

**1. OPENING PRAYER**

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

**AMEN**

**2. PRESENT**

Cr Brian Crook (Mayor)  
Cr Frank Buchanan  
Cr Stephen Hart  
Cr Stuart Hart  
Cr Geoff Higgins  
Cr Lyn Russell  
Cr Chris Smith

Rob Small, Chief Executive Officer  
Neil Allen, General Manager Infrastructure & Services  
Doug McNeill, Manager Planning and Building  
Anne Sorensen, Statutory Planning Coordinator  
Bronwyn Keenan, Executive Officer Sustainable Planning & Development

**3. APOLOGIES**

Nil

**4. MAYORAL STATEMENT**

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

Colac Otway Shire encourages active community input and participation in Council decisions. Council meetings provide one of these opportunities as members of the community may ask questions to Council either verbally at the meeting or in writing.

Please note that some questions may not be able to be answered at the meeting, these questions will be taken on notice. Council meetings also enable Councillors to debate matters prior to decisions being taken.

I ask that we all show respect to each other and respect for the office of an elected representative.

An audio recording of this meeting is being made for the purpose of verifying the accuracy of the minutes of the meeting. In some circumstances the recording may be disclosed, such as where Council is compelled to do so by court order, warrant, subpoena or by any other law, such as the Freedom of Information Act 1982.'

**5. DECLARATION OF INTEREST**

Nil

**6. VERBAL SUBMISSIONS FROM APPLICANTS/OBJECTORS**

Nil

**7. CONFIRMATION OF MINUTES**

- **Planning Committee held on the 09/03/11.**

**Prior to confirming the minutes of 9/03/11, Council agreed to adjust the following on page 72 of the minutes to read *MOVED Cr Stephen Hart seconded Cr Stuart Hart that an amendment be made to proposed Condition 38 in the report recommendation to read within 1 year instead of within 3 years.***

***CARRIED 5 : 1***

***DIVISION called by Cr Geoff Higgins***

***For the Motion: Cr Brian Crook, Cr Chris Smith, Cr Frank Buchanan, Cr Stuart Hart, Cr Stephen Hart***

***Against the Motion: Cr Geoff Higgins***

**Resolution**

***MOVED Cr Stephen Hart seconded Cr Geoff Higgins that Council confirm the above minutes.***

***CARRIED 7 : 0***

## **OFFICERS' REPORTS**

### **Sustainable Planning and Development**

- PC111304-1 PLANNING & BUILDING STATISTICAL REPORT
- PC111304-2 REDEVELOPMENT OF THE LAND FOR FOUR GROUND FLOOR SHOPS, SIX RESIDENTIAL APARTMENTS AT UPPER LEVELS AND A TEN LOT SUBDIVISION AT 103-107 GREAT OCEAN ROAD, APOLLO BAY
- PC111304-3 REDUCTION IN THE CAR PARKING REQUIREMENT AND THE ADDITION OF A DECK TO THE EAST ELEVATION - 71 DENNIS STREET, COLAC

**Rob Small**  
**Chief Executive Officer**

**PC111304-1**     *PLANNING & BUILDING STATISTICAL REPORT*

AUTHOR:	Janole Cass	ENDORSED:	Jack Green
DEPARTMENT:	Sustainable Planning & Development	FILE REF:	GEN000450

**Recommendation(s)**

***That Council's Planning Committee note the statistical report.***

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**Resolution**

***MOVED Cr Lyn Russell seconded Cr Frank Buchanan  
That Council's Planning Committee note the statistical report.***

***CARRIED 7 : 0***

**PC111304-2**     *REDEVELOPMENT OF THE LAND FOR FOUR GROUND FLOOR SHOPS, SIX RESIDENTIAL APARTMENTS AT UPPER LEVELS AND A TEN LOT SUBDIVISION AT 103-107 GREAT OCEAN ROAD, APOLLO BAY*

|             |                                    |           |              |
|-------------|------------------------------------|-----------|--------------|
| AUTHOR:     | Ian Williams                       | ENDORSED: | Jack Green   |
| DEPARTMENT: | Sustainable Planning & Development | FILE REF: | PP361/2010-1 |

**Recommendation(s)**

That Council's Planning Committee resolve to issue a Planning Permit for the redevelopment of an existing supermarket with four ground floor shops, six dwellings on the upper levels and a ten lot subdivision at (Lot 1, TP697698, Pt CA8, Section 8, Parish of Krambruk, Vol.6624 Fol.636) 103-107 Great Ocean Road, Apollo Bay in accordance with the following conditions:

1. Before the *development* start(s), 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 no fewer than 12 car parking spaces, including eight (8) car spaces clearly marked for use by residents of units 1, 2, 3, 4, 5 and 6, one (1) space clearly marked for visitors and three (3) spaces clearly marked for use by shop units 1, 2, 3 or 4 or alternatively, three (3) car stackers (2 spaces per stacker) if one (1) car space is to be allocated to each shop unit.
2. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
3. Prior to the commencement of any construction on this site, a detailed Construction Management Plan must be submitted to and approved by the Responsible Authority. The plan must detail the following:
  - a) A staging plan for all construction phases including indicative dates for commencement and completion;
  - b) Intended access for construction vehicles;
  - c) Engineering assessment of assets that will be impacted on by the construction and recommended techniques to minimise any adverse impact (e.g. retaining walls, protective scaffolding, etc).
  - d) Details of actions to be implemented in the event of damage to abutting assets;
  - e) Details of where construction personnel will park;

- f) Hours/days of construction;**
- g) Phone numbers of on-site personnel or other supervisory staff to be contactable in the event of issues arising on site;**
- h) Details of site cleanliness and clean up regimes;**
- i) Material storage;**
- j) Dust suppression.**

**When approved this Construction Management Plan shall form part of this permit as it relates to the development.**

- 4. All development and works must be carried out in accordance with the Construction Management Plan required by the above condition and endorsed under this permit, to the satisfaction of the Responsible Authority.**
- 5. During the construction phase of the development, the following conditions must be met:**
  - a) Only clean rainwater shall be discharged to the stormwater drainage system;**
  - b) Stormwater drainage system protection measures shall be installed as required to ensure that no solid waste, sediment, sand, soil, clay or stones from the premises enters the stormwater drainage system;**
  - c) Vehicle borne material from the premises shall not accumulate on the roads abutting the site;**
  - d) All machinery and equipment must be cleaned (if required) on site and not on adjacent footpaths or roads;**
  - e) Fencing is to be fitted and installed so as to ensure safe access for pedestrians;**
  - f) All litter (including items such as cement bags, food packaging and plastic strapping) must be contained on site;**

**to the satisfaction of the Responsible Authority.**
- 6. Before the use commences, the areas set aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:**
  - a) constructed to conform with AS2890.7 standards;**
  - b) properly formed to such levels that they can be used in accordance with the plans;**
  - c) surfaced with concrete or asphalt;**
  - d) drained and maintained;**

- e) line marked to indicate each car space and all access lanes and designated loading bay;
- f) clearly marked to show the direction of traffic along access land and driveways;
- g) constructed with entry/exit signs provided at the Pascoe Street entry;

to the satisfaction of the Responsible Authority.

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

7. No fewer than 12 car parking spaces (including two car stackers) must be provided on the land for the development, including eight (8) car spaces clearly marked for use by residents of units 1, 2, 3, 4, 5 and 6 and one (1) space clearly marked for visitors.
8. The mechanical stackers must be routinely serviced and maintained to the satisfaction of the responsible authority to ensure satisfactory access to all car spaces and to prevent any adverse effect on adjoining land by the emission of noise.
9. Vehicular crossing(s) must be constructed to the road to suit the proposed driveway(s) to the satisfaction of the Responsible Authority and any existing crossing or crossing opening must be removed and replaced with footpath, nature strip, and kerb and channel to the satisfaction of the Responsible Authority.
10. Prior to the commencement of the development, a stormwater detention system must be designed by a qualified engineer and lodged with the Responsible Authority verifying that post development stormwater discharge volume from the land does not exceed pre-development stormwater discharge volume and a maximum discharge rate of 30 litres per second per hectare is not exceeded, to the satisfaction of the Responsible Authority.

Once approved such design must be endorsed and must form part of the permit. On site stormwater treatment is to comply with the Environment Protection Authority requirements and include water sensitive urban design techniques.

11. 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.
12. All run off from stormwater must be taken to a legal point of discharge to the satisfaction of the Responsible Authority, and the hard stand areas of the development must be designed to incorporate water sensitive urban design principles to the satisfaction of the responsible authority. Drainage plans must be submitted to the responsible authority for approval prior to commencement of the development.

13. Outdoor lighting must be designed, baffled and located to the satisfaction of the Responsible Authority to prevent any adverse effect on adjoining properties.
14. The loading and unloading of goods from vehicles must only be carried out on the land within the designated loading bay[s] and must not disrupt the circulation and parking of vehicles on the land.
15. The loading bay is to be effectively screened from adjoining properties and roadways to the satisfaction of the Responsible Authority.
16. The loading bay must remain free and available for this purpose at all times to the satisfaction of the Responsible Authority.
17. The amenity of the area must not be detrimentally affected by the use or development through the:
  - a) Transport of materials, goods or commodities to or from the land;
  - b) Appearance of any building, works or materials;
  - c) Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil;
  - d) Presence of vermin.to the satisfaction of the Responsible Authority.
18. Provision must be made for waste receptacles for each of the occupancies within the common property area, specifically allocated to each lot, to the satisfaction of the responsible authority.
19. A private contractor must be engaged to collect all rubbish from bins within the car park. No rubbish bins are to be placed on the footpath or out the front of the site for collection. All rubbish collection must be carried out from within the site.
20. Before the plan of subdivision can be certified, 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 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 all lots and common property, as well as specific allocation of car spaces to lots (including car stackers) in accordance with the requirements of Condition No. 7 of this permit.
21. The subdivision as shown on the endorsed plan must not be altered save, with the written consent of the Responsible Authority.



22. Prior to the issues of a Statement of Compliance, the applicant or owner must pay to Council the equivalent to five per cent of the site value of all land in the subdivision in accordance with Section 19 of the Subdivision Act 1988, as amended.
23. The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to Barwon Water, Telstra, Powercor in accordance with Section 8 of that Act.

**Powercor conditions**

24. 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.
25. The applicant shall:-
- a) Provide an electricity supply to all lots in the subdivision in accordance with Powercor's requirements and standards, including the extension, augmentation or re-arrangement of any existing electricity supply system, as required by Powercor (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 Service and Installation Rules issued by the Victorian Electricity Supply Industry. You shall arrange compliance through a Registered Electrical Contractor.
  - c) Any buildings must comply with the clearances required by the Electricity Safety (Network Assets) Regulations.
  - d) Any construction work must comply with the Officer of the Chief Electrical Inspector "No Go Zone" rules.
  - e) Set aside on the plan of subdivision for the use of Powercor Australia Ltd reserves and/or easements satisfactory to Powercor Australia Ltd where any electric substation (other than a pole mounted type) is required to service the subdivision. Alternatively, at the discretion of Powercor Australia Ltd a lease(s) of the site(s) and for easements for associated powerlines, cables and access ways shall be provided.

Such a lease shall be for a period of 30 years at a nominal rental with a right to extend the lease for a further 30 years. Powercor Australia Ltd will register such leases on the title by way of a caveat prior to the registration of the plan of subdivision.

- f) Provide easements satisfactory to Powercor Australia Ltd, where easements have not been otherwise provided, for all existing Powercor Australia Ltd electric lines on the land and for any new powerlines 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 show on the plan an easement(s) in favour of "Powercor Australia Ltd" for "Powerline Purposes" pursuant to Section 88 of the Electricity Industry Act 2000.
- g) Obtain for the use of Powercor Australia Ltd any other easement external to the subdivision required to service the lots.
- h) Adjust the position of any existing easement(s) for powerlines to accord with the position of the line(s) as determined by survey.
- i) Obtain Powercor Australia Ltd'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.
- j) Provide to Powercor Australia Ltd, a copy of the version of the plan of subdivision submitted for certification, which shows any amendments which have been required.

#### Telstra Conditions

- 26. The plan of subdivision submitted for certification must be referred to Telstra in accordance with section 8 of the Subdivision Act 1988.
- 27. Telstra will not consent to the issue of a Statement of Compliance until such time as the applicant provides satisfactory evidence of compliance with the conditions.

#### Barwon Water Conditions

##### General

- 28. The owner shall create easements for Pipelines or Ancillary Purposes in favour of Barwon Region Water Corporation over all existing and proposed sewers located within the subdivision. The width of these easements shall be 2.0m wide.
- 29. The certified plan must create implied easements under Section 12 (2) of the Subdivision Act, over all proposed existing water and sewerage works within the subdivision.
- 30. The plan of subdivision must be referred to Barwon Water in accordance with the Subdivision Act 1988 and any subsequent amendments to the plan provided to Barwon Water.
- 31. An Owners Corporation shall be created to encumber all lots within the subdivision.

**Water**

32. Individual water services shall be installed including meters to all lots in the subdivision in accordance with Barwon Water's requirements and Victorian Plumbing Regulations. A dimensioned plan showing location of all meters relative to the allotment boundaries, and its number(s), is to be submitted. Note that tapplings and services are not to be located under existing or proposed driveways.
33. The provision of sub meters are required to services 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 sub meters relative to the allotment boundaries, and its number(s), is to be submitted.
34. A New Customer Contributions shall be paid for each additional lot created and/or each additional metered connection for water supply within the subdivision.
35. An additional tapping(s) is to be supplied to service the proposed development. A dimensioned plan showing the location of all new tapplings relative to the allotment boundaries, and its number(s), is to be submitted, where a meter is not being fitted. Note that tapplings and services are not to be located under existing or proposed driveways.
36. Barwon Water's records indicate that an existing water service and 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**

37. Sewerage services to all lots in the subdivision shall be provided in accordance with Barwon Water's requirements and Victorian Plumbing Regulations. Individual allotment house connection drains are to be provided for and extend into each allotment.
38. A New Customer Contributions payment shall be made for sewer for each additional lot created and/ or each additional metered connection within the subdivision.
39. 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. If the branch being replaced is greater than 4.0 metres deep, a new sewer manhole or maintenance shaft is to be constructed with the new branch connected to this structure. Also, any existing house connection drain that traverses through the proposed allotments shall be relocated so not to inhibit future development.

**40. Prior to the issue of statement of compliance, all works must be undertaken in accordance with the endorsed plans to the satisfaction of the Responsible Authority.**

**Expiry of the permit**

**41. This permit will expire for the subdivision if one of the following circumstances applies:**

- a) The plan is not certified within two (2) years of the date of the issue of the permit.**
- b) A Statement of Compliance is not issued within five (5) years of the date of Certification of the Plan.**

**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.**

**42. This permit will expire for the development if one of the following circumstances applies:**

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

**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**

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**Resolution*****MOVED Cr Frank Buchanan seconded Cr Lyn Russell***

That Council's Planning Committee resolve to issue a Planning Permit for the redevelopment of an existing supermarket with four ground floor shops, six dwellings on the upper levels and a ten lot subdivision at (Lot 1, TP697698, Pt CA8, Section 8, Parish of Krambruk, Vol.6624 Fol.636) 103-107 Great Ocean Road, Apollo Bay in accordance with the following conditions:

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2. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
3. Prior to the commencement of any construction on this site, a detailed Construction Management Plan must be submitted to and approved by the Responsible Authority. The plan must detail the following:
  - a) A staging plan for all construction phases including indicative dates for commencement and completion;
  - b) Intended access for construction vehicles;
  - c) Engineering assessment of assets that will be impacted on by the construction and recommended techniques to minimise any adverse impact (e.g. retaining walls, protective scaffolding, etc).
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  - h) Details of site cleanliness and clean up regimes;
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**When approved this Construction Management Plan shall form part of this permit as it relates to the development.**

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- 5. During the construction phase of the development, the following conditions must be met:**
  - a) Only clean rainwater shall be discharged to the stormwater drainage system;**
  - b) Stormwater drainage system protection measures shall be installed as required to ensure that no solid waste, sediment, sand, soil, clay or stones from the premises enters the stormwater drainage system;**
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**to the satisfaction of the Responsible Authority.**
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- 15. The loading bay is to be effectively screened from adjoining properties and roadways to the satisfaction of the Responsible Authority.**
- 16. The loading bay must remain free and available for this purpose at all times to the satisfaction of the Responsible Authority.**
- 17. The amenity of the area must not be detrimentally affected by the use or development through the:**
  - a) Transport of materials, goods or commodities to or from the land;**
  - b) Appearance of any building, works or materials;**
  - c) Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil;**
  - d) Presence of vermin.**

**to the satisfaction of the Responsible Authority.**
- 18. Provision must be made for waste receptacles for each of the occupancies within the common property area, specifically allocated to each lot, to the satisfaction of the responsible authority.**
- 19. A private contractor must be engaged to collect all rubbish from bins within the car park. No rubbish bins are to be placed on the footpath or out the front of the site for collection. All rubbish collection must be carried out from within the site.**
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- 21. The subdivision as shown on the endorsed plan must not be altered save, with the written consent of the Responsible Authority.**
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**Powercor conditions**

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**25. The applicant shall:-**

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- 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 Service and Installation Rules issued by the Victorian Electricity Supply Industry. You shall arrange compliance through a Registered Electrical Contractor.**
- c) Any buildings must comply with the clearances required by the Electricity Safety (Network Assets) Regulations.**
- d) Any construction work must comply with the Officer of the Chief Electrical Inspector "No Go Zone" rules.**
- e) Set aside on the plan of subdivision for the use of Powercor Australia Ltd reserves and/or easements satisfactory to Powercor Australia Ltd where any electric substation (other than a pole mounted type) is required to service the subdivision. Alternatively, at the discretion of Powercor Australia Ltd a lease(s) of the site(s) and for easements for associated powerlines, cables and access ways shall be provided.**

**Such a lease shall be for a period of 30 years at a nominal rental with a right to extend the lease for a further 30 years. Powercor Australia Ltd will register such leases on the title by way of a caveat prior to the registration of the plan of subdivision.**

- f) Provide easements satisfactory to Powercor Australia Ltd, where easements have not been otherwise provided, for all existing Powercor Australia Ltd electric lines on the land and for any new powerlines 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 show on the plan an easement(s) in favour of "Powercor Australia Ltd" for "Powerline Purposes" pursuant to Section 88 of the Electricity Industry Act 2000.**
- g) Obtain for the use of Powercor Australia Ltd any other easement external to the subdivision required to service the lots.**

- h) Adjust the position of any existing easement(s) for powerlines to accord with the position of the line(s) as determined by survey.**
- i) Obtain Powercor Australia Ltd'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.**
- j) Provide to Powercor Australia Ltd, a copy of the version of the plan of subdivision submitted for certification, which shows any amendments which have been required.**

#### **Telstra Conditions**

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- 27. Telstra will not consent to the issue of a Statement of Compliance until such time as the applicant provides satisfactory evidence of compliance with the conditions.**

#### **Barwon Water Conditions**

##### **General**

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- 29. The certified plan must create implied easements under Section 12 (2) of the Subdivision Act, over all proposed existing water and sewerage works within the subdivision.**
- 30. The plan of subdivision must be referred to Barwon Water in accordance with the Subdivision Act 1988 and any subsequent amendments to the plan provided to Barwon Water.**
- 31. An Owners Corporation shall be created to encumber all lots within the subdivision.**

##### **Water**

- 32. Individual water services shall be installed including meters to all lots in the subdivision in accordance with Barwon Water's requirements and Victorian Plumbing Regulations. A dimensioned plan showing location of all meters relative to the allotment boundaries, and its number(s), is to be submitted. Note that tappings and services are not to be located under existing or proposed driveways.**
- 33. The provision of sub meters are required to services 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 sub meters relative to the allotment boundaries, and its number(s), is to be submitted.**

34. **A New Customer Contributions shall be paid for each additional lot created and/or each additional metered connection for water supply within the subdivision.**
35. **An additional tapping(s) is to be supplied to service the proposed development. A dimensioned plan showing the location of all new tapplings relative to the allotment boundaries, and its number(s), is to be submitted, where a meter is not being fitted. Note that tapplings and services are not to be located under existing or proposed driveways.**
36. **Barwon Water's records indicate that an existing water service and 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**

37. **Sewerage services to all lots in the subdivision shall be provided in accordance with Barwon Water's requirements and Victorian Plumbing Regulations. Individual allotment house connection drains are to be provided for and extend into each allotment.**
38. **A New Customer Contributions payment shall be made for sewer for each additional lot created and/ or each additional metered connection within the subdivision.**
39. **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. If the branch being replaced is greater than 4.0 metres deep, a new sewer manhole or maintenance shaft is to be constructed with the new branch connected to this structure. Also, any existing house connection drain that traverses through the proposed allotments shall be relocated so not to inhibit future development.**
40. **Prior to the issue of statement of compliance, all works must be undertaken in accordance with the endorsed plans to the satisfaction of the Responsible Authority.**

### **Expiry of the permit**

41. **This permit will expire for the subdivision if one of the following circumstances applies:**
- a) **The plan is not certified within two (2) years of the date of the issue of the permit.**
  - b) **A Statement of Compliance is not issued within five (5) years of the date of Certification of the Plan.**

**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.**

**42.This permit will expire for the development if one of the following circumstances applies:**

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

**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**

***CARRIED 7 : 0***

**PC111304-3**     *REDUCTION IN THE CAR PARKING REQUIREMENT AND THE ADDITION OF A DECK TO THE EAST ELEVATION - 71 DENNIS STREET, COLAC*

|             |                                    |           |            |
|-------------|------------------------------------|-----------|------------|
| AUTHOR:     | Carl Menze                         | ENDORSED: | Jack Green |
| DEPARTMENT: | Sustainable Planning & Development | FILE REF: | PP43/2011  |

**Recommendation(s)**

***That Council's Planning Committee resolves to issue a Planning Permit for a reduction of the car parking requirement and the addition of a deck to the east elevation at 71 Dennis Street, Colac subject to the following conditions:***

- 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.***
- 2. Access onto and within the property must be constructed to the satisfaction of the Responsible Authority.***
- 3. The driveway must be constructed to an all weather surface to the satisfaction of the Responsible Authority.***
- 4. Prior to the commencement of the use, areas set aside for parked vehicles and access lanes as shown on the endorsed plans must be:-***
  - a. Constructed to the satisfaction of the Responsible Authority.***
  - b. Properly formed to such levels that they can be used in accordance with the plans.***
  - c. Surfaced with an all-wether seal-coat or surfaced with crushed rock or gravel to the satisfaction of the Responsible Authority.***
  - d. Drained and maintained to the satisfaction of the Responsible Authority.***
  - e. Marked to indicate each car space and all access lanes to the satisfaction of the Responsible Authority.***
- 5. Stormwater generated must be discharged to existing on-site drainage system***
- 6. The site must be landscaped so that the development will not affect the visual amenity of the area. Specifically, landscaping must be provided in the following areas to the Satisfaction of the Responsible Authority;***
  - a. Along either side of the proposed driveway to soften the appearance of the car park when viewed from the street.***
  - b. Within a minimum 2.0m wide strip along the entire length of the rear property boundary.***

7. ***This permit will expire if one of the following circumstances applies:***
- a. ***The development is not started within two (2) years of the date of this permit.***
  - b. ***The development is not completed within four (4) 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 (3) months afterwards***

~~~~~  
**Resolution**

***MOVED Cr Lyn Russell seconded Cr Geoff Higgins***

***That Council's Planning Committee resolves to issue a Planning Permit for a reduction of the car parking requirement and the addition of a deck to the east elevation at 71 Dennis Street, Colac subject to the following conditions:***

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.***
2. ***Access onto and within the property must be constructed to the satisfaction of the Responsible Authority.***
3. ***The driveway must be constructed to an all weather surface to the satisfaction of the Responsible Authority.***
4. ***Prior to the commencement of the use, areas set aside for parked vehicles and access lanes as shown on the endorsed plans must be:-***
  - a. ***Constructed to the satisfaction of the Responsible Authority.***
  - b. ***Properly formed to such levels that they can be used in accordance with the plans.***
  - c. ***Surfaced with an all-wether seal-coat or surfaced with crushed rock or gravel to the satisfaction of the Responsible Authority.***
  - d. ***Drained and maintained to the satisfaction of the Responsible Authority.***
  - e. ***Marked to indicate each car space and all access lanes to the satisfaction of the Responsible Authority.***
5. ***Stormwater generated must be discharged to existing on-site drainage system***
6. ***The site must be landscaped so that the development will not affect the visual amenity of the area. Specifically, landscaping must be provided in the following areas to the Satisfaction of the Responsible Authority;***

- a. *Along either side of the proposed driveway to soften the appearance of the car park when viewed from the street.*
  - b. *Within a minimum 2.0m wide strip along the entire length of the rear property boundary.*
7. *This permit will expire if one of the following circumstances applies:*
  - a. *The development is not started within two (2) years of the date of this permit.*
  - b. *The development is not completed within four (4) 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 (3) months afterwards*

**CARRIED 7 : 0**