



Colac Otway  
SHIRE

**AGENDA**

PLANNING COMMITTEE MEETING  
OF THE  
COLAC-OTWAY SHIRE  
COUNCIL

9 NOVEMBER 2011

at 10:30 AM

COPACC Meeting Rooms

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.

COLAC-OTWAY SHIRE PLANNING COMMITTEE MEETING

9 NOVEMBER 2011

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NOTICE is hereby given that the next *PLANNING COMMITTEE MEETING OF THE COLAC-OTWAY SHIRE COUNCIL* will be held in COPACC Meeting Rooms on 9 November 2011 at 10:30 am.

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## **AGENDA**

### **1. OPENING PRAYER**

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

**AMEN**

### **2. PRESENT**

### **3. APOLOGIES**

### **4. MAYORAL STATEMENT**

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

Colac Otway Shire encourages active community input and participation in Council decisions.

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**

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

The Mayor is to read out the names of those applicants and objectors who have confirmed in writing that they wish to make a verbal submission. These verbal submissions will be made in relation to each respective agenda item and must be directly relevant to the respective agenda item. A time limit of 5 minutes will apply.

**7. CONFIRMATION OF MINUTES**

- **Planning Committee held on the 12/10/11.**

**Recommendation**

***That Council confirm the above minutes.***

**OFFICERS' REPORTS**

**Sustainable Planning and Development**

PC110911-1 PLANNING & BUILDING STATISTICAL REPORT

PC110911-2 BUILDING AND WORKS COMPRISING THE REDEVELOPMENT OF  
EXISTING MOTEL TO INCLUDE SIX (6) ADDITIONAL MOTEL UNITS AT  
171 GREAT OCEAN ROAD, APOLLO BAY - PP155/2011-1

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

**PC110911-1**

**PLANNING & BUILDING STATISTICAL REPORT**

AUTHOR:	Janole Cass	ENDORSED:	Jack Green
DEPARTMENT:	Sustainable Planning & Development	FILE REF:	F11/2702

**Summary**

This report provides statistics relating to the month of October 2011.

**Planning Statistics**

33 Planning Permit Applications were received for the period 1 October 2011 – 31 October 2011.

21 Planning Permit Applications were considered for the period 1 October 2011 – 31 October 2011.

**Building Statistics**

Please note that the Building Commission Website has been updated up to August 2011.

**Attachments**

1. Planning and Statistical Report October 2011

**Recommendation(s)**

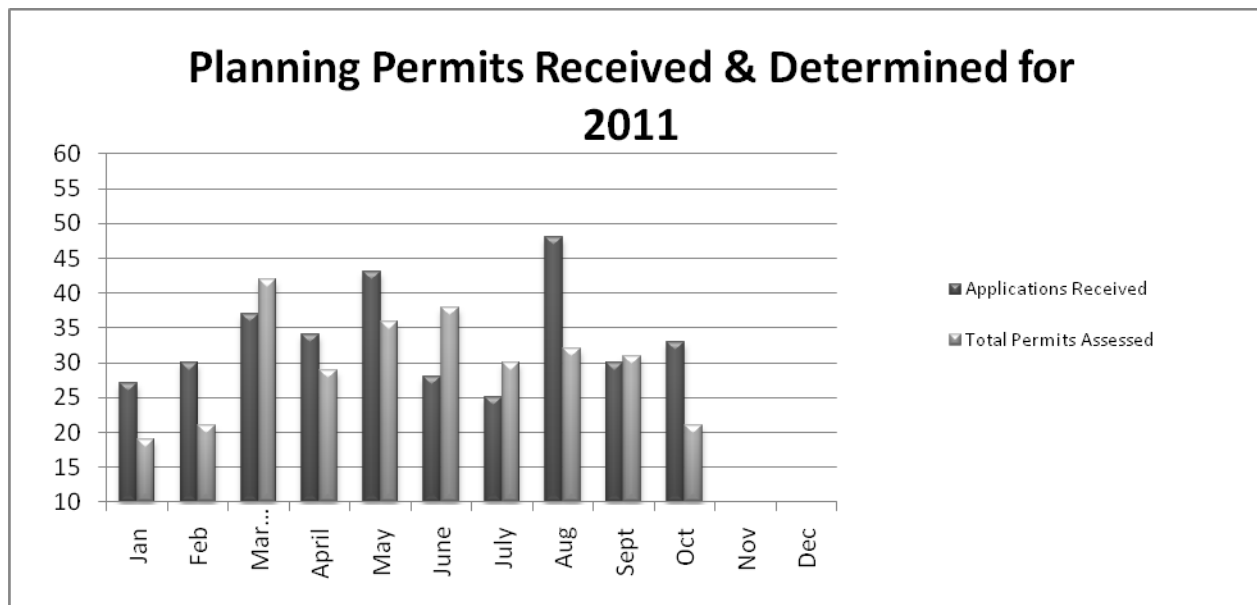
***That Council's Planning Committee note the statistical reports for October 2011.***

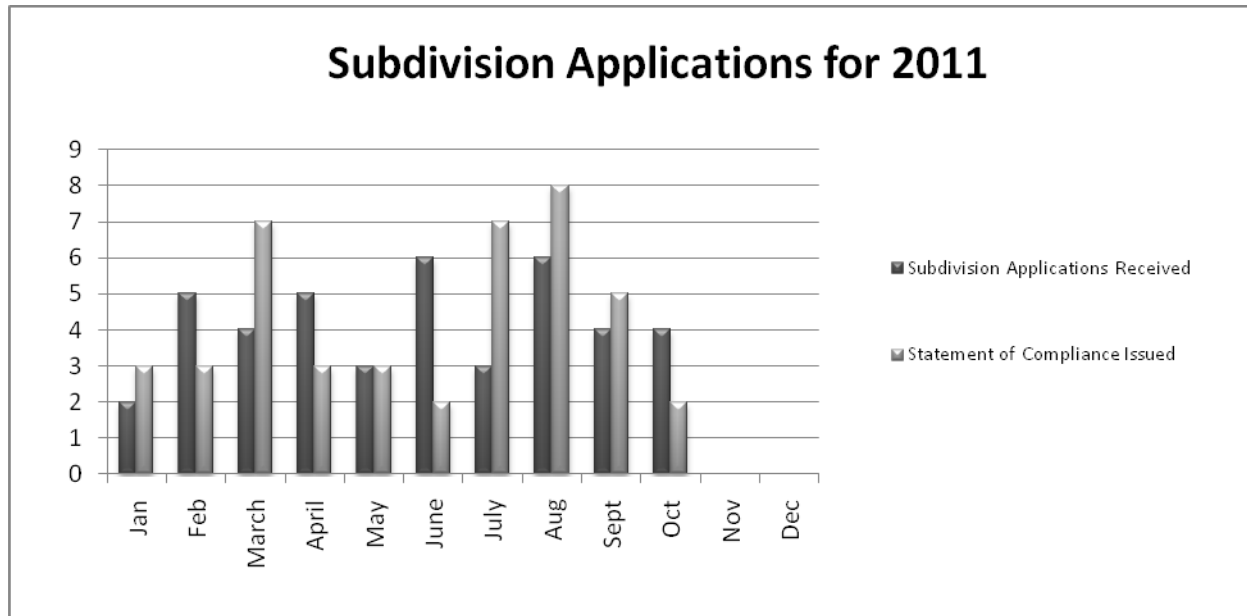
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## Planning Statistical Report October 2011

| APPLIC NO  | DATE RECEIVED | LOCATION                             | PROPOSAL                                                                                                                               | DETERMINATION DATE | ACTUAL TIME | AUTHORITY          | DECISION           |
|------------|---------------|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------|--------------------|--------------------|
| 30/2008-1  | 29 JAN 2008   | 5A CLARK STREET COLAC                | DEVELOPMENT OF SEVEN (7) MULTI STOREY DWELLINGS                                                                                        | 13 OCT 2011        | 969         | PLANNING COMMITTEE | REFUSAL TO GRANT   |
| 106/2010-2 | 16 AUG 2011   | 16 BASS CRESCENT SKENES CREEK        | ALTERATIONS & ADDITIONS TO THE EXISTING DWELLING – AMENDMENT                                                                           | 14 OCT 2011        | 10          | UNDER DELEGATION   | PERMIT ISSUED      |
| 278/2010-2 | 25 OCT 2011   | 495 HENRY'S ROAD WONGARRA            | CONSTRUCTION OF A DWELLING, GARAGE & ASSOCIATED WORKS - AMENDMENT                                                                      | 27 OCT 2011        | 2           | UNDER DELEGATION   | PERMIT ISSUED      |
| 36/2011-1  | 18 FEB 2011   | 11 ARTHUR COURT APOLLO BAY           | CONSTRUCTION OF TWO (2) STORAGE SHEDS                                                                                                  | 7 OCT 2011         | 9           | UNDER DELEGATION   | PERMIT ISSUED      |
| 86/2011-1  | 13 APR 2011   | 101 QUEEN STREET COLAC               | ALTERATIONS AND ADDITIONS TO THE EXISTING BUILDING                                                                                     | 20 OCT 2011        | 92          | UNDER DELEGATION   | NOTICE OF DECISION |
| 106/2011-1 | 3 MAY 2011    | 5-7 PRIME STREET BIRREGURRA          | TWO (2) LOT SUBDIVISION                                                                                                                | 28 OCT 2011        | 51          | UNDER DELEGATION   | PERMIT ISSUED      |
| 118/2011-1 | 10 MAY 2011   | 360 BOUNDARY ROAD FORREST            | USE & DEVELOPMENT OF THE LAND FOR A SINGLE DWELLING                                                                                    | 27 OCT 2011        | 96          | UNDER DELEGATION   | PERMIT ISSUED      |
| 127/2011-1 | 23 MAY 2011   | 110 BARRYS ROAD BARONGAROOK WEST     | SUBDIVISION – REALIGNMENT OF PROPERTY BOUNDARY & THE REMOVAL OF A CARRIAGE WAY EASEMENT                                                | 27 OCT 2011        | 51          | UNDER DELEGATION   | PERMIT ISSUED      |
| 146/2011-1 | 7 JUN 2011    | 9 HARRINGTON STREET SEPARATION CREEK | BUILDINGS AND WORKS COMPRISING THE CONSTRUCTION OF A NEW DWELLING                                                                      | 14 OCT 2011        | 105         | UNDER DELEGATION   | PERMIT ISSUED      |
| 151/2011-1 | 14 JUN 2011   | 50 BINGAMI ROAD YEODENE              | USE OF LAND AS AN OUTDOOR RECREATION FACILITY (GLOBE RIDING & SEGWAY TOURS) AND ASSOCIATED BUILDINGS & WORKS                           | 31 OCT 2011        | 105         | UNDER DELEGATION   | NOTICE OF DECISION |
| 165/2011-1 | 11 JUL 2011   | 103 MCLACHLAN STREET APOLLO BAY      | TWO (2) LOT SUBDIVISION                                                                                                                | 17 OCT 2011        | 72          | UNDER DELEGATION   | PERMIT ISSUED      |
| 169/2011-1 | 19 JUL 2011   | 247 GREAT OCEAN ROAD APOLLO BAY      | TWO (2) LOT SUBDIVISION                                                                                                                | 11 OCT 2011        | 20          | UNDER DELEGATION   | PERMIT ISSUED      |
| 180/2011-1 | 1 AUG 2011    | 44 THOMSON STREET APOLLO BAY         | DEVELOPMENT OF THE LAND FOR TWO DWELLINGS & ASSOCIATED WORKS                                                                           | 12 OCT 2011        | 0           | UNDER DELEGATION   | WITHDRAWN          |
| 184/2011-1 | 4 AUG 2011    | 520 CORANGAMITE LAKE ROAD COROROKE   | USE OF THE SITE AS AN 'ART GALLERY', ALTERATIONS AND ADDITIONS TO THE EXISTING BUILDING AND A REDUCTION IN THE CAR PARKING REQUIREMENT | 13 OCT 2011        | 17          | PLANNING COMMITTEE | PERMIT ISSUED      |
| 186/2011-1 | 5 AUG 2011    | 213 MURRAY STREET COLAC              | USE OF THE LAND FOR A LAUNDROMAT AND FOR THE DISPLAY OF SIGNAGE                                                                        | 17 OCT 2011        | 5           | UNDER DELEGATION   | PERMIT ISSUED      |
| 187/2011-1 | 5 AUG 2011    | 91-149 FOREST STREET COLAC           | CONSTRUCTION OF A BUILDING AND ASSOCIATED WORKS AND THE DISPLAY OF BUSINESS IDENTIFICATION SIGNAGE.                                    | 14 OCT 2011        | 35          | PLANNING COMMITTEE | NOTICE OF DECISION |

| APPLIC NO  | DATE RECEIVED | LOCATION                                   | PROPOSAL                                             | DETERMINATION DATE | ACTUAL TIME | AUTHORITY        | DECISION            |
|------------|---------------|--------------------------------------------|------------------------------------------------------|--------------------|-------------|------------------|---------------------|
| 209/2011-1 | 23 AUG 2011   | 11 WOODROWVALE ROAD ELLIMINYT              | CONSTRUCTION OF A SHED                               | 5 OCT 2011         | 1           | UNDER DELEGATION | PERMIT ISSUED       |
| 222/2011-1 | 2 SEP 2011    | 310 SWAN MARSH IRREWILLIPE ROAD SWAN MARSH | EXTENSION TO THE EXISTING DWELLING                   | 20 OCT 2011        | 22          | UNDER DELEGATION | PERMIT ISSUED       |
| 234/2011-1 | 19 SEP 2011   | 119 HART STREET COLAC                      | EXTENSION TO THE EXISTING ART ROOMS                  | 20 OCT 2011        | 31          | UNDER DELEGATION | PERMIT ISSUED       |
| 237/2011-1 | 21 SEP 2011   | 850 FORREST APOLLO BAY BARRAMUNGA          | EXTENSION TO EXISTING DWELLING                       | 4 OCT 2011         | 13          | UNDER DELEGATION | PERMIT ISSUED       |
| 245/2011-1 | 23 SEP 2011   | 18 RODGER DRIVE COLAC                      | CONSTRUCTION OF A DWELLING                           | 14 OCT 2011        | 21          | UNDER DELEGATION | PERMIT NOT REQUIRED |
|            |               |                                            |                                                      |                    |             |                  |                     |
|            |               |                                            |                                                      |                    |             |                  |                     |
|            |               |                                            |                                                      |                    |             |                  |                     |
|            |               |                                            | <b>AVERAGE DAYS TO PROCESS PLANNING APPLICATIONS</b> |                    | <b>82</b>   |                  |                     |

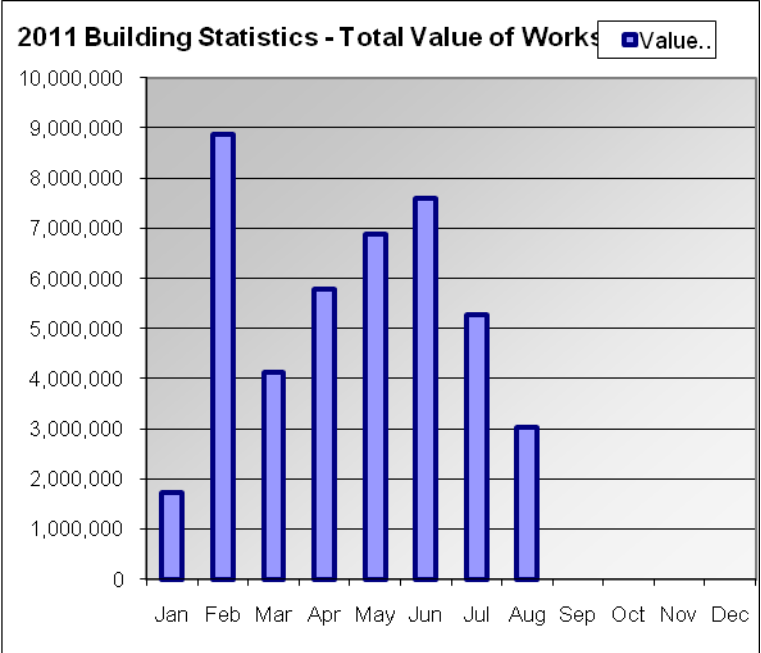
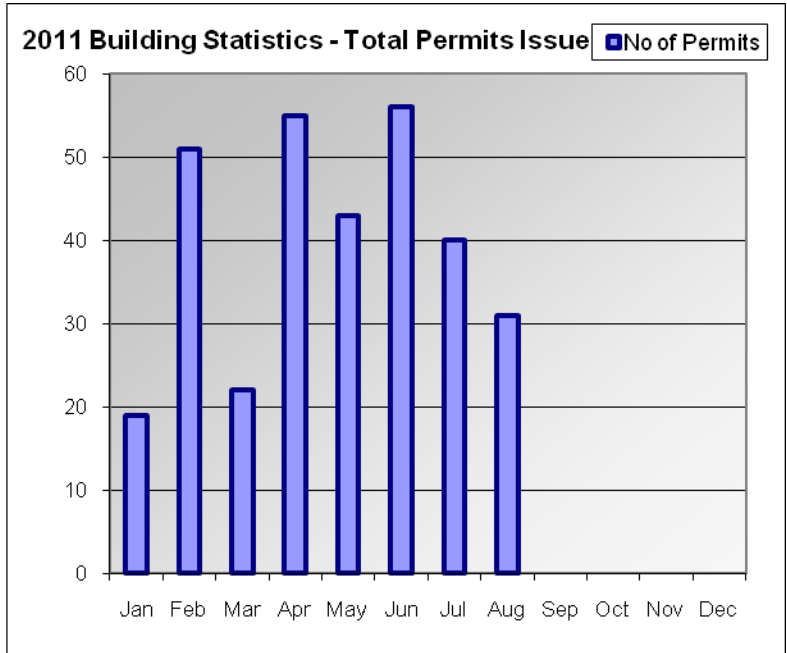




|               | Domestic   |                   | Residential* |                  | Commercial |                  | Retail   |                  | Industrial |                  | Hospital/HealthCare |            | Public Buildings |                  | Municipal Totals |                   |
|---------------|------------|-------------------|--------------|------------------|------------|------------------|----------|------------------|------------|------------------|---------------------|------------|------------------|------------------|------------------|-------------------|
|               | No of BP   | Value (\$)        | No of BP     | Value (\$)       | No of BP   | Value (\$)       | No of BP | Value (\$)       | No of BP   | Value (\$)       | No of BP            | Value (\$) | No of BP         | Value (\$)       | No of BP         | Value (\$)        |
| Jan           | 15         | 1,566,668         | 0            | 0                | 3          | 121,755          | 0        | 0                | 0          | 0                | 0                   | 0          | 1                | 46,000           | 19               | 1,734,423         |
| Feb           | 35         | 5,918,526         | 2            | 0                | 8          | 314,660          | 1        | 2,500,000        | 0          | 0                | 0                   | 0          | 5                | 143,611          | 51               | 8,876,797         |
| Mar           | 20         | 3,423,427         | 0            | 0                | 0          | 0                | 0        | 0                | 0          | 0                | 0                   | 0          | 2                | 703,262          | 22               | 4,126,689         |
| Apr           | 41         | 5,016,744         | 0            | 0                | 7          | 335,388          | 0        | 0                | 1          | 29,000           | 0                   | 0          | 6                | 414,814          | 55               | 5,795,946         |
| May           | 33         | 4,299,163         | 1            | 1,230,000        | 5          | 836,000          | 2        | 250,000          | 0          | 0                | 0                   | 0          | 2                | 277,368          | 43               | 6,892,531         |
| Jun           | 33         | 5,327,624         | 7            | 10,500           | 7          | 313,224          | 3        | 105,750          | 1          | 1,000,000        | 0                   | 0          | 5                | 839,520          | 56               | 7,596,618         |
| Jul           | 34         | 4,559,302         | 0            | 0                | 3          | 347,495          | 1        | 7,500            | 0          | 0                | 0                   | 0          | 2                | 367,495          | 40               | 5,281,792         |
| Aug           | 25         | 2,431,892         | 0            | 0                | 3          | 134,000          | 1        | 5,000            | 1          | 400,000          | 0                   | 0          | 1                | 55,000           | 31               | 3,025,892         |
| Sep           |            |                   |              |                  |            |                  |          |                  |            |                  |                     |            |                  |                  |                  |                   |
| Oct           |            |                   |              |                  |            |                  |          |                  |            |                  |                     |            |                  |                  |                  |                   |
| Nov           |            |                   |              |                  |            |                  |          |                  |            |                  |                     |            |                  |                  |                  |                   |
| Dec           |            |                   |              |                  |            |                  |          |                  |            |                  |                     |            |                  |                  |                  |                   |
| <b>Totals</b> | <b>236</b> | <b>32,543,346</b> | <b>10</b>    | <b>1,240,500</b> | <b>36</b>  | <b>2,402,522</b> | <b>8</b> | <b>2,868,250</b> | <b>3</b>   | <b>1,429,000</b> | <b>0</b>            | <b>0</b>   | <b>24</b>        | <b>2,847,070</b> | <b>317</b>       | <b>43,330,688</b> |

\*Multi-Development





PC110911-2

**BUILDING AND WORKS COMPRISING THE REDEVELOPMENT OF EXISTING MOTEL TO INCLUDE SIX (6) ADDITIONAL MOTEL UNITS AT 171 GREAT OCEAN ROAD, APOLLO BAY - PP155/2011-1**

|             |                                    |           |            |
|-------------|------------------------------------|-----------|------------|
| AUTHOR:     | Carl Menze                         | ENDORSED: | Jack Green |
| DEPARTMENT: | Sustainable Planning & Development | FILE REF: | F11/3150   |

**Location:** 171 Great Ocean Road, Apollo Bay

**Zoning:** Residential 1 Zone (R1Z)

**Overlay controls:** Design and Development Overlay Schedule 6 (DDO6)

**Proposed Amendments:** Nil

**Abuts:** Residential 1 Zone (R1Z)

Road Zone Schedule 1 (RDZ1)

**Restrictive Covenants:** No

**Purpose:**

The proposal seeks approval for the redevelopment of the existing Motel to include an additional six (6) motel units and a new managers residence.

This application is before Council for consideration as the proposed additions are greater than 8m above natural ground level.

It is recommended that a planning permit be issued subject to conditions.

**Declaration of Interests**

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

**Summary**

- An application has been submitted for the redevelopment of the existing Motel to include an additional six (6) motel units and a new managers residence.
- Public notification of the application was undertaken with no objections being received.
- The height of the proposed addition is consistent with buildings on adjoining allotments and will not look out of place within the streetscape and surrounding area.
- The proposal is consistent with all objectives of Clause 55 (Rescode) however some variations are required to several Standards.
- On-site parking is provided in accordance with Clause 52.06 of the Colac Otway Planning Scheme.
- Given the above, it is recommended that a planning permit be issued subject to conditions.

## **Background**

The subject site contains several buildings which are used as a motel known as the 'Coastal Motel'. The motel in its current form comprises of 15 separate motel units and a managers residence.

Planning Permit PP187/04 was issued on 24 May 2004 for the installation of an internally illuminated 'vacancy/no vacancy' sign.

## **Issues / Options**

Council has the options of:

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

The key issue is whether the height of the building is in keeping with the character and streetscape of the site and surrounds.

It is recommended that Option (a) is supported.

## **Proposal**

The proposal seeks approval for the redevelopment of the existing Motel to include an additional six (6) motel units and a new manager's residence. The proposal specifically entails:

- Retention of fourteen (14) motel apartments
- Re-development of the Mangers Residence to include the following;
  - Construct a new three (3) level contemporary design building incorporating:
    - Reduced mangers residence, at ground floor level.
    - Reception area.
    - Additional six (6) motel units at upper floor levels.
- Re-configuration of the existing car parking layout to provide a one way entry from Great Ocean Road and exit to Pascoe Street.
- Demolition of the rear motel unit and the construction of three (3) additional on-site parking spaces in its place.

## **Site & Surrounds**

The subject site is located on the west side of the Great Ocean Road, Apollo Bay. The site also backs onto Pascoe Street to the west. The site is rectangular in shape with a total area of 2033sqm. The site is provided with vehicular crossovers off the Great Ocean Road and Pascoe Street with 16 on-site parking spaces plus a double disabled space. The site is developed with two separate buildings used as a motel. The existing motel comprises 15 separate units and a managers residence.

The adjacent property to the north east (173 Great Ocean Road) is developed with a two (2) storey building, which is currently used as a Motel (Golden Chain Waterfront).

The adjacent property to the north west (5 Thompson Street) is developed with a dwelling fronting Thompson Street, however the area immediately adjacent to the subject site is vacant.

The adjacent property to the south east (169 Great Ocean Road) is developed with a two (2) storey building, which is currently vacant. The site was originally developed as a resort and apartments.

The adjacent property to the south west (56B Pascoe Street) is developed with a two (2) storey dwelling fronting Pascoe Street.

The Apollo Bay Foreshore is directly opposite to the east of the subject site. The town centre is located approximately 150m to the south.

### **Public Notice**

Public notice of the application was given in accordance with Section 52 of the Planning and Environment Act by sending letters to adjoining owners/occupiers and by placing two (2) signs on-site. The applicant has provided a Statutory Declaration stating that the advertising has been carried out in accordance with Council's requirements.

No objections to the application were received.

### **Referrals**

The application was referred internally to the Council's Infrastructure Department and Building Department. No objections to the proposal were raised and no specific conditions are required.

### **Planning Controls**

#### **a. State and Local Planning Policy Framework**

The State and Local Planning Policy Framework seeks to ensure that the objectives of planning in Victoria are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social, and economic factors in the interests of net community benefit and sustainable development. The following policies are relevant to the consideration of this application.

- Clause 11.05 – Regional Development
- Clause 15 – Built Environment and Heritage
- Clause 17.01 – Commercial
- Clause 21.02-2 – Land Use Vision
- Clause 21.03-3 – Apollo Bay and Marengo
- Clause 22.1.05-4 – Tourism

The above policies, including the Apollo Bay Structure Plan, encourage the concentration of retail, commercial, accommodation, administration and entertainment activities in the Apollo Bay Town Centre.

These policies also support the co-location, multiple uses and sharing of facilities, and seek to minimise the effects of commercial development on the amenity of the neighbouring area. The policies encourage the efficient provision of car parking and promote high quality urban design outcomes.

The proposal is considered to accord with the principles of the State and Local Planning Policy Framework. The use of the site as a motel is already established. The proposal will assist in further consolidating an existing commercial enterprise increasing its long term viability. The site is appropriately located within close proximity to the town centre being within walking distance to other recreational and commercial facilities.

b. Zone provisions

The purpose of the Residential 1 Zone is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and Local planning policies.
- To provide for residential development at a range of densities with a variety of dwellings to meet the housing needs of all households.
- To encourage residential development that respects the neighbourhood character in appropriate locations, to allow educational, recreational, religious, community and limited range of other non-residential uses to serve local community needs.

A permit is required to construct or extend a residential building. Planning approval is also required to construct or extend a front fence within 3 metres of a street if:

- The fence is associated with 2 or more dwellings on a lot or a residential building, and
- The fence exceeds the maximum height specified in Clause 55.06-2.

A development must meet the requirements of Clause 55.

c. Overlay Provisions

The objectives of the Design and Development Overlay Schedule 6 (DDO6) are:

- To protect the existing low scale coastal character and identity of Apollo Bay.
- To achieve a graduated density of residential development between the town centre and the lower density residential areas.
- To ensure that development density is consistent with the coastal town character.
- To ensure that permeable space is available between dwellings to sustain vegetation.
- To ensure that new development maintains space between buildings so that views to the surrounding landscape are retained.

A permit is required to construct a building or construct or carry out works pursuant to Clause 43.02 of the Colac Otway Planning Scheme.

d. Particular Provisions – Clause 52.06 Car Parking

Pursuant to Clause 52.06 a new use must not commence or the floor area of an existing use must not be increased until the required car spaces have been provided on the land. Where the floor area occupied by an existing use is increased, the parking requirement only applies to the floor area of any extension of the use or site area provided the existing number of car spaces is not reduced.

A 'Motel' attracts a car parking rate of:

- 1 car space to each unit, plus
- 1 car space to each resident employee, plus
- 2 car spaces to each 100 sq m of motel service floor area not available for use by guests

## **Consideration of the Proposal**

### Residential 1 Zone (R1Z)

Pursuant to the provisions of the R1Z, an application to construct or extend a residential building must comply with the requirements of Clause 55 (Rescode). It is noted that the proposal is for alterations and additions to an existing Motel not a traditional residential development for which Rescode provisions generally apply.

Nevertheless, the proposal is considered to comply with all the Objectives of Clause 55 however variations are required to the following Standards.

#### *Front Setback (B6)*

The new building proposed at the front of the site is setback 4.5m from the street frontage in keeping with the minimum setback of the existing building. Standard B6 requires a minimum front setback of 5m (average of adjoining properties) as the adjacent building to the south has a street setback 4m from the street whilst the adjacent building to the north is setback 6m. Therefore the proposed 4.5m setback is consistent with the existing character of the site and surrounds, meeting the objectives of Clause 55.

#### *Walls on boundaries (B18)*

The length of the proposed boundary wall meets Standard B18, however the average height of 5.6m exceeds the standard of 3.6m by 2m. It is noted that the wall on the south boundary abuts the blank wall of the resort/apartment complex at 168 Great Ocean Road. As such the proposed wall will have no detrimental impacts on the property to the south. Furthermore, public notification of the proposal did not result in any objections being received, including the owners of the adjacent property to the south.

#### *Front Fence (B32)*

The proposal incorporates a 1.8m masonry front fence setback 1m from the street frontage. The fence is proposed to create private open space for the new manager's residence. Given the fence is of masonry construction, it will present as a blank wall to the streetscape.

Neither of the adjoining properties have front fencing treatments and the greater streetscape can be characterised as open with no front fencing.

Therefore the proposed 1.8m masonry fence is considered to be out of character with the existing and preferred character of the area and as such a condition will be placed on any permit issued requiring the fence to be removed.

In order to provide some privacy for the open space area of the managers residence a condition should be placed on the permit required screen planting within the sites front setback.

### Design and Development Overlay Schedule 6 (DDO6)

It is noted that this overlay is called the 'Apollo Bay – Medium Density Residential Area' suggesting it is tailored more to the traditional residential area to the north and west of the subject site. The subject site and adjoining properties are developed for short term accommodation, catering to the tourism industry for which Apollo Bay is heavily dependent. Therefore the immediate character of the immediate area cannot be described as residential and as such the proposal will respect the existing character of the area.

The proposal is considered to respond positively to the objectives of DDO6.

The proposed building is of a contemporary style and form which utilises a variety of building materials and articulated surfaces. As such the building will make a positive contribution to the streetscape and will not look out of place.

The building is three (3) storeys with a maximum height of 9m above ground level. Whilst comprising three (3) storeys the building's height of 9m is only marginally greater than that of the adjacent building to the south. The roof of the building comprises a gradual slope, therefore it is only the northern extremity which is at 9m, whilst to the south the height is only 8.4m.

### Car Parking

The proposal incorporates alterations to the existing car parking provision and layout to accommodate the additional motel units.

The proposal generates a car parking requirement of 20 spaces for the Motel (1 per unit) and 2 spaces for the managers residence, equating to a total car parking requirement of 22 spaces.

A total of 23 on-site car parking spaces are provided in accordance with Clause 52.06 of the Colac Otway Planning Scheme.

The proposed parking dimensions and layout accord with the requirements of Clause 52.06. Furthermore, Council's Infrastructure Department has reviewed the parking layout, raising no objection.

### **Council Plan / Other Strategies / Policy**

A key Tourism Strategy of the Apollo Bay Structure plan is:

*"Encourage high quality tourist accommodation facilities (including 4-5 stars) to locate within the coastal settlement boundary."*

It is considered that the proposal is in keeping with the above objective and as a result will sustain the overall Tourism Objective to *"support the growth of tourism as a major employer for the region"*.

### **Financial & Other Resource Implications**

There are no financial implications arising from this report.

### **Risk Management & Compliance Issues**

There are no risk management or compliance implications arising from this report.

### **Environmental Consideration / Climate Change**

There are no environmental or climate change implications arising from this proposal. The lowest part of the site is 3.41m AHD (i.e. above sea level), rising to 7.3m at the Pascoe Street end. Given this height is above the 2.6m AHD benchmark advised by the Corangamite Catchment Management Authority for Apollo Bay (i.e. the flood level taking into account estimated sea flooding at 2100 assuming a 0.8m sea level rise and additional storm surge), and that the site is protected by a significant public infrastructure asset in the Great Ocean Road, it is considered the development would be unlikely to be adversely affected by future sea level rise in the time period specified in the state policy.

### **Communication Strategy / Consultation Period**

Community consultation in the form of public notification has been undertaken as part of this assessment process.

## **Conclusion**

The proposed alterations and additions are considered to be in keeping with the existing and preferred character for the site and surrounds. The site is already established as a Motel and adjoining properties are also used for short term accommodation purposes. The proposal will revitalise an existing motel premise to the benefit of the streetscape and viability of the Motel business.

## **Attachments**

Nil

## **Recommendation(s)**

***That Council's Planning Committee resolves to issue a Planning Permit for Buildings and Works comprising the redevelopment of an existing motel to include six (6) additional motel units at 171 Great Ocean Road, Apollo Bay subject to the following conditions:***

- 1. Before the *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. *The deletion of the 1.8m high masonry fence fronting onto the Great Ocean Road.***
  - b. *Screen planting setback a minimum of 1.5m from the front property boundary. The screen planting must provide a visual screen between the street and private open space of the manger residence. The planting must be kept to a maximum height of 1.8m.*****
- 2. *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.***
- 3. *All run off from stormwater, including overflow from water storage, must be taken to a legal point of discharge 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-weather seal-coat 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. 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**

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