

MINUTES of the **PLANNING COMMITTEE MEETING OF THE COLAC-OTWAY SHIRE COUNCIL** held at COPACC Meeting Rooms on 9 November 2011 at 10:30 am.

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 Stephen Hart
Cr Stuart Hart
Cr Lyn Russell
Cr Chris Smith

Rob Small, Chief Executive Officer
Jack Green, General Manager Sustainable Planning and Development
Colin Hayman, General Manager Corporate & Community Services
Neil Allen, General Manager Infrastructure & Services
Doug McNeill, Manager Planning and Building
Ian Williams, Acting Statutory Planning Coordinator
Bronwyn Keenan, Executive Officer Sustainable Planning & Development
Katrina Kehoe, Planning Administration

3. APOLOGIES

Cr Frank Buchanan
Cr Geoff Higgins (Attended the meeting at 11.00am)

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

PC110911-2 Shelly Fanning

7. CONFIRMATION OF MINUTES

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

Resolution

MOVED Cr Lyn Russell seconded Cr Stuart Hart that Council confirm the above minutes.

CARRIED 5 : 0

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

Recommendation(s)

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

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**Resolution**

***MOVED Cr Stephen Hart seconded Cr Lyn Russell***

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

***CARRIED 5 : 0***

**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   |

**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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Note: Cr Geoff Higgins attended the meeting at 11.00am.

Resolution

AMENDMENT - MOVED Cr Chris Smith seconded Cr Lyn Russell that:

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. **Screen planting within the front 1m setback of the property. The screen planting must provide an effective visual screen between the street and the fence. The planting must be a minimum of 1.5m in height at the time of planting, and be kept to a maximum height of 1.8m.**
 - b. **The front fence painted in a colour which minimises the visual impact of the fence to the satisfaction of the responsible authority.**
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. ***The landscaping shown on the endorsed plan must be established within three (3) months of completion of the development to the satisfaction of the responsible authority, and must be maintained thereafter to the satisfaction of the responsible authority.***
6. ***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 6 : 0