

MINUTES of the **PLANNING COMMITTEE OF THE COLAC-OTWAY SHIRE COUNCIL**
held in the COPACC Meeting Room, Rae Street, Colac on 23 January 2008 at 10.30am.

1. PRESENT

Cr. Chris Smith (Mayor)
Cr. Joe Di Cecco
Cr. Tony Graham
Cr. Fran Lehmann
Cr. Peter Mercer
Cr. Warren Riches (Temp Chairperson for item 2)

Tracey Slatter, Chief Executive Officer
Jack Green, General Manager Sustainable Planning and Development
Julie Jagôt, Acting General Manager Infrastructure
Colin Hayman, General Manager Corporate and Community Services
Doug McNeill, Manager Planning and Building
Bronwyn Keenan, Executive Officer Sustainable Planning and Development

2. APOLOGIES

NIL

3. DECLARATION OF INTEREST

Cr. Chris Smith Item PC082301 - 2

4. VERBAL SUBMISSIONS FROM APPLICANTS/OBJECTORS

Item PC082301 - 3 Peter & Neika Geekie
 Ian Gordon
 David Churchill
 Bernie Noy

Item PC082301 - 4 Bernie Noy

Item PC082301 - 5 John & Joan Brick

5. CONFIRMATION OF MINUTES

- Planning Committee Meeting of the Colac-Otway Shire Council held on the 5 December 2007.

Recommendation

That the Planning Committee confirm the above minutes.

Resolution

Moved Cr. Riches seconded Cr. Mercer that Council's Planning Committee confirm the above minutes.

CARRIED 6:0

- Special Meeting of the Colac-Otway Shire Council held on the 19 December 2007.

Recommendation

That the Planning Committee confirm the above minutes.

Resolution

Moved Cr. Mercer seconded Cr. Riches that Council's Planning Committee confirm the above minutes.

CARRIED 6:0

OFFICERS' REPORTS

Sustainable Planning and Development

- PC082301-1 PLANNING COMMITTEE AMENDED DATES – 2008
- PC082301-2 PLANNING PERMITS FOR THE MONTH OF DECEMBER 2007
- PC082301-3 DEVELOPMENT OF FOUR DWELLINGS AND FOUR LOT SUBDIVISION
AT 16 THOMSON STREET, APOLLO BAY
- PC082301-4 DEVELOPMENT OF ONE SHOP, FIVE OFFICES AND SEVEN
DWELLINGS, WAIVING OF CAR PARKING AND 13 LOT SUBDIVISION
AT 32 PASCOE STREET, APOLLO BAY
- PC082301-5 CONSTRUCTION OF DWELLING AND SHED 61 OLD COACH ROAD,
SKENES CREEK

PC082301-2 PLANNING PERMITS FOR THE MONTH OF DECEMBER 2007

AUTHOR: Stefanie Riches ENDORSED: Jack Green
DEPARTMENT: Sustainable Planning and FILE REF: GEN00450
Development

Recommendation(s)

That Council's Planning Committee note the December 2007 statistical report.

Resolution

MOVED Cr DiCecco seconded Cr Riches that Council's Planning Committee note the December 2007 statistical report.

Cr Smith having declared a Conflict of Interest in Item PC080301-2 left the Council Chamber. Cr Riches put the motion to the vote.

CARRIED 5:0

Cr Smith returned to the Council Chamber

**PC082301-3 DEVELOPMENT OF FOUR DWELLINGS AND FOUR LOT SUBDIVISION
AT 16 THOMSON STREET, APOLLO BAY**

AUTHOR: Michelle Watt
DEPARTMENT: Sustainable Planning and Development

ENDORSED: Jack Green
FILE REF: PP198/07

Recommendation (s)

That Council's Planning Committee resolve to issue a Notice of Decision to grant a permit for Planning Permit Application PP212/07 for the development of four dwellings and four lot subdivision subject to the following conditions:

Development

- 1. Before the use and/or development starts, 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) Dwelling 1- the balcony at first floor level must not project into the front setback area.***
 - b) The height of walls provided above garaging must be reduced, such that where the walls are required for screening, the wall and screen combined is a total of 1.7 metres in height above finished floor level.***
 - c) Dwelling 4- offset the wall of the upper level on the western elevation by one metre from the lower level walls to improve articulation.***
- 2. Before the development starts, planning permit number PP331/03 must be cancelled through the Victorian Civil and Administrative Tribunal to the satisfaction of the Responsible Authority.***
- 3. Before the development starts, a landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. This plan must be prepared by a qualified Landscape Architect who is a member of the Australian Institute of Landscape Architects, or a person with a suitable background in horticultural science or an allied field to the satisfaction of the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must show:***
 - a) Screening vegetation which grows to a minimum height of 2.5 metres along the western boundary adjacent to Dwellings 2, 3 and 4.***
 - b) Additional planting in the front setback area.***
 - c) Details of surface finishes of pathways and driveways.***
 - d) A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.***

All species selected must be to the satisfaction of the Responsible Authority.
- 4. Before the occupation of the development starts, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority.***

5. ***The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority, including that any dead, diseased or damaged plants are to be replaced.***
6. ***Before the development starts, a schedule of construction materials, external finishes and colours (incorporating samples) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the schedule will be endorsed and will then form part of the permit. Note: Different colours must be adopted on the western elevation of Dwellings 2 and 3 to provide for visual interest and differences between the two dwellings.***
7. ***Before the occupation of the development, the areas set aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:***
 - a) ***constructed***
 - b) ***properly formed to such levels that they can be used in accordance with the plans***
 - c) ***surfaced with an all weather seal coat***
 - d) ***drained***

to the satisfaction of the Responsible Authority.

Car spaces, access lanes and driveways must be kept available for these purposes at all times.
8. ***The site must be drained to the satisfaction of the Responsible Authority and no storm water, sullage, sewerage or polluted drainage may drain or discharge from the land to adjoining properties.***
9. ***Before the dwellings are occupied, an automatic external lighting system capable of illuminating the entry to each unit, access to each garage, car parking spaces and all pedestrian walkways must be provided on the land to the satisfaction of the Responsible Authority.***
10. ***This permit will expire if one of the following circumstances applies:***
 - a) ***The development is not started within two years of the date of this permit.***
 - b) ***The development is not completed within four years of the date of this permit.***

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within three months afterwards.

Subdivision

Colac Otway Shire Conditions

11. ***The layout and site dimensions of the proposed subdivision as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.***

12. ***Prior to the issue of a Statement of Compliance, the applicant or owner must pay to the Responsible Authority a sum equivalent to four percent of the site value of all land in the subdivision. Note: This requirement for payment is made pursuant to Section 18 of the Subdivision Act 1988.***
13. ***Prior to the certification of the Plan of Subdivision all easements deemed necessary to protect existing or future drainage lines within the subject site, and any easements required between the subject site and the nominated legal point of discharge must be created to the satisfaction of the Responsible Authority.***
14. ***Where the applicant seeks a Statement of Compliance prior to the completion of development, the Plan of Subdivision submitted for certification must include a restriction which specifies that any development of any lot must be in accordance with the endorsed plans which form part of Planning Permit PP212/07, unless with the written consent of the Responsible Authority allowing any variations.***
15. ***The time limit for the certification of the subdivision hereby approved is two years from the date of issue of this permit and it must be completed within five years of the date of the certification of the plan.***

Conditions required by Powercor

16. ***The Plan of Subdivision submitted for certification under the Subdivision Act 1988 shall be referred to Powercor Australia Ltd in accordance with Section 8 of that Act.***
17. ***The applicant shall:***
 - (a) ***Provide an electricity supply to all lots in the subdivision in accordance with Powercor's requirements and standards. (A payment to cover the cost of such work will be required). In the event that a supply is not provided the applicant shall provide a written undertaking to Powercor Australia Ltd that prospective purchasers will be so informed.***
 - (b) ***Where buildings or other installations exist on the land to be subdivided and are connected to the electricity supply, they shall be brought into compliance with the Supply and Installation Rules issued by the Victorian Electricity Supply Industry.***
 - (c) ***Set aside on the plans of subdivision for the use of Powercor Australia Limited reserves satisfactory to Powercor Australia Limited where any electric substation (other than a pole mounted type) is required to service the subdivision.***
 - (d) ***Provide easements satisfactory to Powercor Australia Limited, where easements have not been otherwise provided, for all existing Powercor Australia Limited electric lines on the land and for any new power lines required to service the lots and adjoining land, save for lines located, or to be located, on public roads set out on the plan. These easements shall be for the purpose of "Power Line" in favour of Powercor Australia Limited.***
 - (e) ***Obtain for the use of Powercor Australia Limited any other easement external to the subdivision required to service the lots.***

- (f) Adjust the position of any existing easement(s) for power lines to accord with the position of the line(s) as determined by survey.**
- (g) Obtain Powercor's approval for lot boundaries within any area affected by an easement for a powerline and for the construction of any works in such an area.**
- (h) Provide to Powercor, a copy of the version of the plan of subdivision submitted for certification, which shows any amendments which have been required.**

Conditions Required by Barwon Water

18. General

- (i) The creation of a Body Corporate to encumber all lots within the subdivision.**
- (ii) Any plan submitted under the Subdivision Act 1988 must be forwarded to Barwon Water under Section 8 of that Act.**

Water

- (i) The provision and installation of individual water services including metres to all lots in the subdivision in accordance with Barwon Water's requirements and Victorian Plumbing Regulations. A dimensioned plan showing the location of all metres relative to the allotment boundaries, and its numbers, is to be submitted. Note that tapplings and services are not to be located under existing or proposed driveways.**
- (ii) The payment of New Customer Contributions for each additional lot created and/or each additional metered connection for water supply within the subdivision.**
- (iii) An additional tapplings is to be supplied to service the proposed development. A dimensioned plan showing location of all new tapplings relative to the allotment boundaries and its numbers is to be submitted where a metre is not being fitted. Note that tapplings and services are not to be located under existing or proposed driveways.**
- (iv) Barwon Water's records indicate that an existing water service meter is located on this property. A dimensioned plan showing the location of existing meters and the location of the meter relative to the existing boundaries, and its number, is to be submitted. Private water service pipes are not permitted to cross allotment boundaries and must be plugged and abandoned at the boundaries of such allotments.**

Sewer

- (i) The provision of sewerage services to all lots in the subdivision in accordance with Barwon Water's requirements, and Victorian Plumbing Regulations. Individual connection branches are to be installed and extend into each allotment.**
- (ii) The payment of a New Customer Contribution for sewer for each additional lot created and/or each additional metered connection within the subdivision.**
- (iii) The provision of a separate sewer connection branch to all lots in the subdivision in accordance with Barwon Water's requirements, Victorian Plumbing Regulations and all relative statutory regulations.**

- (iv) **Any existing house connection branch that is to be utilised for additional connections or altered to serve the development is to be CCTV inspected with the report and/or video submitted to Barwon Water for condition assessment. If it is deemed by Barwon Water that the branch is unsatisfactory for use, it is to be removed and replaced at the developer's expense. Also, any house connection drain that traverses through the proposed allotments shall be relocated so not to inhibit future development.**

NOTE 1: The developer is to apply to Barwon Water for details relating to costs and conditions required for the provision of water supply and sewerage to the subdivision. It would be appreciated if all communication between the developer/agent and Barwon Water quote Barwon Water reference no 60/066/07887.

Conditions Required by Telstra

- 19. The plan of subdivision submitted for certification must be referred to Telstra in accordance with Section 8 of the Subdivision Act 1988.**

Conditions Required by Tenix

- 20. Easements in favour of SPI Networks (Gas) Pty Ltd must be created on the plan to the satisfaction of the SP AusNet (Gas).**
- 21. The plan of subdivision submitted for certification must be referred to SP AusNet (Gas) in accordance with Section 8 of the Subdivision Act 1988.**

Resolution

MOVED Cr Riches seconded Cr DiCecco that Council's Planning Committee resolve to issue a Notice of Decision to grant a permit for Planning Permit Application PP212/07 for the development of four dwellings and four lot subdivision subject to the following conditions:

Development

- 1. Before the use and/or development starts, 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) Dwelling 1- the balcony at first floor level must not project into the front setback area.**
 - b) The height of walls provided above garaging must be reduced, such that where the walls are required for screening, the wall and screen combined is a total of 1.7 metres in height above finished floor level.**
 - c) Dwelling 4- offset the wall of the upper level on the western elevation by one metre from the lower level walls to improve articulation.**
 - d) The siting of Dwellings 2 and 3 be offset to provide visual articulation between the dwellings from the western elevation.**

2. ***Before the development starts, planning permit number PP331/03 must be cancelled through the Victorian Civil and Administrative Tribunal to the satisfaction of the Responsible Authority.***
3. ***Before the development starts, a landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. This plan must be prepared by a qualified Landscape Architect who is a member of the Australian Institute of Landscape Architects, or a person with a suitable background in horticultural science or an allied field to the satisfaction of the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must show:***
 - a) ***Screening vegetation which grows to a minimum height of 2.5 metres along the western boundary adjacent to Dwellings 2, 3 and 4.***
 - b) ***Additional planting in the front setback area.***
 - c) ***Details of surface finishes of pathways and driveways.***
 - d) ***A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.***

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

4. ***Before the occupation of the development starts, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority.***
5. ***The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority, including that any dead, diseased or damaged plants are to be replaced.***
6. ***Before the development starts, a schedule of construction materials, external finishes and colours (incorporating samples) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the schedule will be endorsed and will then form part of the permit. Note: Different colours must be adopted on the western elevation of Dwellings 2 and 3 to provide for visual interest and differences between the two dwellings.***
7. ***Before the occupation of the development, the areas set aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:***
 - a) ***constructed***
 - b) ***properly formed to such levels that they can be used in accordance with the plans***
 - c) ***surfaced with an all weather seal coat***
 - d) ***drained***

to the satisfaction of the Responsible Authority.

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

8. ***The site must be drained to the satisfaction of the Responsible Authority and no storm water, sullage, sewerage or polluted drainage may drain or discharge from the land to adjoining properties.***

9. ***Before the dwellings are occupied, an automatic external lighting system capable of illuminating the entry to each unit, access to each garage, car parking spaces and all pedestrian walkways must be provided on the land to the satisfaction of the Responsible Authority.***
10. ***This permit will expire if one of the following circumstances applies:***
 - a) ***The development is not started within two years of the date of this permit.***
 - b) ***The development is not completed within four years of the date of this permit.***

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within three months afterwards.

Subdivision

Colac Otway Shire Conditions

11. ***The layout and site dimensions of the proposed subdivision as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.***
12. ***Prior to the issue of a Statement of Compliance, the applicant or owner must pay to the Responsible Authority a sum equivalent to four percent of the site value of all land in the subdivision. Note: This requirement for payment is made pursuant to Section 18 of the Subdivision Act 1988.***
13. ***Prior to the certification of the Plan of Subdivision all easements deemed necessary to protect existing or future drainage lines within the subject site, and any easements required between the subject site and the nominated legal point of discharge must be created to the satisfaction of the Responsible Authority.***
14. ***Where the applicant seeks a Statement of Compliance prior to the completion of development, the Plan of Subdivision submitted for certification must include a restriction which specifies that any development of any lot must be in accordance with the endorsed plans which form part of Planning Permit PP212/07, unless with the written consent of the Responsible Authority allowing any variations.***
15. ***The time limit for the certification of the subdivision hereby approved is two years from the date of issue of this permit and it must be completed within five years of the date of the certification of the plan.***

Conditions required by Powercor

16. ***The Plan of Subdivision submitted for certification under the Subdivision Act 1988 shall be referred to Powercor Australia Ltd in accordance with Section 8 of that Act.***

17. The applicant shall:

- (i) Provide an electricity supply to all lots in the subdivision in accordance with Powercor's requirements and standards. (A payment to cover the cost of such work will be required). In the event that a supply is not provided the applicant shall provide a written undertaking to Powercor Australia Ltd that prospective purchasers will be so informed.**
- (j) Where buildings or other installations exist on the land to be subdivided and are connected to the electricity supply, they shall be brought into compliance with the Supply and Installation Rules issued by the Victorian Electricity Supply Industry.**
- (k) Set aside on the plans of subdivision for the use of Powercor Australia Limited reserves satisfactory to Powercor Australia Limited where any electric substation (other than a pole mounted type) is required to service the subdivision.**
- (l) Provide easements satisfactory to Powercor Australia Limited, where easements have not been otherwise provided, for all existing Powercor Australia Limited electric lines on the land and for any new power lines required to service the lots and adjoining land, save for lines located, or to be located, on public roads set out on the plan. These easements shall be for the purpose of "Power Line" in favour of Powercor Australia Limited.**
- (m) Obtain for the use of Powercor Australia Limited any other easement external to the subdivision required to service the lots.**
- (n) Adjust the position of any existing easement(s) for power lines to accord with the position of the line(s) as determined by survey.**
- (o) Obtain Powercor's approval for lot boundaries within any area affected by an easement for a powerline and for the construction of any works in such an area.**
- (p) Provide to Powercor, a copy of the version of the plan of subdivision submitted for certification, which shows any amendments which have been required.**

Conditions Required by Barwon Water**18. General**

- (i) The creation of a Body Corporate to encumber all lots within the subdivision.**
- (ii) Any plan submitted under the Subdivision Act 1988 must be forwarded to Barwon Water under Section 8 of that Act.**

Water

- (i) The provision and installation of individual water services including metres to all lots in the subdivision in accordance with Barwon Water's requirements and Victorian Plumbing Regulations. A dimensioned plan showing the location of all metres relative to the allotment boundaries, and its numbers, is to be submitted. Note that tappings and services are not to be located under existing or proposed driveways.**

- (ii) The payment of New Customer Contributions for each additional lot created and/or each additional metered connection for water supply within the subdivision.**
- (iii) An additional tapping is to be supplied to service the proposed development. A dimensioned plan showing location of all new tapplings relative to the allotment boundaries and its numbers is to be submitted where a metre is not being fitted. Note that tapplings and services are not to be located under existing or proposed driveways.**
- (iv) Barwon Water's records indicate that an existing water service meter is located on this property. A dimensioned plan showing the location of existing meters and the location of the meter relative to the existing boundaries, and its number, is to be submitted. Private water service pipes are not permitted to cross allotment boundaries and must be plugged and abandoned at the boundaries of such allotments.**

Sewer

- (i) The provision of sewerage services to all lots in the subdivision in accordance with Barwon Water's requirements, and Victorian Plumbing Regulations. Individual connection branches are to be installed and extend into each allotment.**
- (ii) The payment of a New Customer Contribution for sewer for each additional lot created and/or each additional metered connection within the subdivision.**
- (iii) The provision of a separate sewer connection branch to all lots in the subdivision in accordance with Barwon Water's requirements, Victorian Plumbing Regulations and all relative statutory regulations.**
- (iv) Any existing house connection branch that is to be utilised for additional connections or altered to serve the development is to be CCTV inspected with the report and/or video submitted to Barwon Water for condition assessment. If it is deemed by Barwon Water that the branch is unsatisfactory for use, it is to be removed and replaced at the developer's expense. Also, any house connection drain that traverses through the proposed allotments shall be relocated so not to inhibit future development.**

NOTE 1: The developer is to apply to Barwon Water for details relating to costs and conditions required for the provision of water supply and sewerage to the subdivision. It would be appreciated if all communication between the developer/agent and Barwon Water quote Barwon Water reference no 60/066/07887.

Conditions Required by Telstra

- 19. The plan of subdivision submitted for certification must be referred to Telstra in accordance with Section 8 of the Subdivision Act 1988.**

Conditions Required by Tenix

- 20. Easements in favour of SPI Networks (Gas) Pty Ltd must be created on the plan to the satisfaction of the SP AusNet (Gas).**

21. *The plan of subdivision submitted for certification must be referred to SP AusNet (Gas) in accordance with Section 8 of the Subdivision Act 1988.*

CARRIED: 5:1

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**PC082301-4 DEVELOPMENT OF ONE SHOP, FIVE OFFICES AND SEVEN DWELLINGS, WAIVING OF CAR PARKING AND 13 LOT SUBDIVISION AT 32 PASCOE STREET, APOLLO BAY**

|             |                                      |           |            |
|-------------|--------------------------------------|-----------|------------|
| AUTHOR:     | Michelle Watt                        | ENDORSED: | Jack Green |
| DEPARTMENT: | Sustainable Planning and Development | FILE REF: | PP198/07   |

**Recommendation (s)**

*That Council's Planning Committee resolve to Refuse to Grant a Planning Permit for Planning Permit Application PP198/07 for the development of one shop, five offices and seven dwellings, waiving of car parking and 13 lot subdivision on the following grounds:*

- 1. The level of on site car parking provided is inadequate.***
- 2. The development would result in a poor design outcome, with no sense of address or integration with the street for the dwellings and offices to the rear of the site and no provision for landscaping or site services.***

**Resolution**

***Moved Cr Mercer seconded Cr Di Cecco that this report be deferred to allow further discussion between the applicant and Council officers regarding the building design and carparking.***

**CARRIED: 6:0**

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**PC082301-5 CONSTRUCTION OF DWELLING AND SHED 61 OLD COACH ROAD,
SKENES CREEK**

AUTHOR: Kathy Aves
DEPARTMENT: Sustainable Planning and Development

ENDORSED: Jack Green
FILE REF: PP258/07

Recommendation(s)

That Council's Planning Committee resolve to issue a Planning Permit for Use and Development of a dwelling and shed and Removal of Vegetation and Associated Works at 61 Old Coach Road, Skenes Creek subject to the following conditions:

Endorsed Plans

- 1. The layout of the site and the size of the proposed buildings and works as shown on the endorsed plans must not be altered or modified without the written consent of the Responsible Authority.**

General

- 2. The dwelling must be connected to a reticulated sewerage system or if not available, the waste water must be treated and retained on-site in accordance with the State Environmental Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.**
- 3. The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes.**
- 4. The dwelling must be connected to a reticulated electricity supply or have an alternative energy source.**

Access

- 5. Individual access must be provided onto each lot created and the subject access must be constructed to the satisfaction of the Responsible Authority.**
- 6. The driveway must/should enter the roadway perpendicular to the roads centre line and be in a safe location for users, pedestrians, cyclists and motorists by consideration of both vertical and horizontal sight distance to the satisfaction of the Responsible Authority.**
- 7. The driveway must be constructed to an all weather surface to the satisfaction of the Responsible Authority with a cross fall of 0.03m/m for sealed driveways and 0.06m/m for unsealed driveways.**

Drainage

8. Prior to commencement of the development, a stormwater detention system designed by a qualified engineer must be lodged with the Responsible Authority verifying that post development stormwater discharge volume from the land does not exceed pre-development stormwater discharge volume to the satisfaction of the Responsible Authority, once approved such design must be endorsed and must form part of the permit issued.
9. Stormwater discharge from the approved stormwater detention system must only be distributed across the property by sheet flow (i.e. along a contour) or to a legal point of discharge as approved by the Responsible Authority. No sheet flow discharge point must be permitted within five (5) metres of the lowest property boundaries and any discharge point must not be located so as to surcharge the septic effluent disposal system.

Landscaping

10. Before the development starts, a landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and three copies must be provided. The landscaping plan must be generally in accordance with the proposed landscape plan dated August 2007 prepared by Bower Architecture, except that the plan must show:
 - (a) a survey (including botanical names) of all existing vegetation to be retained and/or removed
 - (b) buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary
 - (c) details of surface finishes of pathways and driveways
 - (d) a planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant
 - (e) landscaping and planting within all open areas of the site
 - (f) three (3) canopy trees (minimum two metres tall when planted).

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

11. All clearing and revegetation must be in accordance with the 'Support Information for Planning Application for the Removal of Native Vegetation – for 61 Old Coach Road, Skenes Creek' and the 'Tree Removal Plan – 61 Old Coach Road, Skenes Creek' and 'Revegetation Plan – 61 Old Coach Road, Skenes Creek'. All Plans will be endorsed and form part of this permit.
12. All environmental weeds as outlined in "Environmental Weeds of the Colac Otway Shire" brochure must be controlled on the property at all times and prevented from spreading to neighbouring land to the satisfaction of the responsible authority.

13. **No environmental weeds as referred to in “Environmental Weeds of the Colac Otway Shire” brochure shall be planted on or allowed to invade the site.**
14. **Vegetation removal and disposal must not cause damage to vegetation stands to be retained to the satisfaction of the Responsible Authority.**
15. **No trenching, soil excavation, storage or dumping of tools, equipment, waste or soil is to occur within areas of existing native vegetation that are to be retained on the site without the written consent of the Responsible Authority.**

Land Stability

16. **All designs, works and maintenance required by the development must be in accordance with the recommendations contained in the geotechnical report, (Geotechnical Assessment for Slope Stability for proposed residence at 61 Old Coach Road, Skenes Creek, Bruce Hollioake and Partners, dated 25 October 2006). A copy of this report and additional advice forms part of this permit.**

External colours/finishes

17. **The nature and colour of building materials employed in the construction of the buildings and works hereby permitted must be harmonious with the environment to the satisfaction of the Responsible Authority.**
18. **The roof and external walls of the dwelling and the outbuildings shall be constructed of a non-reflective material which will effectively blend the development in with the natural colours of the surrounding landscape (ie. Not white, off white, beige, cream, fawn, light yellow or similar colour, galvanised or zinalume).**

Expiry of Permit

19. **This permit will expire if one of the following circumstances applies:**
 - **The development and use are not started within two (2) years of the date of this permit.**
 - **The development is not completed within four years of the date of this permit.**

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires, or within three months afterwards.

CONDITIONS REQUIRED BY CFA

20. Water Supply Requirements

21. **A static water supply, such as a pool, tank or dam, must be provided unless there is a hydrant connected to a reticulated water supply within 120 metres of the dwelling.**

OR

21.1 A static water supply must meet the following requirements:

- 21.1.1 **A minimum of 10,000 litres on-site static storage must be provided on the lot and be maintained solely for fire fighting;**
- 21.1.2 **The water supply must be located within 60 metres of the dwelling;**

- 21.1.3** Fire brigade vehicles must be able to get within four metres of the water as indicated on the wildfire development plan;
- 21.1.4** The water supply should be readily identifiable from the building or appropriate signage (see Appendix A: Figure 1) must point to a water supply. All below-ground water pipelines must be installed to the following depths :-
- Subject to vehicle traffic : 300mm
 - Under houses or concrete slabs : 75mm
 - All other locations : 225mm
 - All fixed aboveground water pipelines and fittings, including water supply, must be constructed of non-corrosive and non-combustible materials or protected from the effects of radiant heat and flame.
- 21.2** If the static water supply is above ground, the following additional standards apply:
- 21.2.1** All above-ground static water must provide at least one 64mm, 3 thread/ 25mm x 50mm nominal bore British Standard Pipe BSP, round male coupling (see Appendix A: Figure 2)
- 21.2.2** All pipe work and valving between the water supply and the outlet must be no less than 50mm nominal bore.
- 21.2.3** If less than 20 metres from the building, each outlet must face away from the building to allow access during emergencies.
- 22. Access Requirements**
- 22.1** Access to the dwelling must be designed to allow emergency vehicles access. The minimum design requirements are as follows:
- 21.1.1** Curves in driveway must have a minimum radius of 10 metres;
- 21.1.2** The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres;
- 21.1.3** Dips must have no more than a 1 in 8 (12.5%) (7.1°) entry and exit angle.
- 22.2** If the driveway from the road to the dwelling and water supply, including gates, bridges and culverts, is greater than 30m long, the driveway:
- 21.2.1** Must be designed, constructed and maintained for a load limit of at least 15 tonnes;
- 21.2.2** be all weather construction; and
- 21.2.3** Must provide a minimum trafficable width of 4 metres, and be clear of encroachments 4 metres vertically (see Appendix A: Figure 3).
- 22.3** If the driveway is longer than 100 metres, a turning area for fire fighting vehicles close to the dwelling must be provided by either;
- 21.3.1** A turning circle with a minimum radius of 10 metres;
- 21.3.2** By the driveway encircling the dwelling; or
- 21.3.3** A T head or Y head with a minimum formed surface of each leg being 8 metres in length measured from the centre point of the head, and 4 metres trafficable width (see Appendix A : Figure 4).

23. Vegetation Management Requirements**Inner Zone**

A distance of 30 metres around the proposed dwelling or to the property boundary (whichever is the lesser) must be maintained to the following requirements during the declared 'Fire Danger Period' to the satisfaction of the responsible authority:

- Grass must be no more than 100mm in height
- Leaf litter must be less than 10mm deep
- There must be no elevated fuel on at least 50% of the area. On the remaining 50% the elevated fuel must be most, sparse, with very little dead material.
- Dry native shrubs must be isolated in small clumps more than 10m away from the dwelling
- Trees must not overhang the roofline of the dwelling.

CFA NOTE

1. Non-flammable features such as tennis courts, swimming pools, dams, patios, driveways, or paths should be incorporated into the vegetation management plan, especially on the north and western sides of the proposed building.
2. Features with high flammability such as coir doormats, firewood stacks should not be located near the dwelling during the fire danger period. Clumps of hedges of shrubs with low flammability and/or high moisture content may be retained to act as a barrier to embers and radiant heat.

Note: For Category of bushfire attack

3. The land is in a bushfire prone area designated under regulation 804 of the Building Regulations 2006. The planning permit conditions mean the building is located within 100 metres of vegetation with a moderate fuel load, which corresponds to a medium category of bushfire attack under AS3959.

SHIRE NOTES

4. Building approval is required prior to commencement of construction.
5. Health approval may be required for the effluent disposal system.

Resolution

MOVED Cr Di Cecco seconded Cr Mercer that Council's Planning Committee resolve to issue a Planning Permit for Use and Development of a dwelling and shed and Removal of Vegetation and Associated Works at 61 Old Coach Road, Skenes Creek subject to the following conditions:

Endorsed Plans

19. The layout of the site and the size of the proposed buildings and works as shown on the endorsed plans must not be altered or modified without the written consent of the Responsible Authority.

General

20. The dwelling must be connected to a reticulated sewerage system or if not available, the waste water must be treated and retained on-site in accordance with the State Environmental Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.
21. The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes.
22. The dwelling must be connected to a reticulated electricity supply or have an alternative energy source.

Access

23. Individual access must be provided onto each lot created and the subject access must be constructed to the satisfaction of the Responsible Authority.
24. The driveway must/should enter the roadway perpendicular to the roads centre line and be in a safe location for users, pedestrians, cyclists and motorists by consideration of both vertical and horizontal sight distance to the satisfaction of the Responsible Authority.
25. The driveway must be constructed to an all weather surface to the satisfaction of the Responsible Authority with a cross fall of 0.03m/m for sealed driveways and 0.06m/m for unsealed driveways.

Drainage

26. Prior to commencement of the development, a stormwater detention system designed by a qualified engineer must be lodged with the Responsible Authority verifying that post development stormwater discharge volume from the land does not exceed pre-development stormwater discharge volume to the satisfaction of the Responsible Authority, once approved such design must be endorsed and must form part of the permit issued.
27. Stormwater discharge from the approved stormwater detention system must only be distributed across the property by sheet flow (i.e. along a contour) or to a legal point of discharge as approved by the Responsible Authority. No sheet flow discharge point must be permitted within five (5) metres of the lowest property boundaries and any discharge point must not be located so as to surcharge the septic effluent disposal system.

Landscaping

28. Before the development starts, a landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and three copies must be provided. The landscaping plan must be generally in accordance with the proposed landscape plan dated August 2007 prepared by Bower Architecture, except that the plan must show:
- (a) a survey (including botanical names) of all existing vegetation to be retained and/or removed
 - (b) buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary
 - (c) details of surface finishes of pathways and driveways
 - (d) a planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant
 - (e) landscaping and planting within all open areas of the site
 - (f) three (3) canopy trees (minimum two metres tall when planted).

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

29. All clearing and revegetation must be in accordance with the 'Support Information for Planning Application for the Removal of Native Vegetation – for 61 Old Coach Road, Skenes Creek' and the 'Tree Removal Plan – 61 Old Coach Road, Skenes Creek' and 'Revegetation Plan – 61 Old Coach Road, Skenes Creek'. All Plans will be endorsed and form part of this permit.
30. All environmental weeds as outlined in "Environmental Weeds of the Colac Otway Shire" brochure must be controlled on the property at all times and prevented from spreading to neighbouring land to the satisfaction of the responsible authority.
31. No environmental weeds as referred to in "Environmental Weeds of the Colac Otway Shire" brochure shall be planted on or allowed to invade the site.
32. Vegetation removal and disposal must not cause damage to vegetation stands to be retained to the satisfaction of the Responsible Authority.
33. No trenching, soil excavation, storage or dumping of tools, equipment, waste or soil is to occur within areas of existing native vegetation that are to be retained on the site without the written consent of the Responsible Authority.

Land Stability

34. All designs, works and maintenance required by the development must be in accordance with the recommendations contained in the geotechnical report, (Geotechnical Assessment for Slope Stability for proposed residence at 61 Old Coach Road, Skenes Creek, Bruce Hollioake and Partners, dated 25 October 2006). A copy of this report and additional advice forms part of this permit.

External colours/finishes

35. The nature and colour of building materials employed in the construction of the buildings and works hereby permitted must be harmonious with the environment to the satisfaction of the Responsible Authority.
36. The roof and external walls of the dwelling and the outbuildings shall be constructed of a non-reflective material which will effectively blend the development in with the natural colours of the surrounding landscape (ie. Not white, off white, beige, cream, fawn, light yellow or similar colour, galvanised or zincalume).

Expiry of Permit

19. This permit will expire if one of the following circumstances applies:
- The development and use are not started within two (2) years of the date of this permit.
 - The development is not completed within four years of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires, or within three months afterwards.

CONDITIONS REQUIRED BY CFA**20. Water Supply Requirements**

21. A static water supply, such as a pool, tank or dam, must be provided unless there is a hydrant connected to a reticulated water supply within 120 metres of the dwelling.

OR

21.1 A static water supply must meet the following requirements:

- 21.1.1 A minimum of 10,000 litres on-site static storage must be provided on the lot and be maintained solely for fire fighting;
- 21.1.2 The water supply must be located within 60 metres of the dwelling;
- 21.1.3 Fire brigade vehicles must be able to get within four metres of the water as indicated on the wildfire development plan;
- 21.1.4 The water supply should be readily identifiable from the building or appropriate signage (see Appendix A: Figure 1) must point to a water supply. All below-ground water pipelines must be installed to the following depths :-
- Subject to vehicle traffic : 300mm
 - Under houses or concrete slabs : 75mm
 - All other locations : 225mm
 - All fixed aboveground water pipelines and fittings, including water supply, must be constructed of non-corrosive and non-combustible materials or protected from the effects of radiant heat and flame.

21.2 If the static water supply is above ground, the following additional standards apply:

- 21.2.1 All above-ground static water must provide at least one 64mm, 3 thread/ 25mm x 50mm nominal bore British Standard Pipe BSP, round male coupling (see Appendix A: Figure 2)

- 21.2.2 All pipe work and valving between the water supply and the outlet must be no less than 50mm nominal bore.
- 21.2.3 If less than 20 metres from the building, each outlet must face away from the building to allow access during emergencies.

22. Access Requirements

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CARRIED: 6:0

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