounds would assist in reducing any potential visual impact.
5. Access to the site is available from the corner of Strachan Street and Barry Street.
6. The site would provide the required fixed wireless coverage levels to the area.

Site Selection Criteria

National Broadband Network Fixed Wireless locations are determined by a number of factors including the availability of both the NBN Co. fibre transit network and the availability of Point of Interconnect (POI) facilities to allow for the installation of NBN Co. fibre equipment. New sites must be located within, or immediately adjacent to, the identified search area in order to be technically feasible. To determine a site's suitability, operational and geographical issues must be resolved - these include visual amenity, potential co-location opportunities, availability and suitability of the land, occupational health and safety, construction issues, topographical constraints, legislative policy constraints, environmental impacts and cost implications. When an area is identified as requiring Fixed Wireless coverage, investigations are undertaken to determine the measures required to provide this coverage. A number of candidate sites were examined within the search area, to determine each site's ability to meet the coverage objectives and site considerations. Where possible, any existing infrastructure and co-location opportunities were considered.

A number of candidate sites were examined within the search area, with regard to each site's ability to meet the coverage objectives and site considerations. NBN has advised that it has attempted to utilise any existing infrastructure or co-location opportunities as a first preference, where possible. There are no existing suitable co-location opportunities available within the immediate and surrounding area. Two alternative sites were considered and these are discussed below.

28-30 Strachan Street, Birregurra

The applicant has advised that this option would have comprised a 35 metre monopole and associated facilities at the rear of Birregurra Community Health Centre. An existing shorter (20m) existing communications pole would have needed to be replaced by a higher pole (35m high). This site is located within the Township Zone (TZ) and is covered by the Design and Development Overlay (DDO12). The site is in close proximity to the main commercial strip of Birregurra town centre, much of which is covered by the Heritage Overlay. The applicant has advised that, whilst the replacement of an existing communications facility is a sensible approach, it was felt that the additional height required at this location would have created a dominant visual presence detrimental to the heritage significance of the town and nearby residential premises.

Golf Course, Park Lane, Birregurra (1 Hopkins Street Birregurra)

The applicant has advised that this option would have comprised a 40 metre monopole and associated facilities at the Golf Course on Park Lane. The site is zoned Public Park and Recreation Zone (PPRZ) and is also covered by a Heritage Overlay (H080). The nominated location was very close to Park Lane and, as a result, would have been quite close to housing. It was considered by the applicant that such a proposal at this location would have had a strong visual impact, being close to nearby residences.

Public Notice

Public notice of the application was given in accordance with Section 52 of the *Planning and Environment Act* by sending a copy of the notice to property owners and occupiers of the site. A sign was placed at the entrance on the corner of the Barry Street and Strachan Street road frontage and a sign was also placed on a notice board of the Birregurra General Store for a period of 14 days. Public notice of the proposal was also placed in the Colac Herald.

No objections were received.

Referrals

This application was not required to be referred externally. The application was referred internally to Council's Arts and Leisure, Infrastructure and Health Protection Units. In addition, the application was referred to the Birregurra Recreation Reserve Committee of Management.

A condition was suggested by the Health Protection Unit relating to noise levels.

Council's Infrastructure Unit has not raised any objection to the proposal and has not requested that any conditions be imposed in the event a permit is issued.

Council's Arts and Leisure Unit has not objected to the proposal.

The Birregurra Recreation Reserve Committee of Management has not responded to the notice of this application.

Planning Controls

The land is included in the Public Park and Recreation Zone (PPRZ) and is not subject any overlays. A planning permit is required under the following provisions:

- Clause 36.02-1 – use of the land for a Telecommunications Facility (Utility Installation in PPRZ).
- Clause 36.02-2 – buildings and works associated with Section 2 Use (PPRZ).

- 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 15 – Built Environment and Heritage
- Clause 19.03-4 – Telecommunications
- Clause 21.02 – Vision
- Clause 21.03-4 – Birregurra

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 the 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 communication 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 alternative sites around Birregurra 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. It is considered there would be no unreasonable negative visual impact on the environment as a result of this proposal.

The Birregurra Structure Plan 2013 and the Birregurra Neighbourhood Character Study 2012 are reference documents under the provisions of Clause 21.07 of the Colac Otway Planning Scheme. Under the heading ‘Physical Services and Utilities’, the Birregurra Structure Plan 2013 seeks:

“to ensure an efficient and cost effective provision of physical infrastructure that addresses the ongoing needs of the community, while protecting the landscape and township character values of Birregurra”.

Under the heading ‘Landscape and Environment’, the Birregurra Structure Plan 2013 identifies a strategy to: *“Protect and enhance the landscape character and view lines of township entrances as defining elements of the north, east and west gateways”.*

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 for the development of a Telecommunications Facility.

c. Zoning

The land is zoned Public Park and Recreation Zone (PPRZ). 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 recognise areas for public recreation and open space.*
- *To protect and conserve areas of significance where appropriate.*
- *To provide for commercial uses where appropriate.*

A planning permit is required under the provisions of Clause 36.02-2 for buildings and works in the Public Park and Recreation Zone (PPRZ). The use of the land for a ‘*Utility Installation*’ is not specifically identified under the table of uses to Clause 36.02-1. The table identifies that “*any other use not in Section 3*” is a Section 1 use (permit not required) provided it meets the condition associated with the use. The table specifies that to be a Section 1 Use, the proposed use must be conducted by or on behalf of a public land manager or Parks Victoria under the relevant provisions of the Local Government Act 1989.

If the condition is not met, the use is in Section 2 (permit required) unless the use is specifically included in Section 3 (prohibited). The use of land for a telecommunications facility is not listed in Section 3 and therefore is not prohibited in this zone.

In this instance, the proposed use would not be conducted by or on behalf of a Public Land Manager or Parks Victoria under the relevant provisions of the Local Government Act 1989 and, as such, a planning permit is required under the provisions of Clause 36.02-1. DELWP is the public land manager for this site. In accordance with the requirements of this provision, the applicant has provided an email from DELWP which confirmed that:

“DELWP as landowner has no objection to the proposed installation of the NBN tower (monopole) and related equipment at the Birregurra Recreation Reserve and is supportive of NBN making application to Colac Otway Shire (COS) for the required planning permit.

As advised previously DELWP will assist the Birregurra Recreation Reserve CoM in finalising a lease to NBN for the footprint of the occupation subject to the planning permit being granted by COS.”

d. Particular Provisions

i. Clause 52.19 - Telecommunications Facility is relevant to 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.*

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 'A 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.*

Under the provisions of Clause 52.19-2 (Telecommunications Facility), 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*. It is considered that the proposed monopole and associated cabinets require a planning permit under the provisions of Clause 52.19, as the proposed facility is not identified as a Low Impact Facility or other exempt facility listed under Clause 52.19-2.

ii. Cultural Heritage

The northern section of the subject lot is identified as being in an area of cultural heritage sensitivity. The area where the monopole, equipment cabinets and fencing are proposed is within the affected area.

Under the provisions of Regulation 43 of the Aboriginal Heritage Regulations 2007, the construction of a building or the construction or carrying out of works on land is a high impact activity if the construction of the building or the construction or carrying out of the works:

- (a) *would result in significant ground disturbance; and*
- (b) *is for or associated with the use of the land for a utility installation, other than a telecommunications facility.*

Under the provisions of Regulation 44 of the Aboriginal Heritage Regulations 2007, the construction of a telecommunications line is a high impact activity if the construction would result in significant ground disturbance and would consist of an underground cable or duct with a length exceeding 500m. A Telecommunications Line is defined in the Colac Otway Planning Scheme as "*a wire, cable, optic fibre, tube, conduit, waveguide or other physical medium used, or to be used, as a continuous artificial guide for or in connection with carrying communications by means of guided electromagnetic energy*". In this case, the proposed underground power connection would be approximately 270m in length, therefore being considerably less than the specified 500m.

In view of the above, a Cultural Heritage Management Plan (CHMP) is not required.

Consideration of the Proposal

The key issues for consideration in this application are whether the proposal adequately addresses the provisions of Clause 52.19 (Telecommunications Facility), the potential visual impact of the radio mast and the need for such a facility in this area.

In terms of the need for the monopole, it is considered that there is a critical need for improved telecommunications in the Shire, which would be of significant benefit to the community. This is particularly true given the limited coverage in the Otways and surrounding Townships and the need for reliable communication in emergency situations such as bushfire. The proposed NBN facility is expected to present enhanced internet coverage and would have significant benefit for the residents of Birregurra and the surrounding districts. The broader benefits of telecommunications connectivity are as follows:

- Educational benefits including curriculum and data sharing, accessibility of research materials and virtual classroom environments.
- Business use including improved time efficiency, home working and advertising.

The public benefits of access to fast reliable internet have been widely acknowledged for many years. Reliable internet access is now, more than ever, an integral component of daily life, so much so that its absence is considered to be a social disadvantage.

It is considered that the proposed location of the monopole would be acceptable. In terms of co-location, the nearest potential candidate site is located at 28-30 Strachan Street, at the rear of Birregurra Community Health Centre. This site currently contains a shorter 20m communications pole which would need to be replaced by a higher pole (35 high). As this site is located within the Township Zone and within close proximity to the main commercial strip of Birregurra town centre (75m north), much of which is covered by the Heritage Overlay, a higher pole is not considered appropriate in this location and would create a dominant visual presence close to the town and nearby residential properties. As previously noted, the applicant also explored the option of a 40 metre monopole at the Golf Course, Park Lane, Birregurra (1 Hopkins Street, Birregurra). This site was not considered further as the site is covered by a Heritage Overlay (H080), is close to housing and a telecommunications facility would have the potential to present a strong visual impact. No other candidate sites or co-location sites were considered appropriate by the applicant.

It is considered that the proposed monopole would be consistent with the provisions of the Public Park and Recreation Zone, occupying a very small area of the broader reserve and having the consent of the public land manager.

It is considered that the grey colouring and materials to be used in the construction of the monopole would assist in blending the structure with the surrounding natural sky/landscape setting.

The proposed facility would be suitably set back from the main thoroughfares, such as Main Street and Roadknight Street. It is considered that the separation distance of 460m to Main Street and 520m to Roadknight Street, in conjunction with the existing built form and

vegetation cover, would assist in suitably screening the proposed monopole to an acceptable level.

It is not considered that the proposed location would be harmful to the heritage significance of Main Street, Birregurra. Whilst it is acknowledged that glimpses of the upper parts of the monopole may be evident from surrounding properties and from Main Street, it is considered that the proposal would not dramatically change the appearance of the immediate and surrounding area.

Rather, it is considered that the proposal would strike an acceptable balance between minimising visual impact and the need for height to allow for the effective operation of the proposed telecommunications facility.

Overall it is considered that the proposed monopole would be consistent with the purpose and provisions of the zone, providing for improved telecommunications (fixed wireless coverage) which would be beneficial to businesses, industry and the broader surrounding community. The proposed monopole would provide the desired level of service coverage, whilst having a minimal impact on the amenity of the area.

It is not considered that the proposed monopole would significantly impact on the landscape setting of the immediate and surrounding area.

Other than the heritage sites within Main Street, there are no heritage sites in the immediate vicinity of the proposal. It is accepted that the proposed monopole, due to its height, proximity and location, would inevitably be seen from adjacent and surrounding roads and this cannot be avoided. Whilst the top section of the monopole would be evident from a distance, it is considered that the proposed siting, together with the monopole's narrow appearance, would result in an acceptable balance between visual impact and community benefit. In light of the above, it is not considered that additional landscaping is required as part of this proposal.

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 visual impact of the proposal would be minimised by the site being sufficiently removed from surrounding dwellings, benefitting from the vegetation screening and being located at the edge of the township. A determining factor in the consideration of this proposal is to strike an appropriate balance between any potential visual impacts and the overall net community benefit from the provision of modern communications infrastructure within this part of the Shire. It is acknowledged that the facility would inevitably be seen due to its height and the function it is required to serve; however, given the narrow appearance of the proposed structure, it is not considered that this would be materially detrimental to the overall appearance of the site and the surrounds. The grey colouring and materials to be used in the construction of the monopole would assist in blending the structure with the surrounding natural sky/landscape setting. The proposed facility would be suitably set back from the main thoroughfares such as Main Street and Roadknight Street.

The development is proposed to be located approximately 63 metres from Scouller Street to the north, 116m from the existing dwelling at 21 Beal Street to the east, 114m from the rear lot boundary of the dwelling at 7 Strachan Street to the west and approximately 470m north of Main Street, Birregurra.

It is considered that these separation distances, in conjunction with existing vegetation and built form, would ensure that the proposed monopole was suitably located to reduce any potential visual impact when viewed from surrounding dwellings and public vantage points.

It is considered that an appropriate balance has been achieved for this proposal and, as such, the proposal is considered to comply with Principle A.

b. Telecommunications facilities should be co-located wherever practical

As previously noted within this report, the applicant has explored the avenue of co-location at existing sites in Birregurra. The applicant has advised within the application that NBN aims to investigate all possible co-location opportunities when selecting a site. The nearest potential candidate site is located at 28-30 Strachan Street, at the rear of Birregurra Community Health Centre. This site currently contains a shorter 20m communications pole, which would need to be replaced by a higher pole (35m high). This site is located within the Township Zone and in close proximity to the main commercial strip of Birregurra town centre and the Heritage Overlay.

It is not considered that a higher pole in this location would be an appropriate planning outcome, but rather that it would create a dominant visual presence close to the town and nearby residential premises. No other co-location sites were available to be considered.

In view of this, it is considered that there are no practical co-location options available. As such, a new structure is required to provide coverage for the NBN fixed wireless service. It is accepted that the applicant has considered the option of co-location and that Principle B has been adequately addressed.

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

The applicant has advised that the proposed monopole would be designed and installed to satisfy the requirements contained with Radiation Protection Standard — Maximum Exposure Levels to Radiofrequency Fields - 3kHz to 300 GHz, ARPANSA, May 2002 (Standard). It is considered this would ensure that the proposed monopole and associated equipment cabinets would not result in any increase in the level of risk to the public.

An Electromagnetic Energy (EME) report has been produced for the Telecommunications Facility and a copy of this has been provided with this application. The submitted EME report shows that the proposed facility complies with the Standard, with the maximum predicted EME equating to 0.15% of the maximum exposure limit. This is substantially less than 1% of the maximum allowable exposure limit (where 100% of the limit is still considered to be safe).

The proposal is considered to address the requirements of Principle C.

In addition to the above, the applicant has advised within the application that the NBN fixed wireless network is licensed by the Australian Communications and Media Authority (ACMA) for the exclusive use of the OFDMA2300 frequency band. As NBN is the exclusive licensee of this sub-band, emissions from NBN equipment within the frequency band should not cause interference.

The applicant adds that filters would also help to ensure that each facility meets the ACMA specifications for emission of spurious signals outside the NBN frequency allocations.

Furthermore NBN intends to promptly investigate any interference issues that are reported. The facility is also designed to be grounded to the relevant Australian Standards which means that the facility would be 'earthed'.

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

The site of the proposed works is largely cleared recreation reserve, with associated buildings and utilities. Any further disturbance to the existing site is expected to be minimal and limited to the building activities within the proposed compound area. The applicant has advised that the proposed construction area and overall compound area is designed to have minimal disturbance to the environmental characteristics of the site. The applicant has advised that the installation of the proposed facility can be undertaken at any time and it is not anticipated that it would affect the use of the site or the surrounding area.

Construction of the facility is designed to be carried out in accordance with relevant Occupational Health and Safety Guidelines. NBN intends to reinstate existing property to the standard that existed prior to the facility being installed if there is any damage.

The proposal is considered to address the requirements of Principle D.

e. Construction activity and site location should comply with State environment protection policies and best practice environmental management guidelines

The applicant has advised that the construction of the proposed facility would be carried out in accordance with relevant Occupational Health and Safety Guidelines. The proposal is considered to address the requirements of Principle E.

The proposal has been assessed against the relevant policies and principles as detailed above. It is considered that the requirements of the Code of Practice would be satisfied by the proposal. The proposal has satisfactorily addressed the principles for design, siting, construction and operation of 'A Code of Practice for Telecommunications Facilities'.

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.

Financial & Other Resource Implications

The proposal raises no financial or resourcing implications for Council.

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.

Environmental Consideration / Climate Change

Any relevant environmental considerations have been addressed within this report.

Communication Strategy / Consultation Period

Public notice of the proposed facility has previously been undertaken in accordance with Section 52 of the *Planning and Environment Act*, as discussed earlier in this report.

Conclusion

A planning permit is required for the use and development of the land for a telecommunications facility and associated works.

Allowing this proposal 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 requirements, and current local policies.

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

Attachments

1. PP103 2016-1 Application for Planning Permit

Recommendation(s)

That Council's Planning Committee resolves to Grant a Permit for the Use and Development of a Telecommunications Facility (40m Monopole) and Associated Antennas, Equipment Units and Works at 19 Strachan Street, Birregurra (CA 7 SEC K1) subject to the following conditions:

Endorsed plans

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

Amenity

- 2. The nature and colour of building materials employed in the construction of the structures hereby permitted must be non-reflective, to the satisfaction of the Responsible Authority.***
- 3. The telecommunications facility and associated equipment hereby permitted must be maintained in good condition to the satisfaction of the Responsible Authority.***
- 4. Sound pressure levels from operation of the proposed development are to comply with recommended maximum noise levels as derived from NIRV, or as agreed in writing by the Responsible Authority.***

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 returned to grass or such other condition as is agreed in writing, to the satisfaction of the Responsible Authority.***

Expiry

- 6. 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 use 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.

~~~~~\ ~~~~~

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

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

## 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?: Blathin Butler, Helen Evans, Ian Williams

Date: 2 5 / 1 1 / 2 0 1 5

### The land

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

#### Street Address

|             |                                                |
|-------------|------------------------------------------------|
| Street No.: | Street Name: Corner Barry and Strachan Streets |
|-------------|------------------------------------------------|

|                             |                   |
|-----------------------------|-------------------|
| Suburb/Locality: Birregurra | Postcode: 3 2 4 2 |
|-----------------------------|-------------------|

#### Formal Land Description

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

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

OR

|                        |                 |                         |
|------------------------|-----------------|-------------------------|
| Crown Allotment No.: 7 | Section No.: K1 | Parish Name: Birregurra |
|------------------------|-----------------|-------------------------|

- 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.

|                                                                         |
|-------------------------------------------------------------------------|
| Recreation Reserve with oval, pavilion, sheds and associated utilities. |
|-------------------------------------------------------------------------|

- 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.

Use and development for a telecommunications facility comprising a 40 metre monopole, associated antennas and equipment units.

- 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 \$ 230,000.00

**▲** 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:                         | David Hughes                                                      |
| Organisation (if applicable): | Aurecon                                                           |
| Postal address:               | PO Box 23061                                                      |
| Docklands VIC                 | Postcode: 8 0 1 2                                                 |
| Contact phone:                | 9975 3165 <input checked="" type="checkbox"/>                     |
| Mobile phone:                 | 0408 055217 <input type="checkbox"/>                              |
| Email:                        | david.hughes@aurecongroup.com <input checked="" type="checkbox"/> |
| Fax:                          | 9975 3444 <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:                         |                   |
| Organisation (if applicable): | Aurecon, for nbn  |
| Postal address:               | PO Box 23061      |
| Docklands VIC                 | Postcode: 8 0 1 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):         | Crown Land.                                                          |
| Organisation (if applicable): | DELWP - Contact: Tim O'Neil, Senior Property Officer (03) 5226 4809. |
| Postal address:               | PO Box 103                                                           |
| Geelong                       | Postcode: 3 2 2 0                                                    |

## Checklist

12 Have you?

|                                     |                                                                                                  |
|-------------------------------------|--------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | Filled in the form completely?                                                                   |
| <input type="checkbox"/>            | Paid or included the application fee?                                                            |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> Attached all necessary supporting information and documents? |
| <input checked="" type="checkbox"/> | Completed the relevant council planning permit checklist?                                        |
| <input checked="" type="checkbox"/> | 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.

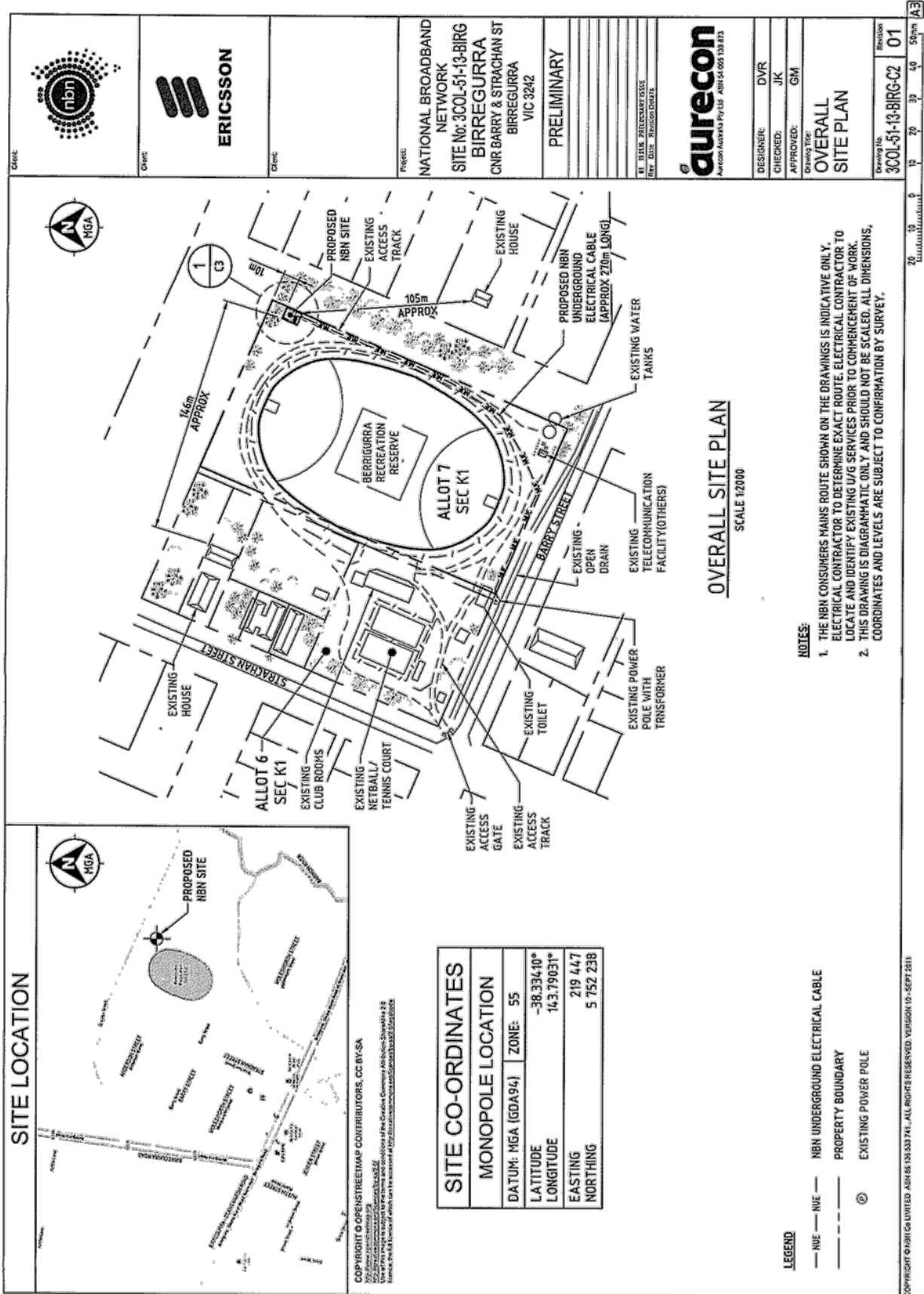
|                                                                                                                                                                                           |                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| <b>A Owner/Applicant</b><br>I declare that I am the applicant and owner of the land and all the information in this application is true and correct.                                      | Signature<br><br>Date: [ ] / [ ] / [ ]            |
| <b>B Owner</b><br>I declare that I am the owner of the land and I have seen this application.                                                                                             | Signature<br><br>Date: [ ] / [ ] / [ ]            |
| <b>Applicant</b><br>I declare that I am the applicant and all of the information in this application is true and correct.                                                                 | Signature<br><br>Date: [ ] / [ ] / [ ]            |
| <b>C Applicant</b><br>I declare that I am the applicant and:<br>• I have notified the owner about this application;<br>• and all the information in this application is true and correct. | Signature <i>D. Jones</i><br>Date: 29 / 04 / 2016 |

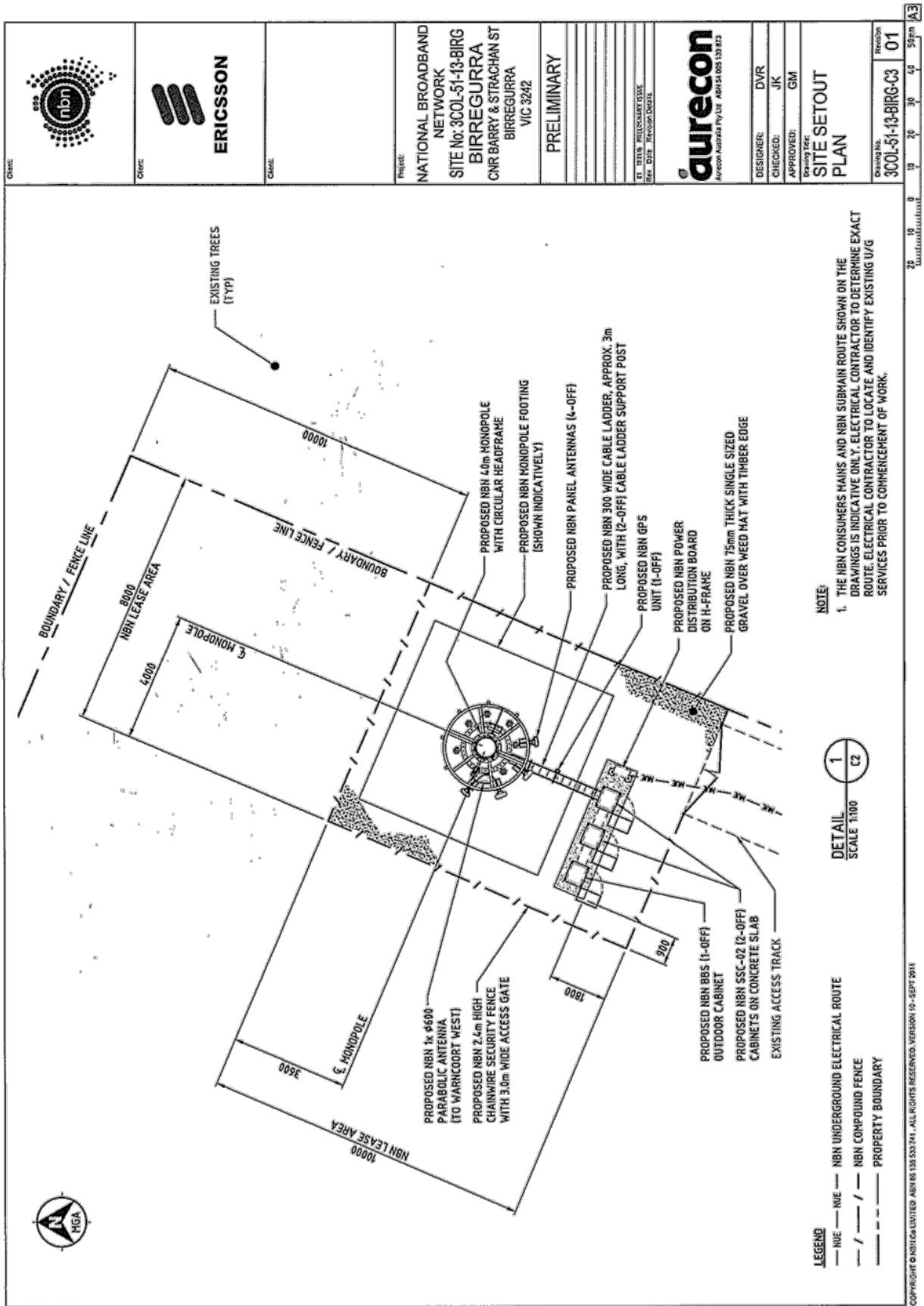
### Lodgement

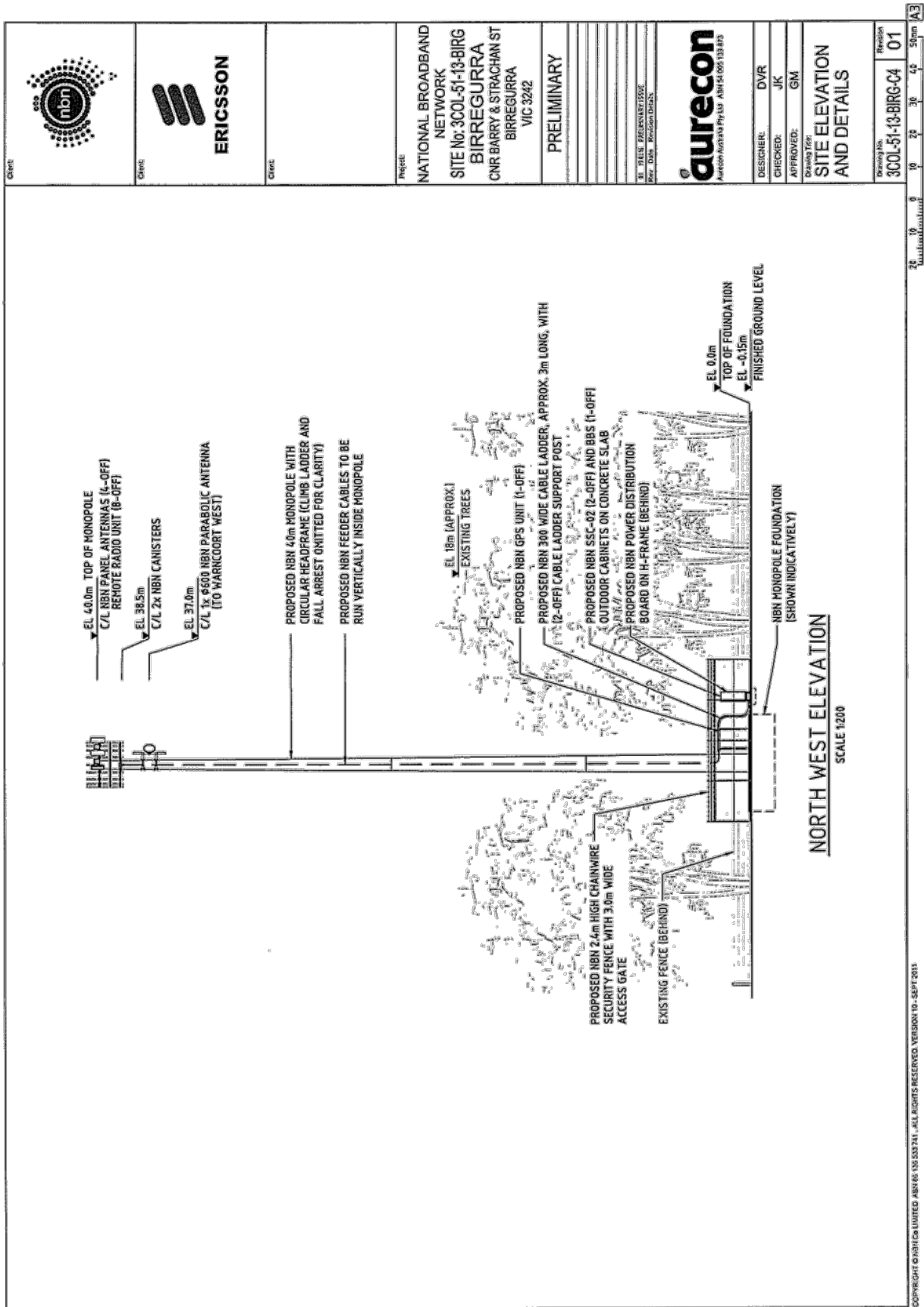
Lodge the completed and signed form and all documents with:

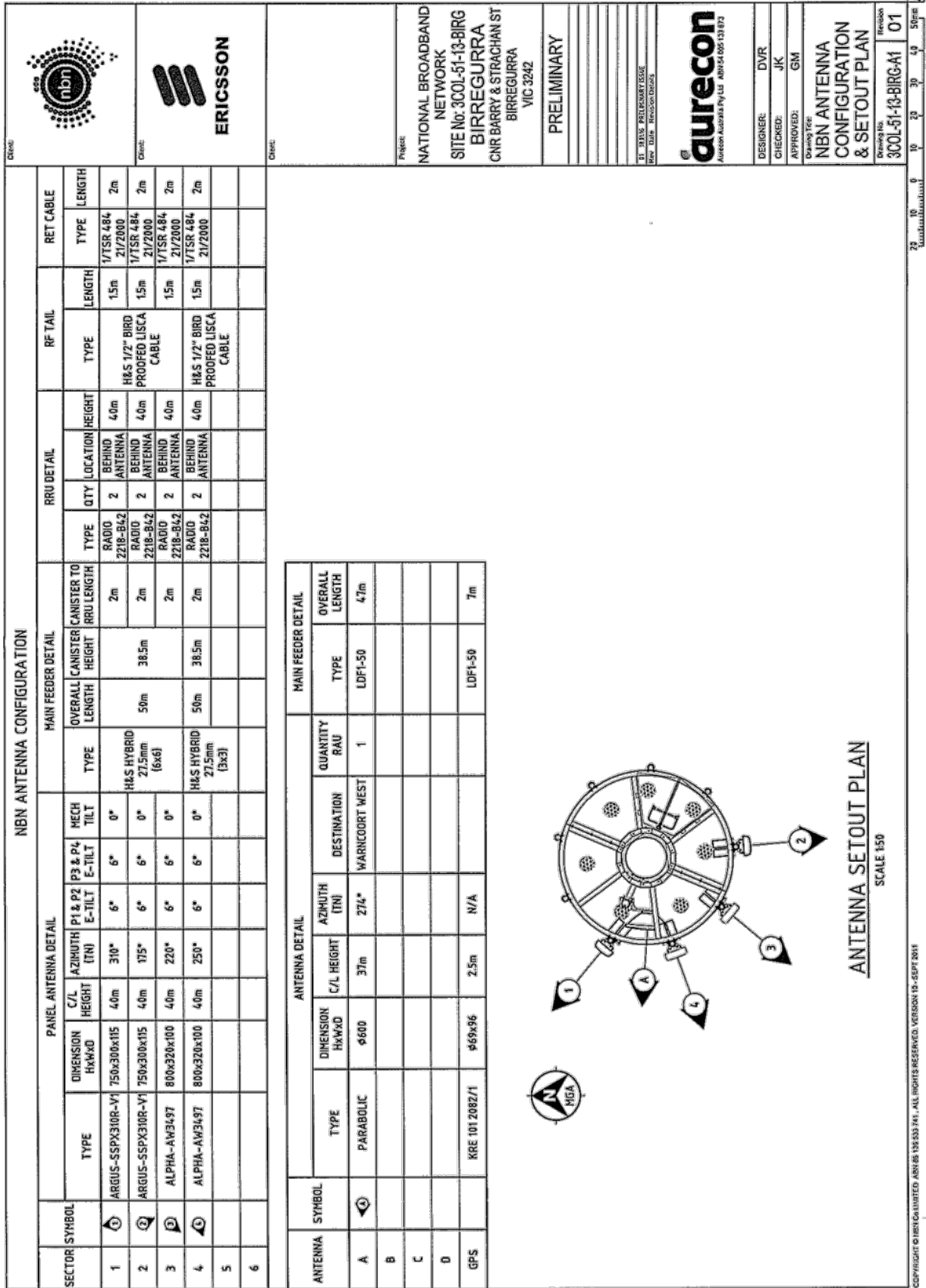
Colac-Otway Shire ☐☐  
PO Box 283, ☐COLAC VIC 3250☐  
2-6 Rae Street, COLAC VIC 3250☐☐  
Telephone: (03) 5232 9412 ☐☐  
Fax: (03) 5232 1046 ☐☐  
Email: [inq@colacotway.vic.gov.au](mailto:inq@colacotway.vic.gov.au) ☐☐  
TTY: (03) 5231 6787☐☐

For help or more information

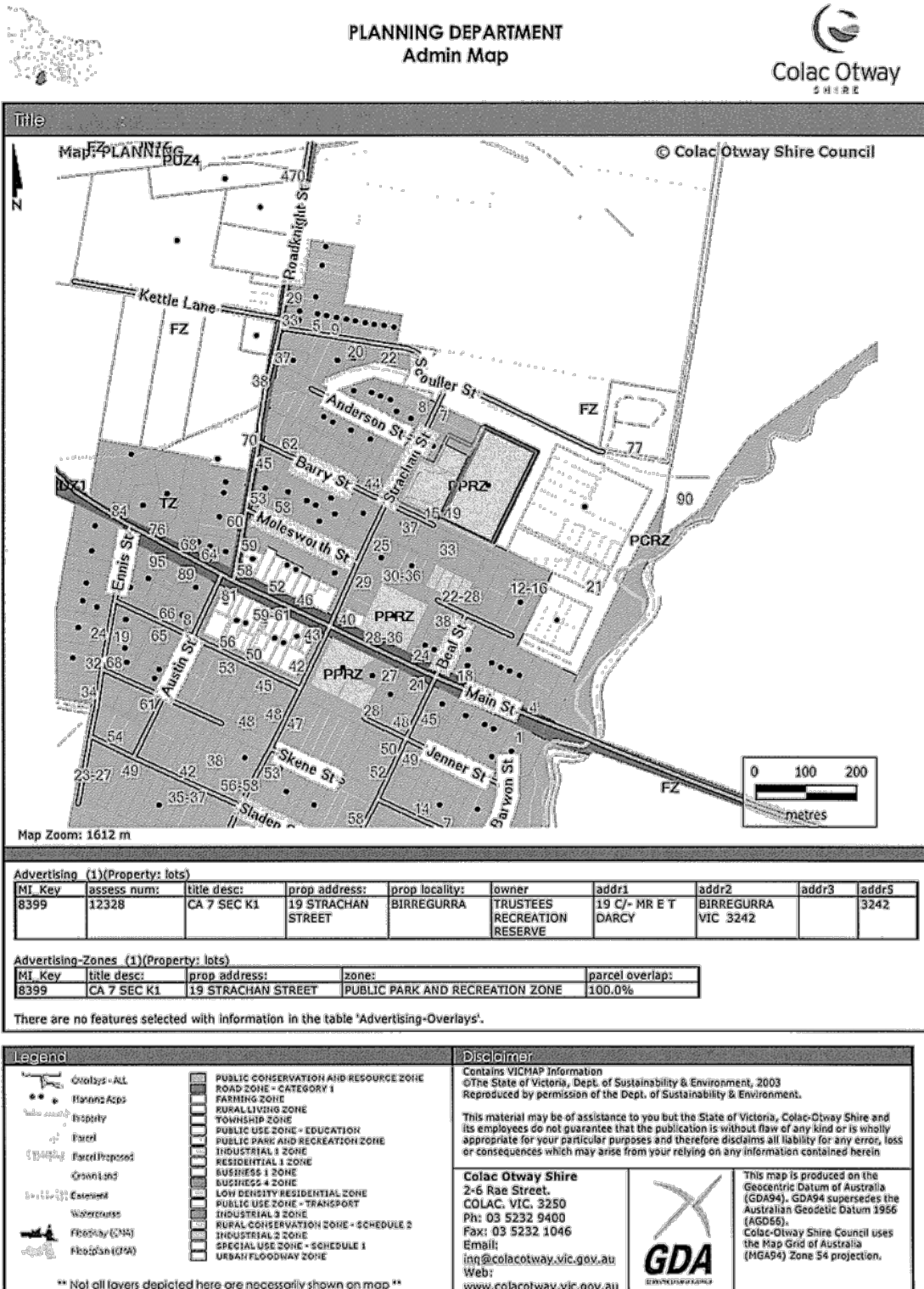








Created by planning on Monday, 11 July 2016



**PC161008-2 PLANNING AND BUILDING STATISTICAL REPORT**

|             |                                  |           |             |
|-------------|----------------------------------|-----------|-------------|
| AUTHOR:     | Jane Preston-Smith               | ENDORSED: | Brydon King |
| DEPARTMENT: | Development & Community Services | FILE REF: | F16/319     |

Planning Statistics

- 27 Planning Permit Applications were received for the period of 1 June 2016 to 30 June 2016.
- 29 Planning Permit Applications were considered for the period 1 June 2016 to 30 June 2016.

Building Statistics

The building statistics shown in the attachments to this report are updated to 30 June 2016

**Attachments**

1. Planning Statistical Report - June 2016 - (Determinations) - AGENDA Copy

**Recommendation(s)**

***That Council notes the Planning and Building Statistical report for the month of June 2016.***

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PLANNING STATISTICAL REPORT – JUNE 2016 - (DETERMINATIONS)

| APPLICATION NUMBER | DATE RECEIVED | LOCATION | PROPOSAL | STATUTORY DAYS | DATE DETERMINED | DETERMINATION AND AUTHORITY |
|--------------------|---------------|--|---|----------------|-----------------|-----------------------------------|
| 43/2007-5 | 27-APR-16 | 18 ROSS STREET COLAC | DEVELOP SEVEN (7) SINGLE STOREY DWELLINGS & EIGHT (8) LOT SUBDIVISION | 42 | 30-JUN-16 | AMENDED PERMIT ISSUED BY DELEGATE |
| 415/2008-3 | 20-JAN-16 | 130-138 BROMFIELD STREET COLAC | USE AND DEVELOPMENT OF LAND FOR TRADE SUPPLIES AND A REDUCTION IN OTHERWISE REQUIRED CAR PARKING AND OUTDOOR ADVERTISING SIGNAGE | 36 | 29-JUN-16 | AMENDED PERMIT ISSUED DELEGATE |
| 142/2012-2 | 11-MAY-16 | 31 GRIFFINS ROAD BARWON DOWNS | USE AND DEVELOPMENT OF THE LAND FOR A DWELLING, AND ASSOCIATED BUILDINGS & WORKS | 21 | 29-JUN16 | PERMIT ISSUED BY DELEGATE |
| 214/2015-1 | 7-SEP-15 | 27 HARRINGTON STREET SEPARATION CREEK | VARATION OF EXISTING CARRIAGEWAY EASEMENT ON NO. 29 AND CREATION OF NEW CARRIAGEWAY EASEMENT AT NO. 27 | 188 | 10-JUN-16 | PERMIT ISSUED BY DELEGATE |
| 285/2015-2 | 25-MAY-16 | 1680 BIRREGURRA FORREST ROAD BARWON DOWNS | BUILDINGS AND WORKS TO PROVIDE ADDITIONAL DEPOT FACILITIES, INCLUDING CONSTRUCTION OF AN OFFICE, SHEDS, CAR PARK, REFUELLING AND WASH BAY AREAS, FENCING, CREATION OF ACCESS TO A ROAD IN A ROAD ZONE CATEGORY 1 AND REMOVAL OF NATIVE VEGETATION | 23 | 17-JUN-16 | AMENDED PERMIT ISSUED BY DELEGATE |
| 255/2015-1 | 22-OCT-15 | 8, 10 AND 12-14 LAVERS HILL COBDEN ROAD, LAVERS HILL | USE AND DEVELOPMENT OF AN EMERGENCY SERVICES FACILITY, REMOVAL OF VEGETATION, CREATION OF ACCESS TO A ROAD IN A ROAD ZONE CATEGORY 1 AND DISPLAY OF ONE BUSINESS IDENTIFICATION SIGN | 9 | 20-JUN-16 | PERMIT ISSUED BY DELEGATE |
| 270/2015-1 | 3-NOV-15 | 1140 CORANGAMITE LAKE ROAD ALVIE | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF STORAGE SHED | 21 | 30-JUN-16 | PERMIT ISSUED BY DELEGATE |
| 307/2015-1 | 19-DEC-15 | 111-117 GREAT OCEAN ROAD APOLLO BAY | USE OF LAND TO SELL OR CONSUME LIQUOR (RESTAURANT AND CAFÉ LIQUOR LICENCE) | 89 | 24-JUN-15 | PERMIT ISSUED BY DELEGATE |

PLANNING STATISTICAL REPORT – JUNE 2016 - (DETERMINATIONS)

| APPLICATION NUMBER | DATE RECEIVED | LOCATION | PROPOSAL | STATUTORY DAYS | DATE DETERMINED | DETERMINATION AND AUTHORITY |
|--------------------|---------------|--------------------------------------|---|----------------|-----------------|-----------------------------|
| 32/2016-1 | 12-FEB-16 | 15-16 MCRAE ROAD WYE RIVER | RE-SUBDIVISION OF LAND INTO TWO (2) LOTS AND CREATION OF A CARRIAGEWAY | 7 | 3-JUN-16 | PERMIT ISSUED BY DELEGATE |
| 37/2016 | 16-FEB-16 | 20 PETJULI STREET ELLIMINYT | SUBDIVISION OF LAND INTO FOUR (4) LOTS | 58 | 28-JUN-16 | PERMIT ISSUED DELEGATE |
| 41/2016-1 | 26-FEB-16 | 5 TENNANT STREET CRESSY | USE OF LAND FOR A STORE, AND ASSOCIATED BUILDINGS AND WORKS (RETROSPECTIVE) | 65 | 3-JUN-16 | PERMIT ISSUED BY DELEGATE |
| 47/2016-1 | 3-MAR-16 | 568 CORANGAMITE LAKE ROAD COROROOKE | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF DWELLING AND OUTBUILDING | 40 | 9-JUN-16 | PERMIT ISSUED BY DELEGATE |
| 59/2016-1 | 18-MAR-16 | 15 ANDERSON STREET BIRREGURRA | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF AN OUTBUILDING | 62 | 20-JUN-16 | PERMIT ISSUED BY DELEGATE |
| 66/2016 | 6-APR-16 | 306 SINCLAIR STREET SOUTH, ELLIMINYT | USE AND DEVELOPMENT OF THE LAND FOR A DWELLING AND SHED | 10 | 6-JUN16 | PERMIT ISSUED DELEGATE |
| 72/2016 | 19-APR-16 | 137-139 ARMSTRONG STREET COLAC | SUBDIVISION OF LAND INTO TWO (2) LOTS | 41 | 24-JUN-16 | PERMIT ISSUED BY DELEGATE |
| 74/2016-1 | 20-APR-16 | 47 MORLEY AVENUE WYE RIVER | EXTENSION TO AN EXISTING DWELLING/STRUCTURE | 70 | 29-JUN-16 | PERMIT ISSUED BY DELEGATE |

PLANNING STATISTICAL REPORT – JUNE 2016 - (DETERMINATIONS)

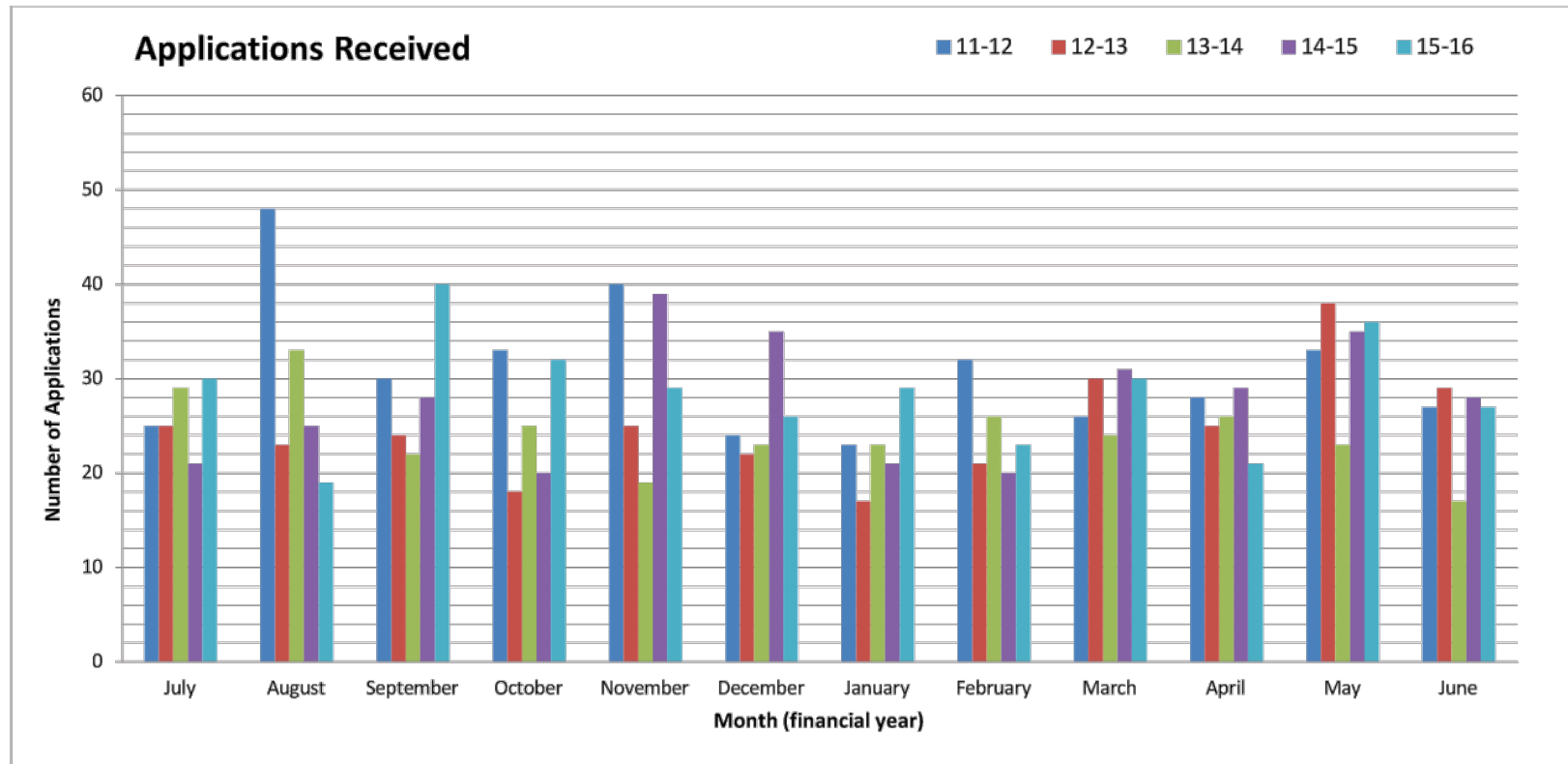
| APPLICATION NUMBER | DATE RECEIVED | LOCATION | PROPOSAL | STATUTORY DAYS | DATE DETERMINED | DETERMINATION AND AUTHORITY |
|--------------------|---------------|---|---|----------------|-----------------|------------------------------|
| 77/2016-1 | 18-APR-16 | 15 BEATTIE LANE
WONGARRA | BUILDINGS AND WORKS COMPRISING
CONSTRUCTION OF OUTBUILDING | 7 | 30-JUN-16 | PERMIT ISSUED BY
DELEGATE |
| 79/2016-1 | 26-APR-16 | 24 ENNIS STREET
BIRREGURRA | RE-SUBDIVISION OF TWO (2) LOTS (BOUNDARY
REALIGNMENT) | 28 | 30-JUN-16 | PERMIT ISSUED BY
DELEGATE |
| 80/2016-1 | 27-APR-16 | 55 SWAN MARSH
ROAD PIRRON
YALLOCK | CONSTRUCTION OF A CATTLE/VEHICLE
CROSSING | 25 | 8-JUN-16 | PERMIT ISSUED BY
DELEGATE |
| 81/2016-1 | 29-APR-16 | 157 HARRIS ROAD
ELLIMINYT | USE AND DEVELOPMENT OF THE LAND FOR A
DWELLING | 15 | 15-JUN-16 | PERMIT ISSUED BY
DELEGATE |
| 83/2016-1 | 2-MAY-16 | 4/3 CAWOOD
STREET APOLLO
BAY | BUILDINGS AND WORKS COMPRISING EXTENSION
TO DWELLING | 23 | 20-JUN-16 | PERMIT ISSUED BY
DELEGATE |
| 86/2016-1 | 3-MAY-16 | 48 KARINGAL DRIVE
WYE RIVER | ONE NEW DWELLING (DWELLING DESTROYED IN
BUSHFIRE) | 2 | 2-JUN-16 | PERMIT ISSUED BY
DELEGATE |
| 87/2016-1 | 6-MAY-16 | 27 HARRIS ROAD
ELLIMINYT | THREE (3) LOT SUBDIVISION | 47 | 22-JUN-16 | PERMIT ISSUED BY
DELEGATE |
| 88/2016-1 | 6-MAY-16 | 24 HUGH MURRAY
DRIVE | BUILDINGS AND WORKS COMPRISING
CONSTRUCTION OF A WAREHOUSE AND
ASSOCIATED WORKS | 2 | 20-JUN-16 | PERMIT ISSUED BY
DELEGATE |

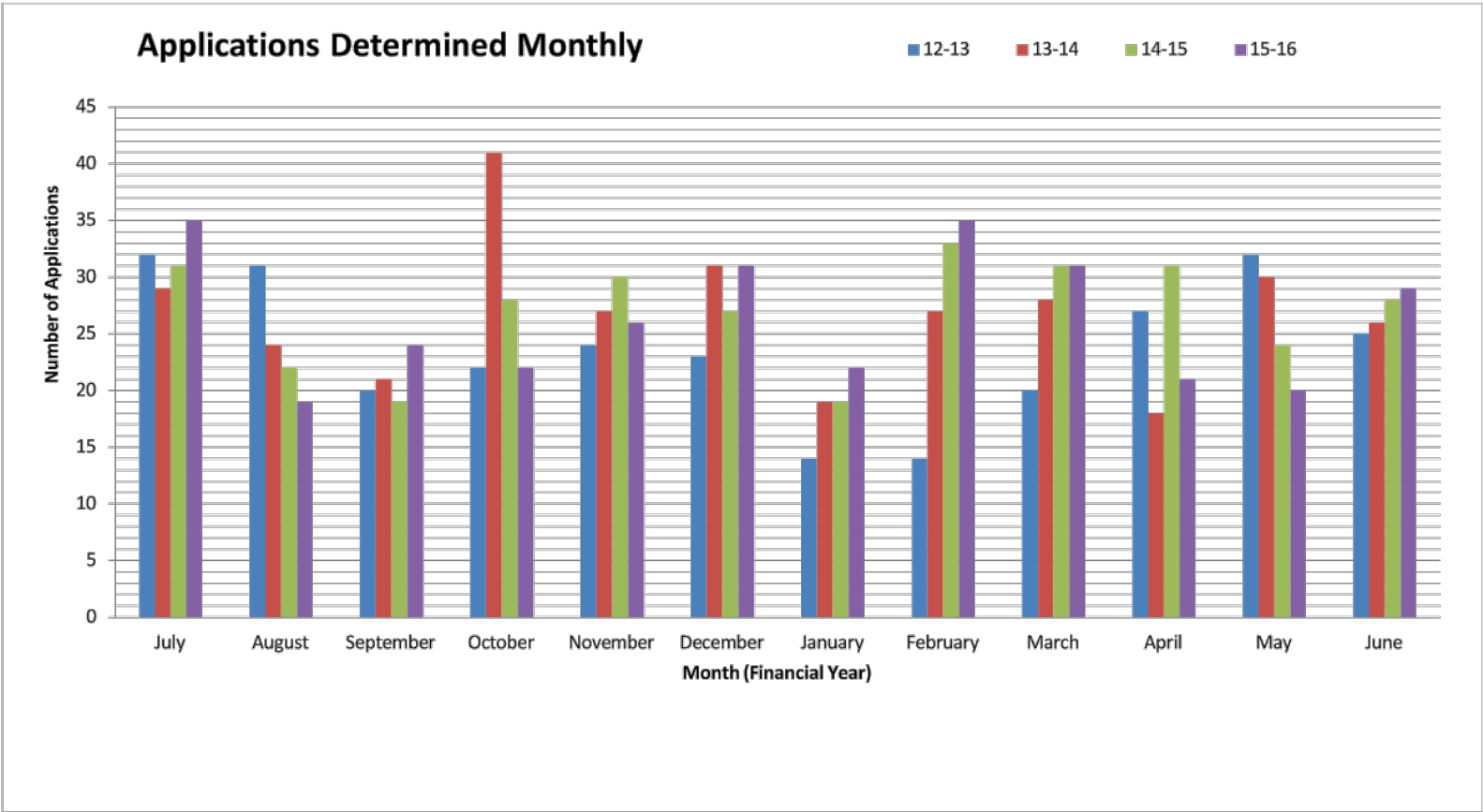
PLANNING STATISTICAL REPORT – JUNE 2016 - (DETERMINATIONS)

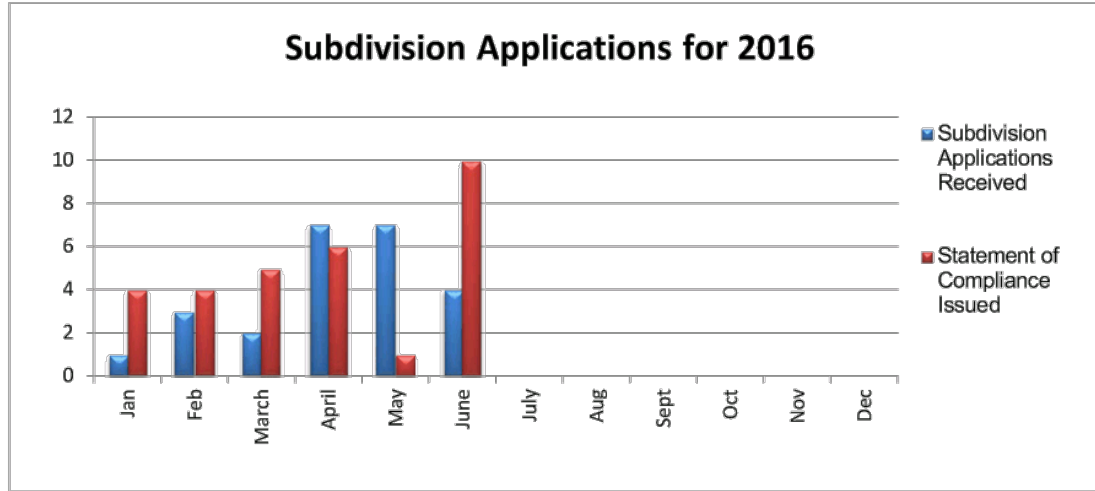
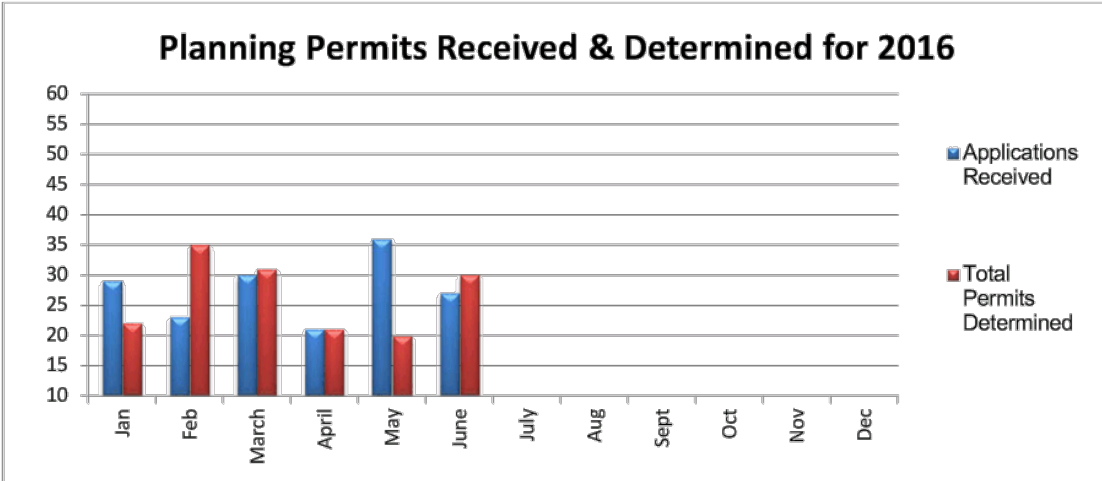
| APPLICATION NUMBER | DATE RECEIVED | LOCATION | PROPOSAL | STATUTORY DAYS | DATE DETERMINED | DETERMINATION AND AUTHORITY |
|--|---------------|---|--|----------------|-----------------|---------------------------------------|
| 95/2016-1 | 12-MAY-16 | 22 FYANS STREET COLAC | PARTIAL DEMOLITION, AND BUILDINGS AND WORKS COMPRISING EXTENSION OF DWELLING | 42 | 23-JUN-16 | PERMIT ISSUED BY DELEGATE |
| 99/2016-1 | 9-MAY-16 | 1680 BIRREGURRA FORREST ROAD BARWON DOWNS | BUILDINGS AND WORKS COMPRISING THE CONSTRUCTION OF A TELECOMMUNICATIONS FACILITY (24M RADIO MAST) | 31 | 9-JUN-16 | PERMIT ISSUED BY COUNCIL |
| 101/2016-1 | 12-MAY-16 | 1 TRISTANIA DRIVE COLAC EAST | BUILDINGS AND WORKS COMPRISING ROOF LEVEL EXTENSIONS, REDUCTION IN CAR PARKING (4 SPACES) AND WAIVER OF LOADING/UNLOADING REQUIREMENTS | 28 | 9-JUN-16 | PERMIT ISSUED BY COUNCIL |
| 67/2016-1 | 13-APR-16 | 413-437 MURRAY STREET COLAC (COLAC HIGH SCHOOL) | DEMOLITION OF NON-CONTRIBUTORY BUILDINGS AND REMOVAL OF NATIVE VEGETATION | 78 | 30-JUN-16 | NOTICE OF DECISION ISSUED BY DELEGATE |
| AVERAGE STATUTORY DAYS TO DETERMINE PLANNING APPLICATIONS | | | | 40 | | |

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

| APPLICATION NUMBER | DATE RECEIVED | LOCATION | PROPOSAL | STATUTORY DAYS | DATE DETERMINED | DETERMINATION AND AUTHORITY |
|--|---------------|-------------------------------|---|----------------|-----------------|-----------------------------|
| 43/2016-1 | 1-MAR-16 | 9 PARKINSON STREET COLAC EAST | DISPLAY OF SINGLE-SIDED ELECTRONIC PROMOTION SIGN | 68 | 9-JUN-16 | WITHDRAWN |
| AVERAGE STATUTORY DAYS (ALL APPLICATIONS) | | | | 41 | | |







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 | 3 | 185,745 | 0 | - | 0 | - | 1 | 2,779,280 | 37 | 8,823,736 |
| 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 | 20 | 468,276 | 0 | - | 2 | 348,180 | 0 | - | 1 | 31,000 | 32 | 3,538,012 |
| Jun | 6 | 2,881,532 | 22 | 1,085,624 | 0 | - | 2 | 5,600 | 0 | - | 0 | - | 28 | 3,953,406 |
| Jul | | | | | | | | | | | | | | |
| Aug | | | | | | | | | | | | | | |
| Sep | | | | | | | | | | | | | | |
| Oct | | | | | | | | | | | | | | |
| Nov | | | | | | | | | | | | | | |
| Dec | | | | | | | | | | | | | | |
| Total | 53 | 19,888,070 | 142 | 5,483,536 | 8 | 908,245 | 6 | 361,280 | 1 | 50,000 | 2 | 2,810,280 | 212 | 29,501,411 |

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 | 130 | 34,883,520 | 259 | 11,427,948 | 11 | 4,897,695 | 21 | 1,768,619 | 1 | 550,000 | 15 | 2,041,271 | 437 | 55,569,053 |
| 2012 | 112 | 37,509,600 | 259 | 9,248,333 | 12 | 9,024,422 | 22 | 2,272,199 | 2 | 2,913,411 | 15 | 4,057,333 | 422 | 65,025,298 |
| 2013 | 113 | 30,065,304 | 252 | 11,629,479 | 8 | 620,000 | 24 | 1,526,120 | 7 | 3,849,610 | 10 | 6,707,886 | 414 | 54,398,399 |
| 2014 | 103 | 33,310,220 | 248 | 9,141,465 | 6 | 6,185,846 | 15 | 1,032,065 | 7 | 641,868 | 13 | 12,890,553 | 392 | 63,202,017 |
| 2015 | 97 | 25,064,524 | 307 | 12,328,475 | 7 | 2,508,183 | 24 | 3,447,364 | 3 | 220,634 | 12 | 2,135,742 | 450 | 45,704,922 |
| 2016 | 53 | 19,888,070 | 142 | 5,483,536 | 8 | 908,245 | 6 | 361,280 | 1 | 50,000 | 2 | 2,810,280 | 212 | 29,501,411 |

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 | Extension/Alteration
Demolition |

