



PLANNING COMMITTEE MEETING

AGENDA

WEDNESDAY 14 JUNE 2017

AT 6PM

COPACC

COLAC OTWAY SHIRE COUNCIL PLANNING COMMITTEE MEETING

14 JUNE 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 14 June 2017 at 6pm.

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. 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.

7. CONFIRMATION OF MINUTES

- **Planning Committee held on the 8 March 2017.**

Recommendation

That the Planning Committee confirm the above minutes.

PLANNING COMMITTEE MEETING

**TEMPORARY STONE EXTRACTION (BORROW PIT ASSOCIATED WITH PRINCES HIGHWAY DUPLICATION), REMOVAL OF NATIVE VEGETATION (SCATTERED NATIVE RUSHES), ACCESS AND CREATION OF DAM
PC171406-1**

| | | | |
|---|---|------------------------|---|
| ADDRESS AND PROPERTY DETAILS | 4580 Princes Highway, Birregurra | GENERAL MANAGER | Gareth Smith |
| PREPARED BY | Blaithin Butler | TRIM FILE | F17/804 |
| DIVISION | Development & Community Services | CONFIDENTIAL | No |
| PERMIT TRIGGERS | Farming Zone (Use and Development, including Earthworks to Create Dam); Clause 52.08 (Earth and Energy Resources Industry); Clause 52.17 (Removal of Native Vegetation) and Clause 52.29 (Access to RDZ1/PAO) | | |
| TRIGGER FOR DETERMINATION BY COMMITTEE | More than 3 objections (9) | | |
| APPLICATION NUMBER | PP12/2017 | | |
| PROPOSAL | Temporary Use and Development of the Land for Stone Extraction (Borrow Pit Associated with Princes Highway Duplication), Removal of Native Vegetation (Scattered Native Rushes), Creation/Alteration of Access to a Road in a Road Zone Category 1/Public Acquisition Overlay, and Earthworks to Create a Dam PP12/2017 | | |
| ZONE | Farming Zone | OVERLAYS | Public Acquisition Overlay (PAO1 - VicRoads: Road Widening) |
| COVENANTS | No existing covenants on the land | | |
| LIST OF ATTACHMENTS | 1. Site plan and cross section | | |
| CULTURAL HERITAGE | Part of the land is in an area of cultural heritage sensitivity. An approved Cultural Heritage Management Plan was submitted as part of the planning application. | | |

1. LOCATION PLAN / AERIAL PHOTO

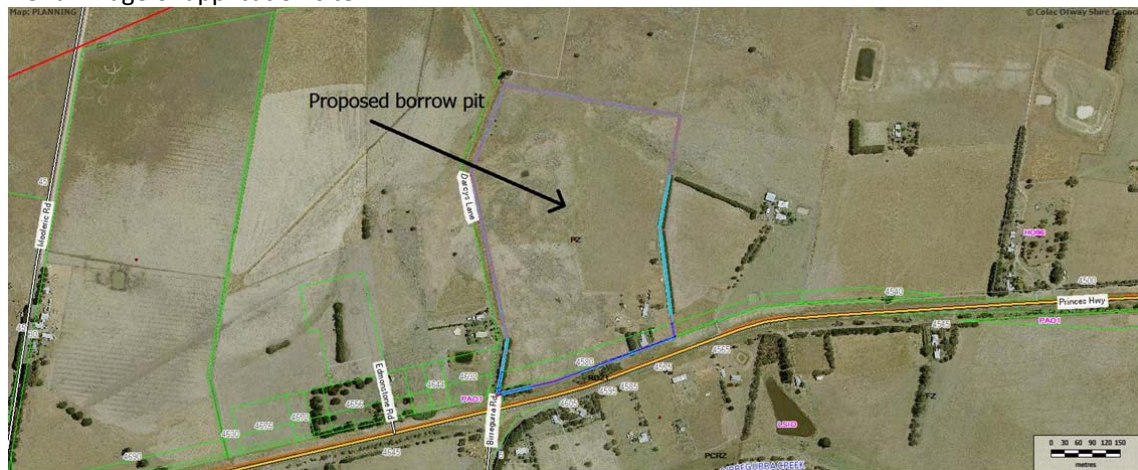
LOCATION PLAN

The plan below shows the application site in relation to nearby roads:



AERIAL PHOTO

Aerial image of application site:



2. EXECUTIVE SUMMARY

A planning permit is sought to extract clay (which comes under the state-wide definition of 'stone extraction' in the Colac Otway Planning Scheme) from land owned by VicRoads, for use associated with the Princes Highway duplication. Following extraction works, part of the area from which the clay would be extracted would be retained as a dam. It is anticipated that the proposed extraction works would take approximately two years.

The land in question abuts the highway, with the southern section near the lot boundary within the area in which the highway works are being undertaken.

Nine (9) valid objections were received to the proposal as originally submitted, with a number of local residents raising concerns, inter alia, about the potential to impact on groundwater and stormwater, and the future use of the excavated area. At the time of writing this report, these objections remain. (Two objectors could not be identified and therefore those objections are not valid).

The applicant considered the issues raised by objectors and amended the proposal to reduce the depth of the proposed extraction and propose a dam within the southern part of the extraction area as part of the rehabilitation works. One objection was conditionally withdrawn following the submission of the amended plans, but it has not been established that one of the requested conditions (i.e. to impose a covenant on the subject land to prevent its future use for landfill) would be met.

It is noted that other objectors queried whether the proposal was subject to the same assessment process as the proposal for a quarry at nearby 320 Mooleric Road. An order relating to that proposal at 320 Mooleric Road was made by the Governor in Council on 6 June 2017, which included a direction to Council to issue planning permit PP169/2014-1 for the use and development of that land for stone extraction, subject to conditions. That quarry proposal is substantially different in nature to the current proposal for the borrow pit, being a long term project which included basalt extraction from below the water table and which will require a road upgrade. As such, whilst the objections specifically referencing the proposed quarry are noted, it is not considered that objections made on this basis hold any weight in the consideration of the proposal for the temporary extraction of clay from well above groundwater level.

It is considered that a Notice of Decision to Grant a Permit could reasonably be issued for the proposed works, including the associated removal of some scattered rushes, the provision of access to the land and also earthworks to ultimately form a dam in the southern section of the extraction area.

3. RECOMMENDATION

That Council:

Resolves to issue a Notice of Decision to Grant a Permit for the Temporary Use and Development of the Land for Stone Extraction (Borrow Pit Associated with Princes Highway Duplication), Removal of Native Vegetation (Scattered Native Rushes), Creation/Alteration of Access to a Road in a Road Zone Category 1/Public Acquisition Overlay, and Earthworks to Create a Dam at 4580 Princes Highway, Birregurra (Plan of Consolidation 172320W, V/F: 11491/304) subject to the following conditions:

Amended plans

- 1. Prior to commencement of the use and/or development, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans submitted with the application, but modified to show:***

- a) The location of any native vegetation to be removed;***

- b) details of the proposed rehabilitation works, including capping of the dam, revegetation, removal of stockpiles, any fencing and/or landscaping proposed, access arrangements etc.;*
- c) the location of the gas pipeline easement and dimensioned setbacks from the edge of easement to the edge of the proposed works; and*
- d) the location of areas of cultural heritage sensitivity and access tracks in relation to the proposed borrow pit as shown on the amended plans received by the Responsible Authority on 18 May 2017.*

Endorsed plans

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

Output

- 3. The total output from the extraction works must not exceed 145,400m³ without the written consent of the Responsible Authority.*

Biodiversity

- 4. If any waterbodies are proposed to be removed or impacted within a 30m radius of the waterline, a pre-clearance inspection must be undertaken to determine whether or not there are any Growling Grass Frogs present, in accordance with the EPBC Act conditions approved for the Princes Highway Duplication Project.*
- 5. Active weed management must be undertaken during the establishment, operation and rehabilitation phases of the borrow pit in accordance with the submitted 'Environmental Management Sub-Plan Weed and Pathogen Management' report received by the Responsible Authority on 10 February 2017.*

Groundwater

- 6. All works must be carried out on site in accordance with the submitted 'Groundwater Management Procedure Rev. 2', prepared by BMD and dated 18 April 2017.*

Amenity

- 7. Details of dust control measures must be submitted to and approved in writing by the Responsible Authority. Dust management must be undertaken in accordance with the approved details for the duration of the works hereby permitted.*
- 8. 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 as amended.*

Cultural Heritage Management

- 9. All works on site must be undertaken in accordance with the recommendations of the approved Cultural Heritage Management Plan (AV # 14217) for the land. Protective fencing must be erected around the areas of cultural heritage sensitivity, to prevent access into those areas, and must be maintained for the duration of works on the land associated with this permit.*

Rehabilitation

- 10. Upon the completion of the extraction works hereby completed, the rehabilitation works shown on the endorsed plans must be undertaken to the satisfaction of the Responsible Authority.*

No Landfill

11. No part of the site may be used for landfill.

Protection of Gas Pipeline

12. Prior to endorsement, the submitted plans must be amended to clearly show the location of the gas pipeline easement and dimensioned setbacks from the edge of easement to the edge of the proposed works, i.e. the borrow pit, confirming that no excavation or works are proposed on the gas pipeline easement.

13. Prior to the commencement of any works the gas pipeline easement must be fenced off with appropriate temporary fencing by the developer to the satisfaction of the Responsible Authority and the relevant pipeline licensee.

14. Buildings, structures, roadway, pavement, pipeline, cable, fence or any other improvement on or under the land within the gas transmission pipeline easement must not be constructed without prior consent in writing from the pipeline licensee/operator (APA VTS Australia (Operations) Pty Ltd). No structure or vegetation is, or will be, permitted on the easement that prohibits maintenance of line of sight along the pipeline easement.

15. No construction vehicles/equipment, construction material or overburden is permitted over the gas pipeline easement, without the consent of APA VTS Australia (Operations) Pty Ltd or the relevant pipeline licensee.

16. Prior to the commencement of any works, including demolition, a Construction Management Plan must be submitted to and approved by the Responsible Authority. The plan must:

- a) Demonstrate how the proposal will not compromise the integrity of the gas pipeline and the gas pipeline easement.**
- b) Prohibit the use of rippers or horizontal directional drills, blasting unless otherwise agreed by the operator of the gas transmission pipeline.**
- c) Avoid significant vibration, heavy loadings stored over the pipeline and heavy vehicle/plant crossings of the pipeline within the easement.**
- d) Be endorsed by the operator of the gas transmission pipeline where the works are within or crossing the relevant gas transmission easement.**
- e) Include any other relevant matter to the satisfaction of the Responsible Authority.**

Expiry

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

- a) The use, development and vegetation removal is not commenced within two years of the date of this permit.**
- b) The extraction works and vegetation removal 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.

Note

- 1. In the event that historical archaeological features, deposits, artefacts or ruins are discovered on site, works in that area will need to cease and Heritage Victoria will need to be contacted.**

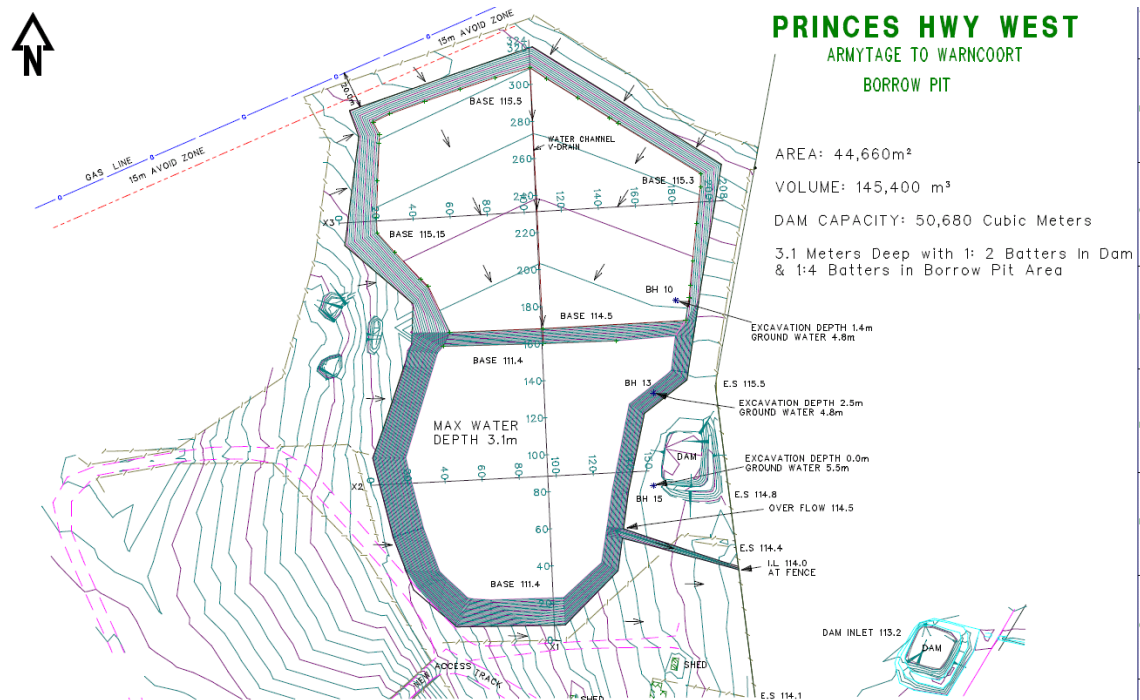
4. OPTIONS

Council has the options of:

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

It is considered that the proposed extraction of clay for use in the adjacent highway duplication works, and associated works and vegetation removal, are acceptable in principle subject to appropriate subsequent rehabilitation of the land. It is recommended that Option a) is supported for the reasons outlined in the balance of this report.

The site plan under consideration for this application, as formally submitted following a Consultation Meeting facilitated by Council and attended by the applicant and objectors on 15 May, is attached to this report and shown below:



5. RELEVANT BACKGROUND

The subject land, which is located on the northern side of Princes Highway, is owned by VicRoads. The contractors (BMD) that have been engaged by VicRoads to undertake this section of the highway duplication works are proposing to extract clay from various lots abutting the highway, including the subject land. Such extraction of material from land abutting proposed highway works is not uncommon, subject to suitable material being available, as it minimises transportation requirements for the material.

6. PROPOSAL

A planning permit is sought for the extraction of clay from an area of approximately 4.4ha within a 22ha lot owned by VicRoads at 4580 Princes Highway, Birregurra. The proposed 'borrow pit' would be set back approximately 100m from the Princes Highway frontage.

The proposed use comes under the definition of 'stone extraction' in the planning scheme, i.e.:

"Land used for the extraction or removal of stone in accordance with the Mineral Resources (Sustainable Development) Act 1990 (MRSDA)".

The definition of 'stone' under clause 72 of the planning scheme, which is quoted below, includes clay:

*"Basalt, freestone, granite, limestone, sandstone, or other building stone, or rock, ordinarily used for building, manufacturing, road making, or construction; or **clay** (not fine clay, bentonite, or kaolin), earth, gravel, quartz (not quartz crystals), sand, soil, slate, or other similar material."* [my emphasis]

It should be emphasised that the applicant has confirmed that the material that would be sourced from the borrow pit is clay, and not any other material that comes under the above definition of 'stone'.

The proposed extraction area would measure 44.660m². The applicant has advised that 145,4000m³ of material would be removed. As part of future rehabilitation works, and to address the concerns of neighbours about the land becoming a dustbowl or landfill site in the future, a dam is proposed in the southern part of the extraction area. This would have 1:2 batters, with a maximum water depth of 3.1m, whilst there would be 1:4 batters in the rest of the borrow pit area. The submitted plan shows proposed excavation depths in the vicinity of some of the boreholes made within the area of the borrow pit. These show that in part of the northern section where groundwater has been found to be at 4.8m, the extraction works would be 1.4m, and within the proposed southern/dam section the excavation depth would be 2.5m where groundwater has been found at 4.8m – 5.5m. The applicant has advised that overflow from the proposed dam would follow contours, flowing east towards the neighbouring property. The owners of that property are satisfied with this arrangement.

The applicant has also advised that the proposed works would require excavation and ground modifying earthworks utilising bulldozers, excavators and dump-trucks. No blasting would be undertaken.

At the time the application was originally submitted, in late January 2017, the applicant advised that the expected timeframe for the borrow pit was until February 2019 (i.e. approximately 2 years).

The applicant advised that the borrow pit would not be utilised during the winter period (May to September), with proposed hours of operation being:

Monday – Friday: 6am to 6pm
Saturday: 6am to 3.30pm

It is intended that the extraction would progress from north to south within the extraction area, with operational noise required to comply with State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) N-1, and Occupational Health and Safety requirements.

7. SUBJECT LAND & SURROUNDINGS

The subject land, which is located on the northern side of the Princes Highway, has an area of 22.5 hectares. The land is located to the northeast of the intersection of Darcys Lane and the Princes Highway, approximately 5km north of Birregurra and 7km east of Warncoort. The land currently contains a work compound associated with the highway duplication works. A derelict dwelling that was on the land was demolished in recent months.

Works associated with the highway duplication are taking place along the southern boundary of the land and access tracks associated with the work compound have been created (as shown in various photographs in this report). No works have yet commenced on the proposed borrow pit.

A gas pipeline runs through the subject land, to the north of the location of the proposed borrow pit.

There are dwellings to the east (Hillview Cattery, 4570 Princes Highway) and west of the site (4630 Princes Highway). There is no residence on the abutting lot to the north.

The photographs below show the location of proposed borrow pit:



Existing dam (marked on plans), located within site to southeast of proposed borrow pit, shown fenced near tree line:



8. PLANNING SCHEME PROVISIONS

State Planning Policy Framework

The State Planning Policy Framework (SPPF) seeks to ensure that the objectives of Planning in Victoria are fostered through appropriate land use and development policies. The policies considered relevant to the application are identified below:

Clause 11 Settlement

- Clause 11.07 Regional Victoria
- Clause 11.09 Geelong (G21)

Clause 12 Environmental and Landscape Values

- Clause 12.01 Biodiversity
- Clause 12.01-1 Protection of Biodiversity
- Clause 12.01-2 Native Vegetation Management

Clause 13 Environmental Risks

- Clause 13.04-1 Noise Abatement
- Clause 13.04-2 Air Quality

Clause 14 Natural Resource Management

- Clause 14.01-1 Protection of Agricultural Land
- Clause 14.02-1 Catchment Planning and Management
- Clause 14.02-2 Water Quality
- Clause 14.03 Resource Exploration and Extraction

Clause 15 Built Environment and Heritage

- Clause 15.03-2 Aboriginal Cultural Heritage

Clause 17 Economic Development

- Clause 17.02 Industry

Clause 18 Infrastructure

- Clause 18.01-2 Transport system
- Clause 18.02-4 Management of the Road System

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

The Local Planning Policy Framework (LPPF) sets a local and regional strategic policy context for the Shire. The policies considered relevant to the application are identified below:

- Clause 21.02-2 Land Use Vision
- Clause 21.03 Settlement
- Clause 21.04 Environment
- Clause 21.05 Economic Development
- Clause 21.05-1 Agriculture

Other Relevant Provisions

Zones and Overlays

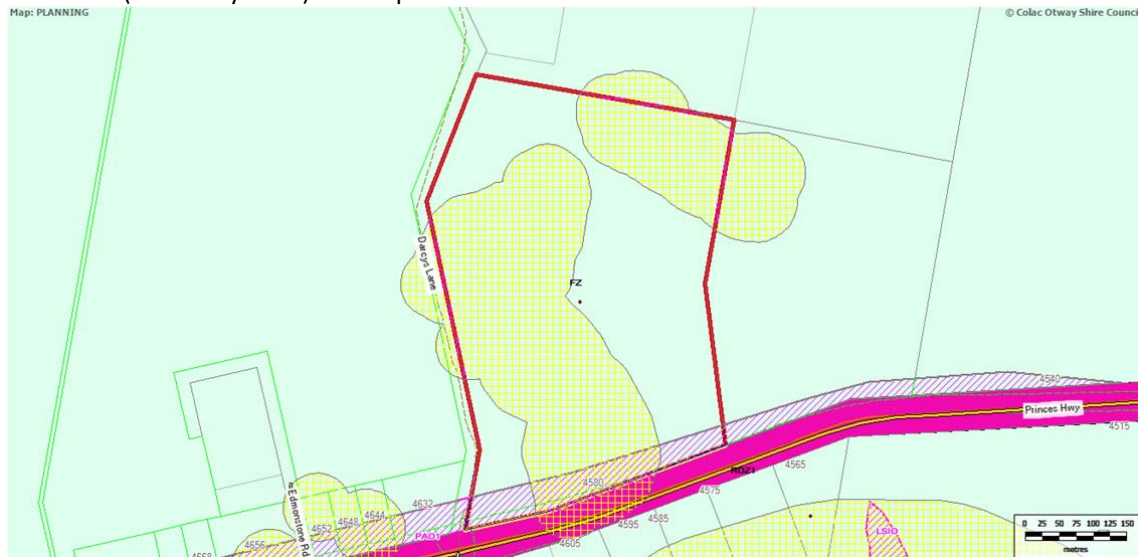
The subject site is in the Farming Zone (FZ). A strip of land along the southern section of the site, adjacent to the highway, is covered by a Public Acquisition Overlay (PAO1 – VicRoads for road widening).

The following table outlines the planning permit triggers:

| | |
|--|---|
| <p>Clause 35.07 Farming Zone Schedule to the Farming Zone</p> | <p>Pursuant to Clause 35.07-1 the use of the land for stone extraction is a Section 2 use and, as such, the proposed use of the site for stone extraction requires a planning permit.</p> <p>Pursuant to Clause 35.07-4 a permit is required to construct or carry out buildings and/or works associated with a Section 2 use.</p> <p>Pursuant to Clause 35.07-4 a permit is also required to carry out earthworks if specified in a schedule to this zone. The Schedule to the Farming Zone identifies all land within the zone as requiring a planning permit for the carrying out of earthworks which change the rate of flow or the discharge point of water across a property boundary. As well as the extraction works associated with the borrow pit, the proposal seeks to carry out earthworks to rehabilitate the land following extraction works which could change the discharge point of water the rate of flow or the discharge point of water across a property boundary (with overflow to go to the neighbouring property to the east).</p> |
| <p>Clause 52.08 Earth and Energy Resources Industry</p> | <p>Pursuant to Clause 52.08-1, a planning permit is required for stone extraction.</p> <p>DEDJTR has confirmed that the proposed borrow pit is exempt from the requirement for a work authority, which would otherwise have been required prior to the submission of the planning application.</p> |
| <p>Clause 52.09 Stone Extraction and Extractive Industry Interest Areas</p> | <p>Pursuant to clause 52.09-1, the provisions of clause 52.09 apply for a planning permit application for:</p> <ul style="list-style-type: none"> • The use and development of land for stone extraction. • The use and development of land within an extractive industry interest area. • The use and development of land within 500 metres of stone extraction. |
| <p>Clause 52.17 Native Vegetation</p> | <p>Pursuant to clause 52.17, a permit is required to remove native vegetation.</p> |
| <p>Clause 52.29 Land Adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay for a Category 1 Road</p> | <p>Pursuant to clause 52.29, a permit is required to:</p> <ul style="list-style-type: none"> • Create or alter access to: <ul style="list-style-type: none"> - A road in a Road Zone, Category 1. - Land in a Public Acquisition Overlay if the purpose of acquisition is for a Category 1 road. |

Cultural Heritage

As noted at the start of this report, some of the land is in an area of cultural heritage sensitivity, as identified (hatched yellow) on the plan below.



A Cultural Heritage Management Plan (CHMP) submitted with the application included a Notice of Approval under the Aboriginal Heritage Act 2006, dated 2 September 2016. This CHMP made a number of recommendations, including the establishment of two separate management zones, the erection of permanent fencing and the provision of clearly defined access corridors. It also requires an Aboriginal heritage induction for contractors and consultants employed on site, as well as including standard contingencies and procedures for management of any previously undiscovered Aboriginal cultural heritage

The submitted plans show the areas of cultural heritage sensitivity to be protected, with access corridors clearly defined (the plan below is one submitted with the original application):



Below is a photograph of an example of wire fencing with 'No-Go Zone – Cultural Heritage Area' signage, already installed on site:



Clause 52.03 (Specific Sites and Exclusions)

The Schedule to this clause includes land along the Winchelsea to Colac section of the Princes Highway Duplication, as shown on Project Area Plans 1 to 4 in the Incorporated Document 'Princes Highway Duplication – Winchelsea to Colac, July 2014'. The proposed borrow pit would be outside the area covered by this Incorporated document, which provides exemptions from the requirement for a planning permit for specified works within the existing and proposed road reserve.

Relevant Planning Scheme amendments

There are no current planning scheme amendments relevant to the proposal.

9. OFFICER'S ASSESSMENT

This application proposes the extraction of clay from land owned by VicRoads, for use in association with the adjacent highway duplication works, together with associated removal of some scattered rushes and the provision of access to the land. Earthworks would also be required to form the dam proposed as part of the rehabilitation of the land after the extraction works cease.

The key considerations in this case relate to potential impacts on the character of the area and the amenity of surrounding properties, having regard to issues such as groundwater, surface water, traffic, noise, cultural heritage, proximity to a gas pipeline and the future rehabilitation of the land. These issues are discussed below, and are also considered in the 'Referrals' and 'Public Notification' sections of this report.

It is considered that the proposal would not significantly impact on the environment, or the character and amenity of the area. In the assessment of this application, regard has been had to the nature, extent and time frame of the proposed excavation works.

It is noted that, since the application was originally submitted, amendments have been made by the applicant to address some of the concerns raised by objectors and to ensure that no material impacts should occur.

A key consideration, and concern for local residents, is the potential impact on groundwater. To demonstrate that there would be no impact on groundwater as a result of the extraction works, borehole logs were submitted as part of the application. These boreholes were made in the area of the proposed borrow pit, to establish the depth of groundwater in that area.

Notwithstanding the fact that the application as originally submitted indicated that the proposed extraction works should be above groundwater level, having regard to the borehole logs, the submitted plan was amended in May to reduce the depth and volume of the proposed extraction. The amendment also included the future provision of a dam in the southern section of the extraction area, as part of the rehabilitation of the land following extraction works. The applicant outlined the changes made to the application to address concerns raised by objectors as follows:

- *Excavation depth change from 109.38 to 111.4 (southern section) and 114.5 and 115.5 (northern section);*
- *Volume change from 239,280cu.m to 145,400cu.m;*
- *Retention of southern section as a dam, capacity of 50,680cu.m with a maximum depth of 3.1m and shaped with 1:2 batters;*
- *Provision of overflow from retained dam towards eastern boundary;*
- *Grading of northern borrow pit area at 1:4 batter with fall to southern dam area; and*
- *Channel to be constructed from southern section of dam to Collins property dam east of ROW fence to ensure flow path does not change (as agreed).*

Whilst the application as originally submitted had already provided some evidence that the proposed works should not impact on groundwater, the reduced depth of extraction would further significantly lessen any potential for impact with the proposed works being considerably above the groundwater levels established by the boreholes.

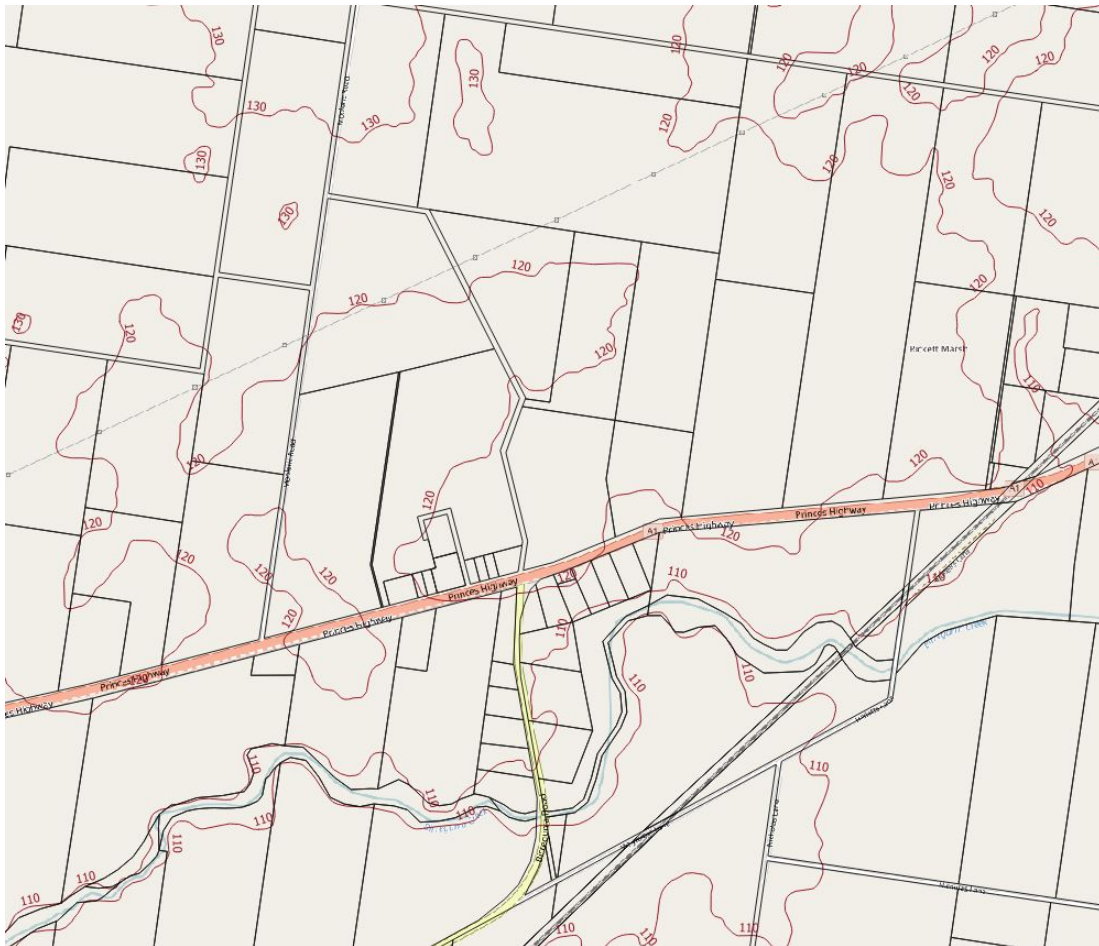
In addition to reducing the depth of extraction, the applicant has also submitted a 'Groundwater Management Procedure (Rev 2)'. This document notes, inter alia, that the material it is proposed to excavate would be used for the subgrade of the road and that if material is too wet it would be unsuitable for this purposes. As such, the applicant has confirmed that it is not intended to excavate to, or below, groundwater level. The Groundwater Management Procedure also states that if groundwater is noticeable, through dampness on the sides of the excavation, works would cease and the relative height of the water table would be measured by a surveyor. The Procedure states:

"No excavation will continue below the measured height of the water table. Material will be placed on the floor to a level above the water table. This material will be compacted to a satisfactory standard, to seal the dam floor and walls. This impermeable layer of material will line the dam floor, preventing any seepage from the dam water into the groundwater table."

It is considered that, given the reduced depth of extraction and subject to a permit condition requiring works to be carried out in accordance with the submitted Groundwater Management Procedure, the proposal is acceptable from a groundwater perspective.

Concerns raised about surface water flow to the east were addressed by amending the plans to ensure that any overflow would flow towards a dam at Hillview Cattery, 4570 Princes Highway, as agreed with the owners of that land. The amended plans show a water channel through the extraction area, with the overflow path east also represented.

The landowner to the north has also raised concerns about surface water flows. Council's mapping has contours at 10m in this area, as shown on the map below. It will be seen that the land is relatively flat in the immediate vicinity of the site, with a general fall in a southerly direction. It was noted from a site inspection that there is an existing indentation in the area of the proposed borrow pit. The available information would appear to support the applicant's assertion that the proposal would allow surface water flows to be maintained in a south/south-easterly direction. No evidence has been submitted by the landholder to the north to indicate that the borrow pit would materially affect surface water flows to his property.



Another concern for a number of the objectors was the traffic impacts of the proposal. However, traffic movements should be minimised by sourcing material close to the highway duplication works, rather than transporting material from further away. The subject land directly abuts (and includes part of) the proposed highway reserve, meaning that access would effectively be gained direct from the road reserve. No objections were raised to the proposal by Council's Infrastructure Department or VicRoads (as a statutory referral authority), nor were any conditions required to be imposed relating to traffic or access.

As discussed earlier in this report, it is also important that any future works would not impact on areas of cultural heritage sensitivity. An approved CHMP, and plans showing proposed protection areas on the subject land, were submitted with the application to confirm that the proposed works would be acceptable from a cultural heritage perspective.

One of the key considerations when assessing the application was the potential for environmental impacts. A Biodiversity Assessment was required, and submitted, as part of the application. This document was referred to DELWP and Council's Environment Unit, neither of which objected to the proposal. It is recommended that, in the event a permit is issued, a condition require works to be undertaken in accordance with the recommendation of the Biodiversity Assessment which states that, if any waterbodies would be impacted within a 30m radius of the waterline, a pre-clearance inspection must be undertaken to determine whether or not there are any Growling Grass Frogs present. It is not considered necessary to impose a condition addressing tree removal for the site compound (already on site) and borrow pit, which is the subject of a second recommendation in this report, as no tree removal has been proposed for the borrow pit.

It is noted that native scattered rushes would be removed as part of the proposal. No objection was raised to this aspect of the proposal by DELWP or Council's Environment Unit. It is noted that the rushes to be removed are not sufficient to form a remnant patch and therefore no offset is required in this case.

Concerns were also raised about the potential for the area in which extraction works had occurred to become a landfill site in the future. Objectors who raised this concern were advised that such a use could not be undertaken without planning permission, as 'refuse disposal' (which includes landfill) is nested in industry and therefore is a use that requires a planning permit in the Farming Zone.

The applicant has agreed to a condition being imposed on any permit issued stating that such a use could not be undertaken. Whilst such a condition is not strictly necessary, as a planning permit would be required to use the land in the future for this purpose, it has been included in the recommendation earlier in this report to provide some additional reassurance to the objectors that expressed this concern. A suggestion was subsequently made on behalf of objectors at the Consultation Meeting that a legal agreement under section 173 of the *Planning and Environment Act 1987* be entered into to specify that this use could not occur on site. In addition, the alternative of putting a covenant on title was later discussed by the applicant with objectors.

Given that the use of the land for landfill would require a planning permit, with associated public notification and appeal rights for local landowners and occupiers, it is not considered reasonable to require the applicant to have the cost and delay of entering a s173 agreement to prevent this. It is understood, in relation to the alternative suggestion of a covenant, that VicRoads has advised that it does not wish to burden the land with a covenant.

In assessing the application, regard was also had to the gas pipeline that runs across the subject land, to the north of the location of the proposed borrow pit. The application was referred to APA VTS Australia Pty Ltd (licence holder of gas line), SP AusNet Gas, AusNet Gas Services/Downer Utilities Australia Pty Ltd, and DELWP in the context of its responsibilities under the Pipelines Act 2005. None of these raised any objection to the proposal on grounds relating to the potential impact on the pipeline. Permit conditions have been recommended by APA to ensure that the pipeline would not be affected and these have been included in the recommendation at the start of this report.

When determining appropriate conditions to impose in the event a permit is issued, consideration was also given to limiting the timeframe over which the extraction works could occur. However, this is not considered necessary given the extraction would be limited by the volume of material which could be taken from the land (as shown on the plans for endorsement) and by the duration of the highway works. It is also noted that clause 52.09-6 (Permit Conditions for Stone Extraction) of the planning scheme states that a permit for the use and development of land for stone extraction must not include conditions which require the use to cease by a specified date unless either:

- The subject land is situated in or adjoins land which is being developed or is proposed to be developed for urban purposes.
- Such condition is suggested by the applicant.

Having had regard to the potential impacts of the proposal, and the issues raised by objectors and referral authorities, and having considered whether conditions could address any potential matters over which planning control should be maintained, it is considered that a Notice of Decision to Issue a permit could reasonably be issued subject to the conditions in the recommendation at the start of this report.

10. REFERRALS

Internal Referrals

The application was referred to Council's Infrastructure, Health Protection and Environment Units.

The Infrastructure Department had no objection and does not require any conditions to be imposed in the event a permit is issued.

The Health Protection Unit flagged the need to ensure that dust control measures are in place on windy days, and that heavy vehicle movements need to be within EPA noise control guidelines.

The Environment Unit reviewed the submitted Biodiversity Assessment and confirmed that no offsets would be required for the vegetation removal proposed as the amount of cover is not sufficient to form a remnant patch.

External Referrals

The application was referred to a number of external bodies, pursuant to Sections 52 and 55 (as relevant) of the *Planning and Environment Act 1987* (the Act). In this case, the Department of Economic Development, Jobs, Transport & Resources (DEDJTR) advised that the proposal was exempt from the requirement for a work authority and therefore the application was referred to those authorities specified in clause 66 of the planning scheme.

The following summarises the responses received. Copies of all referral responses have been provided to the applicant.

Department of Economic Development, Jobs, Transport & Resources (DEDJTR) – section 55 referral

In the referral response (made to the application as originally submitted), DEDJTR requested written confirmation that:

- the proposed pit is being constructed and undertaken on behalf of VicRoads, and that VicRoads is not simply the owner of the land; and
- the estimated volume of material to be removed and excavated for the proposed borrow pit matches that proposed within the planning application at 239,280m³.

DEDJTR also asked for information about the proposed rehabilitation that would occur as part of the closure component of the pit.

At the time of writing this report, the amended plans had been forwarded to DEDJTR and the applicant had provided the requested written confirmation about the purpose of the application and the estimated volume of material for extraction. Councillors will be verbally advised of the response from DEDJTR.

Department of Environment, Land Water and Planning (DELWP) – section 55 referral

DELWP, having reviewed the biodiversity implications of the application, and also pipeline safety in the context of DELWP's responsibilities under the Pipelines Act 2005, raised no objection to the proposal.

DELWP noted that the submitted Biodiversity Assessment recommends that if any waterbodies would be impacted within a 30m radius of the waterline, a pre-clearance inspection would be undertaken to determine whether or not there are any Growling Grass Frogs present. DELWP has confirmed that it is satisfied with this approach. A condition addressing this has been included in the recommendation at the start of this report.

DELWP also noted that noxious weed species are present on the land and suggested that Council could consider a condition to address active weed management during the establishment, operation and rehabilitation phases of the borrow pit. The applicant submitted an 'Environmental Management Sub-Plan Weed and Pathogen Management' report on 10 February 2017. It is recommended that a permit condition require compliance with this report.

DELWP noted that Council notified the licence holder for the gas pipeline, APA VTS Australia Pty Ltd and endorsed the permit conditions and notes provided by that company.

DELWP also confirmed that the amended plans did not change its referral response.

Heritage Victoria – section 55 referral

Heritage Victoria is a statutory referral authority for stone extraction proposals under clause 66 of the planning scheme.

Heritage Victoria advised that, at present, there are no known heritage concerns at the subject site. It was flagged, however, that all historical archaeology in Victoria is protected, even if it is not recorded on Heritage Victoria's inventory. In the event that historical archaeological features, deposits, artefacts or ruins are discovered, works in that area will need to cease and Heritage Victoria will need to be contacted.

VicRoads – section 55 referral

VicRoads, which is also the landowner, advised that in principle it has no objection to the proposal.

SP AusNet (Gas) – section 52 notification

AusNet Transmission Group advised that it has no objections to a planning permit being issued for the proposal and asked that a copy of the application be sent to Downer Utilities Australia Pty Ltd.

AusNet Gas Services/Downer Utilities Australia Pty Ltd – section 52 notification

Downer (maintenance provider for AusNet Gas Services) confirmed that it has no objection to the application.

APA VTS Australia Pty Ltd (licence holder of gas line) – section 52 notification

This company (APA) advised that the subject site contains an APA VTS High Pressure Gas Transmission Pipeline (HPGTP) easement, but confirmed that it has no objection to the proposal subject to specified conditions being included on any permit issued. The applicant was advised of these conditions, which have been included in the recommendation earlier in this report.

APA also stated that Council must be satisfied that the gas transmission pipeline licensee (APA VTS Australia (Operations) Pty Ltd) has reviewed and approved the Construction Management Plan, which must be implemented to the satisfaction of the Responsible Authority. APA also stated that the Construction Management Plan may be amended to the satisfaction of the Responsible Authority.

11. PUBLIC NOTIFICATION & RESPONSE

A total of 9 valid objections were received to the application. Some of the objections received, whilst having handwritten signatures, did not include addresses. Two of the objectors that did not provide addresses could not be identified and therefore, having regard to case law, these are not considered to be valid objections.

The future intended operators (MCG) of the proposed quarry at 320 Mooleric Road stated in the submitted letter of objection that MCG does not *“object outright to the use of The Site for the purpose as outlined in The Proposal. MCG do seek to ensure that the Officer’s [sic] AND the Councillors representing the Colac Otway Shire conduct their assessment of The Proposal in an equitable, reasonable and transparent manner for the benefit of all stakeholders within the Colac Otway Shire to provide stakeholders with a demonstrable level of continuity in their respective actions, decisions, behaviour and overall governance”*. Whilst stating that the letter is not an “outright objection”, given its length (12 pages) and the issues raised, and subsequent correspondence received from MCG, it has been treated as an objection.

All objections received were made to the application as originally submitted. The main reasons for objecting are as follows:

- Impact on groundwater
- Change to surface water flow - to east onto neighbouring farmland, thereby depriving land of water supplies for agriculture; neighbouring property to north has underground water supply within a few hundred metres of the subject site and overland water flows supply recharge to stock dams; no information about disturbance to natural flows of surface water running into Mooleric swamp and through Birregurra Creek to Ricketts Marsh

- Traffic and access – entering the site, at intersection and on highway; safety issues for residents
- Disturbance of cultural artefacts
- Impacts on flora and fauna, especially endangered species
- No environment impact information
- Proximity to gas line
- Potential for site to be used as rubbish tip in the future; request for s173 agreement or covenant to prevent this
- Rehabilitation – proposal not clear; not realistic; proposed rehabilitation would not adequately prevent area from becoming a dustbowl or having associated salinity problems; catchment area for borrow pit (as originally submitted) too small to allow the borrow pit to serve as a farm dam
- A number of the objections referred to the assessment process for proposed quarry at 320 Mooleric Road and question how Council could grant permit for pit even if it is smaller than proposed quarry
- *Question whether rocks encountered will be blown or rock hammered; query whether rocks can be taken out of extraction area* (the proposal is to extract clay and the applicant has indicated that any bigger rocks encountered would be left in situ. Smaller rocks may be used in association with drainage works)
- *Lack of information relating to issues such as traffic and noise* (as noted above, these issues have been considered in the assessment of the application. A condition has been recommended relating to noise levels, albeit it is noted that there would be no loud noise sources such as blasting or rock hammering)
- *Query if building would be allowed on lot on completion, as less than required area for house building approvals* (the lot would not allow a dwelling to be constructed 'as of right'. A planning permit could be submitted, which would be assessed on its merits)
- *Plans do not allow for continuing surface water flows to east onto neighbouring farmland, thereby depriving land of water supplies for agriculture. Request easement for benefit of land to east to ensure surface water flows intercepted by the borrow pit that accumulate seasonally in the pit are directed in perpetuity along a drain to the farmland to the east* (Note: this matter was addressed through the amended plans and the relevant landholder, who did not object to the application, attended the Consultation Meeting between the applicant and objectors facilitated by Council)

Each of the issues raised is addressed below.

Groundwater

As part of the application, the applicant submitted borehole logs to demonstrate that the proposed extraction of clay would only occur above the water table. Notwithstanding this, the matter remained of concern to objectors and therefore, as noted earlier in this report, the applicant amended the proposal to reduce the depth of extraction works and also submitted a Groundwater Management Procedure (Rev 2), which provides details of the Construction Methodology.

Neighbours to the east and west of the site verbally advised at the Consultation Meeting that

Surface Water Flow

As noted earlier in this report, the amended plans addressed concerns raised directly with the applicant (but not formally lodged as an objection) by the owners of land to the east of the subject land. These owners, and owners of properties to the west, verbally advised at the Consultation

Meeting that they had no outstanding concerns about surface water following the submission of the amended plans.

Whilst the landowner to the north has not withdrawn his objection relating to surface water, it appears from looking at a contour map and viewing the site that the water flow would be to the south/south east. The landowner to the north has not submitted any evidence to the contrary.

Traffic and Access

The site immediately abuts the Princes Highway and therefore has direct access to the location of the proposed highway duplication works. It is considered that the traffic impacts from sourcing material close to the area in which that material would be used would have less impact than transporting the material from more distant sites.

The application was referred to Council's Infrastructure Department and to VicRoads (as a statutory referral authority). Neither raised any objection to the proposal or required any conditions to be imposed.

It is therefore considered that the proposal is acceptable from a traffic perspective.

Disturbance of Cultural Artefacts

An approved CHMP was submitted with the application and any works would have to accord with the recommendations in that document. It is therefore not considered that the proposal is unacceptable on this ground.

It is noted that fencing and 'No Go' signs have already been erected around the areas of cultural heritage sensitivity.

Flora and Fauna

As noted earlier in this report, a Biodiversity Assessment was submitted as part of the application. This was referred to DELWP and Council's Environment Unit, neither of which objected to the proposal. A permit condition requiring works to be undertaken in accordance with a recommendation in the Biodiversity Assessment relating to Growling Grass Frogs has been included in the recommendation at the start of this report.

Proximity to gas line

The application was referred to APA VTS Australia Pty Ltd (licence holder of gas line), SP AusNet Gas, AusNet Gas Services/Downer Utilities Australia Pty Ltd, and DELWP in the context of its responsibilities under the Pipelines Act 2005. None of these raised any objection to the proposal. APA has requested that conditions be included on any planning permit issued.

Given the referral responses, it is considered that the proposal is acceptable from a pipeline safety perspective. The conditions requested by APA have been included in the recommendation earlier in this report.

Potential future landfill/rubbish tip use

As noted in the 'Assessment' section of this report, 'refuse disposal' (including landfill) is nested in industry, which is a use that requires a planning permit in the Farming Zone. As such, a planning permit would have to be obtained for such a use and surrounding landowners and occupiers would be noted of any such application and invited to comment.

Whilst the proposal would excavate the land, it is not considered likely to result in a future application for landfill. Notwithstanding this, a permit condition preventing such use has been included in the recommended conditions with the agreement of the applicant.

Rehabilitation

It is considered that the amended plans have addressed the areas of concern about the future rehabilitation of the land, clarifying the intended treatment of the land after extraction works. The reduced depth of extraction, together with the proposed dam, should ensure that the concerns with the area becoming a dustbowl should not occur. This was acknowledged by neighbouring residents at the Consultation Meeting.

It is recommended that a plan showing the land after the proposed rehabilitation, including areas it is proposed to revegetate and removal of any stockpile etc., be required as a condition of any permit issued.

Consider application should be assessed on same basis as proposed quarry at 320 Mooleric Road

It is noted that a number of the submitted objections express the view that this application should be assessed on the same basis as the proposed basalt quarry at 320 Mooleric Road, which was the subject of an Advisory Committee Hearing in November and December 2016. A decision is still awaited on that application. It is considered that the planning application for the proposed quarry differs substantially from the current application for a proposed temporary borrow pit. Of particular note is the fact that the proposed quarry at 320 Mooleric Road would include the extraction of basalt from below the water table, that the extraction would require blasting (maximum 12 blast per year proposed), that the quarry would require upgrades to a public road (Mooleric Road) and that the extraction would last for decades.

The current application, which seeks to extract clay only, would not interfere with the water table, would not require blasting, would have direct access from the highway being duplicated and would only last approximately two years.

Consultation Meeting – 15 May 2017

A Consultation Meeting, which is a meeting between applicants and objectors facilitated by Council, was held on 15 May 2017. As noted earlier in this report, an amended plan reducing the scale of the proposed extraction works, was tabled at that meeting. Following that meeting, one objection was conditionally withdrawn, which would have left a total of 6 objections to the application if the applicant met the conditions. The relevant conditions to withdrawing the objection were, as stated in the withdrawal e-mail:

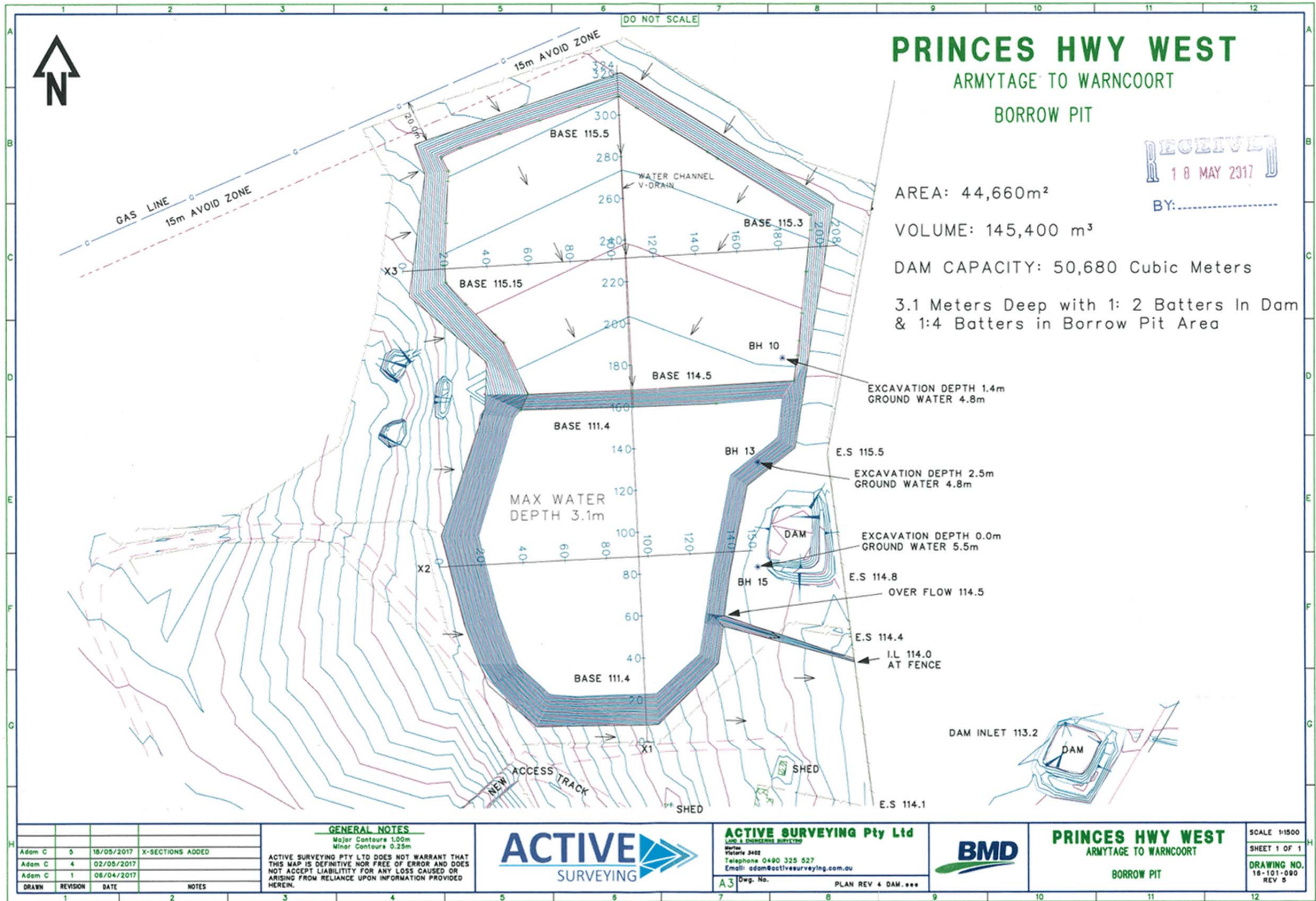
1. *The proposed works do not go below the water table;*
2. *A restrictive covenant is placed on the land titles, preventing the future use of the land for a landfill facility. This is an agreement between VicRoads and surrounding landholders.*

Another objector to the west, and the owners of land to the east (who did not lodge an objection) advised verbally that they agreed with this position.

All other objectors were advised of the amended plans, but none withdrew their objections.

12. DECLARATION OF INTEREST

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



PRINCES HWY WEST

ARMYTAGE TO WARNCOORT

BORROW PIT

RECEIVED
18 MAY 2017

BY:.....

AREA: 44,660m²

VOLUME: 145,400 m³

DAM CAPACITY: 50,680 Cubic Meters

3.1 Meters Deep with 1: 2 Batters In Dam
& 1:4 Batters in Borrow Pit Area

GENERAL NOTES

Major Contours 1.00m
Minor Contours 0.25m
ACTIVE SURVEYING PTY LTD DOES NOT WARRANT THAT THIS MAP IS DEFINITIVE NOR FREE OF ERROR AND DOES NOT ACCEPT LIABILITY FOR ANY LOSS CAUSED OR ARISING FROM RELIANCE UPON INFORMATION PROVIDED HEREIN.



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PRINCES HWY WEST
ARMYTAGE TO WARNCOORT

BORROW PIT

SCALE 1:1500
SHEET 1 OF 1
DRAWING NO. 16-101-090
REV 5

| DRAWN | REVISION | DATE | NOTES |
|--------|----------|------------|------------------|
| Adam C | 5 | 18/05/2017 | X-SECTIONS ADDED |
| Adam C | 4 | 02/05/2017 | |
| Adam C | 1 | 06/04/2017 | |

PLANNING COMMITTEE

**AMENDMENT C95 - PRINCES HIGHWAY - BARONGAROOK
CREEK BRIDGE REPLACEMENT
PC171406-2**

| | | | |
|---|--|------------------------|--|
| ADDRESS AND PROPERTY DETAILS | | GENERAL MANAGER | Gareth Smith |
| PREPARED BY | Sean O'Keefe | TRIM FILE | F16/6022 |
| DIVISION | Development & Community Services | CONFIDENTIAL | No |
| PERMIT TRIGGERS | Not applicable | | |
| TRIGGER FOR DETERMINATION BY COMMITTEE | Council delegation | | |
| APPLICATION NUMBER | Colac Otway Amendment C95 | | |
| PROPOSAL | To seek Council endorsement to support the request from VicRoads for Council consideration on proposed changes to the Colac Otway Planning Scheme to support the replacement of the Barongarook Creek Bridge on the Princes Highway, Colac. | | |
| ZONE | Public Park and Recreation Zone (PPRZ) | OVERLAYS | Land Subjection Inundation Overlay (LSIO) Environmental Significance Overlay 2 (ESO2) |
| COVENANTS | None | | |
| LIST OF ATTACHMENTS | <ol style="list-style-type: none"> Request - Views as to VicRoads Requesting the Minister for Planning to Proceed with this Planning Scheme Amendment - Proposed Planning Scheme Amendment C95 Princes Highway Barongarook Creek Bridge Replacement - Vic Roads | | |
| CULTURAL HERITAGE | Advisory | | |

1. LOCATION PLAN / AERIAL PHOTO

Aerial Photo



2. EXECUTIVE SUMMARY

VicRoads is seeking Council's support to prepare Amendment C95 to the Colac Otway Planning Scheme. This amendment seeks to rezone a 5m wide strip of land along the southern boundary of the Princes Highway bridge over the Barongarook Creek in Colac from the Public Park and Recreation Zone (PPRZ) to the Road Zone Category 1 (RZC1). The amendment also includes an Incorporated Document to use the open space land either side of the bridge and along the creek for construction purposes.

Council has undertaken extensive consultation with VicRoads on the need to replace the bridge. The improvement to the transport networks is strongly supported by State and Local Planning Policy. The Princes Highway duplication between Winchelsea and Colac, of which this project is a component, is of national significance.

The replacement of the bridge offers opportunities to upgrade the adjacent open space and improve pedestrian links under and around the bridge on completion of the new bridge. Council officers will work with VicRoads and its contractors to ensure the negative impact of the construction project is minimised where possible and that the parkland, connections and landscaping along the Barongarook Creek is enhanced.

VicRoads also proposes to request the Minister to utilise his power under Section 20(4) of the *Planning and Environment Act 1987* to exempt himself from notice requirements under the Act for this Planning Scheme Amendment. Given the nature of the proposal, officers consider it reasonable not to undertake public notification in this case.

3. RECOMMENDATION

That Council:

- 1. Notes the replacement of the Barongarook Creek Bridge as part of the Princes Highway upgrade and acknowledges the importance of the project for the local and regional economy.**
- 2. Writes to VicRoads to offer support for the approval of Colac Otway Amendment C95 to rezone land from the Public Park and Recreation Zone to the Road Zone Category 1 and include Princes Highway – Barongarook Creek Bridge Replacement June 2017 Incorporated Document in the Colac Otway Planning Scheme.**
- 3. Writes to the Minister for Planning to advise that it supports the Minister preparing Colac Otway Amendment C95 to rezone land from the Public Park and Recreation Zone to the Road Zone Category 1 and include Princes Highway – Barongarook Creek Bridge Replacement June 2017 Incorporated Document in the Colac Otway Planning Scheme, and to the Minister utilising his power under Section 20(4) of the Planning and Environment Act 1987 to exempt himself from notice requirements under the Act.**
- 4. Officers continue to work with VicRoads and their preferred tenderer on the final bridge design, including pathway access below the bridge deck along Barongarook Creek.**
- 5. Notes the importance of the landscaping and open space networks around the Barongarook Creek Bridge and the requirement for a Landscape Plan for the Barongarook Creek Bridge Replacement Project, to be prepared in consultation with Colac Otway Shire.**
- 6. Notes the opportunity to improve the open space and pathway networks around the Barongarook Creek Bridge as part of this project.**
- 7. Request the establishment of a working group of Council and VicRoads officers to ensure the potential disruption to the local community from works associated with the bridge replacement is minimised and that opportunities for the enhancement of the public realm, including landscaping and paths are imbedded within the project.**

4. OPTIONS

The alternate option to the recommendation of this report is for Council not to support the request from VicRoads for the Minister for Planning to prepare an Amendment to the Colac Otway Planning Scheme.

5. RELEVANT BACKGROUND

The Australian and Victorian Governments are committed to the upgrading of the Princes Highway between Winchelsea and Colac. This upgrade project includes the replacement of the 83-year old bridge over the Barongarook Creek in Colac. Estimated funding for the project is around \$8 million.

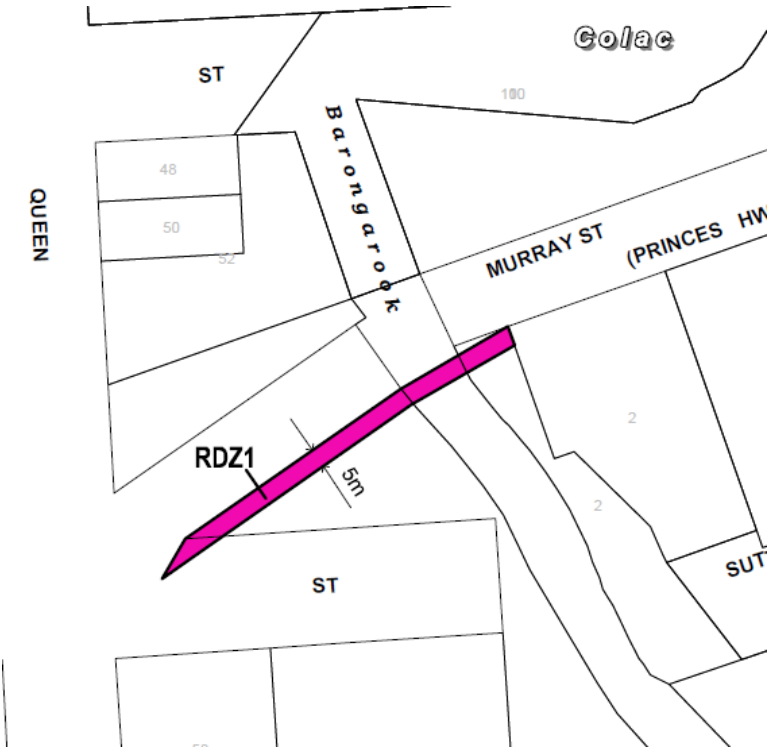
Colac Otway Planning Scheme Amendment C80 was approved in 2014. This VicRoads initiated amendment, which was supported by Council, applied the Public Acquisition Overlays to various portions of land in Colac Otway Shire to facilitate the upgrading of the road. The Amendment also introduced an Incorporated Document into the Colac Otway Planning Scheme, which exempted construction works from the need for planning permits.

Structural survey work undertaken by VicRoads has since indicated that the Barongarook Creek bridge should be replaced, rather than upgraded. The full replacement of the bridge was not included in the previous planning approval; hence the need for a new planning scheme amendment.

VicRoads has since been in contact with Council officers regarding the replacement of the Barongarook Creek Bridge and the process required for approval of the works, and was advised that planning scheme amendment is the best mechanism to expedite the project through the planning system.

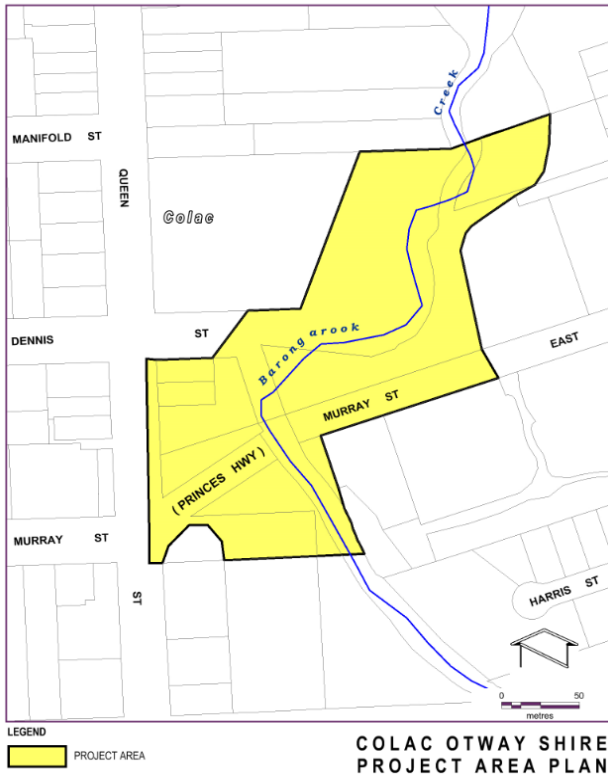
To facilitate bridge construction VicRoads, acting as a Planning Authority, is undertaking a planning scheme amendment which seeks to rezone a portion of the parkland to the south of the existing bridge to Road Zone Category 1 (Refer Plan 1 below). VicRoads also seeks to apply an Incorporated Plan (Refer Plan 2 below) over Council managed land to the immediate north and south of the bridge. This Incorporated Plan, similar to the approved C80 Incorporated Plan, exempts VicRoads from the need to obtain a planning permit for future works typically associated with bridge construction. These works could include native vegetation removal, using the site for storage or parking, site offices, earthworks or the erection of fencing. This Plan has included the Girl Guides building on Queen Street as it may be used as a site office (subject to acquiescence by the Girl Guides Association).

Plan 1



Plan 2

Princes Highway - Barongarook Creek Bridge Replacement



The replacement bridge will be designed by the successful tenderer. However the operation of the bridge will be similar to the current layout in that it will consist of one lane of traffic in each direction. Improved aspects of the project include a bicycle lane in each direction and disability compliant footpaths on both sides of the bridge.

Whilst the ultimate design is not yet finalised, it is expected that the trees along southern edge of the existing bridge will be removed. This vegetation has been assessed by Council’s arborist and its removal is supported. Council officers also advise that these trees currently limit the width of the footpath network along the south side of the bridge. Any upgrading of the footpath network will enable fulfilling disability access requirements and improving pedestrian access to the town centre from East Colac.

It is noted that independent upgrade works are proposed for the open space network downstream of the bridge. These include works to be undertaken by the Corangamite CMA to undertake bank stabilisation works along the creek from the bridge to the scout hall, and include landscaping works as part of the 2010 flood recovery works program. Council also has funding to replace the pedestrian bridge that was washed away in the same floods. The recent Coles supermarket approval on Bromfield Street also included a condition on the planning permit for a cash contribution to design and construct as pedestrian path from Bromfield Street, along the Barongarook Creek and to Murray Street. This new path could link up to the existing trail network system. These three distinct projects can be integrated into the bridge replacement program.

6. PROPOSAL

VicRoads seeks Council’s views on requesting the Minister for Planning to proceed with Planning Scheme Amendment C95. Officers recommend Council support VicRoads’ request as outlined in the recommendation in this report.

7. SUBJECT LAND & SURROUNDINGS

The rezoned land is Crown Land managed by Council. It abuts road reserve and open space to the north and open space and the Visitor Information Centre to the south. It is noted that Council is the Committee of Management for the Crown Land north of the Highway, but not the land south of the Highway.

The land to the west beyond Queen Street is commercial land, with residential land to the east.

8. PLANNING SCHEME PROVISIONS

State Planning Policy Framework

11.07 REGIONAL VICTORIA

11.07-1 Regional planning

Objective

.....

A network of integrated and prosperous regional settlements

Support a network of integrated and prosperous regional settlements by:

- Strengthening networks of settlements by maintaining and improving transport links, digital connectivity, spatial patterns of service delivery, and promoting commercial relationships and community activities.

Maintain and enhance regional Victoria's competitive advantages by:

- Ensuring that the capacity of major infrastructure (including highways, railways, airports, ports, communications networks and energy generation and distribution systems) is not affected adversely by urban development in adjacent areas.
- Focusing major government and private sector investments in regional cities and centres on major transport corridors, particularly railway lines, in order to maximise the access and mobility of communities.

18 TRANSPORT

18.02-4 Management of the road system

Objective

To manage the road system to achieve integration, choice and balance by developing an efficient and safe network and making the most of existing infrastructure.

18.05 Freight

18.05-1 Develop freight links

Objective

To further develop the key Transport Gateways and freight links and maintain Victoria's position as the nation's premier logistics centre.

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

21.01 MUNICIPAL PROFILE

21.01-1 Location

21.01-5 Economic Development

The Shire provides diverse employment opportunities through a range of primary industries, tourism and commercial and community services. The region is well supplied with existing infrastructure in terms of power and water and is well placed to take advantage of future proposals to extend the natural gas grid, although it is noted that there are some localised infrastructure constraints throughout the Shire.

The Shire is located along three key traffic routes - Princes Highway, Hamilton Highway and the Great Ocean Road. There is a regular railway service between Colac and Melbourne to the east and Warrnambool to the west. The Shire has excellent access to the Melbourne and Avalon Airports. This transport network provides

21.02 VISION

21.02-2 Land Use Vision

The Colac CBD and Entrances Project (2012) includes the following vision for Colac CBD:

...

Present an impressive image along the Princes Highway corridor, from the edges of the City to its core.

Other relevant provisions

Draft Council Plan 2017 - 2021

'Colac Otway has many advantages which could turn these challenges to opportunities. These include the duplication of the Princes Highway, which will create a dual carriageway between Geelong and Colac'.

Lake Colac Foreshore Master Plan 2016

Includes actions to improve pedestrian use of this area (e.g. signage, seating, new drinking water fountains etc).

Colac Open Space Strategy 2011

Improve the condition of the existing pathways and other infrastructure (especially pathways and signage) along the downstream section of Barongarook Creek.

Colac CBD and Entrances Project 2012

Eastern Entrance – Improve entrance at Barongarook Creek with enhanced landscaping and views to heritage buildings, widened pedestrian pathways over the bridge and improved visibility of the Visitor Information Centre. The Entrances strategy also provides design guidelines for upgrading of the pedestrian and open space environment at the Barongarook Creek bridge.

9. OFFICER'S ASSESSMENT

The upgrading of the Princes Highway is a significant project that has strong inter-governmental support. The replacement of the Barongarook Creek Bridge and the subsequent improvement to the road network is also supported by both State and Local planning policy. The project is part of a larger road upgrade and of local, state and national significance.

Council supported a previous planning scheme amendment to facilitate the upgrade of the Princes Highway. Disability compliant pedestrian footpaths and bicycle lanes are also positive outcome of the project.

Whilst critical road infrastructure and transport links have broad policy support, other local policies are impacted by the proposal. The Lake Colac Foreshore Master Plan 2016, Colac Open Space Strategy 2011, and Colac CBD and Entrances Project 2012 all seek up upgrade the existing open space and path network around the bridge. The replacement of the Barongarook Creek Bridge offers the opportunity to upgrade the existing public realm along the Barongarook Creek and improve pedestrian access to the benefit of the local community.

The proposed Incorporated Plan sets aside areas to the north and south of the bridge to be used to assist with bridge construction. The bridge construction contractor will have its own requirements for site management and the entire site or portions of the site may not yet be required. Regardless of the outcome of this planning scheme amendment, the contractor must still negotiate with Council, as the land manager, to access and use the site. Council officers, whilst understanding of the project scope, will seek to maintain community access to the parkland and its facilities where practical.

In summary, Amendment C95 will facilitate the replacement of the bridge at Barongarook Creek, which is reaching the end of its serviceable life. A 5m section of land is required to be rezoned along the southern side of the bridge to support the potential physical expansion of the bridge.

The successful bridge contractor must work with Council to determine the appropriate, safe and practical use of neighbouring open space for construction purposes, whilst maintaining public use where possible. A Landscape Plan will also be prepared as part of this process. Council officers will work with VicRoads to fully landscape the bridge surrounds as a key outcome of the project.

10. REFERRALS

Internal Referrals

Discussions were held with Council's Arts and Leisure, Services and Operations, Capital and Major Projects and Environment and Community Safety departments. All departments offered no objections to the Barongarook Creek Bridge project and amendment and noted the opportunity for potential improvements to the public realm in the locality.

The trees to be removed were noted as being a Silver White Poplar and an English Elm, both of which are not part of Council's landscaping plans. Council's Manager of Services and Operations supports their removal.

All departments sought to be included in ongoing discussions regarding the bridge replacement, including the impact on access to the Council facilities in the area, the impact on the open space network and the future rehabilitation and upgrading of the public open space to the north and south of the bridge.

External Referrals

Not applicable

11. PUBLIC NOTIFICATION & RESPONSE

As Council is not the proponent for this amendment, there are no formal notification requirements. VicRoads proposes to request the Minister to utilise his power under Section 20(4) of the *Planning and Environment Act 1987* to exempt himself from notice requirements under the Act for this Planning Scheme Amendment. Given the nature of the proposal, which seeks to rezone a 5m wide strip of land and include an Incorporated Document relating to the use of land in the planning scheme, and the fact that the proposal is a key component of the nationally significant Princes Highway duplication, officers consider it reasonable not to undertake public notification in this case.

12. DECLARATION OF INTEREST

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



Colac Otway Shire Council
2-6 Rae Street
Colac VIC 3250

South Western Projects
174-212 Colac Road
Highton Victoria 3216
Telephone (03) 4243 3800
Fax (03) 4243 3801

Attention: Ms. Sue Wilkinson, CEO Colac Otway Shire

Send Correspondence to:
southwesternprojects@
roads.vic.gov.au

23 May 2017

Dear Ms Wilkinson

**Princes Highway - Barongarook Creek Bridge Replacement
Proposed Planning Scheme Amendment C95**

Contact: Jared Nash
Telephone: (03) 4243 3807
QD Ref: 10347612

I refer to meetings on 20 February 2017 and 19 April 2017 and subsequent telephone conversations between VicRoads and Colac Otway Shire Council, to discuss the Princes Highway - Barongarook Creek Bridge Replacement and associated planning approvals.

Following these discussions, VicRoads is proposing to request the Minister for Planning to prepare an Amendment to the Colac Otway Planning Scheme. VicRoads is also proposing to request the Minister to utilise his power under Section 20(4) of the *Planning and Environment Act 1987* to exempt himself from notice requirements under the Act for this Planning Scheme Amendment.

Prior to proceeding with such a request, I seek your views as to VicRoads requesting the Minister for Planning to proceed with this Planning Scheme Amendment.

Background

The Australian and Victorian Governments have committed funding for the duplication of the Princes Highway between Winchelsea and Colac and the upgrade of the Princes Highway in Colac, which includes the replacement of the existing 83-year old bridge over Barongarook Creek.

In November 2014, following a public exhibition and panel process, Planning Scheme Amendment C080 was published in the Government Gazette. Amongst other things, this Amendment introduced an Incorporated Document into the Colac Otway Planning Scheme to enable the consistent construction and operation of the Princes Highway Duplication in accordance with relevant management plans as outlined in the Incorporated Document, without requiring VicRoads to obtain planning permits from Council.

At the time Amendment C080 was approved, the works associated with the Barongarook Creek Bridge involved the strengthening of the existing bridge. Subsequent studies have shown that it is preferable to remove the existing bridge and construct a new bridge over Barongarook Creek. Whilst the clauses in the existing Incorporated Document would be sufficient to allow for bridge strengthening, they are insufficient to allow for the replacement of the bridge. In addition, planning studies have shown that due to a planning anomaly, the existing road falls within a Public Park and Recreation Zone in the Colac Otway Planning Scheme.

As such, VicRoads is proposing to request the Planning Minister to prepare an Amendment to the Colac Otway Planning Scheme. The Amendment will rezone the Princes Highway to Road Zone – Category 1 (RDZ1) to correct a zoning anomaly, consistent with the existing use of the land. The extent of the land being rezoned can be found in Attachment A. The Planning Scheme Amendment will also introduce an Incorporated Document which will allow VicRoads to use land situated within the Colac Otway Shire to facilitate the Barongarook Creek Bridge Replacement. The proposed Incorporated Document will consist of substantially the same conditions as Incorporated Document C080, albeit with a larger Project Area at Barongarook Creek. The proposed Incorporated Document can be found in Attachment B.

vicroads.vic.gov.au



VicRoads ABN 61 760 960 480
PSL12

The proposed Project Area for the Incorporated Document is included in Attachment C. This Project Area has been designed to include the bridge footprint and any construction activities, and allow for the placement of any potential ancillary works area, such as the establishment of a lay-down area for construction purposes.

Project Overview

VicRoads is proposing to replace the existing Barongarook Creek Bridge with a wider bridge which will sufficiently cater for anticipated traffic numbers and loading into the future and improve cycling and pedestrian amenity. The wider bridge will require the use of existing parkland adjacent to the existing bridge. Most of this land is Crown Land that is either occupied or managed by DELWP and Colac Otway Shire, with the exception of approximately 80m² of land vested with Colac Otway Shire south of the existing bridge (SPI: 1\TP948473). A Title Plan for this property is shown in Attachment D.

A concept alignment for the new bridge can be found in Attachment E. The Project has been specifically designed so as to avoid any impact to the existing Visitor Information Centre and the historically significant Prince of Wales Hotel.

The Project will include the demolition of the existing bridge and construction of a new bridge. These works will involve earthworks, pavement realignment and rehabilitation on either side of the bridge along the creek banks and excavation and filling to achieve the required level for the road. There will be some minor clearing and removal of planted riparian vegetation comprising indigenous and non-indigenous native plants. As part of the Incorporated Document conditions, a Construction Environmental Management Plan will be prepared which will include details of management measures to allow for the protection of public parkland during the Project and the reinstatement of any public parkland land that is impacted as a result of construction activities.

The Project will also require the use of an ancillary works area for activities such as the erection of a temporary site compound for storage, administration and amenities, a staging area for storing vehicles and plant and an area for stockpiling material. These ancillary activities are expected to include minor earthworks caused by compaction and disturbance of the topsoil during the installation and removal of site offices, and through the use of the area by plant and other vehicular traffic.

VicRoads has identified the sheltered area and gravel car park in Colac Lions Park, north of Murray Street, as a potential site for the ancillary works area. This site is adjacent to the Bridge and provides safe and convenient access for construction vehicles and personnel. It is proposed that the Project will require the temporary occupation of Colac Lions Park, including the sheltered area, gravel car park, public toilet block and BBQ facilities, which may be closed to the public for the duration of the works. VicRoads will continue to work with Colac Otway Shire to investigate potential options to ensure that public facilities are available for the duration of the works.

Following completion of the works, VicRoads will work with Colac Otway Shire to reinstate the facilities to their original condition and deliver a landscape plan consistent with the Colac CBD and Entrances Project. The proposed Incorporated Document will include additional conditions ensuring that a Landscape Plan is prepared for the Barongarook Creek Replacement Project and that any land used for ancillary activities is rehabilitated to its existing condition.

Construction is likely to take place from Early 2018 to Early 2019. This will allow the bridge to be completed in time to be fully operational for Colac's peak tourism period in March and April 2019, and to complete the Princes Highway Duplication works by mid-2019 in line with Federal and State Government commitments. A Planning Scheme Amendment, with the Minister for Planning utilising his s20(4) powers, is required to complete the bridge within this timeframe.

Further Information

VicRoads is committed to working collaboratively with Colac Otway Shire to tailor a solution for the Barongarook Creek Bridge replacement that improves access and movement for all road users, promotes a sense of vibrancy in arriving to the Colac CBD, and integrates with the natural landscape to create a place that can develop and foster community pride.

I look forward to receiving your acceptance of VicRoads' proposal to request the Minister for Planning to prepare an Amendment to the Colac Otway Planning to facilitate the Project.

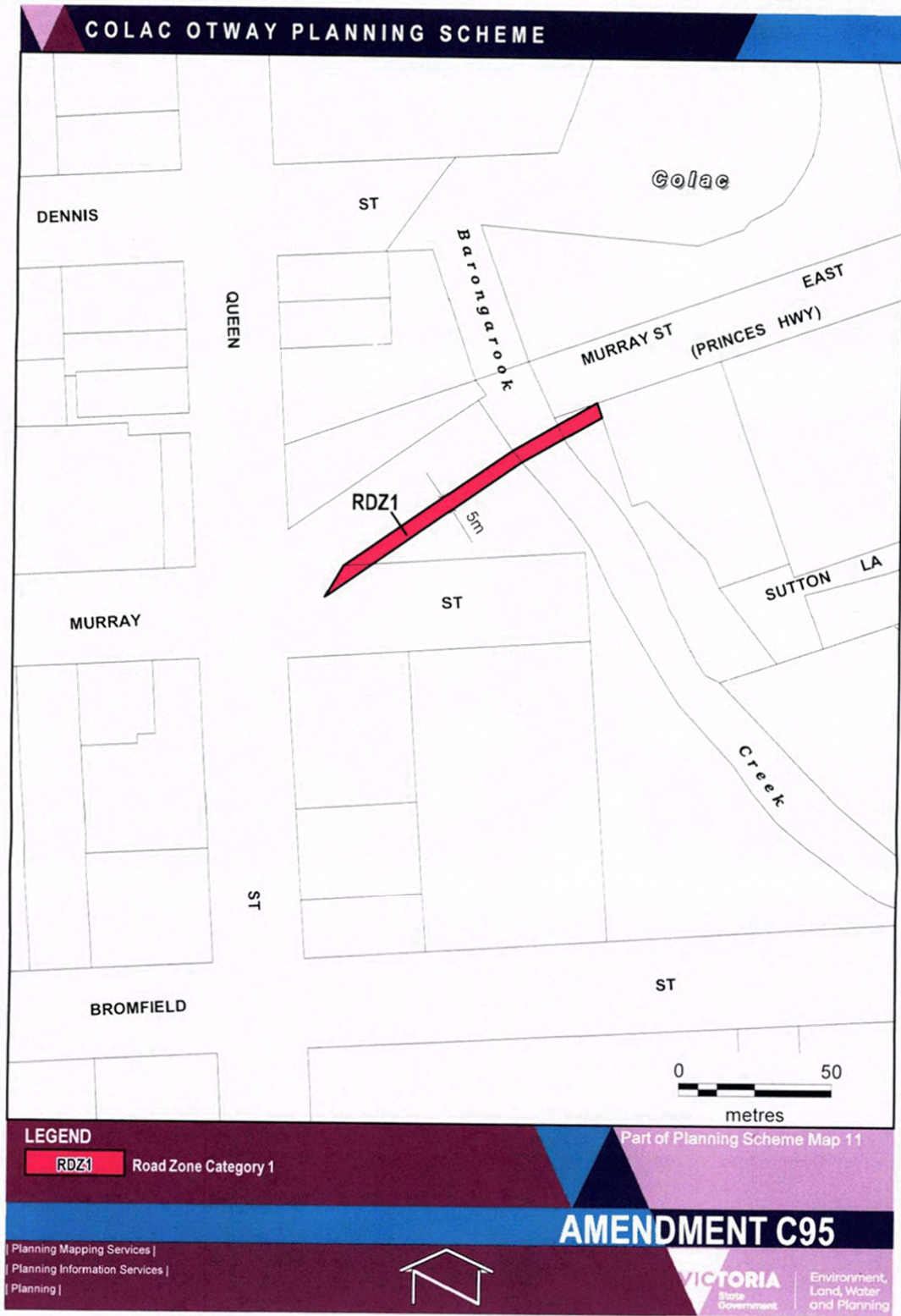
Should you have any queries regarding the above, please contact myself on (03) 4243 3805 or Jared Nash – Project Engineer on (03) 4243 3807.

Yours sincerely

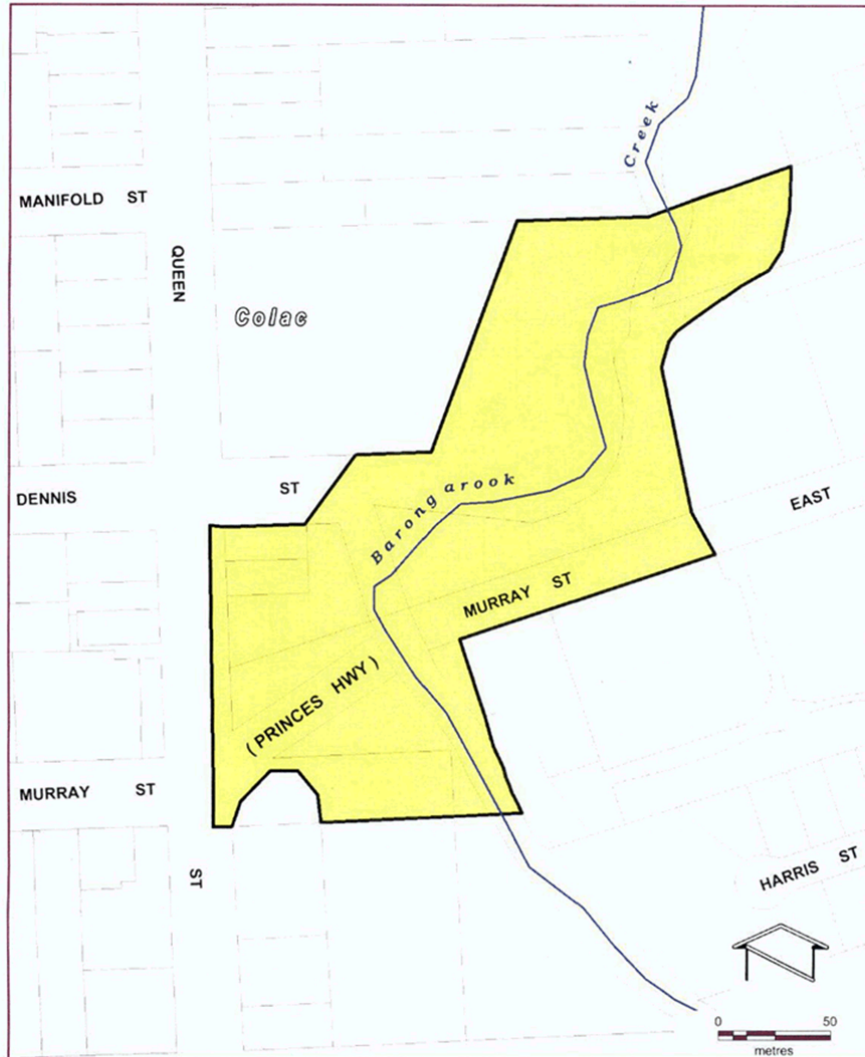


TIMOTHY PRICE
PROJECT DIRECTOR

Attachment A – Proposed Road Zone
Attachment B – Proposed Incorporated Document
Attachment C – Proposed Project Area
Attachment D – Title Plan: SP1\ TP948473
Attachment E – Draft Concept Design



Princes Highway - Barongarook Creek Bridge Replacement



LEGEND

 PROJECT AREA

Prepared by :
[Planning Mapping Services]
[Planning Information Services]
[Planning]
[Department of Environment Land Water and Planning]

COLAC OTWAY SHIRE PROJECT AREA PLAN

L:\EDIT\Planning Schemes\Amendments\Amendments in Municipalities\Colac Otway\C95
Barongarook Ck Bridge Project Area.WOR

Princes Highway - Barongarook Creek Bridge Replacement Project

Incorporated Document

Incorporated document pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*.

June 2017

1.0 INTRODUCTION

This document is an incorporated document in the Colac Otway Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*.

The land identified in this document may be used or developed in accordance with the controls in this document.

The controls in this document prevail over any contrary or inconsistent provision in the Colac Otway Planning Scheme.

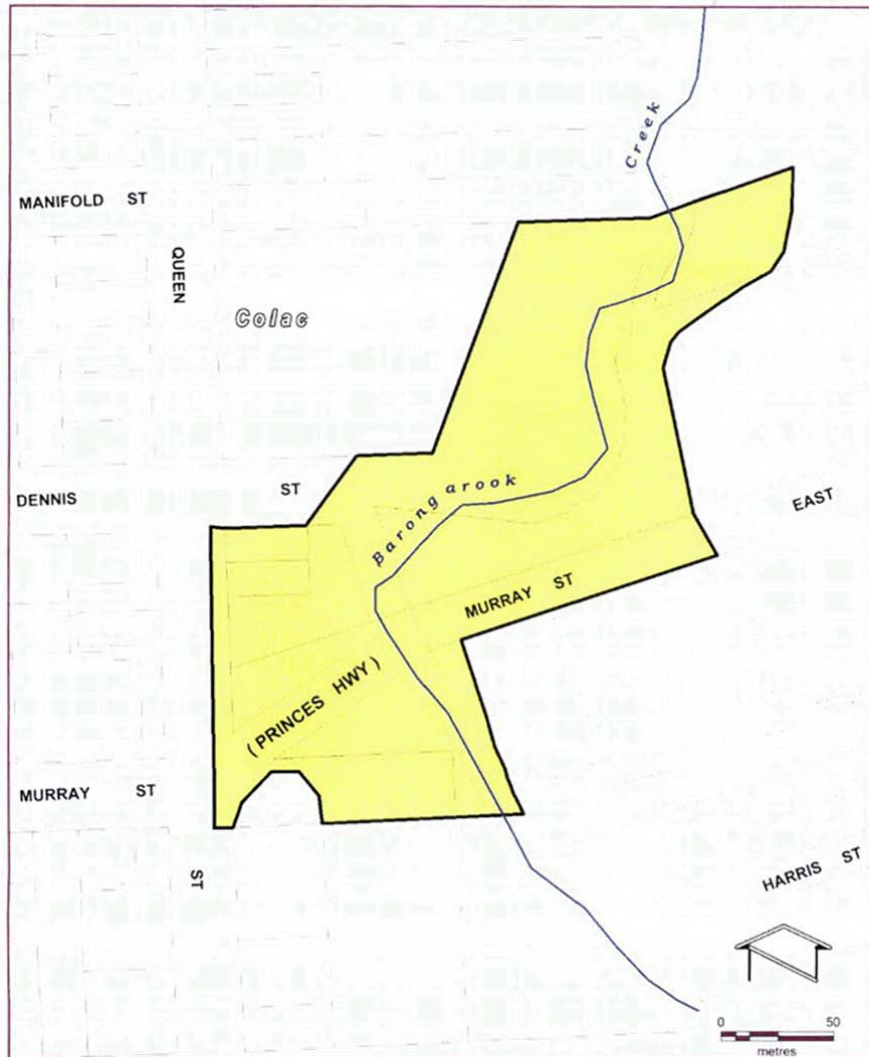
2.0 PURPOSE

The purpose of the controls in this document is to allow for the use and development of land for the purposes of the Princes Highway - Barongrook Creek Bridge Replacement Project.

3.0 LAND

The controls in this document apply to land shown within Figure 1: Princes Highway - Barongrook Creek Bridge Replacement Project.

Princes Highway - Barongarook Creek Bridge Replacement



LEGEND

 PROJECT AREA

Prepared by:
[Planning Mapping Services]
[Planning Information Services]
[Planning]
[Department of Environment Land Water and Planning]

COLAC OTWAY SHIRE PROJECT AREA PLAN

L:\EDIT\Planning Schemes\Amendments\Amendments in Municipalities\Colac Otway\C95
Barongarook Cr Bridge Project Area.WDR

4.0 CONTROLS

Subject to the conditions in Clause 5, no planning permit is required for the following:

- To use land for the purposes of the Princes Highway - Barongarook Creek Bridge Replacement Project on land identified within Figure 1;
- To construct a building or construct or carry out works for the purposes of the Princes Highway - Barongarook Creek Bridge Replacement Project on land identified within Figure 1;
- Buildings, works and any maintenance associated with the Princes Highway - Barongarook Creek Bridge Replacement Project;
- Remove, lopping and destruction of vegetation, including native vegetation, provided it is undertaken in accordance with the Native Vegetation Offset Management Plan approved in accordance with Clause 5.3 of this document;
- Activities ancillary to the construction and operation of the Princes Highway - Barongarook Creek Bridge Replacement Project in accordance the Construction Environmental Management Plan (as required by Clause 5 of this document) including:
 - Creating and using lay down areas for construction purposes.
 - Altering watercourses, provided that the alterations have been approved by the relevant water authority and Catchment Management Authority.
 - Constructing fences, walls and barriers and bridges.
 - Creating or altering access to a road in a Road Zone to the satisfaction of the Roads Corporation (VicRoads).
 - Constructing and using temporary site workshops and storage, administration and amenity buildings.
 - Undertaking earthworks including to construct the road, bridge and underpasses, create bunds, mounds, batters, landscaping and wetlands and otherwise to excavate land, salvage artefacts and alter drainage and utilities.
 - Any subdivision or consolidation of land required in order to establish a continuous road reserve for works associated with the Princes Highway - Barongarook Creek Bridge Replacement Project.

5.0 CONDITIONS

- 5.1 The use, development and ancillary activities specified in Clause 4 of this document must be undertaken by or on behalf of the Roads Corporation (VicRoads).
- 5.2 Preparation of a Construction Environmental Management Plan(s)

Consistent with the staging of works, and prior to the commencement of construction or carrying out of works, a Construction Environmental Management Plan(s) must be prepared and implemented to the satisfaction of the Roads Corporation (VicRoads) and include the following:

- Details of management measures to allow for the protection of public parkland during the Project and the reinstatement of any public parkland land used for ancillary activities;
- The applicable environment management system including the organisational accountabilities and responsibilities assigned to the Project;
- The environmental management measures required to address key environment risks and issues;
- The environmental performance objectives and indicators for guiding management actions;
- A summary of the processes for monitoring, reporting, auditing and evaluating performance and environmental outcomes, as well as revising management measures and incident management.

5.3 Native Vegetation

Prior to the removal of native vegetation, the following must be undertaken:

- Details of the proposed removal, destruction or lopping of native vegetation necessary for the construction of the project must be prepared in accordance with the Permitted clearing of native vegetation - Biodiversity assessment guidelines (*Department of Environment and Primary Industries, September 2013*) to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning (or delegate).
- Native vegetation offsets must be provided, if required in accordance with the Permitted clearing of native vegetation - Biodiversity assessment guidelines (*Department of Environment and Primary Industries, September 2013*).

5.4 Floodplain Management

The Project must be designed and constructed to manage floodplain matters to the satisfaction of the relevant floodplain management authority.

5.5 Landscape Plan

A Landscape Plan for the Barongarook Creek Bridge Replacement Project must be prepared to the satisfaction of the Roads Corporation, having regard to the views of the Colac Otway Shire Council.

6.0 PREPARATORY WORKS

The following preparatory works may commence in the Project Area before the plans and other matters listed in Clause 5 are approved:

- Minor vegetation removal provided that Colac Otway Shire has been notified and consultation has occurred with the Department of Environment, Land, Water and Planning;
- Investigation, testing and preparatory works to determine the suitability of land;
- Creation and use of construction access points;
- Site establishment works including site fencing, site offices and lay down areas;
- Construction, protection, modification, removal or relocation of other existing utility services; and
- Establishment of environment and traffic management controls.

7.0 EXPIRY

The control in this document expires if any of the following circumstances applies:

- a) The development allowed by this control is not started by 31 December 2019; or
- b) The development allowed by this control is not completed by 31 December 2024;

The Minister for Planning may extend these periods if a request is made in writing before the expiry date or within three months afterwards.

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 11299 FOLIO 613

Security no : 124065195485V
Produced 27/03/2017 09:18 am

LAND DESCRIPTION

Lot 1 on Title Plan 948473E.
Created by Application No. 119912Q 25/08/2011

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
COLAC OTWAY SHIRE COUNCIL of 2-6 RAE STREET COLAC VIC 3256
Application No. 119912Q 25/08/2011

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

Warning as to Dimensions

Any dimension and connecting distance shown is based on the description of the land as contained in the General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.

Warning as to subsisting interests

This title is based on General Law documents which have not been investigated by the Registrar of Titles. Subsisting interests under the General Law may affect this title.

DIAGRAM LOCATION

SEE TP948473E FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

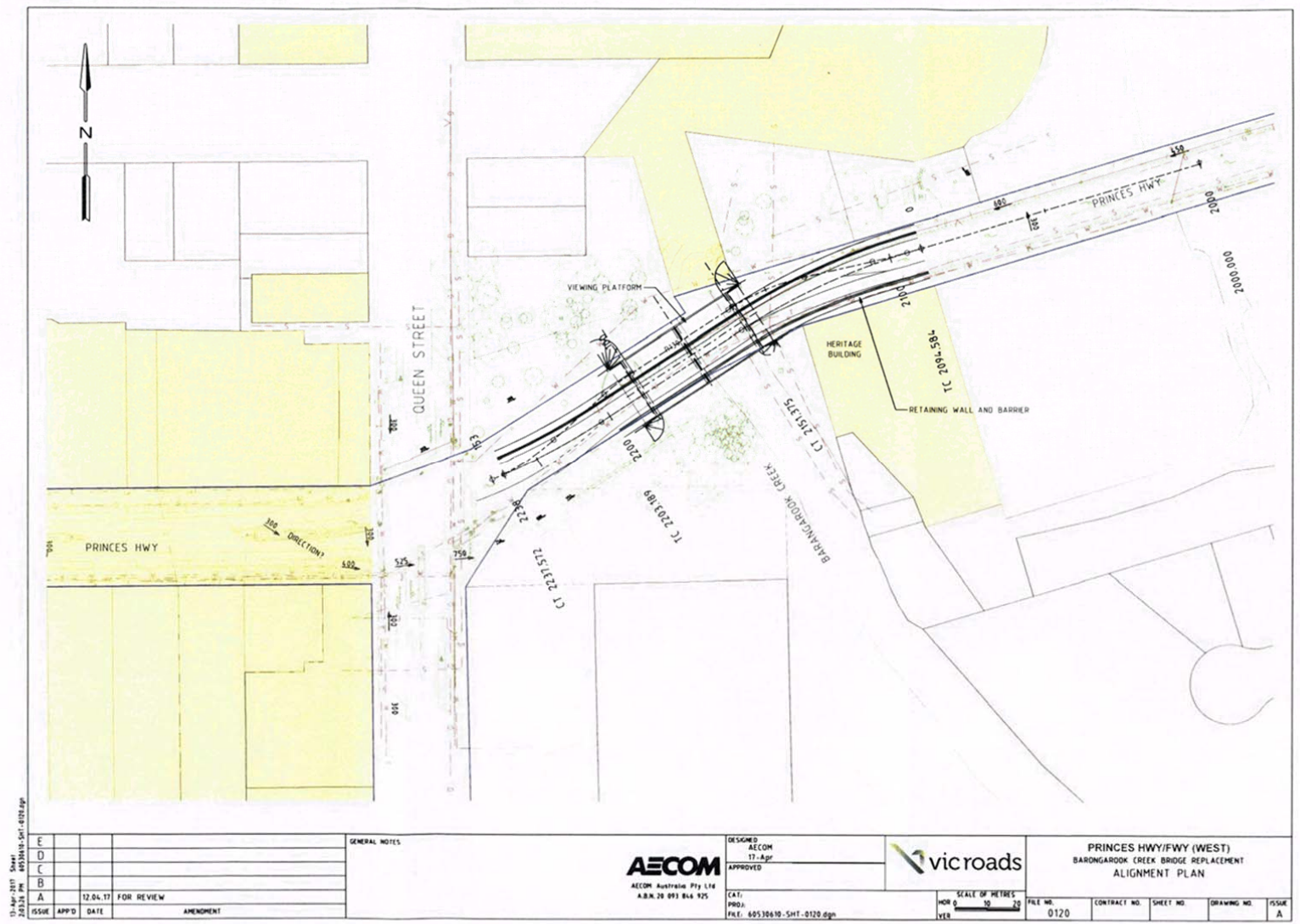
Street Address: 2A MURRAY STREET EAST COLAC VIC 3250

DOCUMENT END

Delivered from the LANDATA® System by InfoTrack Pty Ltd.

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| | | | | |
|--|---------------------|---|------------------|---|
| TITLE PLAN | | EDITION 1 | TP948473E | |
| LOCATION OF LAND PARISH: COLAC TOWNSHIP: COLAC SECTION: CROWN ALLOTMENT: CROWN PORTION: 27 (PT) LAST PLAN REFERENCE: DERIVED FROM: Book 487 No. 623 DEPTH LIMITATION: NIL | | NOTATIONS WARNING AS TO DIMENSIONS: ANY DIMENSION AND CONNECTING DISTANCE SHOWN IS BASED ON THE DESCRIPTION OF THE LAND CONTAINED IN THE GENERAL LAW TITLE AND IS NOT BASED ON SURVEY INFORMATION WHICH HAS BEEN INVESTIGATED BY THE REGISTRAR OF TITLES. | | |
| EASEMENT INFORMATION <small>E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD) A - APPURTENANT EASEMENT.</small> | | | | THIS PLAN HAS BEEN PREPARED BY LAND VICTORIA FOR TITLE DIAGRAM PURPOSES Checked by: MS Date: 26/8/2011 Assistant Registrar of Titles |
| Easement Reference | Purpose / Authority | Width (Metres) | Origin | |
| | | | | |
| | | | | |
| LENGTHS ARE IN METRES | SCALE | DEALING / FILE No: AP119912Q | | DEALING CODE: 23 |
| | | GOVERNMENT GAZETTE No: | | SHEET 1 OF 1 |



13-Apr-2015 Sheet 6053AN-SHT-0120.dgn
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| ISSUE | APP'D | DATE | AMENDMENT |
|-------|-------|----------|------------|
| E | | | |
| D | | | |
| C | | | |
| B | | | |
| A | | 12.04.17 | FOR REVIEW |

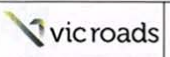
GENERAL NOTES



AECOM Australia Pty Ltd
A.B.N. 20 993 846 925

DESIGNED
AECOM
17-Apr
APPROVED

CAI:
PRD:
FILE: 60530610-SHT-0120.dgn



PRINCES HWY/FWY (WEST)
BARONGAROOK CREEK BRIDGE REPLACEMENT
ALIGNMENT PLAN

SCALE OF METRES
HOR 0 10 20
VER

FILE NO. 0120
CONTRACT NO.
SHEET NO.
DRAWING NO.
ISSUE A

PLANNING COMMITTEE

**PLANNING AND BUILDING STATISTICAL REPORT FOR
FEBRUARY, MARCH AND APRIL 2017
PC171406-3**

| | | | |
|---|---|------------------------|----------------|
| ADDRESS AND PROPERTY DETAILS | Municipality | GENERAL MANAGER | Gareth Smith |
| PREPARED BY | Jane Preston-Smith | 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 and Building Statistical Report - Feb, March and April 2017 | | |
| CULTURAL HERITAGE | Not applicable | | |

1. LOCATION PLAN / AERIAL PHOTO



2. EXECUTIVE SUMMARY

Planning Statistics

- 83 Planning Permit Applications were received for the period of 1 February to 30 April 2017.
- 90 Planning Permit Applications were considered for the period 1 February to 30 April 2017.

Building Statistics

- 24 Building Permit Applications were received for the period of 1 February to 30 April 2017.
- 19 Building Permit Applications were considered for the period 1 February to 30 April 2017.

The building statistics shown in the attachments to this report are updated to 30 April 2017.

3. RECOMMENDATION

That Council:

- 1. Notes the Planning and Building Statistical Reports for February, March and April 2017.***

4. OPTIONS

Not applicable

5. RELEVANT BACKGROUND

The planning and building statistical reports for the months of February, March and April 2017.

6. PROPOSAL

A wide range of planning applications was assessed during the reporting period, with no application refused during the reporting period. Where necessary, negotiations were undertaken to ensure an acceptable outcome. Four Notices of Decision to Grant a Permit (NoD) were issued in cases where objections had been received.

Amongst the proposals allowed were amendments to the Coles development (to include, inter alia, additional tenancies); the use and development of land at 425 Princes Highway for agricultural vehicles sales and repairs; the use of part of a building in the Industrial 1 Zone at 452 Birregurra Road, Birregurra for coffee roasting; the extension of buildings at AKD; pavement works to the Great Ocean Road; a building for the Woodcrafters' Guild at the showgrounds; and telecommunications facilities. In addition, there were numerous dwellings, outbuildings, agricultural sheds and small scale subdivisions allowed.

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 CCMA. 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.

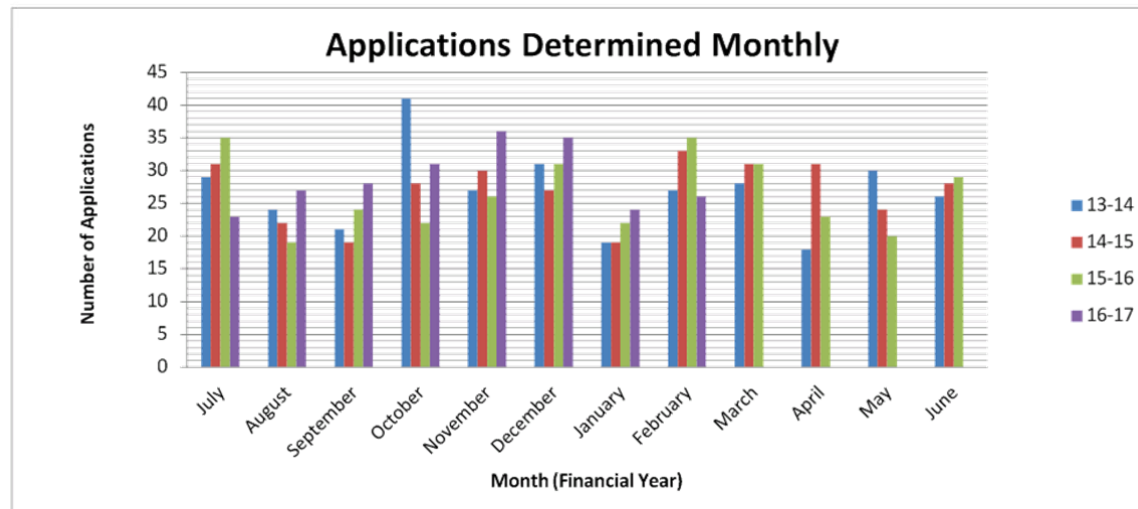
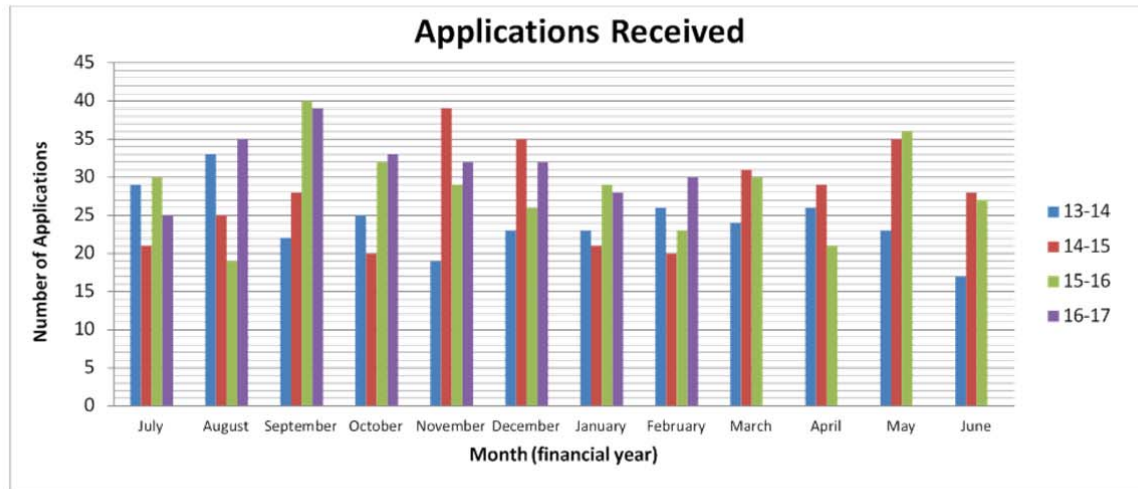
| PLANNING STATISTICAL REPORT – FEBRUARY 2017 - (DETERMINATIONS) | | | | | | |
|--|---------------|--|--|----------------|-----------------|--------------------------------|
| APPLICATION NUMBER | DATE RECEIVED | LOCATION | PROPOSAL | STATUTORY DAYS | DATE DETERMINED | DETERMINATION AND AUTHORITY |
| 258/2013-3 | 9 FEB 17 | 8 LOCKDON COURT ELLIMINYT | TWENTY FIVE (25) LOT STAGED SUBDIVISION | 7 | 16 FEB 17 | AMENDED PERMIT ISSUED DELEGATE |
| 199/2016-2 | 7 FEB 17 | 51 LAWES STREET ELLIMINYT | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF OUTBUILDING - AMENDMENT | 14 | 21 FEB 17 | AMENDED PERMIT ISSUED DELEGATE |
| 29/2017-1 | 1 FEB 17 | 2643 COLAC FORREST ROAD FORREST | USE AND DEVELOPMENT OF LAND FOR A DWELLING AND ASSOCIATED WORKS, CONSTRUCTION OF SHED AND TRIMMING AND REMOVAL OF VEGETATION | 22 | 23 FEB 17 | PERMIT ISSUED DELEGATE |
| 132/2016-1 | 21 JUN 16 | 5420 GREAT OCEAN ROAD WONGARRA | USE AND DEVELOPMENT OF THE LAND WITH A DWELLING AND ASSOCIATED WORKS, REMOVAL OF VEGETATION (3 TREES) AND AMENDMENTS TO RESTRICTION (BUILDING AND EFFLUENT DISPOSAL ENVELOPES) ON LOT 1 PS423129 (VOLUME 10470, FOLIO 814) | 29 | 17 FEB 17 | PERMIT ISSUED DELEGATE |
| 264/2016-1 | 26 OCT 16 | 30 AROONA COURT FORREST | USE OF BUILDING FOR GROUP ACCOMMODATION | 60 | 17 FEB 17 | PERMIT ISSUED DELEGATE |
| 18/2017-1 | 24 JAN 17 | 649, 651 AND 653 CORAGULAC BEEAC ROAD WARRION | RE-SUBDIVISION OF THE LAND INTO TWO (2) LOTS AND CREATION OF CARRIAGEWAY EASEMENT | 27 | 20 FEB 17 | PERMIT ISSUED DELEGATE |
| 189/2016-1 | 12 AUG 16 | 162 LINEENS ROAD CORAGULAC | USE OF THE LAND FOR MATERIALS RECYCLING (RECYCLING OF WASTE CONCRETE) | 35 | 8 FEB 17 | PERMIT ISSUED DELEGATE |

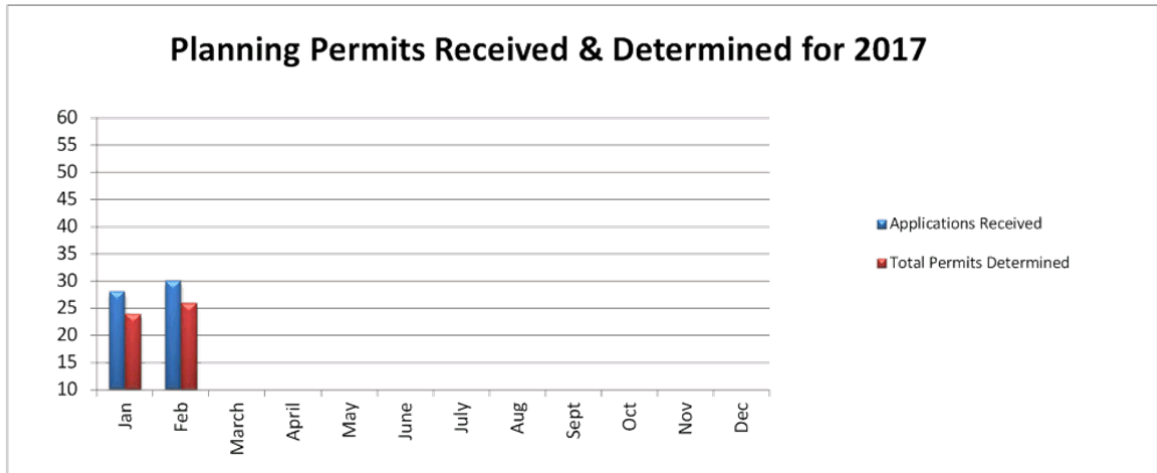
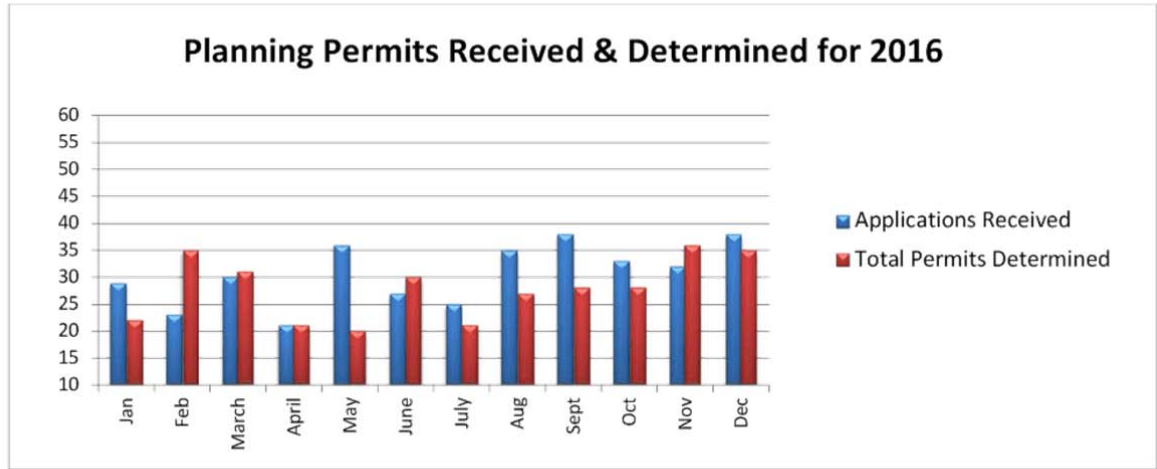
| PLANNING STATISTICAL REPORT – FEBRUARY 2017 - (DETERMINATIONS) | | | | | | |
|--|---------------|------------------------------------|--|----------------|-----------------|-----------------------------|
| APPLICATION NUMBER | DATE RECEIVED | LOCATION | PROPOSAL | STATUTORY DAYS | DATE DETERMINED | DETERMINATION AND AUTHORITY |
| 223/2016-1 | 21 SEP 16 | 117 DIVISION ROAD MURROON | USE AND DEVELOPMENT OF THE LAND FOR A STORE | 104 | 2 FEB 17 | PERMIT ISSUED DELEGATE |
| 292/2016-1 | 23 NOV 16 | 1-3 DIANA STREET APOLLO BAY | SUBDIVISION OF THE LAND INTO TWO (2) LOTS | 52 | 2 FEB 17 | PERMIT ISSUED DELEGATE |
| 289/2016-1 | 18 NOV 16 | 54 CHAPEL STREET COLAC | USE AND DEVELOPMENT OF THE LAND AS ART AND CRAFT CENTRE (WOODWORK CRAFTS), REDUCTION OF CAR PARKING REQUIREMENT (3 SPACES) AND DISPLAY OF ONE BUSINESS IDENTIFICATION SIGN | 49 | 22 FEB 17 | PERMIT ISSUED DELEGATE |
| 34/2017-1 | 10 FEB 17 | 115 BARHOLME LANE MURROON | CONSTRUCTION OF A FARM SHED | 12 | 22 FEB 17 | PERMIT ISSUED DELEGATE |
| 280/2016-1 | 14 NOV 16 | 22 STATION STREET FORREST | DEVELOPMENT COMPRISING RELOCATION OF DWELLING ONTO THE LAND AND CONSTRUCTION OF OUTBUILDING | 47 | 28 FEB 17 | PERMIT ISSUED DELEGATE |
| 188/2016-1 | 23 AUG 16 | 305 FOREST STREET STH ELLIMINYT | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF TWO AGRICULTURAL SHEDS | 84 | 16 FEB 17 | PERMIT ISSUED DELEGATE |
| 301/2016-1 | 6 DEC 16 | 5 ROSSMOYNE ROAD COLAC WEST | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF A WORKSHOP BUILDING | 47 | 22 FEB 17 | PERMIT ISSUED DELEGATE |

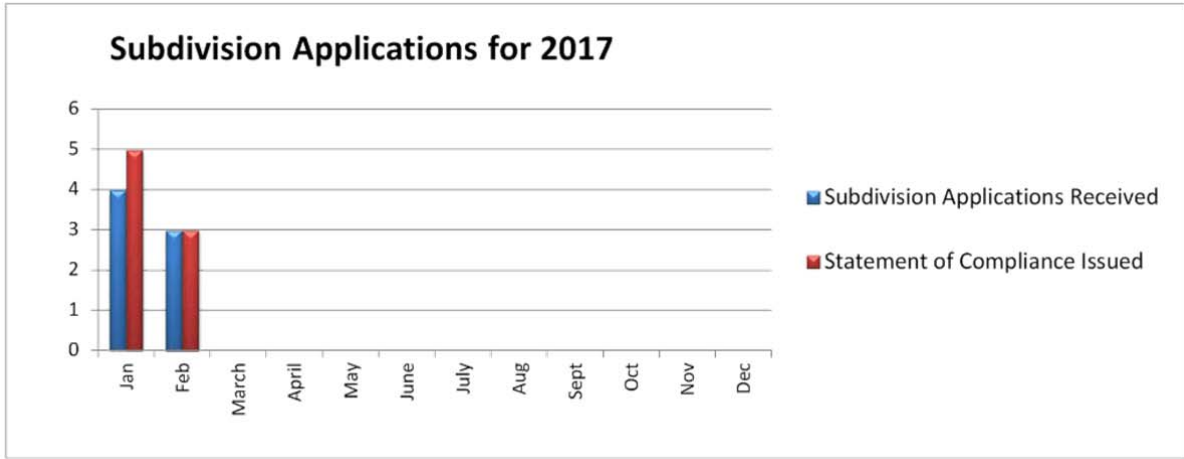
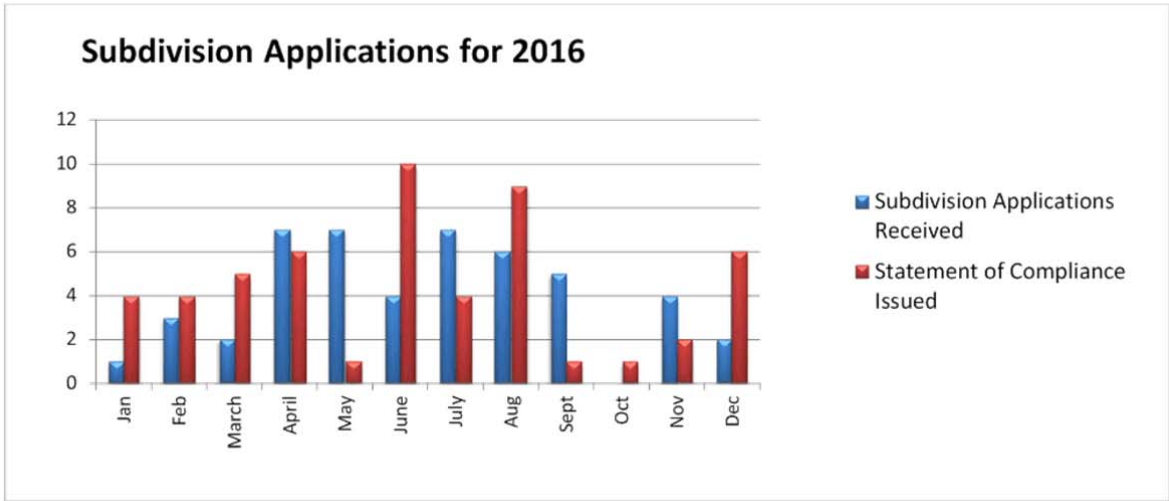
| PLANNING STATISTICAL REPORT – FEBRUARY 2017 - (DETERMINATIONS) | | | | | | |
|--|---------------|-----------------------------------|--|----------------|-----------------|--------------------------------|
| APPLICATION NUMBER | DATE RECEIVED | LOCATION | PROPOSAL | STATUTORY DAYS | DATE DETERMINED | DETERMINATION AND AUTHORITY |
| 326/2016-1 | 22 DEC 16 | 3 ILUKA AVENUE WYE RIVER | CONSTRUCTION OF ONE (1) 2 STOREY DWELLING | 36 | 21 FEB 17 | PERMIT ISSUED DELEGATE |
| 286/2016-1 | 11 NOV 16 | 200 BULL HILL ROAD KAWARREN | USE AND DEVELOPMENT OF A TELECOMMUNICATIONS FACILITY (40M MONOPOLE) AND ASSOCIATED ANTENNAE, EQUIPMENT CABINETS AND WORKS | 50 | 9 FEB 17 | PERMIT ISSUED COUNCIL |
| 329/2016-1 | 23 DEC 16 | 51-53 KARINGAL DRIVE WYE RIVER | CONSTRUCTION OF ONE (1) NEW DWELLING | 40 | 21 FEB 17 | PERMIT ISSUED DELEGATE |
| 243/2016-1 | 7 OCT 16 | 61-73 RIFLE BUTTS ROAD COLAC | SUBDIVISION OF LAND INTO THREE (3) LOTS | 91 | 16 FEB 17 | PERMIT ISSUED DELEGATE |
| 313/2016-1 | 16 DEC 16 | 25 MAIN STREET BIRREGURRA | TWO (2) LOT SUBDIVISION | 50 | 27 FEB 16 | PERMIT ISSUED DELEGATE |
| 285/2016-1 | 15 NOV 16 | 11 BURNETT STREET BEEAC | BUILDINGS AND WORKS COMPRISING RELOCATION OF DWELLING ONTO THE LAND AND RETENTION OF SHIPPING CONTAINER AS ANCILLARY OUTBUILDING | 31 | 10 FEB 17 | PERMIT ISSUED DELEGATE |
| 202/2016-1 | 1 SEP 16 | 184 HART STREET COLAC | TWO (2) LOT SUBDIVISION | 24 | 16 FEB 17 | PERMIT ISSUED DELEGATE |
| 291/2016-2 | 3 FEB 17 | 14 ILUKA AVENUE WYE RIVER | ONE NEW DWELLING | 7 | 10 FEB 17 | AMENDED PERMIT ISSUED DELEGATE |

| PLANNING STATISTICAL REPORT – FEBRUARY 2017 - (DETERMINATIONS) | | | | | | |
|---|----------------------|---------------------------------|---|-----------------------|------------------------|------------------------------------|
| APPLICATION NUMBER | DATE RECEIVED | LOCATION | PROPOSAL | STATUTORY DAYS | DATE DETERMINED | DETERMINATION AND AUTHORITY |
| 98/2016-2 | 28 FEB 17 | 21 WALLACE STREET WYE RIVER | ONE NEW DWELLING | 0 | 28 FEB 17 | AMENDED PERMIT ISSUED DELEGATE |
| 21/2017-1 | 23 JAN 17 | 15 OTWAY AVENUE SKENES CREEK | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF AN OUTBUILDING | 1 | 28 FEB 17 | PERMIT ISSUED DELEGATE |
| AVERAGE STATUTORY DAYS TO DETERMINE PLANNING APPLICATIONS | | | | 38 | | |

| PLANNING STATISTICAL REPORT – FEBRUARY 2017 - (PERMITS NOT REQUIRED, WITHDRAWN AND LAPSED APPLICATIONS) | | | | | | |
|--|----------------------|------------------------------------|--|-----------------------|------------------------|------------------------------------|
| APPLICATION NUMBER | DATE RECEIVED | LOCATION | PROPOSAL | STATUTORY DAYS | DATE DETERMINED | DETERMINATION AND AUTHORITY |
| 7/2017-1 | 12 JAN 17 | 42-44 MAIN STREET BIRREGURRA | DEMOLITION OF EXISTING RAMPS, BUILDINGS AND WORKS COMPRISING INSTALLATION OF RAMP AND ALTERATIONS TO FENESTRATION, AND REPOSITIONING OF SIGN | 15 | 15 FEB 17 | PERMIT NOT REQUIRED |
| 232/2014-2 | 21 MARCH 16 | 2643 COLAC FORREST ROAD FORREST | USE AND DEVELOPMENT OF THE LAND FOR A DWELLING – AMENDMENT | 0 | 1 FEB 17 | WITHDRAWN |
| AVERAGE STATUTORY DAYS (ALL APPLICATIONS) | | | | 36 | | |







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 | 11 | 328,676 | 0 | - | 0 | - | 0 | - | 0 | - | 19 | 3,752,097 |
| Feb | 7 | 2,052,974 | 17 | 556,410 | 2 | 500,000 | 1 | 45,000 | 0 | - | 1 | 11,000 | 28 | 3,165,384 |
| Mar | | | | | | | | | | | | | | |
| Apr | | | | | | | | | | | | | | |
| May | | | | | | | | | | | | | | |
| Jun | | | | | | | | | | | | | | |
| Jul | | | | | | | | | | | | | | |
| Aug | | | | | | | | | | | | | | |
| Sep | | | | | | | | | | | | | | |
| Oct | | | | | | | | | | | | | | |
| Nov | | | | | | | | | | | | | | |
| Dec | | | | | | | | | | | | | | |
| Total | 15 | 5,476,395 | 28 | 885,086 | 2 | 500,000 | 1 | 45,000 | 0 | - | 1 | 11,000 | 47 | 6,917,481 |

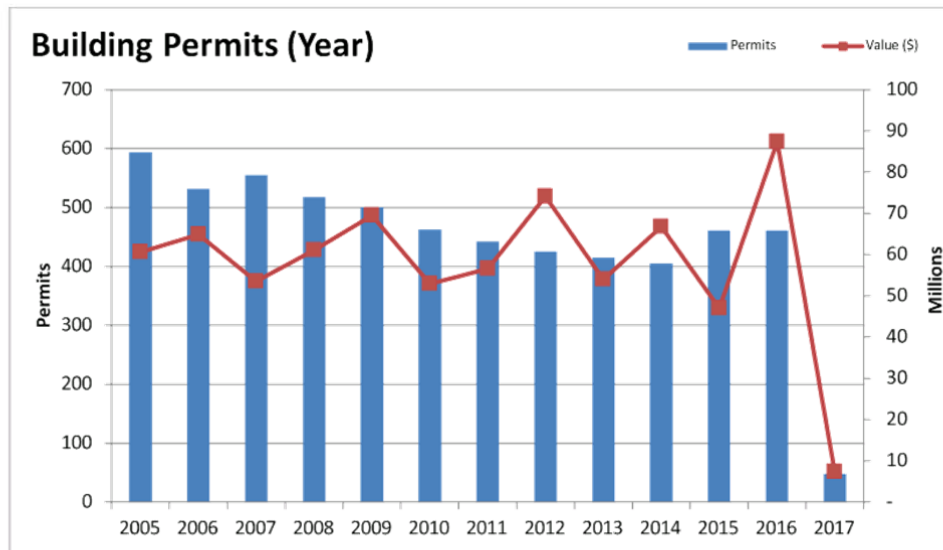
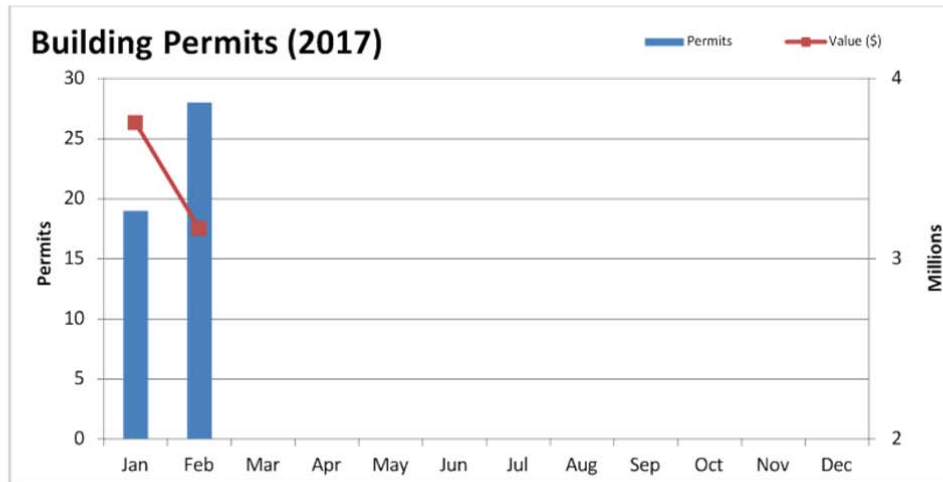
Note: Figures for previous month may change at next report due to private surveyors lodging permits after report completed

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 | 261 | 9,407,333 | 13 | 17,924,594 | 24 | 2,733,674 | 2 | 2,913,411 | 15 | 4,057,333 | 425 | 74,084,470 |
| 2013 | 113 | 30,065,304 | 253 | 10,801,627 | 8 | 1,120,000 | 24 | 1,526,120 | 7 | 3,849,610 | 10 | 6,707,886 | 415 | 54,070,547 |
| 2014 | 107 | 33,376,820 | 251 | 10,123,657 | 7 | 6,185,846 | 19 | 3,536,037 | 7 | 641,868 | 14 | 12,890,553 | 405 | 66,754,781 |
| 2015 | 102 | 26,361,566 | 308 | 12,340,327 | 9 | 2,508,183 | 27 | 3,485,364 | 3 | 220,634 | 12 | 2,135,742 | 461 | 47,051,816 |
| 2016 | 110 | 39,169,665 | 289 | 14,108,801 | 17 | 11,756,915 | 26 | 8,551,219 | 5 | 4,654,001 | 7 | 8,257,479 | 454 | 86,498,080 |
| 2017 | 15 | 5,476,395 | 28 | 885,086 | 2 | 500,000 | 1 | 45,000 | 0 | - | 1 | 11,000 | 47 | 6,917,481 |

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 |



| PLANNING STATISTICAL REPORT – MARCH 2017 - (DETERMINATIONS) | | | | | | |
|---|---------------|---|--|----------------|-----------------|--------------------------------|
| APPLICATION NUMBER | DATE RECEIVED | LOCATION | PROPOSAL | STATUTORY DAYS | DATE DETERMINED | DETERMINATION AND AUTHORITY |
| 11/2015-4 | 13 MAY 16 | 15 LUMEAH ROAD BIRREGURRA | USE AND DEVELOPMENT OF THE LAND FOR A DWELLING - AMENDMENT | 78 | 1 MAR 17 | AMENDED PERMIT ISSUED DELEGATE |
| 247/2013-3 | 21 NOV 16 | 140-158 BROMFIELD STREET, 66-72 QUEEN STREET AND BROMFIELD STREET ROAD RESERVE, COLAC | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF SUPERMARKET (4,302SQM) AND ELEVEN RETAIL PREMISES (1,661SQM), CREATION AND ALTERATION OF ACCESS TO A ROAD IN A ROAD ZONE CATEGORY 1, REDUCTION IN CAR PARKING (68) SPACES AND BICYCLE FACILITIES, AND REALIGNMENT OF A TITLE BOUNDARY | 5 | 8 MAR 17 | AMENDED PERMIT ISSUED DELEGATE |
| 258/2012-3 | 15 DEC 16 | 117 DIVISION ROAD MURROON | USE AND DEVELOPMENT OF A DWELLING AND REMOVAL OF NATIVE VEGETATION | 8 | 8 MAR 17 | AMENDED PERMIT ISSUED DELEGATE |
| 231/2014-2 | 11 OCT 16 | 386 RED JOHANNA ROAD JOHANNA | USE AND DEVELOPMENT OF THE LAND FOR A DWELLING AND ASSOCIATED WORKS | 100 | 15 MAR 17 | AMENDED PERMIT ISSUED DELEGATE |
| 33/2017-1 | 8 FEB 17 | 780 COLAC FORREST ROAD YEO | CONSTRUCTION OF A DWELLING AND ASSOCIATED WORKS | 8 | 9 MAR 17 | PERMIT ISSUED DELEGATE |
| 62/2016-1 | 24 MAR 17 | 111 MAIN STREET BEEAC | USE AND DEVELOPMENT OF THE LAND AS A STORE AND REMOVAL OF TREES (1 NATIVE AND 4 NON-NATIVE) | 77 | 1 MAR 17 | PERMIT ISSUED BY DELEGATE |
| 36/2017-1 | 15 FEB 17 | 125 MINGAWALLA ROAD BEEAC | CONSTRUCTION OF A FARM SHED | 16 | 3 MAR 17 | PERMIT ISSUED DELEGATE |

| PLANNING STATISTICAL REPORT – MARCH 2017 - (DETERMINATIONS) | | | | | | |
|---|---------------|-----------------------------------|---|----------------|-----------------|-----------------------------|
| APPLICATION NUMBER | DATE RECEIVED | LOCATION | PROPOSAL | STATUTORY DAYS | DATE DETERMINED | DETERMINATION AND AUTHORITY |
| 315/2016-1 | 15 DEC 16 | 445 SETTLEMENT ROAD SWAN MARSH | USE AND DEVELOPMENT OF A DWELLING | 14 | 17 MAR 17 | PERMIT ISSUED DELEGATE |
| 311/2016-1 | 15 DEC 16 | 425 PRINCES HIGHWAY COLAC WEST | USE AND DEVELOPMENT OF THE LAND FOR MOTOR VEHICLE, BOAT OR CARAVAN SALES (AGRICULTURAL VEHICLES), ASSOCIATED MOTOR REPAIRS (EXCLUDING PANEL BEATING), CREATION OF ACCESS TO A ROAD IN A ROAD ZONE CATEGORY 1, ASSOCIATED WORKS AND VARIATION OF REQUIREMENTS OF CLAUSE 52.14 (MOTOR VEHICLE, BOAT OR CARAVAN SALES) | 21 | 8 MAR 17 | PERMIT ISSUED DELEGATE |
| 240/2016-1 | 3 OCT 16 | 16B MAIN ROAD GELLIBRAND | CONSTRUCTION OF A DWELLING | 80 | 14 MAR 17 | PERMIT ISSUED DELEGATE |
| 302/2016-1 | 1 DEC 16 | 6 MCADAM CRESCENT COLAC | SUBDIVISION OF LAND INTO THREE (3) LOTS AND CONSTRUCTION OF TWO (2) SINGLE-STOREY DWELLINGS | 29 | 3 MAR 17 | PERMIT ISSUED DELEGATE |
| 193/2016-1 | 29 AUG 16 | 3/16 QUEEN STREET COLAC | USE OF THE LAND FOR A RESIDENTIAL BUILDING (HOLIDAY ACCOMMODATION) AND DISPLAY OF ONE (1) BUSINESS IDENTIFICATION SIGN | 85 | 16 MAR 17 | PERMIT ISSUED DELEGATE |
| 162/2016-1 | 21 JUL 16 | 59 NEALE STREET ELLIMINYT | CONSTRUCTION OF DWELLING AND OUTBUILDING | 17 | 17 MAR 17 | PERMIT ISSUED DELEGATE |

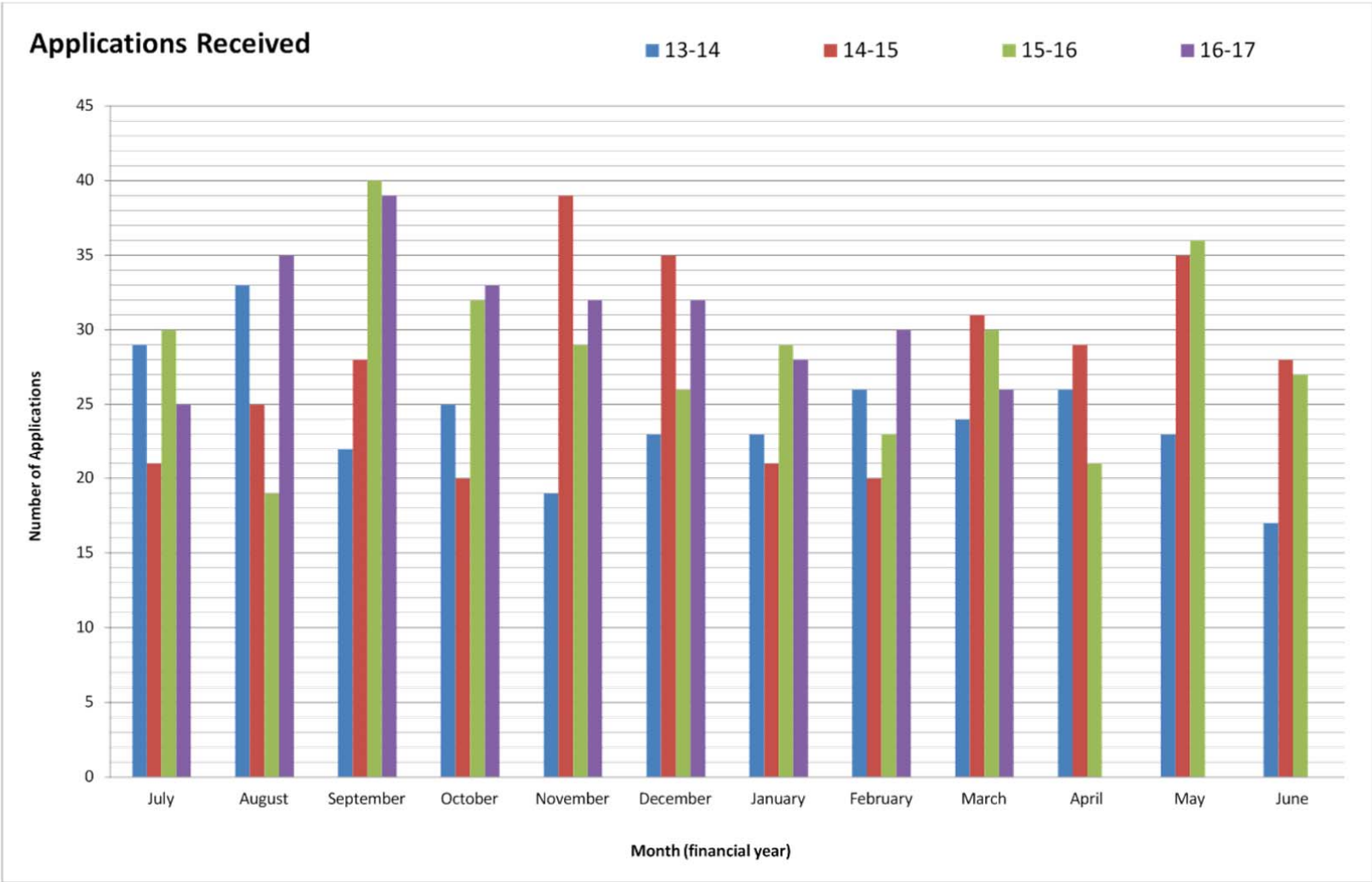
| PLANNING STATISTICAL REPORT – MARCH 2017 - (DETERMINATIONS) | | | | | | |
|---|---------------|-------------------------------------|---|----------------|-----------------|-----------------------------|
| APPLICATION NUMBER | DATE RECEIVED | LOCATION | PROPOSAL | STATUTORY DAYS | DATE DETERMINED | DETERMINATION AND AUTHORITY |
| 256/2016-1 | 12 OCT 16 | 160 WOODROWVALE ROAD ELLIMINYT | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF DWELLING | 60 | 7 MAR 17 | PERMIT ISSUED DELEGATE |
| 330/2016-1 | 23 DEC 16 | 156 SINCLAIR STREET SOUTH COLAC | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF DWELLING | 70 | 3 MAR 17 | PERMIT ISSUED DELEGATE |
| 6/2017-1 | 17 JAN 17 | 56 BROMFIELD STREET COLAC | EXTENSIONS AND ALTERATIONS TO BUILDING AND ASSOCIATED WORKS | 26 | 28 MAR 17 | PERMIT ISSUED DELEGATE |
| 312/2016-1 | 16 DEC 16 | 1 POLWARTH STREET COLAC | BUILDING AND WORKS COMPRISING EXTENSION TO KINDERGARTEN | 55 | 24 MAR 17 | PERMIT ISSUED DELEGATE |
| 32/2017-1 | 7 FEB 17 | 164 SINCLAIR STREET SOUTH COLAC | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF OUTBUILDING | 49 | 30 MAR 17 | PERMIT ISSUED DELEGATE |
| 57/2017-1 | 8 MAR 17 | 452 BIRREGURRA ROAD BIRREGURRA | USE OF LAND FOR INDUSTRY (COFFEE ROASTING) AND ASSOCIATED DEVELOPMENT | 6 | 14 MAR 17 | PERMIT ISSUED DELEGATE |
| 5/2017-1 | 20 MAR 17 | 1422 PRINCES HIGHWAY PIRRON YALLOCK | USE AND DEVELOPMENT OF THE LAND AS A STORE AND CREATION OF ACCESS TO A ROAD IN A ROAD ZONE CATEGORY 1 | 63 | 20 MAR 17 | PERMIT ISSUED DELEGATE |
| 10/2017-1 | 17 JAN 17 | 43 GREAT OCEAN ROAD SKENES CREEK | CONSTRUCTION OF DWELLING AND CREATION OF ACCESS TO A ROAD IN A ROAD ZONE CATEGORY 1 | 51 | 23 MAR 17 | PERMIT ISSUED DELEGATE |

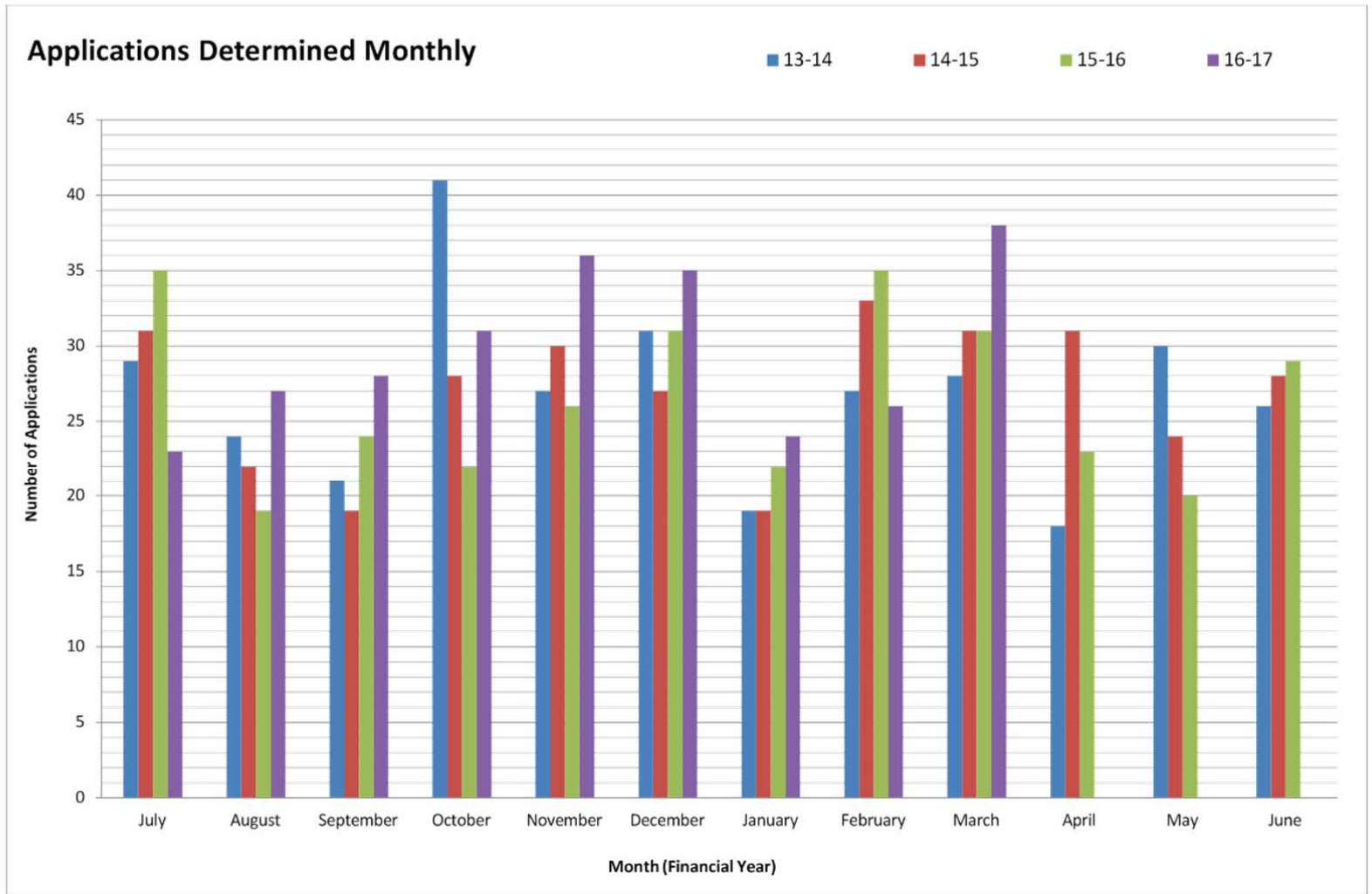
| PLANNING STATISTICAL REPORT – MARCH 2017 - (DETERMINATIONS) | | | | | | |
|---|---------------|-----------------------------------|---|----------------|-----------------|-----------------------------|
| APPLICATION NUMBER | DATE RECEIVED | LOCATION | PROPOSAL | STATUTORY DAYS | DATE DETERMINED | DETERMINATION AND AUTHORITY |
| 66/2017-1 | 23 MAR 17 | 75 CORANGAMITE STREET COLAC | BUILDINGS AND WORKS COMPRISING EXTENSION TO BUILDING | 4 | 27 MAR 17 | PERMIT ISSUED DELEGATE |
| 180/2016-1 | 4 AUG 16 | 7-15 FOREST STREET COLAC | BUILDINGS AND WORKS COMPRISING EXTENSION TO INDUSTRIAL BUILDING (SAWMILL) AND RELOCATION OF EXISTING SHED | 38 | 10 MAR 17 | PERMIT ISSUED DELEGATE |
| 35/2017-1 | 13 FEB 17 | 21-70 GREAT OCEAN ROAD APOLLO BAY | WORKS COMPRISING ROAD PAVEMENT REHABILITATION | 29 | 14 MAR 17 | PERMIT ISSUED DELEGATE |
| 276/2016-1 | 8 NOV 16 | 24 ENNIS STREET BIRREGURRA | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF DWELLING AND REMOVAL OF ONE (1) TREE | 25 | 31 MAR 17 | PERMIT ISSUED DELEGATE |
| 50/2017-1 | 24 FEB 17 | 145-167 MURRAY STREET COLAC | EXTERNAL PAINTING OF BUILDING | 8 | 8 MAR 17 | PERMIT ISSUED DELEGATE |
| 31/2017-1 | 7 FEB 17 | 5 REYNOLDS ROAD BARONGAROOK | CONSTRUCTION OF AGRICULTURAL SHED | 52 | 31 MAR 17 | PERMIT ISSUED DELEGATE |
| 177/2016-1 | 9 AUG 16 | 43 BALCAUSCAS ACCESS YUULONG | USE AND DEVELOPMENT OF THE LAND FOR A DWELLING AND TWO OUTBUILDINGS (RETROSPECTIVE) | 54 | 28 MAR 17 | NOTICE OF DECISION |
| 290/2016-1 | 21 NOV 16 | 40 QUEEN STREET COLAC | DEMOLITION OF EXISTING BUILDINGS AND ASSOCIATED STRUCTURES, AND USE AND DEVELOPMENT OF POLICE STATION | 1 | 29 MAR 17 | NOTICE OF DECISION |

| PLANNING STATISTICAL REPORT – MARCH 2017 - (DETERMINATIONS) | | | | | | |
|--|---------------|-----------------------------------|---|----------------|-----------------|-----------------------------|
| APPLICATION NUMBER | DATE RECEIVED | LOCATION | PROPOSAL | STATUTORY DAYS | DATE DETERMINED | DETERMINATION AND AUTHORITY |
| 146/2014-1 | 5 AUG 14 | 24 RIVERSIDE DRIVE WYE RIVER | CONSTRUCTION OF A GOODS LIFT AND ELEVATED BOARDWALK | 129 | 20 MAR 17 | NOTICE OF DECISION |
| 37/2017-1 | 15 FEB 17 | 39-41 KARINGAL DRIVE WYE RIVER | REMOVAL OF TREE | 19 | 6 MAR 17 | PERMIT ISSUED DELEGATE |
| 328/2016-1 | 22 DEC 16 | 34 KARINGAL DRIVE WYE RIVER | CONSTRUCTION OF ONE (1) NEW DWELLING | 44 | 2 MAR 17 | PERMIT ISSUED DELEGATE |
| 272/2016-1 | 3 NOV 16 | 24 DURIMBIL AVENUE WYE RIVER | CONSTRUCTION OF A DWELLING AND ASSOCIATED WORKS | 43 | 29 MAR 17 | PERMIT ISSUED DELEGATE |
| 17/2017-1 | 20 JAN 17 | 25 DURIMBIL AVENUE WYE RIVER | DEVELOPMENT OF A TWO (2) STOREY DWELLING | 13 | 21 MAR 17 | PERMIT ISSUED DELEGATE |
| AVERAGE STATUTORY DAYS TO DETERMINE PLANNING APPLICATIONS | | | | 41 | | |

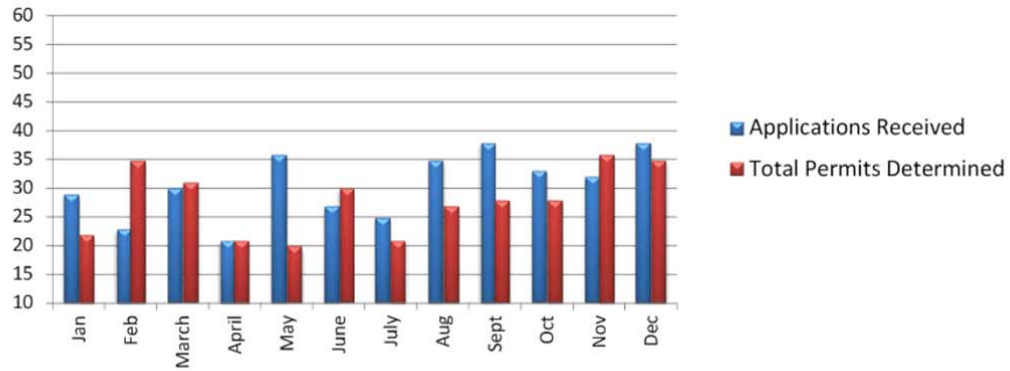
| PLANNING STATISTICAL REPORT –MARCH 2017 - (PERMITS NOT REQUIRED, WITHDRAWN AND LAPSED APPLICATIONS) | | | | | | |
|---|---------------|----------------------------------|---|----------------|-----------------|-----------------------------|
| APPLICATION NUMBER | DATE RECEIVED | LOCATION | PROPOSAL | STATUTORY DAYS | DATE DETERMINED | DETERMINATION AND AUTHORITY |
| 11/2017-1 | 9 DEC 16 | 2 KAWARREN EAST ROAD KAWARREN | REMOVAL OF NATIVE VEGETATION | 84 | 15 MAR 17 | WITHDRAWN |
| 163/2016-1 | 21 JUL 16 | 1/5 SEAVIEW DRIVE APOLLO BAY | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF DWELLING | 161 | 3 MAR 17 | WITHDRAWN |

| | | | | | | |
|--|-----------|---|---|----|-----------|---------------------|
| 15/2017-1 | 16 JAN 17 | 390 CONNS LANE BIRREGURRA | USE OF THE LAND FOR STONE EXTRACTION (CLAY) AND EARTHWORKS TO CONSTRUCT ONE (1) AGRICULTURAL DAM | 0 | 29 MAR 17 | WITHDRAWN |
| 23/2017-1 | 27 JAN 17 | 13/2-52 BROMFIELD STREET COLAC | WAIVER OF BICYCLE FACILITIES (1 SPACE) ASSOCIATED WITH MEDICAL CENTRE | 39 | 28 MAR 17 | PERMIT NOT REQUIRED |
| AVERAGE STATUTORY DAYS (ALL APPLICATIONS) | | | | 43 | | |

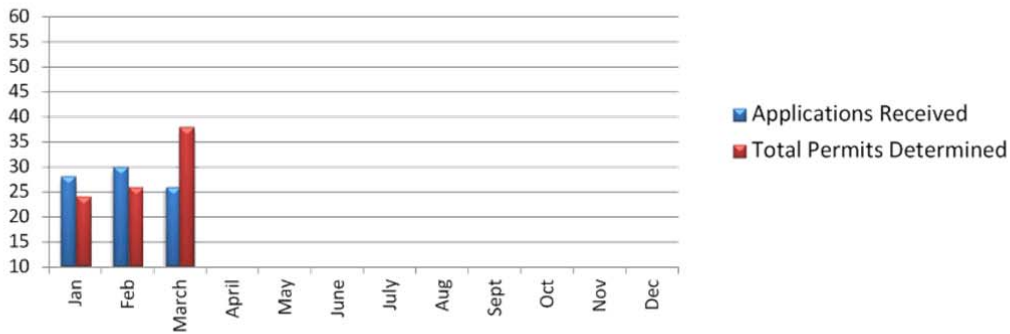




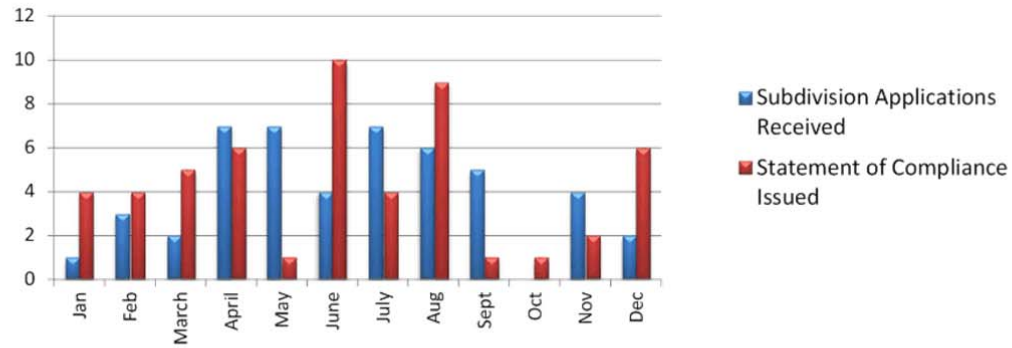
Planning Permits Received & Determined for 2016



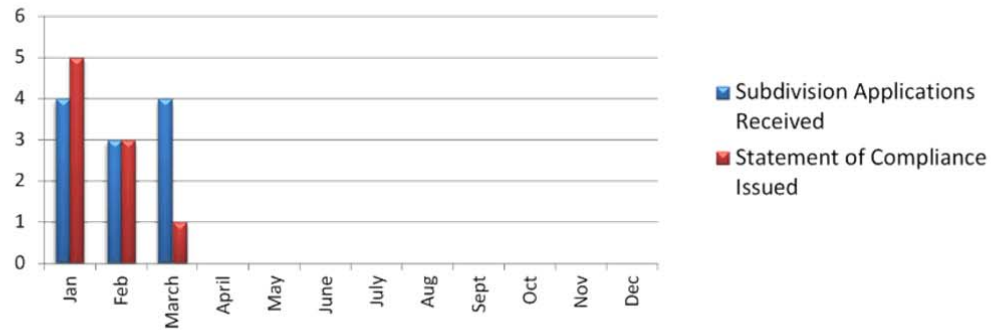
Planning Permits Received & Determined for 2017



Subdivision Applications for 2016



Subdivision Applications for 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 | 1 | 45,000 | 0 | - | 1 | 11,000 | 31 | 3,477,958 |
| Mar | 11 | 3,923,564 | 21 | 393,510 | 2 | 2,890,000 | 0 | - | 0 | - | 2 | 23,644 | 36 | 7,230,718 |
| Apr | | | | | | | | | | | | | | |
| May | | | | | | | | | | | | | | |
| Jun | | | | | | | | | | | | | | |
| Jul | | | | | | | | | | | | | | |
| Aug | | | | | | | | | | | | | | |
| Sep | | | | | | | | | | | | | | |
| Oct | | | | | | | | | | | | | | |
| Nov | | | | | | | | | | | | | | |
| Dec | | | | | | | | | | | | | | |
| Total | 27 | 9,620,273 | 51 | 1,372,599 | 5 | 3,400,000 | 1 | 45,000 | 0 | - | 3 | 34,644 | 87 | 14,472,516 |

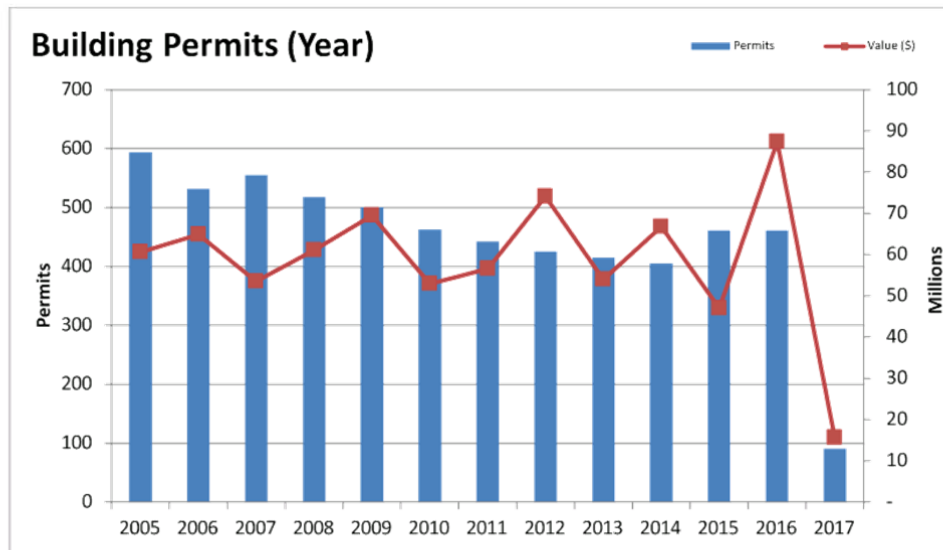
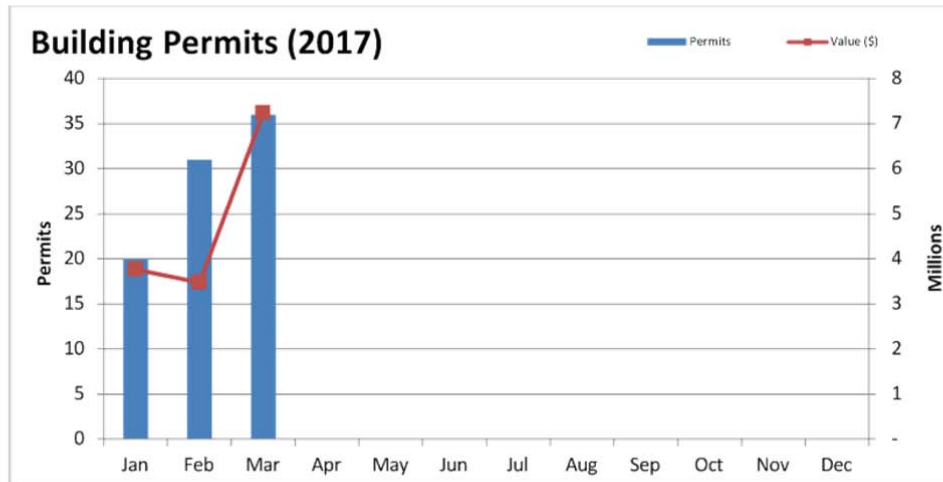
Note: Figures for previous month may change at next report due to private surveyors lodging permits after report completed

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 | 261 | 9,407,333 | 13 | 17,924,594 | 24 | 2,733,674 | 2 | 2,913,411 | 15 | 4,057,333 | 425 | 74,084,470 |
| 2013 | 113 | 30,065,304 | 253 | 10,801,627 | 8 | 1,120,000 | 24 | 1,526,120 | 7 | 3,849,610 | 10 | 6,707,886 | 415 | 54,070,547 |
| 2014 | 107 | 33,376,820 | 251 | 10,123,657 | 7 | 6,185,846 | 19 | 3,536,037 | 7 | 641,868 | 14 | 12,890,553 | 405 | 66,754,781 |
| 2015 | 102 | 26,361,566 | 308 | 12,340,327 | 9 | 2,508,183 | 27 | 3,485,364 | 3 | 220,634 | 12 | 2,135,742 | 461 | 47,051,816 |
| 2016 | 110 | 39,169,665 | 289 | 14,108,801 | 17 | 11,756,915 | 26 | 8,551,219 | 5 | 4,654,001 | 7 | 8,257,479 | 454 | 86,498,080 |
| 2017 | 27 | 9,620,273 | 51 | 1,372,599 | 5 | 3,400,000 | 1 | 45,000 | 0 | - | 3 | 34,644 | 87 | 14,472,516 |

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 |



| PLANNING STATISTICAL REPORT – April 2017 - (DETERMINATIONS) | | | | | | |
|---|---------------|------------------------------|---|----------------|-----------------|--------------------------------|
| APPLICATION NUMBER | DATE RECEIVED | LOCATION | PROPOSAL | STATUTORY DAYS | DATE DETERMINED | DETERMINATION AND AUTHORITY |
| 73/2016-2 | 28 MAR 17 | 375 FRYS ROAD KAWARREN | USE AND DEVELOPMENT OF DWELLING – AMENDMENT | 6 | 13 APR 17 | AMENDED PERMIT ISSUED DELEGATE |
| 203/2016-1 | 2 SEP 16 | 65 SUNNYSIDE ROAD WONGARRA | RE-SUBDIVISION OF FIVE (5) LOTS INTO TWO (2) LOTS, REMOVAL OF RESTRICTION (CARRIAGEWAY EASEMENT) AND USE AND DEVELOPMENT OF LOT 2 PS808406S FOR A DWELLING | 84 | 7 APR 17 | PERMIT ISSUED DELEGATE |
| 84/2017-1 | 5 APR 17 | 6545 HAMILTON HIGHWAY CRESSY | USE AND DEVELOPMENT OF THE LAND FOR A SERVICE STATION, CREATION OF TWO ACCESSES ONTO A ROAD IN A ROAD ZONE CATEGORY 1 AND DISPLAY OF INTERNALLY ILLUMINATED AND BUSINESS IDENTIFICATION SIGNAGE | 13 | 18 APR 17 | PERMIT ISSUED DELEGATE |
| 80/2017-1 | 4 APR 17 | 3 HESSE STREET COLAC | BUILDINGS AND WORKS COMPRISING EXTENSION TO EXISTING DWELLING | 8 | 20 APR 17 | PERMIT ISSUED DELEGATE |
| 321/2016-1 | 20 DEC 16 | 68 SKENE STREET BIRREGURRA | CONSTRUCTION OF A DWELLING | 36 | 4 APR 17 | PERMIT ISSUED DELEGATE |
| 63/2017-1 | 20 MAR 17 | 1-3 FOREST STREET COLAC | PARTIAL USE OF BUILDING AS OFFICE, ASSOCIATED ALTERATIONS AND REDUCTION OF PARKING (1 SPACE) | 5 | 4 APR 17 | PERMIT ISSUED DELEGATE |
| 74/2017-1 | 29 MAR 17 | 47 CALVERT STREET COLAC | PARTIAL DEMOLITION AND CONSTRUCTION OF EXTENSION TO DWELLING | 4 | 24 APR 17 | PERMIT ISSUED DELEGATE |

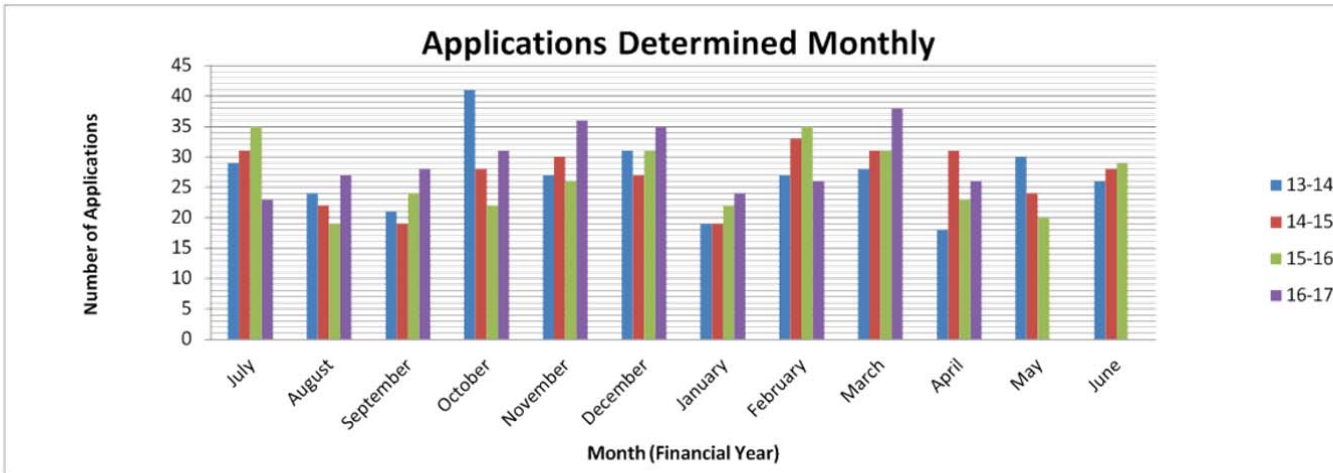
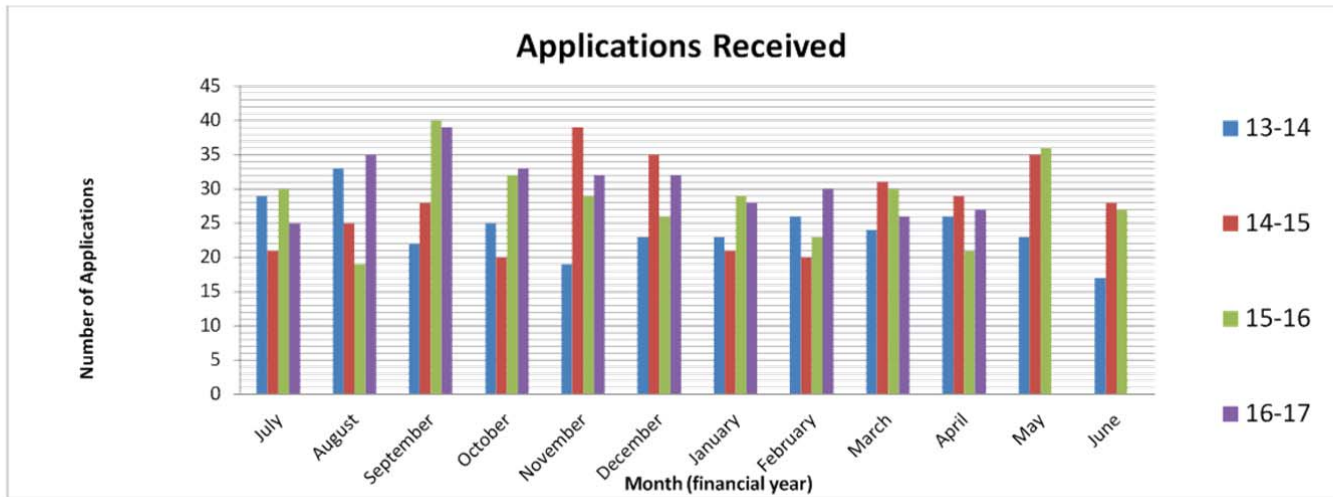
| PLANNING STATISTICAL REPORT – April 2017 - (DETERMINATIONS) | | | | | | |
|---|---------------|-------------------------------------|---|----------------|-----------------|-----------------------------|
| APPLICATION NUMBER | DATE RECEIVED | LOCATION | PROPOSAL | STATUTORY DAYS | DATE DETERMINED | DETERMINATION AND AUTHORITY |
| 88/2017-1 | 10 APR 17 | 54 POLLACK STREET COLAC | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF A DECK AND INSTALLATION OF FRENCH DOORS | 16 | 26 APR 17 | PERMIT ISSUED DELEGATE |
| 54/2017-1 | 1 MAR 17 | 365 AIREYS STREET ELLIMINYT | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF A GARAGE | 43 | 13 APR 17 | PERMIT ISSUED DELEGATE |
| 70/2017-1 | 23 MAR 17 | 40 GARDNER STREET BEECH FOREST | USE AS SHORT TERM HOLIDAY ACCOMMODATION | 26 | 18 APR 17 | PERMIT ISSUED DELEGATE |
| 71/2017-1 | 28 MAR 17 | 245 RANKINS ROAD IRREWILLIPE | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF AGRICULTURAL SHED | 5 | 12 APR 17 | PERMIT ISSUED DELEGATE |
| 51/2017-1 | 27 FEB 17 | 280 QUEEN STREET ELLIMINYT | CONSTRUCTION OF A ROAD | 50 | 18 APR 17 | PERMIT ISSUED DELEGATE |
| 3/2017-1 | 6 JAN 17 | 44 GARDNER STREET BEECH FOREST | CREATION OF ACCESS TO A ROAD IN A ROAD ZONE CATEGORY 1 (RETROSPECTIVE) AND BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF CARPORT | 71 | 13 APR 17 | PERMIT ISSUED DELEGATE |
| 245/2016-1 | 6 OCT 16 | 37 GREAT OCEAN ROAD SKENES CREEK | BUILDINGS AND WORKS COMPRISING EXTENSION TO DWELLING | 6 | 18 APR 17 | PERMIT ISSUED DELEGATE |
| 49/2017-1 | 24 FEB 17 | 35 WARRION HILL ROAD WARRION | CONSTRUCTION OF A TELECOMMUNICATIONS FACILITY (20M MONOPOLE) AND ASSOCIATED ANTENNAE, EQUIPMENT CABINETS AND WORKS | 62 | 27 APR 17 | PERMIT ISSUED COUNCIL |

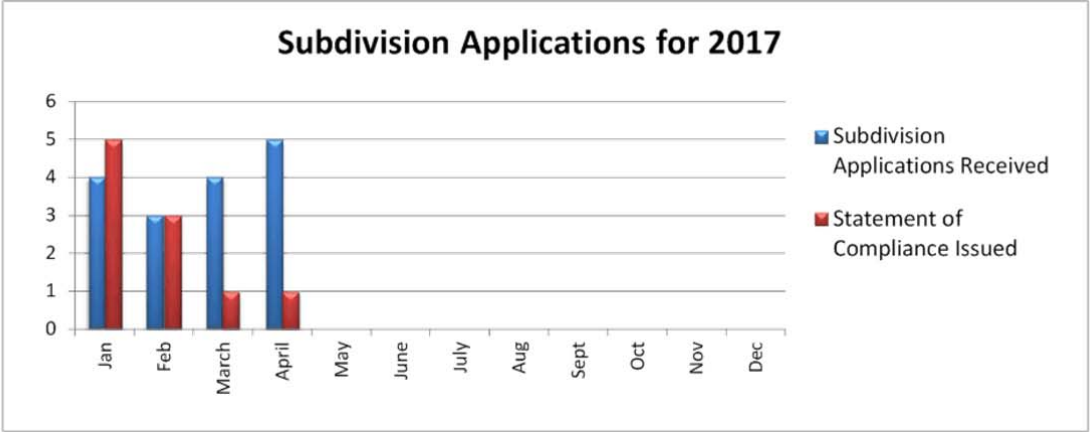
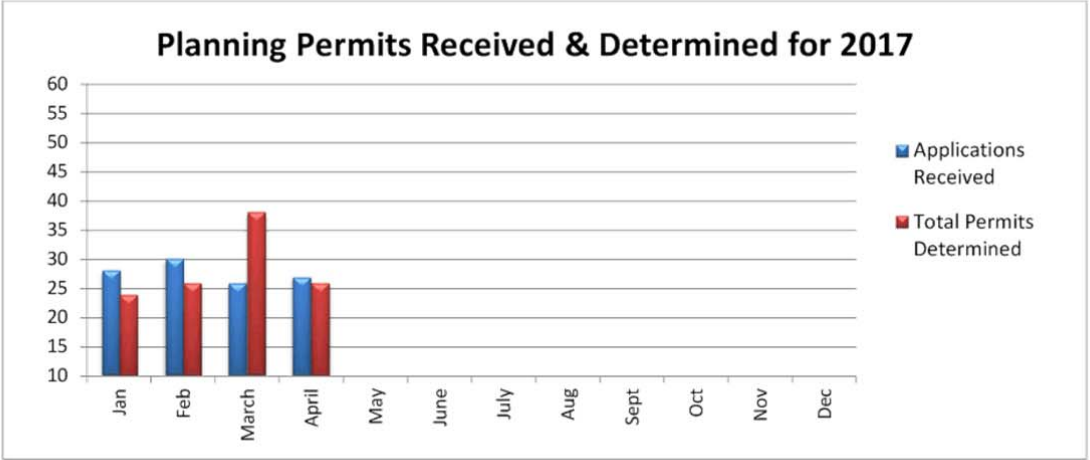
| PLANNING STATISTICAL REPORT – April 2017 - (DETERMINATIONS) | | | | | | |
|--|----------------------|----------------------------------|---|-----------------------|------------------------|------------------------------------|
| APPLICATION NUMBER | DATE RECEIVED | LOCATION | PROPOSAL | STATUTORY DAYS | DATE DETERMINED | DETERMINATION AND AUTHORITY |
| 147/2016-1 | 4 JULY 16 | 24 ILUKA AVENUE WYE RIVER | DEVELOPMENT AND USE OF ONE (1) DWELLING | 8 | 28 APR 17 | PERMIT ISSUED DELEGATE |
| 331/2016-1 | 21 DEC 16 | 50 KARINGAL DRIVE WYE RIVER | CONSTRUCT A 2 (TWO) STOREY DWELLING, SEPTIC TANK AND ON SITE IRRIGATION | 14 | 7 APR 17 | PERMIT ISSUED DELEGATE |
| 25/2017-1 | 25 JAN 17 | 37 KARINGAL DRIVE WYE RIVER | ONE NEW DWELLING | 23 | 7 APR 17 | PERMIT ISSUED DELEGATE |
| 324/2016-1 | 22 DEC 16 | 25 RAILWAY LINE ROAD KAWARREN | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF DWELLING | 86 | 21 APR 17 | PERMIT ISSUED DELEGATE |
| 41/2017-1 | 17 FEB 17 | 2 ILLOWRA AVENUE WYE RIVER | ONE NEW DWELLING | 60 | 20 APR 17 | PERMIT ISSUED DELEGATE |
| 28/2017-1 | 31 JAN 17 | 88 SINCLAIR STREET COLAC | SUBDIVISION OF LAND INTO TWO (2) LOTS | 71 | 18 APR 17 | NOTICE OF DECISION |
| 52/2017-1 | 28 FEB 17 | 27 WILSON STREET COLAC | CONSTRUCTION OF A FENCE | 17 | 10 APR 17 | PERMIT ISSUED DELEGATE |
| AVERAGE STATUTORY DAYS TO DETERMINE PLANNING APPLICATIONS | | | | 32 | | |

| PLANNING STATISTICAL REPORT – April 2017 - (PERMITS NOT REQUIRED, WITHDRAWN AND LAPSED APPLICATIONS) | | | | | | |
|---|----------------------|--------------------------------------|---|-----------------------|------------------------|------------------------------------|
| APPLICATION NUMBER | DATE RECEIVED | LOCATION | PROPOSAL | STATUTORY DAYS | DATE DETERMINED | DETERMINATION AND AUTHORITY |
| 283/2016-1 | 14 NOV 16 | 17 THOMSON STREET APOLLO BAY | FOUR (4) NEW DWELLINGS | 0 | 18 APRIL 17 | LAPSED |
| 241/2014-2 | 22 DEC 16 | 6545 HAMILTON HIGHWAY CRESSY | USE AND DEVELOPMENT OF THE LAND FOR A SERVICE STATION, CREATION OF TWO ACCESSES ONTO A ROAD IN A ROAD ZONE CATEGORY 1 – AMENDMENT | 61 | 5 APRIL 17 | WITHDRAWN |
| 20/2017-1 | 10 JAN 17 | 65 AYREYS RESERVE ROAD BIRREGURRA | USE OF THE LAND FOR STONE EXTRACTION (CLAY) AND EARTHWORKS TO CONSTRUCT ONE (1) AGRICULTURAL DAM | 15 | 27 APRIL 17 | WITHDRAWN |
| AVERAGE STATUTORY DAYS (ALL APPLICATIONS) | | | | 32 | | |

PLANNING STATISTICAL REPORT – April 2017 (Combined Application – Planning Scheme Amendment and Planning Permit)

| | | | | | | |
|-----------|-----------|-------------------------------------|---|-----|----------|------------------------|
| 58/2016-1 | 23 MAR 16 | 120 BARHAM RIVER ROAD APOLLO BAY | RE-SUBDIVISION OF THE LAND FROM FOUR (4) LOTS TO TWO (2) LOTS | 380 | 7 APR 17 | PERMIT ISSUED DELEGATE |
|-----------|-----------|-------------------------------------|---|-----|----------|------------------------|





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 | 27 | 740,435 | 2 | 2,881,000 | 1 | 36,007 | 0 | - | 2 | 23,644 | 45 | 8,043,450 |
| Apr | 6 | 1,800,889 | 24 | 1,200,379 | 3 | 1,134,160 | 2 | 114,850 | 0 | - | 0 | - | 35 | 4,250,278 |
| May | | | | | | | | | | | | | | |
| Jun | | | | | | | | | | | | | | |
| Jul | | | | | | | | | | | | | | |
| TOTAL | 35 | 11,859,962 | 81 | 2,919,903 | 8 | 4,525,160 | 5 | 214,857 | 0 | - | 3 | 34,644 | 132 | 19,554,526 |

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 | 261 | 9,407,333 | 13 | 17,924,594 | 24 | 2,733,674 | 2 | 2,913,411 | 15 | 4,057,333 | 425 | 74,084,470 |
| 2013 | 113 | 30,065,304 | 253 | 10,801,627 | 8 | 1,120,000 | 24 | 1,526,120 | 7 | 3,849,610 | 10 | 6,707,886 | 415 | 54,070,547 |
| 2014 | 107 | 33,376,820 | 251 | 10,123,657 | 7 | 6,185,846 | 19 | 3,536,037 | 7 | 641,868 | 14 | 12,890,553 | 405 | 66,754,781 |
| 2015 | 102 | 26,361,566 | 308 | 12,340,327 | 9 | 2,508,183 | 27 | 3,485,364 | 3 | 220,634 | 12 | 2,135,742 | 461 | 47,051,816 |
| 2016 | 110 | 39,169,665 | 289 | 14,108,801 | 17 | 11,756,915 | 26 | 8,551,219 | 5 | 4,654,001 | 7 | 8,257,479 | 454 | 86,498,080 |
| 2017 | 35 | 11,859,962 | 81 | 2,919,903 | 8 | 4,525,160 | 5 | 214,857 | 0 | - | 3 | 34,644 | 132 | 19,554,526 |

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 |

