



Colac Otway
SHIRE

AGENDA

ORDINARY COUNCIL MEETING
OF THE
COLAC-OTWAY SHIRE
COUNCIL

25 JULY 2012

at 3:00 PM

COPACC, Gellibrand Street Colac

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 COUNCIL MEETING

25 JULY 2012

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NOTICE is hereby given that the next *ORDINARY COUNCIL MEETING OF THE COLAC-OTWAY SHIRE COUNCIL* will be held in COPACC, Gellibrand Street Colac on 25 July 2012 at 3.00 pm.

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 community input and participation in Council decisions. Council meetings provide an opportunity for the community to ask Council questions, either verbally at the meeting or in writing.

Please note that Council may not be able to answer some questions at the meeting. These will be answered later.

Council meetings enable Councillors to debate matters prior to decisions being made. I ask that we all behave in a courteous manner.

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Thank you. Now 30 minutes is allowed for question time. Please remember, you must ask a question. If you do not ask a question you will be asked to sit down and the next person will be invited to ask a question. This is not a forum for public debate or statements.

1. Questions received in writing prior to the meeting (subject to attendance and time),
2. Questions from the floor.

5. QUESTION TIME

6. DECLARATION OF INTEREST

7. CONFIRMATION OF MINUTES

- Ordinary Council Meeting held on the 27/06/12.

Recommendation

That Council confirm the above minutes.

OFFICERS' REPORTS

Chief Executive Officer

OM122507-1 CEO'S REPORT

Corporate and Community Services

OM122507-2 STATUTORY MEETING DATE 2012

Infrastructure and Services

OM122507-3 ROAD MANAGEMENT COMPLIANCE REPORT

OM122507-4 PETITION IN RELATION TO PROPOSED CHANGES TO WYE RIVER
AND SEPARATION CREEK WASTE/RECYCLING

Sustainable Planning and Development

OM122507-5 OTWAYS TOURISM ADVISORY COMMITTEE

OM122507-6 PLANNING SCHEME AMENDMENT C69 - CONSIDERATION OF
SUBMISSIONS

OM122507-7 GREAT SOUTH COAST STREET SMART LIGHTING PROGRAM

OM122507-8 2012 - 13 SMALL TOWN IMPROVEMENT PROGRAM ALLOCATIONS

General Business

OM122507-9 MINUTES OF COLAC COMMUNITY LIBRARY AND LEARNING CENTRE
JOINT COMMITTEE

OM122507-10 ASSEMBLY OF COUNCILLORS

Rob Small

Chief Executive Officer

CONSENT CALENDAR

OFFICERS' REPORT

D = Discussion
W = Withdrawal

ITEM	D	W
<p><u>CHIEF EXECUTIVE OFFICER</u></p> <p><u>OM122507-1 CEO'S REPORT</u></p> <p>Department: Executive</p> <p><u>Recommendation(s)</u></p> <p><i>That Council notes the CEO's Progress Report to Council.</i></p>		

Recommendation

That recommendations to items listed in the Consent Calendar, with the exception of items, be adopted.

MOVED

SECONDED

OM122507-1**CEO'S REPORT**

AUTHOR:	Rhonda Deigan	ENDORSED:	Rob Small
DEPARTMENT:	Executive	FILE REF:	F11/3291

EXECUTIVE**G21 Regional Alliance**

The Mayor and CEO hosted a meeting of the G21 Board on 29 July 2012 in Colac. Items discussed at the Board meeting included:

- Audit Committee Report
 - G21 Strategic Risk Register
 - G21 Membership Fee
- National Aviation Services Precinct
- K-12 School in Bannockburn
- Golden Plains National Award
- Local Government Superannuation Liability.

G21 Regional Growth Plan

The CEO, Mayor and Cr Buchanan attended the final presentations on the G21 Regional Growth Plan in Geelong on 2 July 2012. The plan, which has been signed off by the Project Steering Committee, will now go to successive Councils for adoption before being passed on to the Planning Minister for final approval.

Active in Parks – G21

The CEO chairs this group which met on 5 July 2012 to discuss programmes for the new financial year and progress towards a self supporting organisation. The programmes have featured green prescriptions, green gyms and bush playgroups among others and have targeted groups that are not normally active users of parks.

Great South Coast Group

The Mayor and CEO attended the Great South Coast Board meeting on 6 July 2012 in Portland. Agenda items included:

- South West Biolinks Project - Glenelg Hopkins Catchment Management Authority
- Regional Development Australia \$100K funding allocation
- Directors' Liability Insurance
- Regional Street Smart Lighting Project
- Australian Local Government Association National General Assembly Report
- Proposed future of local government processes
- Recreational fishery and associated infrastructure
- Resilient Regions Cooperative Research Centre
- Great South Coast Education Strategy
- Great South Coast Food Industry – future directions
- Education Attainment report
- Roads advocacy update
- Progress and discussion around role and function of Pillar Groups

The Acting General Manager Sustainable Planning and Development attended a meeting of the Great South Coast CEOs on 13 July 2012 in Warrnambool. Discussion included:

- Regional Growth Plan update/discussion
- Regional Tourism Board update
- Landfills and Environment Protection Authority advocacy update
- VicRoads budget
- Quarries and stone resources
- New Census data
- Native Title workshop
- Future of local government process.

The Acting General Manager also attended a meeting of the Great South Coast Regional Growth Plan Project Steering Committee which was held prior to the Great South Coast CEOs' Forum.

South East Australian Group Visit

The CEO and Manager Arts, Recreation and Culture met with Mayors from Robe and Mt. Gambier and the CEO of the South East Local Government Association. The purpose of the visit was to gain information on the Barwon South West Trails Plan.

CORPORATE and COMMUNITY SERVICES

Municipal Elections – Community and Candidate Information Sessions

There will be a *Community and Candidate Information Session* in Colac as part of the preparations for the 2012 round of Municipal Elections.

The Municipal Association of Victoria (MAV) is coordinating the preparation for this session. The Information Session will be held at COPACC on Thursday 6 September 2012 from 6:30pm to 9:00pm.

Participation in these sessions includes:

- A two hour Community and Candidate Information Session conducted by the MAV.
- Presentations from MAV, a visiting CEO, a host council CEO and a visiting councillor from a neighbouring council.
- Presentation from a representative from the Victorian Electoral Commission.
- A copy provided to attendees of "From Citizen to Councillor".

The MAV will also provide marketing material to assist Council in promoting the event locally; including draft press releases, posters, link to website etc.

Victorian Electoral Commission (VEC) Candidate Information Session

In addition to the information session coordinated by the MAV there will also be a Candidate Information Session.

The VEC returning officer for Colac Otway Shire's election will conduct a short information session for candidates prior to the close of nominations. The information session will cover the election timeline, the procedures and rules that are relevant to candidates with particular emphasis on the rules regarding election advertising that are often the subject of complaints. The returning officer will ensure that prospective candidates are aware that the VEC is responsible for the conduct of the election and that election enquiries should be directed to the returning officer and not to council staff.

The returning officer will provide prospective candidates with a kit containing a handbook and all the forms relevant to their candidature.

The session will be held on Wednesday 19 September 2012 commencing at 7pm at COPACC.

Environmental Health

Health Education Activities – June 2012

- Of a total of 367 food premises, 51 inspections were carried out in June 2012
- 25 inspections of selling points for tobacco were carried out to ensure legislative requirements are being met
- 2 hairdressing premises were inspected
- 8 prescribed accommodation premises were inspected
- 12 septic tank inspections were carried out with 2 permits to install and 3 permits to use being issued
- 5 food recalls were received
- 3 complaints were investigated in relation to cleanliness of premises (unfounded), rubbish dumping at Stoneyford (investigation for asbestos) and burning of plastic silage wrap at Alvie
- Event inspected – Forrest Soup Fest
- 2 seminars attended:
 - National Association of Testing Authorities (NATA) training – legal scrutiny food sampling
 - DHS – Gastro outbreak management seminar.

Water Sampling

Bi-monthly testing of the river estuaries of Separation Creek, Wye River and Skenes Creek revealed levels of E-coli and Enterococci well below recommended health alert levels.

Rural Access

The Rural Access Project Officer is in the process of completing a Certificate in Access Auditing – Buildings. The aim of the course is to provide the skills required to perform inspections of existing buildings to assess accessibility. The building inspections may be conducted for a wide range of purposes, including building upgrades. The assessments are made using current building codes and standards. The access audit report will provide a description of accessibility, advice on compliance with existing legislation, usability by people with a disability and suggestions for corrective action.

In conjunction with this, Rural Access is working with Council's Sustainable Assets unit to develop procedures which will result in Council owned buildings which are built or upgraded in the future, being more accessible for people of all abilities.

Maternal and Child Health

At the end of June 2012 we have 42 families enrolled in our enhanced service. The Enhanced Maternal and Child Health (MandCH) service responds assertively to the needs of children and families at risk of poor outcomes, in particular when there are multiple risk factors. This service is provided in addition to a number of other services offered through the Universal MandCH Service.

Birth Notifications

Number of infants enrolled from birth notifications	17
First Time mothers	9

Key Ages and Stages Consultations for the month of June 2012

Home visits	20				
2wks	20	8mths	15	3.5yrs	9
4wks	22	12mths	19		
8wks	28	18mths	18		
4mths	12	2yrs	13		

Other services provided include:

- 92 additional consultations
- 54 phone consultations
- 10 opportunistic immunisations
- 27 referrals
- 48 counselling sessions
- New Parents Groups - 4 sessions in Colac
- 42 families currently enrolled under Enhanced Home Visiting service (Vulnerable and at risk families). 7 new families enrolled this month and 11 cases closed.

Children and Family Services**Family Day Care Accreditation**

Our Family Day Care (FDC) Service has been notified that it has been selected to participate in the first round of the National Quality Standards Accreditation process. Our Quality Improvement Plan was submitted to the Department of Education and Early Childhood Development at the end of June 2012. We have been notified that the assessment of our service will take place in early August 2012. The FDC Unit looks forward to the visit as it gives Council the opportunity to showcase its commitment to the care and education of children in the community.

On the 2 August 2012 the Educators in our FDC Service will be taking part in a professional development day - "Guiding Children's Behaviour". This interactive workshop will explore the following:

- Possible reasons for children's challenging behaviour
- The influence of adults and the environment
- Current strategies and techniques for promoting positive behaviour and assisting children to develop positive self-esteem
- Links to the Victorian Early Years Learning and Development Framework in relation to guiding children's behaviour.

The keynote speaker, Heather Barnes, has been an early childhood teacher/lecturer, TAFE teacher, reviewer trainer, moderator and member of the National Childcare Accreditation Council's Quality Advisory Group. She now works as a consultant assisting early childhood educators on their professional learning journey. Heather has delivered sessions on the Early Years Learning Framework (EYLF) and National Quality Framework in all States and Territories and assisted in facilitating Department of Education, Employment and Workplace Relations' training of assessors. She passionately believes that the EYLF and the Victorian Early Years Learning and Development Framework, as well as the reform agenda overall, will result in improved outcomes for children.

Older Persons and Ability Support Services (OPASS)**Home and Community Care (HACC) Diversity Plan**

All HACC funded organisations are required to develop a Diversity Plan for the next HACC triennium (1 July 2012 to 30 June 2015). Colac Otway Shire's Diversity Plan was submitted on 30 June 2012. The implementation of the first triennial diversity plans commenced 1 July 2012.

All HACC funded organisations are required to:

- demonstrate an understanding of their catchment's HACC target population
- identify groups or individuals who may not be accessing services equitably and provide opportunities for HACC eligible people and other key stakeholders to provide input into this process
- set priorities in line with those identified in the regional diversity plan
- develop an action plan that has achievable and measurable outcomes
- implement the plan
- monitor the plan against outcomes
- review the plan and use what is relevant to develop the next plan.

The aim of the Diversity Plan is to assist HACC Service Providers in meeting the needs of the HACC target group from the following five special needs groups:

- People from Aboriginal and Torres Strait Islander backgrounds
- People from culturally and linguistically diverse backgrounds
- People with dementia
- People living in rural and remote areas
- People experiencing financial disadvantage (including people who experience or are at risk of homelessness)

Diversity planning and practice has a particular focus on these groups and the different characteristics within and across them, including, but not limited to, diversity of age, sexual orientation, gender identity and socio-economic status.

The Diversity Plan is intended to identify what an agency is currently doing, and to prioritise what the agency plans to develop in the future to meet the needs of the HACC target population from the above diverse backgrounds.

Colac Otway Shire's Diversity Plan follows on from the HACC Cultural Action Plan 2009 – 2010. It links in with other organisational planning processes; Public Health and Wellbeing Plan, Access, Equity and Inclusion Plan, Positive Ageing Strategy and Improving Liveability for Older Persons - Positive Ageing Ambassadors Program.

Service Delivery

There has been a small decrease in General Home Care and an increase in Respite Care. Meals on Wheels (MOW) delivery trend continues to decrease by around 2,000 meals per year.

2010-2011 and 2011-2012

Service	Year June – July 2011-2012 Hours/ Numbers	Year June – July 2010-2011 Hours/ Numbers
Assessment/ Review	567 clients -1,877 hours	495 clients – 1,736 hours
General Home Care	17,656	18,924
Personal Care	10,548	10,636
Respite care	3,306	2,188
Property Maintenance	1,263	1,091

Transport	5,595	5,999
Meals on Wheels Delivered	11,834 Meals	13,791 meals
Centre Base Meals	3,744 Meals	3,917 meals

2011-2012 again proved to be a very busy year for the community care workers. The Unit provided services to 856 individuals which equates to approximately 38,517 visits to the home.

RECREATION ARTS AND CULTURE

Events

CFA 125th Celebration

The Colac Fire Brigade celebrated their milestone of 125 years of service to the community by holding a torchlight procession on 13 July 2012 and street parade along Murray Street, Colac on 14 July 2012 in conjunction with other brigades from the surrounding district.

Recreation

Heathfield Estate Reserve Community Reference Group

Council continues to work with the Heathfield Estate Reserve Community Reference Group (CRG) to determine options for the future use of the reserve. Following discussions with the CRG, Council presented a range of options including broad cost estimates to the group at its meeting in July 2012. The CRG has recommended a number of options to be further considered by Council at a later date.

2012-2013 Community Grants Program and Festival and Events Support Scheme

A Civic Reception was held on 20 July 2012 to recognise successful applicants to the 2012-2013 Council Community Grants Program and the 2012-2013 Festival and Events Support Scheme. A large crowd representing a great number of community organisations attended the event to receive their grants and to hear about what other projects are being completed across the Shire.

Lighting Up the Eagles Nest

The official opening of the works completed as part of the 'Lighting Up the Eagles Nest' project was hosted by the Western Eagles Football Netball Club on 21 July 2012. This important project resulted in two new netball courts, new lighting and fencing at the Irrewillipe Recreation Reserve. The \$120,000 project was funded by the State Government's Country Football Netball Program, the Western Eagles Football Netball Club and Council. In addition, the Western Eagles also contributed a significant amount of in-kind labour to enable the project to be completed.

2013/2014 Community Facility Funding Program

The Department of Planning and Community Development has recently released the 2013/2014 Community Facility Funding Program (CFFP). The CFFP provides funding for a broad range of sport and recreation projects including upgrading swimming pools, development of sports pavilions, new change rooms for female participants, sports lighting installations, shared trails and playspaces. Of particular relevance to local sporting and community groups is the 'Minors' category which offers funding of up to \$100,000 on a \$2 for \$1 ratio. Only Local Government Authorities can apply for funding from this program, however community organisations can submit an *Expression of Interest Form* directly to Council for consideration. Any interested community organisations are advised to contact Council's Recreation Unit to discuss their proposal. Further information including the program guidelines and *Expression of Interest Form* can be obtained from the Department of Planning and Community Development's website – www.dpcd.vic.gov.au.

COPACC

July was a busy and successful month at COPACC with fantastic support for shows and programmes at the Centre.

Theatre goers welcomed back the Melbourne International Comedy Festival Roadshow which saw a sell-out performance in the Civic Hall.

COPACC School Holiday programmes were also a fantastic success with all sessions sold out. Children's artworks from the Sculpting Nature workshop are currently on display in the foyer.

Approximately 100 people attended a hire-in performance by the Melbourne Scottish Fiddle Club on 8 July 2012. In addition, the talented Gina Hogan performed her show "The Women of the 60s", the third instalment of COPACC's Morning Music Season, to a capacity crowd in the Civic Hall on 10 July 2012.

Bluewater Fitness Centre**Patronage**

The monthly average for membership numbers during June 2012 was exactly 1,000.

Casual program entry and member program visitation continues to grow. The annual le Tour de Bluewater is currently running for the duration of Tour de France. The competition has almost 30 entrants who attend Crank classes to win points and prizes provided by this year's sponsors. Crank is currently the Centre's most popular dry program.

Programming

The Centre is in discussions with the new roller derby club, "The Otway Derby Dolls", who are seeking a training venue. The club has expressed interest in utilising the Bluewater Fitness Centre stadium for a 'Come and Try' day and possibly ongoing training. This is a great opportunity to introduce a new sport to the community and the Centre.

Youth Council**Colac Otway Youth Expo**

Bluewater Fitness Centre was the host to over 1,000 students to view exhibitors of local organisations of a sporting and/or community nature. A sporting and leisure resource is currently being created to advertise to the community all that is available within the Colac Otway Shire. The Expo was coordinated by Colac Area Health in partnership with the Colac Otway Shire Youth Council.

INFRASTRUCTURE and SERVICES**CAPITAL WORKS UNIT****Capital Works Update**

The capital works and major projects forecast budget for the 2011/12 financial year was \$15.578 million of which \$13.079 million related to capital asset works.

The final end of year position with relation to total project completion figures and actual project expenditure is still being finalised and will be reported to Council at the August Council Meeting.

Project planning has commenced for the 2012/13 Capital Works and Major Projects program, with some significant projects to be undertaken, including the redevelopment of the Bluewater Fitness and Recreation Centre, Redevelopment of Central Reserve and drainage works in Apollo Bay at the Thomson Street outfall, all of which have been included within the works program.

As at the end of May, total expenditure for the Capital Works and Major Projects program was approximately \$13.820 million.

Old Beechy Rail Trail (OBRT)

Documentation for the OBRT section through V-Line land at the Colac Railway Station is continuing. It is anticipated that works may get underway in August 2012.

A possible alternative alignment in the vicinity of the heavily vegetated and endangered gully on a property at Ditchley has been identified. This alignment is generally along the southern edge of the gully. This alignment requires that a crossing of the Little Lardner Creek be made at the eastern end of the gully. Council officers are continuing discussions with the relevant land holders in the area.

Swan Marsh Road, Rail Level Crossing

VicTrack commissioned boom gates installation at this level crossing on 18 June 2012. This level crossing now has a reduced speed zone, to 80kmh, facilitated by Colac Otway Shire. This level crossing should now be much safer as a result of these recent improvements

Apollo Bay Drainage Strategy

A report was presented to Council at the June Council meeting where a resolution to seek public feedback was adopted. Advertising of the public consultation period has been undertaken.

Urban Drainage Renewal

Work has been completed on urban drainage renewal on Ligar and Skene Streets, Colac.

Small Town Projects

Beeac "heritage" street lights

Work has been completed on Beeac heritage street lights.

Forrest Car Park

Work has begun on the Forrest car park improvements in Grant Street, Forrest. These works have now been included in the Forrest Main Street Streetscape project which has been developed by Council as a result of the draft Community Infrastructure Plan (CIP). Minister Terry Mulder announced State Government funding of \$150,000 on 12 July 2012 for this project which will seek to deliver on some of the priorities of the CIP such as a pathway along the east side of the Main Road and beautification of the streetscape outside of the General Store and along the street south towards the school.

Sinclair Street South

The Special Charge Scheme for Sinclair Street South is undergoing finalisation.

Surveys and project development

Detailed surveys have been completed for bridges on Ganes Access, Barham River Road, Upper Gellibrand Road and Carlisle Valley Road.

SUSTAINABLE ASSETS**Routine Road and Footpath Inspections**

The following is a summary of the routine road and footpath network inspections completed during the month of June 2012:

<i>Area 4</i>	This inspection zone incorporates rural access roads in the localities of Ombersley, Weering, Beeac, Eurack, and Irrewarra. A number of routine maintenance items requiring attention were identified and have been reported to Cosworks for rectification within their relevant works programmes.
<i>Footpath Inspection – Colac Area 4</i>	This includes lengths of Council's footpath network in the south east of Colac, extending from Murray Street and Corangamite Street through to Elliminyt. Inspections in this area were completed during the month of June. Only minor instances of displacement or cracking were noted and these will be responded to by Cosworks.
<i>Footpath Reconstruction Programme</i>	The footpath replacement program is nearing finalisation. Replacement works have been completed in Howey Court. Footpath replacement has also been completed in Jenner Street, Birregurra now providing a continuous link from Birregurra Park through to the Primary School. Sections of significantly damaged footpath in Seaview Drive, Apollo Bay have also been replaced.
<i>Kerb and Channel Reconstruction Programme</i>	Council's kerb and channel replacement programme for 2011/12 is close to being finalised. Large lengths of kerb and channel along streets in Birregurra have been replaced in conjunction with other reinstatement works which were required to be completed by Barwon Water following Sewerage works.

Building Maintenance and Renewal

<i>Birregurra Public Toilets</i>	Offsite construction of the toilet building has commenced. Site works will begin once the contractor has obtained the building permit.
<i>Chapple Vale Hall</i>	Renovations to the Chapple Vale Public Hall are nearing completion. Works completed so far include: <ul style="list-style-type: none"> ▪ Installation of a new kitchen ▪ Installation of new accessible sanitary facilities ▪ New floor coverings ▪ Construction of new concrete access paths. Painting to the interior and exterior of the building will be completed by the end of July 2012.
<i>Eastern Reserve</i>	Painting of the interior of the clubrooms at the Eastern Reserve has been completed. This finalises a significant improvement to the fitout in this building which also included the installation of a new kitchen.
<i>Rae Street Office Redevelopment</i>	This project is presently at tender stage. Tenders closed on 11 July 2012.
<i>Apollo Bay Library Redevelopment</i>	Detailed design and documentation is presently being finalised in readiness to go to tender for this project.

COSWORKS

Works undertaken by Cosworks during the past month are as follows:

Minor Patching

Minor patching works were undertaken in Apollo Bay streets, Colac streets and around Eurack, Irrewarra, Birregurra , Forrest, Carlisle, Gellibrand, Kawarren and Johanna areas.

Major Patching

Major patching works were undertaken to the seal on Barham River Road, Bayview Street and Beeac Dreeite Road.

Storm Damage

Barwon Downs, Forrest, Gellibrand, Carlisle, Beech Forest, Barramunga and coastal townships required increased maintenance to the road network in surrounding areas due to flooding. Over the past month there was wide spread storm damage at various locations, mainly in the Otways and Coastal areas.

Bridge Maintenance

Bridge maintenance works were undertaken on Carsons Bridge to complete guard rail installation and on Apollo Bay Reserve Bridge to replace a damaged decking after flooding. Upper Gellibrand bridge repair also occurred to replace damaged hand rail due to flooding. Ganes Access and Lyness Access also required work to replace damaged decking due to flooding.

Vegetation Control (Reach Arm)

Roadside slashing works were undertaken in Irrewarra, Beeac and Cressy areas.

Road Regrading

Road regrading has occurred in all areas as more favourable weather conditions occur.

Gravel Road Re-sheeting

Gravel road re-sheeting works were undertaken on Barham River Road, Wild Dog Road, Old Beech Forest Road, Lardeners Track, Bull Hill Road, McDonnells Road, Normans Road, N Dennis Road, Beeac Warrowie Road, Reddies Road, Taits Road, McMasters Road, Tin Dish Road, Back Larpent Road, Melvilles Road and Old Irrewillipe Road.

Routine Drainage Works

Routine Drainage works were completed in the last month in Wye River, Kennett River, Separation Creek, Apollo Bay and Marengo townships, together with Thomson Street Outfall Apollo Bay, Kawarren, Gellibrand and Beech Forest areas. A drain cleaning machine was used for clearing tree roots etc from underground pipe systems in Colac and Elliminyt.

Major Drainage Works

Major drainage works were completed on Forest Street, Colac.

Sport Ovals

Mowing of the ovals continues as per program. Topping up of surface holes has also been undertaken.

Tree Maintenance

Tree maintenance works were completed on Barham River Road, Pascoe Street, Colac Lorne Road, Boundary Road, Queen Street, Hesse Street, Birregurra Yeodene Road and Nalingal Road.

Township Mowing

Township mowing continues in accordance with the mowing program around Apollo Bay, Gellibrand, Carlisle, Forrest, Barwon Downs, Loves Creek, Colac, Beeac and Cressy townships.

Old Beechy Rail Trail

Works have been undertaken along the Old Beechy Rail Trail including Reach Arm mowing of embankments.

MAJOR CONTRACTS/WASTE UNIT**Port of Apollo Bay Funding 2012/13**

Advice has been received from the Department of Transport (DOT) regarding the Port of Apollo Bay Operating and Asset Maintenance Funding for 2012/13. The funding allocation is as follows:

Operating Funding	\$702,074.00
Asset Maintenance Funding	\$ 77,840.00
Total Recurring Funding	\$779,914.00

The above funds can be claimed upon signing of the Port of Apollo Bay Agreement.

Alvie Landfill Environmental Monitoring

In accordance with Environmental Protection Agency (EPA) Landfill Licensing requirements an Environmental Management Plan and a Risk Management Plan were prepared and submitted to an independent Auditor for endorsement. After the endorsement of the Auditor, quotations were sought for implementation of the following monitoring requirements:

- 2 Groundwater Monitoring Bores
- 13 Landfill Gas (LFG) Bores
- 1 Leachate Monitoring

To meet the Annual Licensing compliance requirements the above monitoring is undertaken with results examined by the Auditor and submitted to the EPA.

Hard Waste Collection

R and J Spence finished collection of hard waste in the small rural and coastal townships on 26 June 2012. Collections along the coastal townships were delayed by the contractor due to poor health and this caused some concerns among the community in Apollo Bay. Collections in the coastal townships of Wye River and Separation Creek were carried out using a drop off facility on Sunday. Whilst final reports have not as yet been received from the contractor the estimated uptake by residents across the collection area was 65 per cent. This increased dramatically in Apollo Bay to approximately a 90% usage rate by residents. A total of 85.9 tonnes of material was collected and this was made up of 27.86 tonnes of scrap metal and 58.04 tonnes of other hard waste.

Hard Waste vouchers were issued to 3200 residents in rural locations who were not part of the township collections. These vouchers allowed them to take up to 2 cubic metres of hard waste free of charge to any Council operated transfer station.

As at 30 June 2012, the following number of vouchers had been presented:

- 48 Apollo Bay
- 29 Alvie
- 7 Birregurra.

State Campaign for Recycling

The improving household recycling education campaign to improve household recycling rates was launched in June across metropolitan Melbourne. Council residents are likely to see the campaign messaging on advertising that will run on metropolitan television stations over the coming months. The Minister for the Environment and Climate Change launched the campaign in late May. Sustainability Victoria and the Metropolitan Waste Management Group have developed the campaign with funding from the Australian Packaging Covenant (APC), the Victorian Government and metropolitan local governments. The campaign aims to assist in meeting APC packaging recovery targets and Towards Zero Waste Strategy targets. This is the first time local government and the Victorian Government have joined together to implement a metropolitan wide education campaign to improve household recycling practices. The collaboration has created a branded range of resources and materials with consistent messaging for householders. There is potential for the campaign to be expanded across Victoria. Sustainability Victoria is currently working with Regional Waste Management Groups (RWMG) to explore delivery opportunities. The campaign will provide information to householders to improve their understanding of what can be recycled and encourage them to overcome barriers that prevent households from recycling as much as possible.

Tenders

Tenders opened since the last reporting period:

- 1226 – Building Maintenance Services
- 1228 – Storage Area Network (SAN) and Virtualisation Upgrade
- 1229 – Supply and Deliver Tip Truck and Dog
- 1230 – Supply and Deliver 9 Cu M Tip Truck

Tenders awarded since the last reporting period:

- 1209 – External Plant Hire – to Panel of Suppliers
- 1210 – Annual Supply of Concrete Works- to Panel of Suppliers
- 1215 – Special Employment Arrangement for Parks and Gardens Staff – to WDEA
- 1219 – Recruitment Services – Casual Employees – to Panel of Suppliers
- 1222 – Supply and Deliver Three Tonne Tip Truck – to Winter & Taylor
- 1234 – Industrial Special Risk Insurance – to JLT

Major Quotations awarded since the last reporting period:

- Q2011/12-38 – Stream Stability Investigation – Barongarook Creek – to GHD

Tenders advertised since the last reporting period:

- 1208 – Architectural Services – Bluewater Fitness Centre Redevelopment, closing 18 July 2012
- 1232 – Colac Central Reserve Oval Redevelopment, closing 18 July 2012

Subdivision Works

The following table shows the current status of various subdivisional works which will be handed over to Council when completion is approved:

Subdivision	Status
Apollo Bay Industrial Estate Stage 1 9 lots	A certificate of compliance has been issued and outstanding works guaranteed with a security bond. Fill to lots is continuing with surface drainage, landscaping and some ancillary works remaining.
Wyuna Estate Footpath Construction	All works are complete for the concrete footpath construction in Scanlan Drive, Rose Drive and Banksia Drive.
202A Pound Road Stage 1 13 Lots	All Council supervised works are completed with a compliance certificate issued after a final inspection and other authorities sign off the subdivision.

Marengo Landfill Rehabilitation Works

The Marengo landfill rehabilitation contract has reached practical completion. Establishment of grass will be monitored over the following month for compliance and minor drainage will be done in drier conditions.

Asphalt Works

The asphaltting of Barwon Downs tennis court is still to be completed. Asphalt works to finish approximately 200 square metres of reconstructed pavement at the lower end of the court was unable to be done due to the wet conditions of the surrounding area which precluded access of the 23 tonne paving machine. The work has been delayed until later this year.

Forrest Carpark Construction

Deja Eight Pty Ltd has been engaged to construct the carpark at the corner of Turner Drive and Birregurra-Forrest Road. Works are expected to continue in July 2012, depending on the prevalence of suitable weather conditions.

Drainage Renewal - Ligar Street and Skene Street

R Slater & Sons completed work in June 2012 to renew drainage in Ligar Street and in Skene Street, Colac. All reinstatement of nature strips and driveway crossings is finished. The final cost of the project was under the original projected cost estimate.

SUSTAINABLE PLANNING & DEVELOPMENT**PLANNING AND BUILDING****Planning Scheme Amendment C65**

Council resolved at its May meeting to split Amendment C65 into two parts, with the proposal to vary the boundary of the Design and Development Overlay between Schedules 6 and 7, which received submissions, to be referred to a Panel for consideration (known as Part 1). Planning Panels Victoria has now appointed a panel to hear submissions, which is scheduled to meet in Apollo Bay on 3 August 2012. All submitters have been notified of this opportunity to have their submissions heard. The balance of the amendment known as Part 2 has been adopted by Council and is with the Planning Minister for approval.

Planning Scheme Amendment C68

The public exhibition period for Amendment C68 ended on 3 May 2012 with only one submission received. The amendment proposes to apply the Erosion Management Overlay (EMO) to some additional areas and amends the Overlay Schedule to align it with current industry best practice. A report will be presented to Council in the coming months for consideration of the submission.

Birregurra Structure Plan

Following adoption of the Birregurra Neighbourhood Character Study at Council's June meeting, consultant firm Hansen Partnership has commenced a review of the 2010 draft Birregurra Structure Plan. It is intended to revise the draft document to take into account submissions received late in 2010, as well as to incorporate the outcomes of the Neighbourhood Character Study, the G21 Regional Growth Plan, Open Space Strategy and other strategic plans produced in the last few years. The Community Reference Group will be used to provide input into the revised draft before it is considered by Council and placed on public exhibition early in 2013.

ENVIRONMENT AND COMMUNITY SAFETY

Animal Registrations

Domestic animal registrations for the 2012/2013 period were due on 10 April 2012. Over 6,500 registrations have been paid to date but the owners of nearly 500 animals that were registered last year have yet to have the registration renewed for this year. The Local Laws Department would like to hear from anyone who has any questions about registering animals but it is worth reminding people with new pets that all cats and dogs over three months old need to be registered. Enforcement action has commenced this month in relation to unregistered animals. A penalty of \$282 is being issued to the owners of each animal that is not registered.

Neighbourhood Safer Places – Places of Last Resort

Council continues to develop fully costed work plans for designating Neighbourhood Safer Places – Places of Last Resort (NSPs) at potential sites at Carlisle River, Forrest and Barwon Downs. The work plans primarily relate to managing hazardous vegetation and installing suitable car parking. A survey is also being developed to send out to the communities in these three towns to get a clearer idea of the views and opinions on the proposed NSPs. Once the survey results are collated and the work plans are completed community meetings will be held to discuss the findings. A recommendation report on whether the proposed NSPs should be implemented will then be sent to Council for consideration in September prior to any works being undertaken.

Hydrological study on Barongarook Creek Commences

Council has engaged a consultant to undertake a hydrological study of Barongarook Creek between the Chapel Street bridge and the caravan park. This study will provide critical information about stream flows and erosion issues to ensure that future works being planned for this section of the creek can be undertaken without causing any unintended flooding or erosion problems. The proposed works relate to removal of exotic trees and revegetation of indigenous species similar to the works undertaken on the section of the creek between Chapel Street and Murray Street. It is hoped that the study will be completed by October 2012.

ECONOMIC DEVELOPMENT

Colac Marketing Strategy

The brand design brief has been signed and sent to Brand Bureau to develop new Colac brand alternatives to present to a Council workshop before a report to Council in August 2012.

Colac High School Master Plan

A shortlist of applicants are in the process of being interviewed following a public tender process to undertake the preparation of a Master Plan for the former Colac High School site in Murray Street, Colac West. An appointment of a consultant is expected before the end of July.

Tourism

Visitation has been slow during the cold wet winter and is generally down on last year's figures. There has been a good mix of both domestic and international visitors particularly from the UK, USA, NSW and QLD. In Apollo Bay there has been a considerable increase over the month in visitors travelling from Asian countries such as Taiwan and China. In Colac young families have been calling into the VIC looking to relocate to the Colac and Otways region.

Staff from the Colac VIC and GORVIC, and the Shire's Tourism Development Officer, attended a full day staff forum on 21 June 2012 to develop a combined 12 month action plan.

There have been many whale sightings along the coast in recent weeks and the GORVIC whale flag has been flying high each time there is a new sighting. An e-mail is generated to all tourism members and VICs to share and promote the news along the coast. This is something that officers would promote with social media when officers are authorised for its use.

The Interim Great Ocean Road Tourism Board met for the first time in Colac on 28 June 2012. The meeting established shared goals and objectives by working through a detailed SWOT analysis of the region. A draft Strategic Plan is due by the end of the calendar year. Given the delay in finalisation of the tourism restructure, Geelong Otway Tourism (GOT) has requested a further one year extension of the MoU between GOT and Council. This will be the subject of an officer report to Council at the August meeting.

Business Development

More than 80 people attended the seminar for businesses on carbon pricing and the impacts and opportunities for business and farming.

The annual Colac Otway Shire Careers EXPO is scheduled for 31 August at COPACC.

The owner of 'Red Balloon', Naomi Simson, has agreed to be guest speaker at the ANZ Business Breakfast in October 2012.

Murray Street Signs

Vic Roads has completed rationalisation of street and directional signage in Murray Street Colac at the intersections of Queen, Gellibrand and Corangamite Streets. The purpose is to remove visual clutter and to better direct people to their destination.

Attachments

Nil

Recommendation(s)

That Council notes the CEO's Progress Report to Council.

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**CONSENT CALENDAR**

**OFFICERS' REPORT**

D = Discussion

W = Withdrawal

| ITEM                                                                                                                                                                                                   | D | W |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|---|
| <b><u>CORPORATE AND COMMUNITY SERVICES</u></b>                                                                                                                                                         |   |   |
| <b><u>OM122507-2 STATUTORY MEETING DATE 2012</u></b>                                                                                                                                                   |   |   |
| Department: Corporate and Community Services                                                                                                                                                           |   |   |
| <b><u>Recommendation(s)</u></b>                                                                                                                                                                        |   |   |
| <b><i>That Council confirm that the Statutory Meeting of the Colac Otway Shire Council be held on Wednesday 7 November 2012 at 5.00 pm in the Colac Otway Performing Arts and Cultural Centre.</i></b> |   |   |

**Recommendation**

***That recommendations to items listed in the Consent Calendar, with the exception of items ....., be adopted.***

**MOVED** .....

**SECONDED** .....



**OM122507-2****STATUTORY MEETING DATE 2012**

|             |                                |           |           |
|-------------|--------------------------------|-----------|-----------|
| AUTHOR:     | Colin Hayman                   | ENDORSED: | Rob Small |
| DEPARTMENT: | Corporate & Community Services | FILE REF: | 11/96352  |

**Purpose**

To confirm the Statutory Meeting date for 2012.

**Declaration of Interests**

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

**Background**

A report was presented to Council in August 2011 to confirm the 2012 Ordinary Meeting dates. The date for the Statutory Meeting for 2012 was not set.

**Council Plan / Other Strategies / Policy Leadership and Governance**

Council will fulfil its leadership, statutory and legal obligations to its community and staff in a way that is: fair, ethical, inclusive, sustainable, financially responsible and meets the needs and practical aspirations of current and future generations.

**Issues / Options**

Council elections are to be held on 27 October 2012. The purpose of the Statutory Meeting is to elect a Mayor and to make appointments to various committees.

The Victorian Electoral Commission advises that the declaration of Councillors is likely to be completed by Sunday 28 October 2012 or Monday 29 October 2012 depending on the number of candidates. It is proposed that declared Councillors will be sworn in on Monday 29 October 2012 at 6.00 pm.

A two day induction program is planned for Tuesday 30 October and Wednesday 31 October 2012. This will also provide an opportunity to brief Councillors on the role of the Mayor and the various committees. It is proposed that the Statutory Council Meeting be held on 7 November 2012. Holding the Statutory Meeting on 7 November 2012 has the benefits of:

1. Minimising the time when Council does not have a Mayor; and
2. Providing the opportunity for Councillors to consider the responsibilities of the Mayor and committee roles prior to nominating.

**Proposal**

It is proposed that Council hold its Statutory Meeting for 2012 on Wednesday 7 November 2012 at 5 pm. The meeting will be held in the Colac Otway Performing Arts and Cultural Centre.

**Financial and Other Resource Implications**

Not applicable.

**Risk Management & Compliance Issues**

Not applicable.

**Environmental and Climate Change Considerations**

Not applicable.

**Community Engagement**

The community engagement strategy follows the recommendations of the Colac Otway Shire Council Community Engagement Policy of January 2010, which details five levels of engagement – inform, consult, involve, collaborate and empower.

The method selected would be appropriate publicity prior to the proposed meeting.

**Implementation**

That the Statutory Meeting of the Colac Otway Shire Council will be held on Wednesday 7 November 2012 at 5.00 pm.

**Conclusion**

It is recommended that Council confirm that the Statutory Meeting of the Colac Otway Shire Council be held on Wednesday 7 November 2012 at 5.00 pm in the Colac Otway Performing Arts and Cultural Centre.

**Attachments**

Nil

**Recommendation(s)**

***That Council confirm that the Statutory Meeting of the Colac Otway Shire Council be held on Wednesday 7 November 2012 at 5.00 pm in the Colac Otway Performing Arts and Cultural Centre.***

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CONSENT CALENDAR**OFFICERS' REPORT**

D = Discussion

W = Withdrawal

| ITEM | D | W |
|---|---|---|
| <p><u>INFRASTRUCTURE AND SERVICES</u></p> <p><u>OM122507-3 ROAD MANAGEMENT COMPLIANCE REPORT</u></p> <p>Department: Infrastructure</p> <p><u>Recommendation(s)</u></p> <p><i>That Council receives the Road Management Plan Compliance Report for January to March 2012 for information.</i></p> | | |
| <p><u>OM122507-4 PETITION IN RELATION TO PROPOSED CHANGES TO WYE RIVER AND SEPARATION CREEK WASTE/RECYCLING</u></p> <p>Department: Infrastructure</p> <p><u>Recommendation(s)</u></p> <p><i>That Council writes to the originator of the Petition, Mr Peter Jacobs advising him that Council's current actions and future intentions are as follows:</i></p> <ol style="list-style-type: none"> <i>1. The Petition has been provided to the Council and will be considered in the determination of future waste and recycling collection in Wye River and Separation Creek.</i> <i>2. Council has proposed the following course of action;</i> <ul style="list-style-type: none"> <i>• An experienced Engineering Consultant has been engaged to advise on:</i> <ul style="list-style-type: none"> <i>○ Safety</i> <i>○ Road access and suitability for waste trucks</i> <i>○ Traffic Issues</i> <i>○ Potential for road improvements and traffic control</i> <i>○ Reviewing potential road upgrade options</i> <i>○ Reviewing Traffic Control options</i> | | |

| | | |
|--|--|--|
| <ul style="list-style-type: none"> • Officers are engaged in the following; <ul style="list-style-type: none"> ○ Looking at waste and recycling collection options ○ Reviewing the current service. <p>3. The proposed process from here is as follows:</p> <ul style="list-style-type: none"> • Consultants report to be received on 31 July 2012 <ul style="list-style-type: none"> ○ Report sent to the Consultation Group for comment on 1 August 2012 ○ Allow 2 weeks to comment (15 August 2012) • Meeting with the Consultation Group, Sunday 19th August 2012 at Wye River Surf Club at 10:00am. <ul style="list-style-type: none"> ○ Officers, CEO, Manager Major Contracts, Manager Sustainable Assets ○ Councilors' Mayor, Cr Stephen Hart, Cr Buchanan ○ Consultants • Council prepares report for Council Briefing Session 22 August 2012, based on report findings and consultation comments. • Public Meeting – Discuss options on Sunday 26 August 2012 at the Wye River Surf Club at 10:00am. • Council Briefing session Wednesday 12 September 2012 on preferred option. • Special Council meeting 19 September 2012 for adoption of report and recommendations. | | |
|--|--|--|

Recommendation

That recommendations to items listed in the Consent Calendar, with the exception of items, be adopted.

MOVED

SECONDED

OM122507-3 ROAD MANAGEMENT COMPLIANCE REPORT

| | | | |
|-------------|---------------------------|-----------|------------|
| AUTHOR: | Adam Lehmann | ENDORSED: | Neil Allen |
| DEPARTMENT: | Infrastructure & Services | FILE REF: | 11/95454 |

Purpose

The purpose of this report is to present to Council the Road Management Compliance Report which measures the performance of the road and footpath inspection and maintenance functions against the standards prescribed by the Road Management Plan.

Declaration of Interests

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

Background

The attached reports detail the performance of Council's road and footpath management systems and processes for the following period(s):

- January – March 2012.

Council Plan / Other Strategies / Policy**Physical Infrastructure and Assets**

Council will provide and maintain Council infrastructure and assets that meet community needs now and in the future.

Council is committed to achieving this strategy through the implementation and management of Colac Otway Shire Council's Road Management Plan.

Issues / Options

The attached compliance reports measure compliance levels and also details some of the key issues relating to the ongoing management of Council's road and footpath assets.

Roads

Approximately 770km of Council's local road network was inspected during the three (3) month period from January to March 2012. This represents around 45% of the total road length managed by Council. Areas inspected include urban roads in Apollo Bay and other Coastal townships, Rural Link and Collector Roads, Rural Roads around Carlisle River and Rural Access Roads in the localities of Larpent, Ondit and Cororooke.

220 defect items were identified across the length of the network inspected during this reporting period. 83% of these related to damaged or missing roadside furniture (i.e. signs and guideposts). All issues have been actioned by Cosworks.

All items requiring rectification have been addressed. 94% of these were responded to within the timeframes prescribed in Council's Road Management Plan.

| Performance Measure (Roads) | Target | Result for Period
Jan – Mar 2012 |
|---|---------------|---|
| Routine inspections completed as per Schedule | 100% | 100% |
| Response times for remedial works as assessed in Council's Maintenance Performance Criteria | 85% | 94% |

Footpaths

Approximately 40km of Council's footpath network was inspected over this reporting period. This included footpaths in high use areas around Colac (i.e. central business area, around schools, etc) and other standard use areas around Colac.

A total of 59 defects were registered across the lengths of footpath nominated for inspection during this period. 60% of these defects related to footpath condition (e.g. trip hazards, cracking, etc).

97% of all maintenance issues identified have been addressed. Two (2) items remain outstanding which will require follow up to determine their status. Of those defects repaired, 86% were completed within the required timeframes.

A satisfactory compliance result was achieved for the period January - March 2012 with regard to the management of Council's footpath assets. Council's Road Management Plan provides that 85% of all remedial works are to be completed within the required response times.

| Performance Measure (Footpaths) | Target | Result for Period
Jan – Mar 2012 |
|---|---------------|---|
| Routine inspections completed as per Schedule | 100% | 100% |
| Response times for remedial works as assessed in Council's Maintenance Performance Criteria | 85% | 86% |

Proposal

It is intended that Council receives the Road Management Plan Compliance Report for information.

Financial and Other Resource Implications

No financial implications are applicable at present. The service levels within the Road Management Plan have been aligned to match existing maintenance funding allocations. Any increase in maintenance standards would require a review of current road and footpath maintenance budgets.

Any emerging deterioration trends will need to be continually monitored to determine likely impacts on both future maintenance and capital budgets.

Risk Management & Compliance Issues

Council's objective of road management is to ensure that a safe and efficient road network is provided primarily for use by members of the public and is available for other appropriate uses.

Council has an ongoing statutory obligation to ensure that it is fully compliant with the standards defined in its Road Management Plan. Although, not all inspections were carried out as required in this instance due to circumstances beyond Council's control, maintenance work was still carried out.

Environmental and Climate Change Considerations

No environmental considerations are applicable at this time.

Community Engagement

The community engagement strategy follows the recommendations of the Colac Otway Shire Council Community Engagement Policy of January 2010, which details five levels of engagement – inform, consult, involve, collaborate and empower.

The method selected is to inform the community through presentation of this report.

The Road Management Plan compliance reports are also presented to Council's Audit Committee as required.

Implementation

The attached reports are presented to Council for information.

Conclusion

This report is provided for information and demonstrates Council's commitment to managing its roads and footpaths in order to fulfil its various statutory obligations.

Attachments

1. Roads Compliance Report
2. Footpaths Compliance Report

Recommendation(s)

That Council receives the Road Management Plan Compliance Report for January to March 2012 for information.

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**OM122507-4            PETITION IN RELATION TO PROPOSED CHANGES TO  
WYE RIVER AND SEPARATION CREEK  
WASTE/RECYCLING**

|             |                           |           |           |
|-------------|---------------------------|-----------|-----------|
| AUTHOR:     | Neil Allen                | ENDORSED: | Rob Small |
| DEPARTMENT: | Infrastructure & Services | FILE REF: | 11/96300  |

**Purpose**

This report deals with a petition tabled at the June Council meeting from residents of Wye River and Separation Creek.

**Declaration of Interests**

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

**Background**

Waste Management issues were originally raised by the community in January 2012 expressing concerns about the negative impact on the aesthetics of the area and the nuisance caused by waste bins being left out on the narrow road reserves for long periods after collection day in Wye River and Separation Creek. In response to the concerns of the Wye River and Separation Creek communities, representatives of the Colac Otway Shire, the Waste Collection Contractor and an independent consultant carried out a joint inspection of the sites.

Although initially concentrating on the issue of bins being left out for prolonged periods, the inspection revealed greater concerns regarding the risk of providing the bin based service, particularly in relation to the safety of the vehicle drivers, vehicles parked on the roads and pedestrians (including children) walking along the roads. Further work was then requested by Council management to clarify the problem. A presentation was prepared and made to Council at the workshop on 13 June 2012 to advise Council of the concerns and advise that a letter had gone to residents seeking comments a few days earlier.

Council then undertook to seek feedback from Wye River and Separation Creek residents into the future of waste services provided in these townships through a survey circulated to all residents.

In response to this letter, Council received a Petition from Mr Peter Jacobs, signed by approximately 110 property owners raising concerns in relation to the survey. A copy of this petition has been provided to Councillors.

**Council Plan / Other Strategies / Policy  
Leadership and Governance**

Council will fulfil its leadership, statutory and legal obligations to its community and staff in a way that is: fair, ethical, inclusive, sustainable, financially responsible and meets the needs and practical aspirations of current and future generations.

**Physical Infrastructure and Assets**

Council will provide and maintain Council infrastructure and assets that meet community needs now and in the future.

**Environmental Management**

Council will protect and enhance the environment entrusted to us, demonstrate efficient use of natural resources and minimise climate change impacts.

**Issues / Options**

A number of issues were raised during a site inspection as follows;

- Safety of public and contractor in relation to the collection of waste
- Poor condition of roads
- Excessive backing of the waste truck
- Safety of residents walking on the roads
- Vehicles blocking the roadway causing problems for the collection truck
- Bins remaining on the roadway causing safety and amenity issues.

Potential options under consideration to address the concerns are as follows:

- Road improvements
- Road upgrade
- Construction of turn-around areas for trucks
- Pavement upgrade
- One way streets on some loop roads
- Review waste collection options
- Drop off facilities and bulk bins
- Limited kerbside collection
- Combination of kerbside and drop off facilities
- Waste corrals
- Combination of above.

**Proposal**

It is recommended that Council write to the originator of the Petition outlining the actions that have been undertaken and proposed.

**Financial and Other Resource Implications**

Council is not in a position to understand the financial and resource implications at this stage. Any financial implications will need to be funded from a combination of sources and included in future budget cycles.

**Risk Management & Compliance Issues**

Safety cannot be ignored and it is clear that Council must meet its safety and risk management obligations in relation to the waste collection service at Wye River and Separation Creek.

Risks identified have included the following;

- Risk to collection contractor – loss of control of collection vehicle due to steep terrain and/or narrow roads, loose and rough road surface, avoiding parked cars, reversing in some streets or three point turns at intersections with poor sight distance.
- Risk to residents – especially children being hit by collection vehicle – when avoiding parked cars and having to concentrate on not hitting a car or sliding off the edge of a road.
- Risk to property damage – especially damage to vehicles parked on roadside either from the collection vehicle or other vehicles avoiding non returned bins falling onto the roadway.
- Poor accessibility to the area by collection vehicles. This problem is growing as more homes are built and holiday occupancy spreading over longer periods of the

year. A greater volume of waste must be collected requiring the collection vehicles to negotiate the steep narrow roads in conjunction with more cars being parked on the roadways and increased traffic.

Both the Council and the contractor have an obligation to provide a safe working environment for the contractor and staff under OH&S requirements and to ensure safety of residents and road users. The contractor also has a safety requirement to not reverse more than 30 metres.

### **Environmental and Climate Change Considerations**

There are no significant issues in relation to the environment or climate change.

### **Community Engagement**

The community engagement strategy follows the recommendations of the Colac Otway Shire Council Community Engagement Policy of January 2010, which details five levels of engagement – inform, consult, involve, collaborate and empower.

The method selected would be inform and consult.

### **Implementation**

Council actions proposed and currently underway are as follows:

- Councillors and officers have undertaken an inspection of the roads in Wye River and Separation Creek.
- Officers have undertaken an initial risk assessment of roads which is in the process of being reviewed.
- Council has engaged an independent experienced Engineering Consultant to advise on:
  - Safety
  - Road access
  - Suitability for waste trucks
  - Traffic Issues
  - Potential for road improvements and traffic control
  - Reviewing potential road upgrade options
  - Reviewing Traffic Control options
- Officers are engaged in the following;
  - Looking at waste and recycling collection options
  - Reviewing the current service.

The proposed process from here is as follows;

- Consultants report to be received on 31 July 2012
  - Report sent to the Consultation Group for comment on 1 August 2012
  - Allow 2 weeks to comment (15 August 2012)
- Meeting with the Consultation Group, Sunday 19 August 2012 at the Wye River Surf Club from 10:00am.
  - Officers, CEO, Manager Major Contracts, Manager Sustainable Assets
  - Councillors' Mayor, Cr Stephen Hart, Cr Buchanan
  - Consultants
- Council prepares report for Council Briefing Session 22 August 2012, based on report findings and consultation comments.
- Public Meeting – Discuss options Sunday 26 August 2012 at the Wye River Surf Club from 10:00am.
- Council Briefing session Wednesday 12 September 2012 on preferred option.

- Special Council meeting 19 September 2012 Meeting for adoption of Recommendations.

### **Conclusion**

Council has commenced a review of the waste services in Wye River and Separation Creek and has implemented a number of steps to address the issues raised. Council needs to acknowledge the petition received and advise the originator of the petition the processes that Council has put in place.

### **Attachments**

Nil

### **Recommendation(s)**

***That Council writes to the originator of the Petition, Mr Peter Jacobs advising him that Council's current actions and future intentions are as follows:***

- 1. The Petition has been provided to the Council and will be considered in the determination of future waste and recycling collection in Wye River and Separation Creek.***
- 2. Council has proposed the following course of action;***
  - ***An experienced Engineering Consultant has been engaged to advise on:***
    - ***Safety***
    - ***Road access and suitability for waste trucks***
    - ***Traffic Issues***
    - ***Potential for road improvements and traffic control***
    - ***Reviewing potential road upgrade options***
    - ***Reviewing Traffic Control options***
  - ***Officers are engaged in the following;***
    - ***Looking at waste and recycling collection options***
    - ***Reviewing the current service.***
- 3. The proposed process from here is as follows:***
  - ***Consultants report to be received on 31 July 2012***
    - ***Report sent to the Consultation Group for comment on 1 August 2012***
    - ***Allow 2 weeks to comment (15 August 2012)***
  - ***Meeting with the Consultation Group, Sunday 19th August 2012 at Wye River Surf Club at 10:00am.***
    - ***Officers, CEO, Manager Major Contracts, Manager Sustainable Assets***
    - ***Councilors' Mayor, Cr Stephen Hart, Cr Buchanan***
    - ***Consultants***
  - ***Council prepares report for Council Briefing Session 22 August 2012, based on report findings and consultation comments.***
  - ***Public Meeting – Discuss options on Sunday 26 August 2012 at the Wye River Surf Club at 10:00am.***
  - ***Council Briefing session Wednesday 12 September 2012 on preferred option.***
  - ***Special Council meeting 19 September 2012 for adoption of report and recommendations.***

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CONSENT CALENDAR**OFFICERS' REPORT**

D = Discussion

W = Withdrawal

| ITEM | D | W |
|---|---|---|
| <p><u>SUSTAINABLE PLANNING AND DEVELOPMENT</u></p> <p><u>OM122507-5 OTWAYS TOURISM ADVISORY COMMITTEE</u></p> <p>Department: Sustainable Planning and Development</p> <p><u>Recommendation(s)</u></p> <p><i>That Council:</i></p> <ol style="list-style-type: none"> <i>1. Establishes an Otways Tourism Community Advisory Committee based on the draft Otways Tourism Advisory Committee Terms of Reference.</i> <i>2. Appoints Councillor _____ to be the Councillor representative on the Committee.</i> | | |
| <p><u>OM122507-6 PLANNING SCHEME AMENDMENT C69 - CONSIDERATION OF SUBMISSIONS</u></p> <p>Department: Sustainable Planning and Development</p> <p><u>Recommendation(s)</u></p> <p><i>That Council requests the Minister for Planning to appoint an independent planning panel to hear submissions to Amendment C69.</i></p> | | |
| <p><u>OM122507-7 GREAT SOUTH COAST STREET SMART LIGHTING PROGRAM</u></p> <p>Department: Sustainable Planning and Development</p> <p><u>Recommendation(s)</u></p> <p><i>That Council:</i></p> <ol style="list-style-type: none"> <i>1. Supports the CEO writing to GSC confirming Colac Otway Shire's commitment to the Great South Coast Street Smart Lighting Program and to funding the remaining \$278,307 required to complete all the streetlights in the Colac Otway Shire over a four year period starting in 2013/2014; and</i> <i>2. Be briefed by the end of 2012 on the respective merits of options for financing the program to enable Council to make a decision on which approach is most suitable prior to finalising the 2013/2014 budget.</i> | | |

| | | | | | | | | | | | | | | | | | | | | |
|---|--|--|-----------------|---|-----------------|---------------------------------------|----------------|--|----------------|--|----------------|--|----------------|---|-----------------|--|----------------|--|----------------|--|
| <p>OM122507-8</p> | <p align="center"><u>2012 - 13 SMALL TOWN
IMPROVEMENT PROGRAM
ALLOCATIONS</u></p> <p>Department: Sustainable Planning and Development</p> <p><u>Recommendation(s)</u></p> <p><i>That Council approves the annual \$80,000 funding allocations of the 2012/13 Small Town Improvement Program (STIP) recommended by the STIP Advisory Committee as follows:</i></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;"><i>Apollo Bay Mothers Beach Facilities</i></td> <td style="text-align: right; padding: 2px;"><i>\$11,000</i></td> </tr> <tr> <td style="padding: 2px;"><i>Barwon Downs Combined Community / Tennis Club / CFA Centre</i></td> <td style="text-align: right; padding: 2px;"><i>\$25,000</i></td> </tr> <tr> <td style="padding: 2px;"><i>Beeac Street Furniture Upgrade</i></td> <td style="text-align: right; padding: 2px;"><i>\$8,500</i></td> </tr> <tr> <td style="padding: 2px;"><i>Beech Forest Main Street Beautification</i></td> <td style="text-align: right; padding: 2px;"><i>\$5,500</i></td> </tr> <tr> <td style="padding: 2px;"><i>Birregurra Railway Station Beautification</i></td> <td style="text-align: right; padding: 2px;"><i>\$1,500</i></td> </tr> <tr> <td style="padding: 2px;"><i>Carlisle River Recreation Reserve Fencing</i></td> <td style="text-align: right; padding: 2px;"><i>\$8,200</i></td> </tr> <tr> <td style="padding: 2px;"><i>Swan Marsh / Pirron Yallock Sports Reserve Master Plan</i></td> <td style="text-align: right; padding: 2px;"><i>\$10,000</i></td> </tr> <tr> <td style="padding: 2px;"><i>Forrest Main Street Drinking Fountain</i></td> <td style="text-align: right; padding: 2px;"><i>\$5,300</i></td> </tr> <tr> <td style="padding: 2px;"><i>Cressy Duverney Street Precinct Stage 2</i></td> <td style="text-align: right; padding: 2px;"><i>\$5,000</i></td> </tr> </table> | <i>Apollo Bay Mothers Beach Facilities</i> | <i>\$11,000</i> | <i>Barwon Downs Combined Community / Tennis Club / CFA Centre</i> | <i>\$25,000</i> | <i>Beeac Street Furniture Upgrade</i> | <i>\$8,500</i> | <i>Beech Forest Main Street Beautification</i> | <i>\$5,500</i> | <i>Birregurra Railway Station Beautification</i> | <i>\$1,500</i> | <i>Carlisle River Recreation Reserve Fencing</i> | <i>\$8,200</i> | <i>Swan Marsh / Pirron Yallock Sports Reserve Master Plan</i> | <i>\$10,000</i> | <i>Forrest Main Street Drinking Fountain</i> | <i>\$5,300</i> | <i>Cressy Duverney Street Precinct Stage 2</i> | <i>\$5,000</i> | |
| <i>Apollo Bay Mothers Beach Facilities</i> | <i>\$11,000</i> | | | | | | | | | | | | | | | | | | | |
| <i>Barwon Downs Combined Community / Tennis Club / CFA Centre</i> | <i>\$25,000</i> | | | | | | | | | | | | | | | | | | | |
| <i>Beeac Street Furniture Upgrade</i> | <i>\$8,500</i> | | | | | | | | | | | | | | | | | | | |
| <i>Beech Forest Main Street Beautification</i> | <i>\$5,500</i> | | | | | | | | | | | | | | | | | | | |
| <i>Birregurra Railway Station Beautification</i> | <i>\$1,500</i> | | | | | | | | | | | | | | | | | | | |
| <i>Carlisle River Recreation Reserve Fencing</i> | <i>\$8,200</i> | | | | | | | | | | | | | | | | | | | |
| <i>Swan Marsh / Pirron Yallock Sports Reserve Master Plan</i> | <i>\$10,000</i> | | | | | | | | | | | | | | | | | | | |
| <i>Forrest Main Street Drinking Fountain</i> | <i>\$5,300</i> | | | | | | | | | | | | | | | | | | | |
| <i>Cressy Duverney Street Precinct Stage 2</i> | <i>\$5,000</i> | | | | | | | | | | | | | | | | | | | |

Recommendation

That recommendations to items listed in the Consent Calendar, with the exception of items, be adopted.

MOVED

SECONDED

OM122507-5**OTWAYS TOURISM ADVISORY COMMITTEE**

| | | | |
|-------------|------------------------------------|-----------|--------------|
| AUTHOR: | Mike Barrow | ENDORSED: | Doug McNeill |
| DEPARTMENT: | Sustainable Planning & Development | FILE REF: | F11/3291 |

Purpose

The purpose of this report is to seek Council's endorsement of a proposed Otways Tourism Community Advisory Committee and Terms of Reference, and to appoint a Councillor representative to the Committee.

Declaration of Interests

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

Background

In September 2006, Otways Tourism Inc. was established as an independent body to deliver tourism industry development and internal marketing for the Colac Otway Shire under a Service Agreement with the Shire. After 5 years of service delivery Otways Tourism decided to end its operations.

One of the factors contributing to the demise of Otways Tourism was the unresolved future of the regional restructure of tourism. One of the proposed models for the region included the merging of Otways Tourism with Surf Coast Tourism in a less formal structure. As the regional restructure is still to be resolved the Economic Development Unit facilitated the setting up of an interim Otways Tourism Advisory Group to meet informally until there was more knowledge about the restructure.

While the restructure has not been resolved, there is a general acceptance amongst stakeholders that entities such as local tourism associations like Otways Tourism will be required in any future structure. The Advisory Group has met twice and indicated a willingness to engage at a formal level with Council.

Council Plan / Other Strategies / Policy**Economic Development**

Council is committed to facilitating a healthy and resilient economy through effective leadership, advocacy, and partnership.

Issues / Options

It is proposed that Council establish a formal Community Advisory Committee to Council to:

- Be a forum of coordinated efforts of tourism operators in the Colac Otway Shire.
- Advise Council on issues relating to:
 - Tourism industry development
 - Tourism marketing within the Colac Otway Shire; and
 - Tourism infrastructure requirements within the Colac Otway Shire.
- Advise Council on regional tourism issues.

Community representatives would be drawn from the following sub local tourism associations:

- Apollo Bay Chamber of Commerce and Tourism (ABCCT)
- Otway Coast Tourism (OCT)
- Otway Scenic Circle Association (OSCA)
- Otway Hinterland Tourism Association (OHTA)

The Terms of Reference for the Committee as attached to this report indicates that the Advisory Committee also requires nomination of a Councillor Representative to chair the Committee.

Council has two options. The first is to endorse the establishment of the Committee and the Terms of Reference. The second option is to not endorse the establishment of the Committee and the Terms of Reference.

The first option is preferable as the current Advisory Group is an informal structure with no status in regard to its relationship with Council. Council officers convene and support it but it has no direct link with Council and does not have a Councillor attending meetings. The Advisory Committee places the group on the same footing as other community advisory committees with a direct link to Council.

If the first option is endorsed Council should then nominate a Councillor representative to chair the meetings of the committee.

Proposal

It is proposed that Council endorse the proposed Otways Tourism Community Advisory Committee and Terms of Reference, and to appoint a Councillor representative to the Committee.

Financial and Other Resource Implications

There are no major financial resource implications related to this report or any action from the report. Council officer time associated with the Advisory Committee will be accommodated within the work plans of existing employees of the Economic Development Unit.

Risk Management & Compliance Issues

There are no risk management or compliance issues related to this report or any action from the report.

Environmental and Climate Change Considerations

There are no environmental or climate change considerations related to this report or any action from the report.

Community Engagement

The community engagement strategy follows the recommendations of the Colac Otway Shire Council Community Engagement Policy of January 2010, which details five levels of engagement – inform, consult, involve, collaborate and empower.

The method selected would be inform and include a media release and a letter to each of the Sub Local Tourism Associations.

Implementation

Implementation would commence with the letters as stated above and then through convening of a meeting to seek nominations of representatives of the Sub Local Tourism Associations.

Conclusion

The tourism industry has undergone an upheaval over the past two years with the failure of the regional restructure to be finalised and the demise of Otway Tourism Inc. as an independent contractor of tourism service for Council. While there is an identifiable level of dissatisfaction in the industry over these matters there is still a willingness to work together with Council for the betterment of the industry.

The Otways Tourism Advisory Group feels that it is vital that it has a close and formal relationship with Council so that it can be an advocate for the industry, and assist Council in its decision making over local marketing, industry development and visitor services.

The way to do this is to establish the group as a formal community advisory committee.

Attachments

1. Terms of Reference Draft Otways Tourism Advisory Committee

Recommendation(s)***That Council:***

1. ***Establishes an Otways Tourism Community Advisory Committee based on the draft Otways Tourism Advisory Committee Terms of Reference.***
2. ***Appoints Councillor _____ to be the Councillor representative on the Committee.***

~~~~~\) ~~~~~



OM122507-6

**PLANNING SCHEME AMENDMENT C69 - CONSIDERATION OF SUBMISSIONS**

|             |                                    |           |              |
|-------------|------------------------------------|-----------|--------------|
| AUTHOR:     | Don Lewis                          | ENDORSED: | Doug McNeill |
| DEPARTMENT: | Sustainable Planning & Development | FILE REF: | F11/3291     |

**Purpose**

Amendment C69 proposes amendments to the Planning Scheme which implement the Shire's Rural Living Strategy and Forrest Structure Plan affecting a number of properties across the Shire. The purpose of this report is for Council to consider submissions to Amendment C69 and for Council to resolve to request the Minister for Planning to appoint an independent planning panel to hear submissions.

**Declaration of Interests**

As previously advised to Council, the Manager for Planning and Building has declared an indirect interest under the *Local Government Act 1989* in this amendment due to the ownership of some properties in rural parts of the Shire by members of his extended family. The officer has not had direct control for the management of the amendment, his role has been limited to overseeing the amendment in a general sense as part of the strategic planning program which falls under his responsibility.

**Background**

Council resolved to seek Ministerial Authorisation to prepare and exhibit Amendment C69 on 21 December 2011 when it adopted the Rural Living Strategy. Ministerial authorisation (AO2227) was granted on 30 March 2012 following preparation of the amendment. Amendment C69 was exhibited for 6 weeks between 7 May 2012 and 21 June 2012 and received 28 submissions.

The amendment has two main components which address a number of recommendations arising from the *Rural Living Strategy 2011* and *Forrest Structure Plan 2011* reports. The following is a summary of the changes proposed by Amendment C69:

**1. Rural Living Strategy**

- Making various changes to Clauses 21.02 (Vision), 21.03 (Settlement), 21.05 (Economic Development), 21.06 (General Implementation) and 21.07 (Reference Documents) of the Local Planning Policy Framework.
- Applying the Low Density Residential Zone to land at Corangamite Lake Road and Ryans Lane, Coragulac.
- Applying the Township Zone to various areas within the Shire including land at:
  - Corangamite Lake Road, Alvie.
  - Birregurra-Forrest Road and Loves Road, Barwon Downs.
  - Gellibrand River Road and Moomowroong Road, Carlisle River.
  - Corangamite Lake Road and Ryans Lane, Coragulac.
  - Old Beech Forest Road, Old Main Road and Main Road, Gellibrand.
  - Great Ocean Road, Lavers Hill.
  - Coragulac-Beeac Road, Warrion.

- Amending Schedule 1 to the Rural Living Zone at Clause 35.03 to apply minimum subdivision requirements to proposed rural living areas and by applying the Rural Living Zone to these areas, which include:
  - Arnolds Road, Bushbys Road, Gardiners Road, Johnsons Road and Shorts Road, Barongarook.
  - Everett Crescent, Barongarook West.
  - Parkes Lodge Road, Robinsons Road and Wares Road, Barongarook.
  - Birregurra-Deans Marsh Road and Cape Otway Road east of Birregurra.
  - Corangamite Lake Road and Langdon's Lane, Cororooke.
  - Pyles Road, Irrewarra.
  - Campiglis Road, Colac Lavers Hill Road and Bull Hill Road, Kawarren.
  - Roberts Lane, Roseneath Road and Warncoort Cemetery Road, Warncoort.
- Applying the Farming Zone to land at 70-90 Christies Road, Elliminyt.
- Applying the Public Use Zone to land at:
  - Main Road, Gellibrand.
  - Great Ocean Road, Lavers Hill.
- Applying the Public Conservation and Resource Zone to land at Main Road, Gellibrand.
- Introducing the Restructure Overlay and associated Schedule 1 into the Planning Scheme at Clause 45.05 and applying the Restructure Overlay to land at:
  - Aerodrome Road, Donaldson Street, Forrest Street, Lyons Street and New Station Street, Cressy.
  - Dewings Bridge Road, Gerangamete.
  - McCorkells Road, Murrays Road, Princes Highway and Ryans Road, Pirron Yallock.
  - Swan Marsh-Irrewillipe Road, Irrewillipe-Pirron Yallock Road and New Irrewillipe Road, Irrewillipe.
- Introducing a new Incorporated Document titled, "*Restructure Plans for Old and Inappropriate Subdivisions in the Colac Otway Shire*"(2012) and amending the table of incorporated documents within Clause 81.01.

## 2. Forrest Structure Plan

- Making various changes to Clauses 21.03 (Settlement), 21.05 (Economic Development), 21.06 (General Implementation) and 21.07 (Reference Documents) of the Local Planning Policy Framework.
- Applying the Township Zone to land at:
  - 3025 Colac-Forrest Road, Forrest.
  - 35, 45, 55 and 59 Turner Road, Forrest.
  - 1, 3 and 5 Hennigan Crescent, Forrest.
- Applying the Rural Living Zone to land at:
  - 2-6, 10, 14 and 18 Frizon Road, Forrest.
  - 65, 69, 73, 79, 81, 83, 85, 87, 89, 91, 93, 95, 97-99 and 101 Grant Street, Forrest.
- Applying the Rural Activity Zone to land at 2317 Birregurra-Forrest Road, Forrest.

- Applying the Public Use Zone to land at:
  - 10 and 12 Grant Street, Forrest.
  - 1 Rivendell Lane, Forrest.
- Applying the Public Conservation and Resource Zone to land at 5 Rivendell Lane, Forrest.

A copy of the planning scheme changes including zoning/overlay maps is attached to this report.

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

#### **Land Use and Development**

Council will engage, plan and make decisions about land use and development that takes into account the regulatory role of Council, its diverse geography, social, community, economic and environmental impacts for current and future generations.

In making the proposed changes the amendment supports the actions in this section to:

- *“Regularly update and improve the Colac Otway Planning Scheme through Planning Scheme amendments”.*
- *“Finalise a Rural Living Strategy and implement findings”.*
- *“Finalise and implement the Birregurra and Forrest Structure Plans”.*

In respect to ‘managing the demand for rural residential lifestyle’ the Council Plan identifies the following as a ‘specific challenge’:

*“Preservation of productive rural areas for agriculture and direct rural residential development to defined areas and the preservation of scenic and cultural landscapes.”*

It is considered that Amendment C69 will assist in the achievement of the Council Plan’s directions.

#### **Issues / Options**

28 submissions were received during the exhibition period. A confidential copy of the submissions has been forwarded separately to Councillors due to privacy reasons. 6 submissions supported the amendment of which 3 were from the CFA, Barwon Water and the Department of Primary Industries and 3 were from private landholders in Kwarren, Lavers Hill and Coragulac.

It is important to note that several submitters had made previous submissions to the Rural Living Strategy and Forrest Structure Plans and reconfirmed their comments through the exhibition process for the amendment.

Below is a summary of the balance of submitters’ comments who either objected or raised concerns about the amendment followed by an officer response. A detailed summary of each submission together with the planning officer response is attached to this report.

#### Beeac

A submission was received concerning Farming Zone land abutting the existing Township Zoned land on the north-west side of the township, with a proposal that it is to be rezoned to Rural Living.

The Rural Living Strategy identified the 72 hectare site as a ‘future investigation area’ along with other areas to the east and north east and identified Beeac as one of the few locations within the Shire with limited environmental constraints and where it would be desirable to

support future township expansion. It highlighted however that further strategic work would need to be done in consultation with the community to clarify land supply and demand, and the preferred location for growth. Rezoning through Amendment C69 cannot therefore be supported.

### Forrest

Four submissions were received from Forrest, one concerning minor changes to the Municipal Strategic Statement which is addressed below, two submissions objecting to not enough land being included in the Township Zone especially to the south of the township and one submission objecting in part to the proposed Rural Activity Zone at the northern approach to Forrest.

The Forrest Structure Plan did not support an expansion of the Township Zone to the south due to high fire risk but did recommend land south of Frizon Street to be rezoned from Farming Zone to Rural Living to reflect the existing land use pattern of the area. The Rural Living Zone will also allow a broader range of commercial uses to be considered that are prohibited in the Farming Zone. There is therefore no change recommended to the Township Zone boundary.

The consolidation objective for Grant Street identified in the Forrest Structure Plan is an objective to achieve a more compact, walkable town centre but does not limit commercial uses from occurring elsewhere in the Township Zone. No change is therefore required to the proposed provisions.

The proposed application of the Rural Activity Zone to a site on the northern approach into Forrest is supported by the Forrest Structure Plan and intended to encourage small scale tourist accommodation on a site which would not be suitable for permanent housing as part of any township expansion. The site is highly visible and partially subject to flooding but within walking distance to most facilities in Forrest. The potential of the site to ever be subdivided is not relevant at this point but would not be possible under the proposed schedule to the Rural Activity Zone.

### Gellibrand

A submission was received concerning the proposed rezoning of land adjacent to the central area of Main Street and that it was inappropriate for inclusion into the Township Zone due to flooding.

The proposed additions to the Township Zone were recommended in the Rural Living Strategy to address a number of historical anomalies that require rezoning to accurately reflect existing development. In relation to development, future buildings proposed for the site will need to satisfy drainage requirements through a planning application process.

### Lavers Hill

Three submissions were received in relation to Lavers Hill seeking various lots currently in the Farming Zone to be rezoned to Rural Living.

Two sites are located on the northern side of the township. The Rural Living Strategy did not support rezoning of land on the northern side of Lavers Hill as this area is within a declared water catchment which restricts dwelling density to no more than one per 40 hectares.

One submission was received in relation to land south of the Great Ocean Road which is made of several small lots mostly occupied by dwellings. The Rural Living Strategy identified



this area as appropriate for rezoning to Rural Living to better reflect its current land use, subject to a detailed fire risk assessment supporting such change. Council is just commencing a project that will review the appropriateness of this proposal from a fire risk point of view, and if supported through that project, the rezoning will form part of a separate amendment.

### Restructure Overlay

Three submissions were received concerning the application of the Restructure Overlay at Pirron Yallock and one submission was received from Cressy.

In relation to Cressy, a landholder adjoining the south side of Old Station Street objects to the application of the overlay and seeks to rezone existing Farming Zone land to Low Density Residential Zone.

The Rural Living Strategy did not support any rezoning due to a clear lack of residential or rural residential demand and significant supply existing in Cressy and recommended the application of a Restructure Overlay to limit development of small lots adjoining the town (with the aim of encouraging infill development within the existing town boundary).

Issues raised by submitters in Pirron Yallock concerned a request to rezone land to Rural Living Zone and maintain the ability to subdivide into the future.

The requests were not supported by the Rural Living Strategy as the lots are not considered appropriate for rezoning or further subdivision due to their relative small size and environmental constraints, including flooding potential. The Restructure Overlay is supported as an appropriate tool to restrict more intensive development outside the approved town boundaries in these locations.

### Johanna

One submission included comments supporting a rezoning of existing Rural Conservation Zoned land at Johanna to Rural Living where farming is no longer suitable. The submitter referred to smaller lots which are occupied by dwellings and have effectively reduced the potential for the land to be used for agricultural production.

The Rural Living Strategy does not support rezoning in Johanna on the basis that it is remote from services and any additional rural living land would further fragment the landscape and undermine the Rural Conservation Zone.

### Kawarren

One submission was received objecting to the subdivision restrictions affecting existing lots at Riches Access.

The submission was short on detail and the landholder has relied on a previous submission made to the Rural Living Strategy which sought the ability to subdivide a 44 hectare site surrounded by smaller lots adjoining Riches Access.

The submission is not supported by the Rural Living Strategy due to the site being located in a declared water catchment and high fire risk area. Further subdivision of these lots is not considered appropriate.

### Coragulac

One submission was received in relation to a property of approximately 27 hectares located on the eastern side of Corangamite Lake Road that extends beyond the former railway line. The submitter raised concerns regarding potential rate changes if the proposed rezoning through part of the property was effected, and about the right to continue an agricultural use.

The Rural Living Strategy received many submissions from landholders in the study area of Coragulac and officers took care to consider the most effective boundary for the area to be rezoned, which led to the current rezoning proposal.

Existing use rights apply in respect to farming and Council's Rate Department has advised that the rating category will not change as a result of any zoning change.

### Elliminyt

Three submissions were received in relation to land in the Elliminyt area and all submitters had previously made a submission to the Rural Living Strategy. Two of these sites are located east of Forest Street and are currently zoned Farming. The submitters are seeking inclusion into the proposed settlement boundary for Colac/Elliminyt and a rezoning to Rural Living. The third site concerns the proposed back zoning of land at Christies Road from Low Density Residential Zone to Farming Zone.

As confirmed in both the Colac Structure Plan and the Rural Living Strategy, the existing supply of residential and rural living land for Colac/Elliminyt is considerable and therefore additional supply cannot be justified at this time. Notwithstanding, as part of a future review of the Colac Structure Plan, an updated land supply will clarify the current need for rezoning of more residential land, and will examine the longer term potential of land adjoining Colac for growth of residential and industrial/commercial development. That strategic study will determine whether these sites should be rezoned into the future.

The site at Christies Road was confirmed through the C55 panel report and the Rural Living Strategy as an appropriate rezoning back to Farming Zone. Its current Low Density Residential Zone is inconsistent with surrounding land uses and not linked to urban development closer to Colac. The Victorian Civil and Administrative Tribunal has previously supported this view, refusing to approve a subdivision proposal based on the inappropriateness of the zone.

### Beech Forrest

One submission was received from Beech Forest objecting to the decision not to include land in the Township Zone. The site is located on the Old Beech Forest Road approximately 300 metres from the township and includes two lots. A permit for a dwelling was issued on one of the lots in 2007 and a planning application for a dwelling on the second lot was refused by Council based on the views of the water authority in 2011.

The Rural Living Strategy did not support this rezoning based on a sufficient supply of Township zoned land in Beech Forest. The subject site is within a declared water catchment and guidelines specify that dwelling density should be no greater than one per 40 hectares.

### Barongarook

Overall, the proposed rezoning of Farming Zoned land to Rural Living at Everett Crescent, Robinson Road and Bushby's Road has received positive feedback and will provide certainty for landholders, particularly those on the remaining undeveloped lots. One submitter

opposed restrictions placed on further subdivision which is reflected in the revised schedule to the Rural Living Zone.

The Rural Living Strategy did not support planning controls that would allow further subdivisions in the Barongarook area due to the relative isolation, bushfire risk and the inefficiency of service provision in these areas.

### Municipal Strategic Statement

Two submissions made comments on the proposed changes to the Municipal Strategic Statement and referred to Clause 21.02, 21.03 and 21.05 which relate to how the role of small towns and tourism growth is reflected in the planning scheme, including the relevant objectives and strategies. It was suggested that Gellibrand was not referenced at the same level as Forrest in the planning scheme.

The comments are valid and changes can be made to minimise duplication across the relevant sub clauses and avoid conflicting statements when discussing opportunities or environmental constraints on growth. The Forrest Structure plan recommended several changes to the Planning Scheme and a similar project is yet to be scheduled for Gellibrand.

### **Proposal**

It is proposed that Council, having considered the submissions received to Amendment C69, request the Minister for Planning to appoint an independent planning panel to hear submissions.

### **Financial and Other Resource Implications**

The assessment of Amendment C69 including the independent panel process will be undertaken in accordance with the budget allocated for implementation of the Rural Living Strategy.

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

Council can only consider strategic directions for land use in the Shire that align with the broader State Government planning policies.

Amendment C69 implements the broader strategic objectives for the protection of agricultural land whilst providing some growth opportunities for small towns to remain socially and economically sustainable into the future. Any changes proposed to these provisions would need to satisfy State planning policy or risk not being supported by the Planning Minister through a modified amendment.

There is considerable community interest in implementing the recommendations of the Rural Living Strategy and Forrest Structure Plan through Amendment C69, and any deferral has the potential to adversely affect community opinion.

### **Environmental and Climate Change Considerations**

The recommendations contained in this amendment have considered environmental impacts including, flooding, bushfire and waste water management.

### **Community Engagement**

The community engagement strategy follows the recommendations of the Colac Otway Shire Council Community Engagement Policy of January 2010, which details five levels of engagement – inform, consult, involve, collaborate and empower.

The method selected for Amendment C69 has been consult. The amendment has been placed on exhibition and submissions sought from the community. The 28 submitters will be

given the further opportunity to have their issues heard and considered by an independent planning panel.

### **Implementation**

The Minister for Planning will be requested to appoint an independent planning panel to consider submissions. All submitters will be invited to make a presentation to the Panel, and officers would present an assessment of submissions, as outlined in this report. Council will be further advised of the panel's recommendations before being asked to make a final decision on the amendment.

### **Conclusion**

Following the exhibition period, Amendment C69 received 28 submissions of which 6 were in support and 22 submissions disagreed with the proposed changes. The extensive consultation and refinement carried out to the Rural Living Strategy and Forrest Structure Plan in 2011 reflects the relative low number of submissions received through exhibition including support from relevant authorities. It is now recommended the submissions be referred to an independent panel for consideration.

### **Attachments**

1. Explanatory Report C69
2. Amendment Maps
3. Amendment Ordinances
4. Submission Summary

### **Recommendation(s)**

***That Council requests the Minister for Planning to appoint an independent planning panel to hear submissions to Amendment C69.***

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OM122507-7**GREAT SOUTH COAST STREET SMART LIGHTING PROGRAM**

| | | | |
|-------------|------------------------------------|-----------|--------------|
| AUTHOR: | Dora Novak | ENDORSED: | Doug McNeill |
| DEPARTMENT: | Sustainable Planning & Development | FILE REF: | 11/96162 |

Purpose

To seek Council's commitment to the Great South Coast Street Smart Lighting Program that will improve the energy efficiency of street lights across six municipalities in the region.

Declaration of Interests

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

Background

The Councils of the Great South Coast were successful in receiving \$1.4 million funding through the Federal Government's Community Energy Efficiency Program (CEEP) in June 2012 to improve the energy efficiency of street lights in residential streets. The Great South Coast Street Smart Lighting Program has the potential to be one of the largest sustainable infrastructure projects in the Great South Coast (GSC) region. The project plan for the program is attached to this report.

In total, the Great South Coast region has approximately seven thousand five hundred 80 Watt mercury vapour (MV) lamps in Category P (residential) streets. These luminaries are mainly owned and managed by local distribution business Powercor but the electricity used to power them is paid for by Councils. There are also around sixty 50 Watt mercury vapours and one hundred 125 Watt mercury vapour lights.

Most of these lamps can be replaced by either Twin 14 Watt T5 lamps or 32-Watt compact fluorescent lamps, which reduce energy usage by 68% and 62% respectively compared to the existing 80-Watt mercury vapour lamps. In addition to offering lower costs, energy consumption and greenhouse emissions, the new lights provide better lighting outcomes for the community, including:

- Greater uniformity of light across and along the street
- Better colour rendering and visibility
- Less depreciation of the light output over time
- Lower glare.

In total, the changeover of all the streetlights in the GSC region is expected to cost \$3.04m. Although this is a very significant cost the financial and environmental benefits from a bulk change are significant. In financial terms it is estimated that the net cost savings to 2030 (after project costs) are projected to be about \$9.8 million for the Councils in the GSC region due to power bills being reduced by approximately 70% per annum.

Council Plan / Other Strategies / Policy**Environmental Management**

Council will protect and enhance the environment entrusted to us, demonstrate efficient use of natural resources and minimise climate change impacts.

The objectives and outcomes of the Great South Coast Street Smart Lighting Project align with the objectives and targets outlined in the following documents:

- Colac Otway Shire Council Plan 2009-2013
- Colac Otway Shire Environment Strategy 2010-2018
- Colac Otway Shire Environment Action Plan 2010-2012
- Colac Otway Shire Council - Annual Business Plan – Environment and Community Safety 2012/2013.

Issues / Options

As stated previously the GSC region was successful in receiving \$1.4 million funding through the Federal Government in June 2012 but the total cost for changeover is approximately \$3.04 million. When the application was originally submitted the Great South Coast Street Smart Lighting Program was to be jointly funded by both State and Federal Governments through the State Government's promised Green Light Plan and the Federal Government's CEEP.

In early May 2012 the State Government announced that it was cutting funding for the Green Light Plan citing "*funding for the Green Light Plan has been realigned to match the Victorian Government's current environmental and economic priorities*" (DPCD website).

This has obvious repercussions for the GSC Street Smart Lighting Project because there is now a 53% funding gap. The Green Light Plan funding was identified as a risk in the attached project plan. The treatment for this risk was that each individual Council would look to make up that shortfall over a 5 year roll out of the project to reduce the immediate budget impacts (originally the project was to be a 3 year project). This was discussed at the South West Sustainability Network Meeting held in Warrnambool on the 15 March 2012 prior to submitting the application to CEEP.

During the application process enquiries were made to Low Carbon Australia (LCA) regarding a low interest loan option to cover the 53% funding gap in case the Green Light Plan funding was not successful. LCA were supportive of the project and indicated that it would be eligible for a low interest loan. This was not pursued further as commitment from each Council to apply for a LCA loan was not achievable in the time frame required for the application to be submitted.

The table below illustrates the funding shortfall on a per council basis (please note this does not include the \$10,000 already committed by each Council to support a regional project officer position). For Colac Otway Shire the table shows that it will cost \$522,872 to change the shire's 1,320 street lights. Although the CEEP funding will cover almost half of this cost Council will need to find the remaining \$278,307 over the next five years to take part in the project.

GSC Street Smart Lighting Project funding

| Council | Approximate Number of Luminaires to be Changed | Percentage of Total Luminaires to be Changed in Regional Project | Proportion of Total Project Cost | Proportion of CEEP Contribution | Remaining Costs for Councils to Fund Over 5 Years |
|-------------|--|--|----------------------------------|---------------------------------|---|
| Colac Otway | 1,320 | 17.2% | \$522,872 | \$244,565 | \$278,307 |
| Corangamite | 910 | 11.9% | \$361,755 | \$169,205 | \$192,550 |
| Warrnambool | 2,200 | 28.7% | \$872,467 | \$408,082 | \$464,385 |
| Moyne | 730 | 9.5% | \$288,796 | \$135,080 | \$153,716 |

| | | | | | |
|--------------------|--------------|-------------|--------------------|--------------------|--------------------|
| Southern Grampians | 1,070 | 14.0% | \$425,594 | \$199,065 | \$226,529 |
| Glenelg | 1,430 | 18.7% | \$568,471 | \$265,893 | \$302,578 |
| Total | 7,660 | 100% | \$3,039,955 | \$1,421,890 | \$1,618,065 |

GSC is now seeking financial commitments from the Councils to source the remaining funds for their municipality. Council's commitment to the program needs to be confirmed by 3 August 2012 in order for the deed of agreement to be signed with the Federal Government for the CEEP funding. Considering that the pay back to Council for funding the remaining \$278,307 in project costs is between 4 and 5 years due to the expected savings on power bills there are three viable options for Council to finance the short fall. The options are:

- Council budget allocation over 4 years starting in 2013/2014 (i.e. \$69,576.75 per annum for 4 years)
- Seek financing through Low Carbon Australia
- Seek alternative financing from another financial institution.

Proposal

It is proposed that Council writes to GSC confirming Colac Otway Shire's commitment to the Great South Coast Street Smart Lighting Program and to funding the remaining \$278,307 required to complete all the streetlights in the Colac Otway Shire over a four year period starting in 2013/2014.

Council will be briefed by the end of 2012 in more detail on the respective merits of the financing options listed above to enable it to make a decision on which approach is most suitable prior to finalising the 2013/2014 budget.

Financial and Other Resource Implications

As stated previously GSC is seeking financial commitments from Council to source the remaining funds for our municipality which equates to \$278,307. The options are outlined above.

Council does not have funds allocated for this project in the 2012/2013 budget so it is not possible for Council to commit any funds in this financial year unless external funds are secured. It is not possible for Council to make a decision on which option will be followed by 3 August 2012. There are positive and negatives associated with each of these options that will need to be considered carefully before Council makes a decision on which option is most suitable.

Although there is a substantial upfront cost for this program there are also substantial financial benefits associated with reduced power bills.

It is estimated that the saving will be between \$60-70,000 per year once all the lights are changed over. Therefore the project is expected to have paid for itself within 4-5 years of completion. In addition this program also reduces Council's exposure to expected rising electricity costs.

Risk Management & Compliance Issues

For a project of this scale it is critical to ensure all potential risks have been identified and mitigation strategies implemented. However it is worth noting that despite this being a relatively large project for Great South Coast and each of the six Councils, it is technically straightforward as it involves the one technology change implemented on a large scale. Bulk changes have been carried out in Australia on dozens of occasions, so the potential risks are well known. For a detailed risk management analysis for the program see page 24 in the attached project plan.

Environmental and Climate Change Considerations

The Great South Coast Street Smart Lighting Program will deliver approximately 62-69% reduction in electricity consumption and associated greenhouse emissions annually and represent a substantial financial saving in street lighting energy costs for council annually. Given that the emissions associated with electricity use for streetlights equates to almost a quarter of all of Council's carbon emissions it is expected that this project would reduce Council's total carbon emissions by 15% (approx. 500t CO₂-e) annually. This reduction in emissions will be a significant step towards achieving Council's target to become carbon neutral by 2016.

Community Engagement

The community engagement strategy follows the recommendations of the Colac Otway Shire Council Community Engagement Policy of January 2010, which details five levels of engagement – inform, consult, involve, collaborate and empower.

The community engagement method selected is to collaborate with the Great South Coast and its member councils and then inform the general public regularly as the project is rolled out across the region. The federal government's \$1.4 million commitment to the program has already been widely reported in the local media. More detail on the community engagement for the project is outlined in the communications plan on page 11 of the attached project plan.

Implementation

If the proposal in this report is supported then a letter will be sent to the GSC by 3 August confirming Colac Otway Shire's commitment to the Great South Coast Street Smart Lighting Program and to funding the remaining \$278,307 required to complete all the streetlights in the Colac Otway Shire over a four year period starting in 2013/2014.

If funded the program will be managed and implemented by the Great South Coast. It will be implemented under the auspices of the South West Sustainability Partnership. The Great South Coast Board will form the steering committee for the project and a working group will be created comprising representatives from each council. The project will ultimately be delivered by the Great South Coast who will employ a specific project officer for the duration of the project.

Conclusion

The Great South Coast Street Smart Lighting Program is a unique opportunity to install more efficient street lighting that will reduce power bills and associated carbon emissions by nearly 70%. The Federal Government is providing \$1.4 million of the required \$3.04 million to undertake the project. As a result of the State Government removing funding for the Green Light program in May 2012 the GSC Councils are now required to fund the shortfall.

As a result, in order for Council to participate in this program it needs to commit to funding the remaining \$278,307 required to complete all the streetlights in the Colac Otway Shire by 3 August 2012. It is proposed that Council commits to funding the \$278,307 over a four year period commencing in 2013/2014 but further analysis will be carried out on possible financing arrangements to determine how Council will achieve this prior to the adoption of the 2013/2014 budget.

Attachments

1. The Great South Coast Street Smart Lighting Program Project Plan 2012

Recommendation(s)***That Council:***

- 1. Supports the CEO writing to GSC confirming Colac Otway Shire's commitment to the Great South Coast Street Smart Lighting Program and to funding the remaining \$278,307 required to complete all the streetlights in the Colac Otway Shire over a four year period starting in 2013/2014; and***
- 2. Be briefed by the end of 2012 on the respective merits of options for financing the program to enable Council to make a decision on which approach is most suitable prior to finalising the 2013/2014 budget.***

~~~~~\) ~~~~~



OM122507-8

## 2012 - 13 SMALL TOWN IMPROVEMENT PROGRAM ALLOCATIONS

|             |                                       |           |              |
|-------------|---------------------------------------|-----------|--------------|
| AUTHOR:     | Michael Cosgriff                      | ENDORSED: | Doug McNeill |
| DEPARTMENT: | Sustainable Planning<br>& Development | FILE REF: | F11/2107     |

### Purpose

The purpose of this report is to seek Council's approval for the proposed Small Town Improvement Program (STIP) allocation of \$80,000 by the STIP Advisory Committee.

### Declaration of Interests

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

### Background

Since 1999, Council has allocated funds annually towards the STIP. Small Town Progress Associations/Community Groups in the Shire are invited to submit proposals for projects to allow Council to decide on how best to allocate the \$80,000.

Funding is typically allocated for community infrastructure projects that would not be funded as a priority through Council's Capital Works program or for community development projects such as master plans. The Economic Development Unit, in conjunction with other Council departments, implement the selected projects.

For the 2012/13 STIP, proposals were sought from small town community groups which were then circulated to other Council departments to assess eligibility against each department's regulatory and strategic requirements and to ensure that there were no barriers to the project proceeding. All proposals were then collated with a detailed summary prepared for the STIP Advisory Committee to consider. The STIP Advisory Committee met on 12 June 2012 and agreed to present the suggested list of proposed projects for the 2012/13 STIP to Council, as listed in the issues/options section of this report.

Changes were made to the assessment criteria for the STIP this year with a lessening of the emphasis given to a project's ability to attract external funding, as well as the emphasis placed on a community's contribution. These two criteria are still elements that are viewed favourably however projects that are unable to meet them are still considered eligible. Other criteria that are used to assess proposals include:

- Assessment of previous STIP funding allocated to that community
- Level of local priority based on the rankings in the individual township master plans
- Assessment against other Council priorities including the potential for funding through Council's Capital Works Program

The attached projects to be completed under the STIP will commence following Council's endorsement of the recommendations of this report.

### **Council Plan / Other Strategies / Policy/ Economic Development.**

Council is committed to facilitating a healthy and resilient economy through effective leadership, advocacy, and partnership.

### **Physical Infrastructure and Assets**

Council will provide and maintain Council infrastructure and assets that meet community needs now and in the future.

Strategy 6 under Economic Development is to: *Facilitate the development of Infrastructure for business investment, growth and liveability.* A key action (No.3) is to: *Develop small town/community capability by providing infrastructure and resources, including continued support for the Small Town Improvement Program.*

### **Issues / Options**

Given the commitment of Council expenditure throughout the Shire, the STIP offers the opportunity for community infrastructure and community development projects to be undertaken in small communities which would otherwise have to compete for Council Capital Works funding. Historically these projects may not have been funded as a priority through Council's Capital Works program or other Council budgets.

STIP projects have improved economic development in these small communities and engendered significant community enthusiasm and civic pride.

This year the value of funding requested from the STIP from all proposals combined was \$178,250 which meant that some projects were scaled down to ensure that an equitable spread of funds across the Shire can be achieved.

The recommended allocations are as follows:

|   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |          |
|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| 1 | <b>Apollo Bay Mothers Beach Facilities</b><br><i>The construction of 2.0m x 3.0m colour bond galvanised iron shelter adjacent to the retainer wall in the Harbour car park, to provide protection to beach users to change from their wet beach attire in privacy whilst being protected from the winds and extreme weather conditions often prevalent in Apollo Bay. The proposal includes the installation of a cold water rinse shower adjacent to the harbour pier Mothers Beach access.</i> | \$11,000 |
| 2 | <b>Barwon Downs Combined Community / Tennis Club / CFA Centre</b><br><i>The construction of a multipurpose community building hub that would serve the on-going needs of the community and the various community groups such as the Tennis Club and the CFA.</i>                                                                                                                                                                                                                                 | \$25,000 |
| 3 | <b>Beeac Street Furniture Upgrade</b><br><i>Upgrade of existing public notice board outside Beeac Milk Bar including fitting of roof and replacement of backing board and an upgrade of the existing planter boxes including replacement of current timber surrounds with vandal-proof steel decorative panels.</i>                                                                                                                                                                              | \$8,500  |
| 4 | <b>Beech Forest Main Street Beautification</b><br><i>Removal of all self seeding black woods and pines leaving all beech trees and ferns, and planting rhododendrons to give this site colour and presence for the township of Beech Forest.</i>                                                                                                                                                                                                                                                 | \$5,500  |

|   |                                                                                                                                                                                                                                                                                    |                 |
|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| 5 | <b>Birregurra Railway Station Beautification</b><br><i>Planting of a native plantation on the north side of the track to beautify the landscape on the adjoining property and create a much more appealing entrance to the township by both rail and on the Northern Entrance.</i> | \$1,500         |
| 6 | <b>Carlisle River Recreation Reserve Fencing</b><br><i>Remove and replace 660 metres of boundary farm quality fencing around the Carlisle River Recreation Reserve.</i>                                                                                                            | \$8,200         |
| 7 | <b>Cressy Duverney Street Precinct Stage 2</b><br><i>Supply and installation of a new outdoor picnic table and seating to complement the new rotunda. Project to include the supply and installation of various plants and new watering facilities to cater for them.</i>          | \$5,000         |
| 8 | <b>Forrest Main Street Drinking Fountain</b><br><i>The installation of a drinking fountain and water refill station that will provide a much needed place to access drinking water for community events hosted at the hall and for visitors to the township.</i>                   | \$5,300         |
| 9 | <b>Swan Marsh / Pirron Yallock Sports Reserve Master Plan</b><br><i>Develop a Master Plan for the centralisation of sporting facilities, replacement of the Swan Marsh Tennis Facilities and increase public open space in the Swan Marsh Township and surrounding districts.</i>  | \$10,000        |
|   | <b>Total</b>                                                                                                                                                                                                                                                                       | <b>\$80,000</b> |

There are three options for Council to consider:

*Option 1*

That Council approve the allocations recommended by the STIP Advisory Committee as detailed in this report.

*Option 2*

That Council ask the STIP Advisory Committee to meet again to re-evaluate the proposals and put forward alternative suggested allocations.

*Option 3*

That Council asks the small town community groups to resubmit alternative proposals which would then be reassessed by the STIP Advisory Committee.

Option 1 is the preferred option as there has already been a thorough process of application, assessment and recommendation. It is unlikely that new or different projects would emerge from a repeated process and adoption of the recommendations would allow projects to commence.

**Proposal**

That Council approve the proposed allocation of the funds recommended by the STIP Advisory Committee.

**Financial and Other Resource Implications**

Council has allowed \$80,000 for STIP projects in the 2012/13 year. This is the same allocation as in previous years. The recommended allocations will be used where possible to leverage State and Federal Government funding.

**Risk Management & Compliance Issues**

All projects undertaken as part of the STIP follow Council's Risk Management processes, including preparation of a Risk Assessment Form and a completed and signed Job Safety Analysis from suitable qualified contractors engaged to complete the work on Council's behalf. Planning and Building requirements as well as Cultural Heritage and Environmental issues are considered and where required, appropriate permits are sought prior to implementation.

**Environmental and Climate Change Considerations**

All works to be undertaken will be completed following discussions with Council's Environment and Community Safety, Infrastructure and Planning Units to ensure all issues are assessed.

**Community Engagement**

The community engagement strategy follows the recommendations of the Colac Otway Shire Council Community Engagement Policy of January 2010, which details five levels of engagement – inform, consult, involve, collaborate and empower.

The method selected would be to inform, consult or involve, depending on the type of project. This means that following approval of the STIP allocations, these will be communicated to the Small Town Progress Associations/Community Groups via mail. In addition, press releases will be developed and issued to the relevant print media detailing projects to be undertaken in their respective small towns.

The Economic Development Unit will then liaise with the individual small town community groups to discuss the projects, in particular how any proposed in-kind contribution for the project can be completed and how Council will manage any cash contribution from the community group.

**Implementation**

The Economic Development Unit will coordinate the projects in consultation with Community Groups, other applicable Council departments and State and Federal Government agencies.

**Conclusion**

The STIP has allowed for small infrastructure projects to be completed in Council's smaller townships based on the priorities of respective local communities.

The 2012/13 STIP projects recommended by the STIP Advisory Committee will assist in improving economic and community development in the respective small towns.

**Attachments**

1. Assessment of Applications - Small Town Improvement Program - STIP - 2012 2013

**Recommendation(s)**

***That Council approves the annual \$80,000 funding allocations of the 2012/13 Small Town Improvement Program (STIP) recommended by the STIP Advisory Committee as follows:***

|                                                                          |                        |
|--------------------------------------------------------------------------|------------------------|
| <b><i>Apollo Bay Mothers Beach Facilities</i></b>                        | <b><i>\$11,000</i></b> |
| <b><i>Barwon Downs Combined Community / Tennis Club / CFA Centre</i></b> | <b><i>\$25,000</i></b> |
| <b><i>Beeac Street Furniture Upgrade</i></b>                             | <b><i>\$8,500</i></b>  |
| <b><i>Beech Forest Main Street Beautification</i></b>                    | <b><i>\$5,500</i></b>  |
| <b><i>Birregurra Railway Station Beautification</i></b>                  | <b><i>\$1,500</i></b>  |
| <b><i>Carlisle River Recreation Reserve Fencing</i></b>                  | <b><i>\$8,200</i></b>  |
| <b><i>Swan Marsh / Pirron Yallock Sports Reserve Master Plan</i></b>     | <b><i>\$10,000</i></b> |
| <b><i>Forrest Main Street Drinking Fountain</i></b>                      | <b><i>\$5,300</i></b>  |
| <b><i>Cressy Duverney Street Precinct Stage 2</i></b>                    | <b><i>\$5,000</i></b>  |

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CONSENT CALENDAR**OFFICERS' REPORT**

D = Discussion

W = Withdrawal

| ITEM | D | W |
|---|---|---|
| <p><u>GENERAL BUSINESS</u></p> <p><u>OM122507-9 MINUTES OF COLAC COMMUNITY LIBRARY AND LEARNING CENTRE JOINT COMMITTEE</u></p> <p>Department: General Business</p> <p><u>Recommendation(s)</u></p> <p><i>That Council notes the minutes of the Colac Community Library and Learning Centre (CCLLC) Joint Committee for 9 November 2011.</i></p> | | |
| <p><u>OM122507-10 ASSEMBLY OF COUNCILLORS</u></p> <p>Department: General Business</p> <p><u>Recommendation(s)</u></p> <p><i>That Council notes the Assembly of Councillors reports for:</i></p> <ul style="list-style-type: none"> • <i>Neighbourhood Safer Places – Forrest 29 May 2012</i> • <i>Friends of Colac Botanic Gardens 14 June 2012</i> • <i>CEO's Performance Review 25 June 2012</i> • <i>Councillor Briefing Session 27 June 2012</i> • <i>Wye River Separation Creek Waste Meeting 8 July 2012</i> • <i>Councillor Workshop 11 July 2012</i> • <i>Friends of Colac Botanic Gardens AGM 12 July 2012</i> • <i>Saleyards Sub Committee Meeting 13 July 2012</i> | | |

Recommendation

That recommendations to items listed in the Consent Calendar, with the exception of items, be adopted.

MOVED

SECONDED

OM122507-9

**MINUTES OF COLAC COMMUNITY LIBRARY AND
LEARNING CENTRE JOINT COMMITTEE**

| | | | |
|-------------|-----------------------------------|-----------|--------------|
| AUTHOR: | Colin Hayman | ENDORSED: | Colin Hayman |
| DEPARTMENT: | Corporate &
Community Services | FILE REF: | 11/96218 |

Colac Community Library and Learning Centre (CCLLC) Joint Committee

It has been previously agreed to by Council that the minutes of the Joint Committee should be included in the Council agenda once any confidential items have been identified and the minutes have been confirmed by the Committee.

The minutes of the 9 November 2011 meeting of the Joint Committee are attached.

Attachments

1. Minutes - 9 November 2011

Recommendation(s)

That Council notes the minutes of the Colac Community Library and Learning Centre (CCLLC) Joint Committee for 9 November 2011.

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**OM122507-10 ASSEMBLY OF COUNCILLORS**

|             |               |           |           |
|-------------|---------------|-----------|-----------|
| AUTHOR:     | Rhonda Deigan | ENDORSED: | Rob Small |
| DEPARTMENT: | Executive     | FILE REF: | CLF11/6   |

**Assembly of Councillors**

A record must be kept of an assembly of Councillors which lists the Councillors attending, the matters discussed, disclosures of conflict of interest and whether a Councillor left the meeting after making a disclosure.

**Definition**

An “assembly of Councillors” is a defined term under section 76AA of the *Local Government Act 1989* (the Act). It is a meeting at which matters are considered that are intended or likely to be the subject of a Council decision or the exercise of a delegated authority and which is either of the following:

- A meeting of an advisory committee where at least one Councillor is present; or
- A planned or scheduled meeting that includes at least half the Councillors and at least one Council officer.

If a meeting fits either of these types the procedures applying to an assembly of Councillors must be complied with, irrespective of any name or description given to the committee or meeting.

**Advisory Committees**

Section 3(1) of the Act defines an advisory committee to be any committee established by the Council, other than a special committee, that provides advice to:

- the Council; or
- a special committee; or
- a member of Council staff who has been delegated a power, duty or function of the Council under section 98.

**Councillor briefings**

One type of meeting that is clearly an assembly of Councillors is the type of regular meeting, commonly referred to as a “Councillor Briefing” or similar name where Councillors and staff meet to discuss issues that are likely to come before Council for decision. While these meetings have no authority to make Council decisions, they are generally assemblies of Councillors and subject to conflict of interest disclosures.

**What records are to be kept.**

Section 80A of the Act requires that a record must be kept of an Assembly of Councillors which lists:

- the Councillors and members of Council staff attending;
- the matters discussed;
- disclosures of interest (if any are made); and
- whether a Councillor left the meeting after making a disclosure.

It is a requirement that the record of an assembly is to be reported to the next practicable Council meeting and be included in the minutes of that meeting, instead of being made available for public inspection.

The following Assemblies of Councillors have been held:

- |                                            |              |
|--------------------------------------------|--------------|
| • Neighbourhood Safer Places – Forrest     | 29 May 2012  |
| • Friends of Colac Botanic Gardens         | 14 June 2012 |
| • CEO's Performance Review                 | 25 June 2012 |
| • Councillor Briefing Session              | 27 June 2012 |
| • Wye River Separation Creek Waste Meeting | 8 July 2012  |
| • Councillor Workshop                      | 11 July 2012 |
| • Friends of Colac Botanic Gardens AGM     | 12 July 2012 |
| • Saleyards Sub Committee Meeting          | 13 July 2012 |

### **Attachments**

1. Neighbourhood Safer Places - Forrest - 29 May 2012
2. Friends of Colac Botanic Gardens - 14 June 2012
3. CEO's Performance Review - 25 June 2012
4. Councillor Briefing Session - 27 June 2012
5. Wye River Separation Creek Waste Meeting - 8 July 2012
6. Councillor Workshop - 11 July 2012
7. Friends of Colac Botanic Gardens AGM - 12 July 2012
8. Colac Saleyards Sub Committee Meeting - 13 July 2012

### **Recommendation(s)**

***That Council notes the Assembly of Councillors reports for:***

- |                                                          |                            |
|----------------------------------------------------------|----------------------------|
| • <b><i>Neighbourhood Safer Places – Forrest</i></b>     | <b><i>29 May 2012</i></b>  |
| • <b><i>Friends of Colac Botanic Gardens</i></b>         | <b><i>14 June 2012</i></b> |
| • <b><i>CEO's Performance Review</i></b>                 | <b><i>25 June 2012</i></b> |
| • <b><i>Councillor Briefing Session</i></b>              | <b><i>27 June 2012</i></b> |
| • <b><i>Wye River Separation Creek Waste Meeting</i></b> | <b><i>8 July 2012</i></b>  |
| • <b><i>Councillor Workshop</i></b>                      | <b><i>11 July 2012</i></b> |
| • <b><i>Friends of Colac Botanic Gardens AGM</i></b>     | <b><i>12 July 2012</i></b> |
| • <b><i>Saleyards Sub Committee Meeting</i></b>          | <b><i>13 July 2012</i></b> |

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IN COMMITTEE

Recommendation

That pursuant to the provisions of Section 89(2) of the Local Government Act, the meeting be closed to the public and Council move “In-Committee” in order to deal with:

| SUBJECT | REASON | SECTION OF ACT |
|---|--|-----------------------|
| Contract 1206 - Provision of Building Surveying & Inspection Services | this matter deals with contractual matters | Section 89 (2) (d) |
| Contract 1217 - Provision of Planning Consultancy Services | this matter deals with contractual matters | Section 89 (2) (d) |
| Contract Approval – 1223 Internal Audit Services | this matter deals with contractual matters | Section 89 (2) (d) |
| Contract 1226 - Building Maintenance Services | this matter deals with contractual matters | Section 89 (2) (d) |



ORDINARY COUNCIL MEETING

WEDNESDAY, 25 JULY 2012

ATTACHMENTS

PAGE NO.

INFRASTRUCTURE AND SERVICES

OM122507-3 Road Management Compliance Report

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| Attachment 1: Roads Compliance Report | 3 |
| Attachment 2: Footpaths Compliance Report | 5 |

SUSTAINABLE PLANNING AND DEVELOPMENT

OM122507-5 Otways Tourism Advisory Committee

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OM122507-6 Planning Scheme Amendment C69 - Consideration of Submissions

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| Attachment 2: Amendment Maps..... | 22 |
| Attachment 3: Amendment Ordinances | 41 |
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OM122507-7 Great South Coast Street Smart Lighting Program

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| Attachment 1: The Great South Coast Street Smart Lighting Program Project Plan 2012 | 101 |
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OM122507-8 2012 - 13 Small Town Improvement Program Allocations

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GENERAL BUSINESS

OM122507-9 Minutes of Colac Community Library and Learning Centre Joint Committee

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OM122507-10 Assembly Of Councillors

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2012 148

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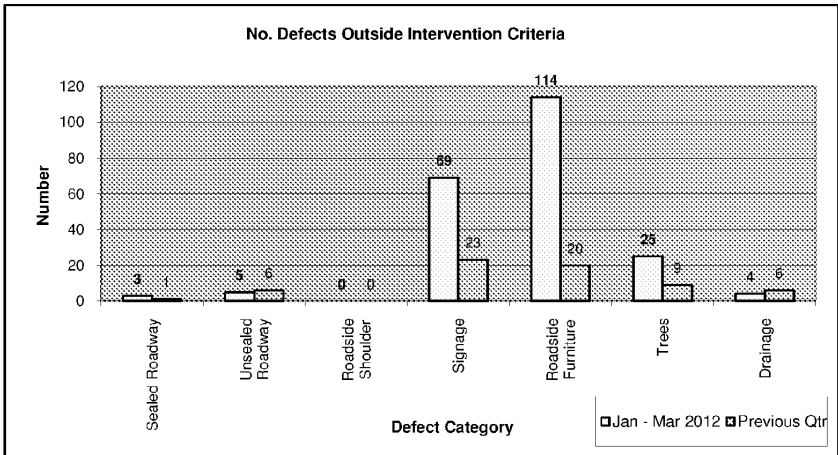
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Attachment 8: Colac Saleyards Sub Committee Meeting - 13 July 2012..... 152

INFRASTRUCTURE DEPARTMENT
 Mission: To effectively manage infrastructure and provide Best Value community services.

| Road Management Plan Compliance Report | |
|---|------------------------------|
| Asset Category: | Roads |
| Reporting for the Period: | 3rd Quarter (Jan - Mar 2012) |
| Inspections Completed By: | Kevin O'Gorman |
| Report Prepared By: | Adam Lehmann |

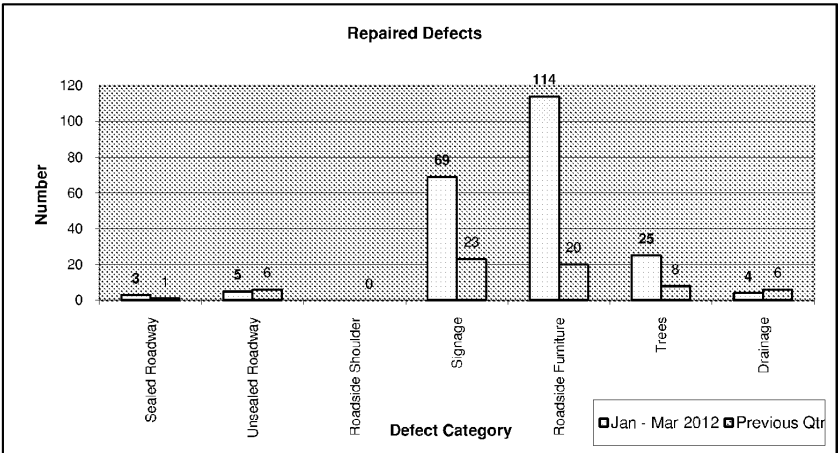
No. of Defects Identified - Outside Intervention



Comments

Approximately 770-km of Council's local road network was inspected during the three (3) months extending from January to March 2012. This represents around 45% of the total road length managed by Council. Areas inspected include urban roads in Apollo Bay and other Coastal townships, Rural Link and Collector Roads, rural roads around Carlisle River and rural access roads in the localities of Larpent, Ondit and Cororoake.

No. of Defects Repaired - Outside Intervention



Comments

220 defect items were identified across the length of the network inspected during this reporting period. 83% of these related to damaged or missing roadside furniture (i.e. signs and guideposts) All issues have been actioned Cosworks.

INFRASTRUCTURE DEPARTMENT
 Mission: To effectively manage infrastructure and provide Best Value community services.

Inspection Performance Summary

Proportion of routine inspections completed for Period to meet prescribed frequencies

| Hierarchy | | Name | Score |
|-----------|------------|-----------------|-------|
| Network | Identifier | | |
| Rural | RL | Rural Link | 100% |
| | RC | Rural Collector | N/A |
| | RA | Rural Access | 100% |
| Urban | UL | Urban Link | N/A |
| | UC | Urban Collector | 100% |
| | UA | Urban Access | 100% |

Comments

All scheduled road inspections for the period January to March 2012 have been completed.

Maintenance Performance Summary

Proportion of reported defects that have been actioned

| Defect Category | Score |
|--------------------|-------|
| Sealed Roadway | 100% |
| Unsealed Roadway | 100% |
| Roadside Shoulder | |
| Signage | 100% |
| Roadside Furniture | 100% |
| Trees | 100% |
| Drainage | 100% |

Proportion of defects actioned within prescribed response times

| Defect Category | Score |
|--------------------|-------|
| Drainage | 75% |
| Roadside Furniture | 99% |
| Sealed Roadway | 100% |
| Signage | 86% |
| Trees | 100% |
| Unsealed Roadway | 60% |
| Roadside Shoulder | |

Comments

All items requiring rectification have been addressed. 94% of these were responded to within the timeframes prescribed in Council's Road Management Plan.

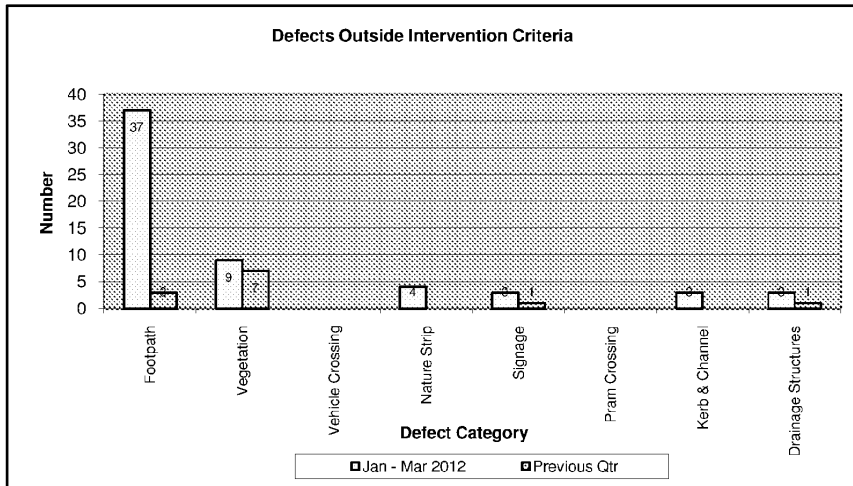
Overall Comments

This periods compliance results are generally consistent with past performance and exceed the key performance indicators specified in Council's Road Management Plan.

INFRASTRUCTURE DEPARTMENT
 Mission: To effectively manage infrastructure and provide Best Value community services.

| Road Management Plan Compliance Report | |
|--|------------------------------|
| Asset Category: | Footpaths |
| Reporting for the Period: | 3rd Quarter (Jan - Mar 2012) |
| Inspections Completed By: | Kevin O'Gorman |
| Report Prepared By: | Adam Lehmann |

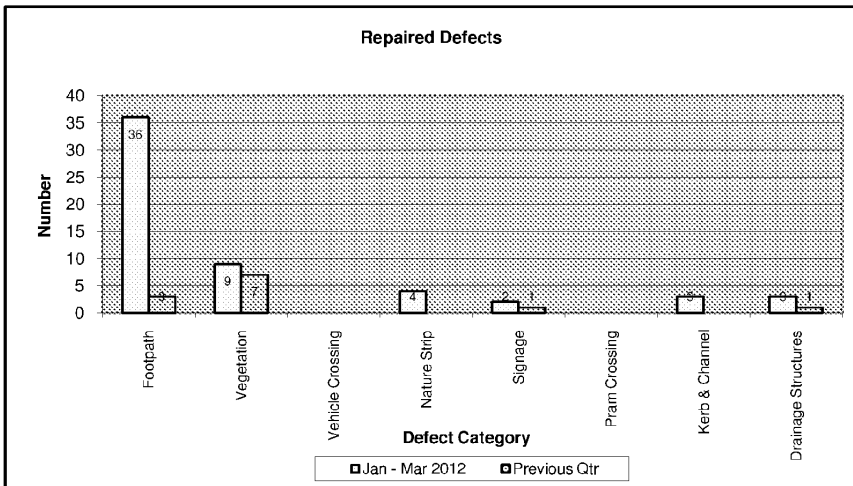
No. of Defects Identified - Outside Intervention



Comments

Approximately 40km of Council's footpath network was inspected over this reporting period. This included footpaths in high use areas around Colac (i.e. central business area, around schools, etc) and other standard use areas around Colac.

No. of Defects Repaired - Outside Intervention



Comments

A total of 59 defects were registered across the lengths of footpath nominated for inspection during this period. 60% of these defects related to footpath condition (e.g. trip hazards, cracking, etc).

INFRASTRUCTURE DEPARTMENT
 Mission: To effectively manage infrastructure and provide Best Value community services.

Inspection Performance Summary

Proportion of routine inspections completed for Period to meet prescribed frequencies

| Hierarchy Identifier | Name | Score |
|----------------------|--------------------|-------|
| HR | High Risk Area | 100% |
| SR | Standard Risk Area | 100% |
| LR | Low Risk Area | N/A |

Comments

All planned inspections have been completed for this reporting period as scheduled.

Maintenance Performance Summary

Proportion of reported defects that have been actioned/repaired

| Defect Category | Score |
|---------------------|-------|
| Footpath | 97% |
| Vegetation | 100% |
| Vehicle Crossing | |
| Nature Strip | 100% |
| Signage | 67% |
| Pram Crossing | |
| Kerb & Channel | 100% |
| Drainage Structures | 100% |

Proportion of defects actioned within prescribed response times

| Defect Category | Score |
|---------------------|-------|
| Footpath | 86% |
| Vegetation | 78% |
| Vehicle Crossing | |
| Nature Strip | 75% |
| Signage | 100% |
| Pram Crossing | |
| Kerb & Channel | 100% |
| Drainage Structures | 100% |

Comments

97% of all maintenance issues identified have been addressed. Two (2) items remain outstanding which will require follow up to determine their status. Of those defects repaired, 86% were completed within the required timeframes.

Overall Comments

A satisfactory compliance result was achieved for the period January - March 2012 with regard to the management of Council's footpath assets. Council's Road Management Plan provides that 85% of all remedial works are to be completed within the required response times.



Otways Tourism Advisory Committee

DRAFT TERMS OF REFERENCE

21 May 2012



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1 BACKGROUND

In September 2006, Otways Tourism Inc. was established as an independent body to deliver tourism industry development and internal marketing for the Colac Otway Shire under a Service Agreement with the Shire. After 5 years of dedicated commitment from many local tourism business operators OT ceased operations.

Local tourism industry development and internal marketing will now be delivered directly by Colac Otway Shire. A Tourism Development Officer has been appointed under the direction of the Manager of Economic Development.

The Otways Tourism Advisory Committee has been set up as an advisory committee to Council and is responsible for advising Council on tourism industry development and internal marketing issues and to advocate for the interests of tourism operators in the Colac Otway Shire.

The Otways Tourism Advisory Committee will also be known as the Colac Otway Shire Local Tourism Association (LTA) with membership drawn from the four Sub Local Tourism Associations in the Shire:

- Otways Hinterland Tourism Association (OHTA)
- Otway Coast
- Apollo Bay Chamber of Commerce and Tourism (ABCCT)
- Otway Scenic Circle Association (OSCA)

2 FUNCTIONS OF THE OTWAYS TOURISM ADVISORY COMMITTEE

Aim

- To advise Council on issues relating to:
 - tourism industry development
 - tourism marketing within the Colac Otway Shire and
 - Tourism infrastructure requirements within the Colac Otway Shire.
- To advise Council on regional tourism issues.

Scope

The Committee will:

- Provide strategic input and advice on the development and implementation of tourism industry strategic planning.
- Provide strategic logistical advice and support on operational matters related to the tourism industry development and marketing within the Colac Otway Shire
- Support planning and implementation of special projects such as industry training/professional development and networking events.
- Raise issues of tourism industry concern in relation local and regional matters.

3 GENERAL

3.1 Membership

Membership will reflect key stakeholder interest in Tourism within the Colac Otway Shire.

- 1 Colac Otway Shire Councilor (Chair of the Committee)
- 2 Colac Otway Shire Officers (Manager Economic Development, Tourism Development Officer)
- 1 Parks Victoria representative
- Up to 8 local industry representatives with no more than two from each Sub LTA.

Community representatives will be selected through a Sub LTA nomination process with two representatives from each Sub LTA respectively.

3.2 Meeting Frequency

The group is expected to meet six times per year. Additional meeting/s may be required if an important issue arises that requires a coordinated response.

3.3 Chair

The Chairperson will be the Colac Otway Shire Councillor nominated by Council to the Committee.

If the designated Chair is not available, and no other Councillor is present, the Manager Economic Development will assume the role of Acting Chair and will be responsible for conducting that meeting. The Acting Chair is responsible for informing the Chair as to the salient points/decisions raised or agreed to at that meeting.

Meetings of the group shall, at all times agreed by the Committee, be under the control of the Chair and shall be conducted in accordance with good meeting procedures.

3.4 Executive Officer

The Tourism Development Officer will be responsible for convening meetings, and providing minutes, agendas, meeting papers, etc. In the event that the Tourism Development Officer is unavailable, he/she will designate these responsibilities to another member of staff and notify the Chair of such arrangements.

3.5 Decision Making

The group should aim to achieve consensus on any decisions (where required). Where this cannot be attained, the Chair has the casting vote. This vote may be undertaken at the following meeting, if further advice is required. Voting will be used to accept minutes and other cases where necessary. By agreement of the

group, out-of-session decisions will be deemed acceptable (i.e. via the use of e-mail, teleconference, etc.).

3.6 Conflict of Interest

Members of the group shall notify the Chair where potential conflicts of interest may arise at the earliest possible convenience, in accordance with good meeting practice. Such conflicts shall be recorded in meeting minutes.

3.7 Agenda Items

All agenda items should be forwarded to the Tourism Development Officer by C.O.B. five working days prior to the next scheduled meeting.

The agenda, with attached meeting papers will be distributed at least three working days prior to the next scheduled meeting by the Tourism Development Officer. For documents requiring review, appropriate time will be allowed between document distribution and expected submittal of review.

The meeting agenda will include outstanding action items from the previous meeting and any relevant new issues for consideration as submitted by the members. Members may raise an item under 'General Business' as time permits and at the discretion of the Chair.

3.8 Minutes & Meeting Papers

The minutes of each meeting will be prepared by the Tourism Development Officer. Full copies of the minutes, including attachments, will be provided to all members no later than 10 working days following each meeting. Minutes including attendance, apologies, issues discussed, decisions made and action items will all be recorded for each meeting by the Tourism Development Officer.

Minutes of each meeting will also be provided to Colac Otway Shire Council.

All out-of-session decisions will be recorded in the minutes of the next scheduled meeting.

3.9 Guests

The group may invite guests to appear at the meeting via the approval of the Chair and a majority of members. Guests may include any persons whom provide technical or other insight as appropriate from time to time. The group is encouraged to make use of guests where particular skills/experience can be provided.

3.10 Quorum Requirements

A minimum of five members is required for the meeting to be recognised as an authorised meeting for the recommendations or resolutions to be valid.

Planning and Environment Act 1987

COLAC OTWAY SHIRE PLANNING SCHEME

AMENDMENT C69

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Colac Otway Shire Council, who is the planning authority for this amendment.

Land affected by the amendment

The proposed amendment applies to all land within the Colac Otway Shire.

What the amendment does

The proposed amendment has two main components:

1. Implementing selected recommendations from the recently adopted *Colac Otway Rural Living Strategy (2011)* and associated documents.
2. Implementing the recently adopted *Forrest Structure Plan (2011)*.

Colac Otway Rural Living Strategy

The proposed amendment implements selected recommendations from the *Colac Otway Rural Living Strategy (2011)* by:

- Making various changes to Clauses 21.02 (Vision), 21.03 (Settlement), 21.05 (Economic Development), 21.06 (General Implementation) and 21.07 (Reference Documents) of the Local Planning Policy Framework.
- Applying the Low Density Residential Zone to land at Corangamite Lake Road and Ryans Lane, Coragulac.
- Applying the Township Zone to various areas within the Shire including land at:
 - Corangamite Lake Road, Alvie.
 - Birregurra-Forrest Road and Loves Road, Barwon Downs.
 - Gellibrand River Road and Moomowroong Road, Carlisle River.
 - Corangamite Lake Road and Ryans Lane, Coragulac.
 - Old Beech Forest Road, Old Main Road and Main Road, Gellibrand.
 - Great Ocean Road, Lavers Hill.
 - Coragulac-Beeac Road, Warrion.
- Amending Schedule 1 to the Rural Living Zone at Clause 35.03 to apply minimum subdivision requirements to proposed rural living areas and by applying the Rural Living Zone to these areas, which include:
 - Arnolds Road, Bushbys Road, Gardiners Road, Johnsons Road and Shorts Road, Barongarook.
 - Everett Crescent, Barongarook West.
 - Parkes Lodge Road, Robinsons Road and Wares Road, Barongarook.
 - Birregurra-Deans Marsh Road and Cape Otway Road east of Birregurra.

- Corangamite Lake Road and Langdon's Lane, Cororooke.
- Pyles Road, Irrewarra.
- Campiglis Road, Colac Lavers Hill Road and Bull Hill Road, Kawarren.
- Roberts Lane, Roseneath Road and Warncoort Cemetery Road, Warncoort.
- Applying the Farming Zone to land at:
 - 70-90 Christies Road, Elliminyt.
- Applying the Public Use Zone to land at:
 - Main Road, Gellibrand.
 - Great Ocean Road, Lavers Hill.
- Applying the Public Conservation and Resource Zone to land at Main Road, Gellibrand.
- Introducing the Restructure Overlay and associated Schedule 1 into the Planning Scheme at Clause 45.05 and applying the Restructure Overlay to land at:
 - Aerodrome Road, Donaldson Street, Forrest Street, Lyons Street and New Station Street, Cressy.
 - Dewings Bridge Road, Gerangamete.
 - McCorkells Road, Murrays Road, Princes Highway and Ryans Road, Pirron Yallock.
 - Swan Marsh-Irrewillipe Road, Irrewillipe-Pirron Yallock Road and New Irrewillipe Road, Irrewillipe.
- Introducing the *Restructure Plans for Old and Inappropriate Subdivisions in the Colac Otway Shire (2012)* and amending the table of incorporated documents within Clause 81.01.

Forrest Structure Plan

The proposed amendment implements the recommendations from the Forrest Structure Plan by:

- Making various changes to Clauses 21.03 (Settlement), 21.05 (Economic Development), 21.06 (General Implementation) and 21.07 (Reference Documents) of the Local Planning Policy Framework.
- Applying the Township Zone to land at:
 - 3025 Colac-Forrest Road, Forrest.
 - 35, 45, 55 and 59 Turner Road, Forrest.
 - 1, 3 and 5 Hennigan Crescent, Forrest.
- Applying the Rural Living Zone to land at:
 - 2-6, 10, 14 and 18 Frizon Road, Forrest.
 - 65, 69, 73, 79, 81, 83, 85, 87, 89, 91, 93, 95, 97-99 and 101 Grant Street, Forrest.
- Applying the Rural Activity Zone to land at 2317 Birregurra-Forrest Road, Forrest.
- Applying the Public Use Zone to land at:
 - 10 and 12 Grant Street, Forrest.
 - 1 Rivendell Lane, Forrest.
- Applying the Public Conservation and Resource Zone to land at 5 Rivendell Lane, Forrest.

Strategic assessment of the amendment

• Why is the amendment required?

The proposed amendment is required to introduce significant changes to the Colac Otway Planning Scheme arising from the adoption of the Colac Otway Rural Living Strategy, Forrest Structure Plan and associated documents.

The *Rural Living Strategy (2011)* seeks to manage rural development within the Shire to direct growth and population distribution to the towns that are best placed to accommodate it and to restrict the growth of other townships and areas with poorer infrastructure, or constraints such as bushfire risk, significant landscape, environmental values and servicing issues.

The document *Restructure Plans for Old and Inappropriate Subdivisions in the Colac Otway Shire (2011)* was created as a result of the adoption of the *Rural Living Strategy (2011)*, which recommended that the Restructure Overlay be applied to various areas throughout the Shire. The Restructure Overlay is required to restructure old and inappropriate subdivisions which are subject to use and development constraints, and which if developed to their full capacity, would have serious environmental, servicing and social impacts. The overlay is also required to outline fair and orderly planning outcomes on land where unreasonable expectations are being placed on lots for rural-residential development.

The *Forrest Structure Plan (2011)* seeks to manage development within Forrest and outlines the vision for the settlement as a small town capable of accommodating limited increases to population growth, but capable of providing a greater level of economic output as a tourism and recreation hub.

• How does the amendment implement the objectives of planning in Victoria?

The proposed amendment implements the following objectives of planning in Victorian under Section 4 of the *Planning and Environment Act 1987*:

- Objective 4(1)(a), “to provide for the fair, orderly, economic and sustainable use, and development of land.”
- Objective 4(1)(b), “to provide the protection of natural and manmade resources and the maintenance of ecological processes and genetic diversity.”
- Objective 4(1)(c), “to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.”
- Objective 4(1)(g), “to balance the present and future interests of all Victorians.”

The amendment implements the above objectives of planning in Victoria by ensuring future development in Forrest occurs in a sustainable and orderly manner and by ensuring future development of the Shire’s small towns and localities is in line with the provision of infrastructure and the preferred locations for development and growth in the Shire as identified in the *Colac Otway Rural Living Strategy*.

• How does the amendment address the environmental effects and any relevant social and economic effects?

The proposed amendment implements more comprehensive and contemporary policies for Clauses 21.02 (Vision), 21.03 (Settlement) and 21.06 (Economic Development), which articulate objectives and strategies for land use and development in the Shire, and will provide the basis for sound decision making which considers environmental, social and economic effects on land use matters.

The proposed amendment will have positive environmental benefits by providing clear objectives and strategies which relate to:

- Protection of the Shire’s natural resource base, including agricultural land.

- Management of urban pressures on the natural environment, including policies to prevent the encroachment of rural-residential development on land used for farming.
- Protecting existing landscape values and environmental qualities such as water quality, native vegetation, biodiversity and habitat from the proliferation of dwellings in rural areas.
- Environmental degradation, by limiting the development of old and inappropriate subdivisions.
- Restricting development in areas where there are significant environmental constraints and values, including limiting the expansion of settlements in high bush fire risk areas and declared water catchments within the Otways.

Social benefits will arise from the amendment as the resulting changes will:

- Provide certainty regarding the scale and location of rural living development.
- Secure the current and future role of smaller townships within the Shire as important contributors to rural lifestyle and housing diversity.
- Outline Council's vision to investigate the potential for the future expansion of selected townships in the Shire.
- Enhance transparency and clarity in decision making by updating local policies which provide specific discretion on the requirements for planning permit applications dealing with dwellings, subdivision and other land management issues in rural areas.

The proposed amendment will have positive economic effects through:

- Confirming the preferred locations for future rural-residential development.
- Introducing objectives and strategies which:
 - Seek to prevent the further fragmentation of agricultural land which may compromise the ability to consolidate and secure farming land.
 - Encourage the consolidation of existing old and inappropriate subdivisions and small lots in rural zones.
- Introducing local policies which support opportunities to facilitate the development of the Shire's important tourism industry and deliver economic diversity to the Forrest Township.
- Minimising property servicing costs carried by local and State governments by directing growth into serviced areas.

• **Does the amendment address relevant bushfire risk?**

The proposed amendment implements the findings from Council's Rural Living Strategy and the Forrest Structure Plan, where precautionary approaches have been adopted in recommendations relating to growth and development of townships within high fire risk areas.

It is proposed that the Rural Living Zone be applied to a number of areas within the Bushfire Management Overlay including old and inappropriate subdivisions in the vicinity of Barongarook, Irrewarra & Kawarren. These areas are characterised by small lots predominantly developed by dwellings and the Rural Living Zone will more appropriately reflect their current use than does the Farming Zone, with little potential for increased bushfire risk to human life. Amendments to Schedule 1 to the Rural Living Zone will limit further subdivision in these areas and dwellings on the few remaining vacant lots can be assessed on a site-by-site basis under the Bushfire Management Overlay provisions.

The Rural Living Strategy has deferred recommendations and investigations into the future expansion of settlements in areas of extreme bushfire risk (including Lavers Hill,

Beech Forest and Gellibrand) until local bushfire assessments and local planning policies have been implemented to address the nexus of bushfire, environment and settlement issues in these areas.

The Forrest Structure Plan recognises Forrest's status as one Victoria's top 52 townships/localities at risk to bushfire attack. The Structure Plan has made modest recommendations regarding the potential for further growth of the township, with the vast majority of recommendations related to either supporting or securing its role within the region as a tourism and recreation hub at the foothills of the Otway Ranges. Whilst the Structure Plan has recommended that land at 2324 and 2330 Birregurra-Forrest Road, Forrest be rezoned from the Farming Zone to the Township Zone, a decision on whether to enact this rezoning recommendation will be delayed until further strategic assessment of bushfire risk has been completed.

• **Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?**

Minister's Direction No.6 applies as land throughout the Shire is proposed to be rezoned to the Rural Living Zone and the Low Density Residential Zone. These areas are well established low density developments and therefore will not compromise agricultural, natural, environmental, landscape or infrastructure resources as long as further development within these areas is limited.

The application of the Rural Living Zone is the most appropriate zone to apply to the aforementioned land and contributes to maintaining the range of lot sizes within these developed areas while protecting surrounding rural land from being compromised by further rural residential development without prejudicing the remaining undeveloped lots from farming and dwelling approval.

The Low Density Residential Zone is being applied to land at Coragulac. Whilst the land proposed to be rezoned at Coragulac is located amongst farmland of strategic significance only a small area of land is affected by the rezoning. Additionally, the net social, economic and community benefits gained through the rezoning of this land outweigh any agricultural loss associated with the rezoning of this land. Much of this land has been long taken out of agricultural production as a result of fragmented land ownership histories. This outcome is also consistent with the findings of the Rural Living Strategy which identified few opportunities for township expansion and rural residential development elsewhere in the Shire. Coragulac has a basic level of social and physical infrastructure, as well as close access to a full range of services and resources in Colac, to accommodate this style of development. The proposed amendment therefore complies with the requirements of this Direction.

The proposed amendment is consistent with the *Ministerial Direction on the Form and Content of Planning Schemes* under Section 7(5) and has been drafted in accordance with the requirements of Minister's Direction No. 11 – *Strategic Assessment Guidelines*.

• **How does the amendment support or implement the State Planning Policy Framework?**

The proposed amendment supports Clause 11 (Settlement) by:

- Providing an updated policy context for rural living issues within the Shire.
- Encouraging settlement growth to occur in locations where:
 - There is access to basic utilities, transport, commercial and social infrastructure and services and which can be provided in an efficient and sustainable manner.
 - Risk to life, property, the natural environment and community infrastructure from natural hazards, such as bushfire and flooding, can be minimised.

- Preventing further proliferation of rural living development on land that contains high biodiversity values, landscape amenity, water conservation values, food production and recreation values and assets.
- Providing a settlement framework and strategic basis for future investigations into potential expansion of selected settlements.
- Providing for the orderly and planned development of key townships within the Shire.

The proposed amendment supports Clauses 12 (Environmental and Landscape Values) and 14 (Natural Resource Management) by:

- Providing an updated policy context drawn from the Rural Living Strategy regarding the preservation of rural land and land of significant landscape and environmental value.
- Introducing policies which:
 - Deter inappropriate development in areas where complex environmental risks and values may be compromised.
 - Protect productive farmland which is of strategic significance to the region.
 - Deter the establishment of incompatible land uses and proliferation of dwellings in aquifer recharge areas and in potable water catchments.

The proposed amendment supports Clause 13 (Environmental Risks) by:

- Applying a precautionary principle to planning and decision-making in assessing growth potential of small towns within areas at risk to bushfire.
- Delaying recommendations which would moderately expand land available for township development within Forrest until further strategic assessment of bushfire risk in a local and broader context has been completed.

The proposed amendment supports Clause 16 (Housing) by:

- Providing an updated policy context drawn from the Rural Living Strategy for rural residential development.
- Identifying land suitable for rural living and rural residential development.
- Introducing policies which:
 - Implement the outcomes of a housing and settlement strategy, which demonstrate the need for additional rural living opportunities and further strategic work to investigate future potential township expansion of smaller settlements (*Colac Otway Rural Living Strategy*).
 - Protect agricultural land from inappropriate rural residential development.
 - Direct growth to strategically located and serviced settlements.

The proposed amendment supports Clause 17 (Economic Development) by providing an updated policy context drawn from the Forrest Structure Plan which aims to encourage tourism development in Forrest and maximise the town's proximity to the Otways and location on a major transport link to build upon the assets and qualities of surrounding natural, rural, cultural and recreational attractions.

The proposed amendment supports Clause 19 (Infrastructure) by introducing policies which assist in preserving the water quality of water supply catchments by deterring inappropriate development in potable water supply areas and by promoting the consolidation of lots where effluent cannot be contained on suitably sized allotments.

• **How does the amendment support or implement the Local Planning Policy Framework?**

The proposed amendment supports Clauses 21.02-2 (Land Use Vision), 21.03-1 (General), 21.03-7 (Smaller Townships), 21.03-8 (Rural Living) and 21.04-8 (Landscape Character) by:

- Directing rural living to nominated areas which:
 - Reduce land use conflicts in farming areas.
 - Protect the agricultural base of the Shire and promote the importance of minimising potential conflicts between agriculture and other land uses.
 - Clearly define boundaries of settlements suitable for growth.
 - Contribute toward the economic development of small townships.
 - Provide clear distinctions between the role and function of settlements and rural areas when considering decisions about development.
 - Promotes the importance of resisting attempts to incrementally extend development beyond settlement boundaries in favour of greater concentration and consolidation of identified settlements.
 - Direct housing development into settlements and locations where demand exists and growth can most effectively be accommodated taking into account issues such as infrastructure and service provisions, land instability, agricultural values and fire threat.
- Facilitating development within settlements in accordance with the needs and aspirations of the local community.
- Limiting the expansion of communities in areas of high bushfire risk.
- Ensuring townships have a definitive visual edge, delineating the boundary between urban development and natural landscapes.
- Containing township development within defined boundaries and managing development on the fringes of townships so that it enhances the character of the town's landscape setting.

The proposed amendment supports Clauses 21.04-7 (Climate Change) and 21.05-1 (Economic Development, Agriculture) by implementing objectives and strategies which:

- Protect water supply catchments, major environmental features and significant landscapes from inappropriate land use and development.
- Protect high quality agricultural land.
- Reduce land conflicts in farming areas, to contribute toward the economic development of small townships and where an adequate level of services can be provided.
- Promoting viability of smaller towns and development which contributes to economic and social well-being of towns in live with appropriate levels of infrastructure.
- Ensure water quality in water supply catchments are protected from the impacts of possible rural residential land uses.
- Strongly discourage discretionary approval for settlement and housing in agricultural areas except where there is a demonstrated need to live on the land to conduct an effective agricultural use.
- Acknowledge the agricultural value of the land in regard to climate change implications. These areas will become more important for food production in the future.

• **Does the amendment make proper use of the Victoria Planning Provisions?**

The proposed amendment makes proper use of the Victoria Planning Provisions.

Colac Otway Rural Living Strategy

The proposed amendment makes proper use of the Victorian Planning Provisions (VPP) through appropriate changes to the Municipal Strategic Statement that reflect the directions of the Colac Otway Rural Living Strategy and associated documents. These changes will guide the future growth and planning of the Shire's rural living land and smaller townships as well as form the strategic basis for future decision-making by Council.

The Rural Living Zone is to be applied to a number of existing rural-residential areas in the Shire. These rezonings reflect the existing use of the land and landowner expectations, the fragmented lot pattern and pattern of dwellings, and the semi-rural lifestyle activities that exist in these areas compared to more intact and consolidated rural areas used for agricultural production.

The Low Density Residential Zone is to be applied to a number of highly fragmented lots at Coragulac. This rezoning reflects the expectations of landowners as identified through multiple submissions to the Rural Living Strategy, and is the only area that has been identified as a suitable location for some form of additional rural residential development within the Shire.

The Public Use Zone has been applied to land owned and/or managed by the Department of Sustainability and Environment, Lavers Hill P12 College and Colac Otway Shire Council.

Forrest Structure Plan

The Rural Activity Zone is to be applied to the area immediately north of the Forrest Township. This area is of a size and orientation which is not conducive to farming activity or residential development. The Rural Activity Zone provides greater flexibility to consider a wider range of land uses that would be appropriate close to a semi-urban area, but within a rural setting. (ie: accommodation, tourism, rural industry etc.)

The Rural Living Zone is to be applied to a number of properties immediately south of the Forrest Township. This rezoning reflects the existing use of the land and landowner expectations, the fragmented lot pattern and pattern of dwellings, and the semi-rural lifestyle activities that exist on these allotments compared to more intact and consolidated rural areas used for agricultural production, or areas which are unsuitable for development due to inherent bushfire risk.

- **How does the amendment address the views of any relevant agency?**

The development of the Rural Living Strategy and revisions to the Local Planning Policy Framework and associated documents were the subject of extensive public agency consultation with Barwon Water, Country Fire Authority (CFA), Corangamite Catchment Management Authority (CCMA), the Department of Planning and Community Development (DPCD), Department of Sustainability and Environment (DSE) and Wannon Water.

No written objections were received from any referral agencies. Barwon Water and Wannon Water made multiple submissions to the Rural Living Strategy and provided commentary on sections of the Strategy and Context Report dealing with growth constraints and recommendations for townships within water supply catchments.

The development of the Forrest Structure Plan was also subject to similar public agency engagement, minus the involvement of Wannon Water.

- **Does the amendment address relevant requirements of the Transport Integration Act 2010?**

The proposed amendment will not have a significant impact on transport matters described in the *Transport Integration Act 2010*.

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

It is expected that the proposed amendment will have a limited impact on the resource and administrative costs of the Responsible Authority.

Where you may inspect this Amendment

The amendment is available for public inspection, free of charge, during office hours at the following places:

- at the office of the planning authority, Colac Otway Shire Council, at 2-6 Rae Street, Colac and 69-71 Nelson Street, Apollo Bay.
- at the Colac Community Library & Learning Centre at 173 Queen Street, Colac.

The amendment can also be inspected free of charge at the Department of Planning and Community Development website at www.dpcd.vic.gov.au/planning/publicinspection.

COLAC OTWAY PLANNING SCHEME - LOCAL PROVISION



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 This map should be used in conjunction with additional Planning Overlay Maps (if applicable) as indicated on the INDEX TO MAPS.

- Public Land**
- Public Conservation and Resource Zone
 - PUZ1 Public Use Zone - Education
 - PUZ2 Public Use Zone - Education
 - PUZ3 Public Use Zone - Service and Utility
- Residential**
- Residential Zone
 - Residential Activity Zone
 - Residential Living Zone
- Rural**
- Rural Activity Zone
 - Rural Living Zone

ZONES



AUSTRALIAN MAP GRID ZONE 54



Printed: 26/02/2012

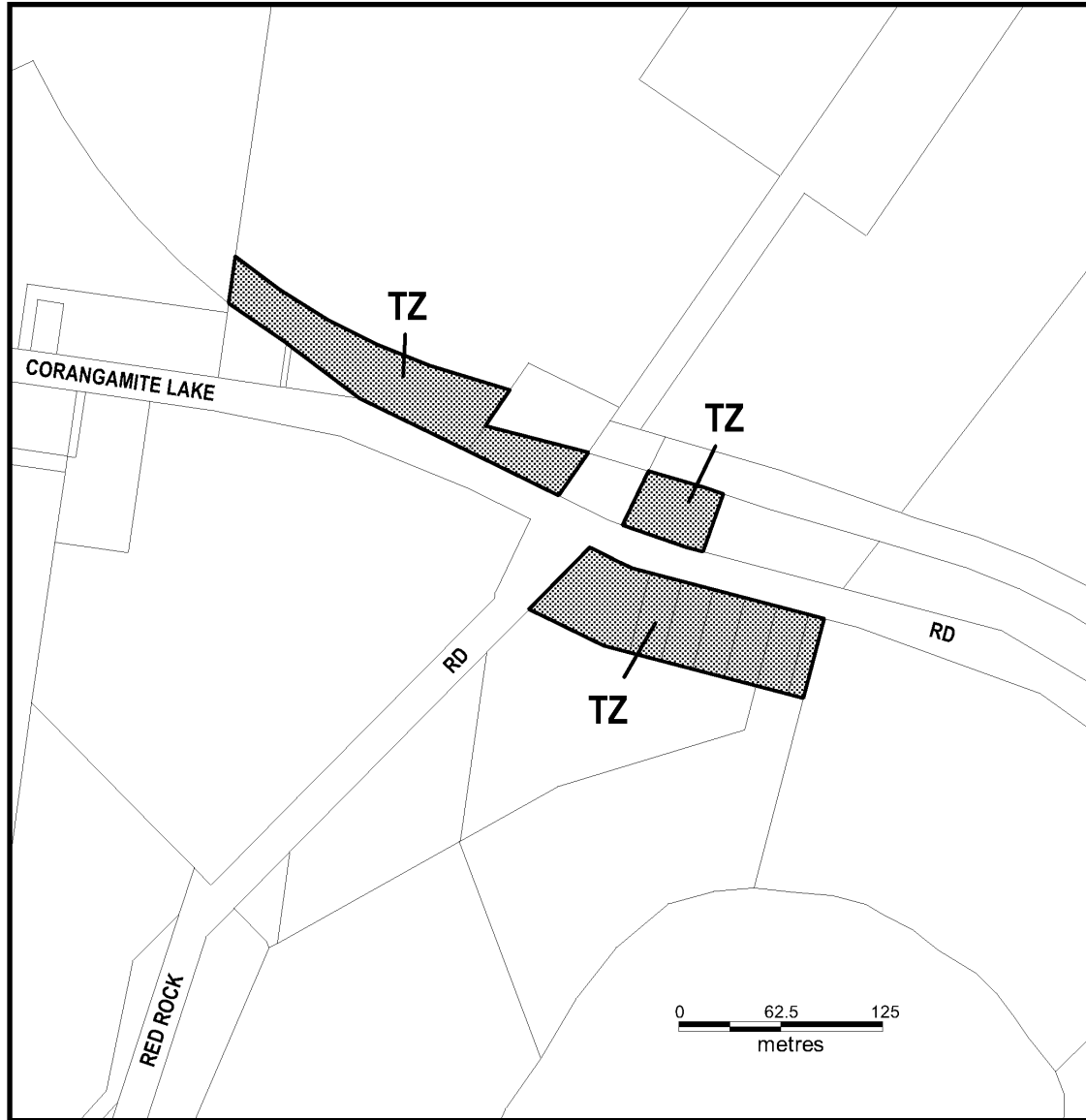
AMENDMENT C69

INDEX TO ADJOINING METRIC SERIES MAP

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MAP No 17

COLAC OTWAY PLANNING SCHEME LOCAL PROVISION



Part of Planning Scheme Map 5

LEGEND

 TZ TOWNSHIP ZONE

AMENDMENT C69

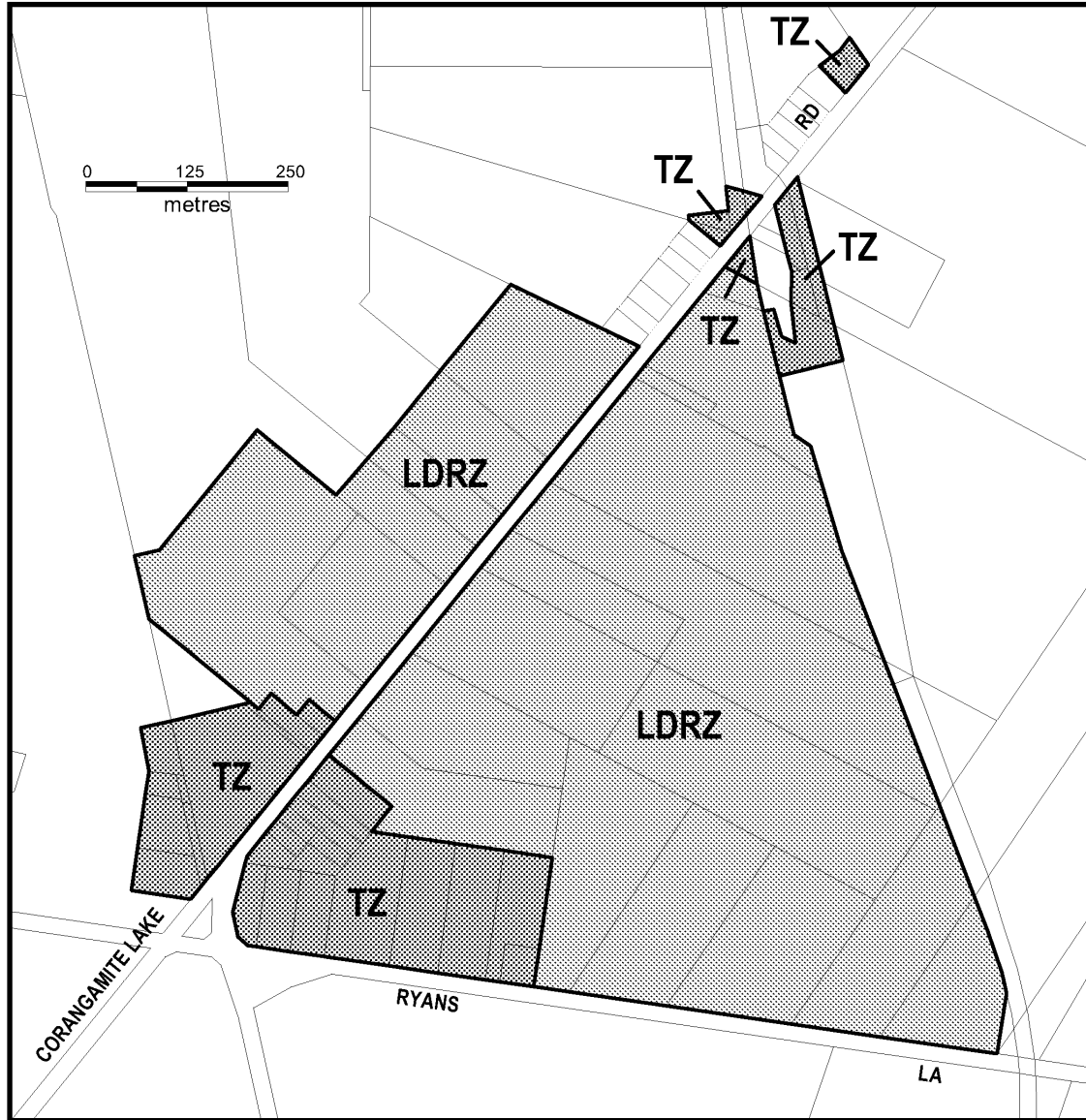
PREPARED BY: INFORMATION SERVICES
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002

**COLAC OTWAY PLANNING SCHEME
 LOCAL PROVISION**



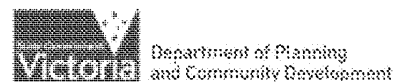
Part of Planning Scheme Map 5

LEGEND

| | |
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| LDRZ | LOW DENSITY RESIDENTIAL ZONE |

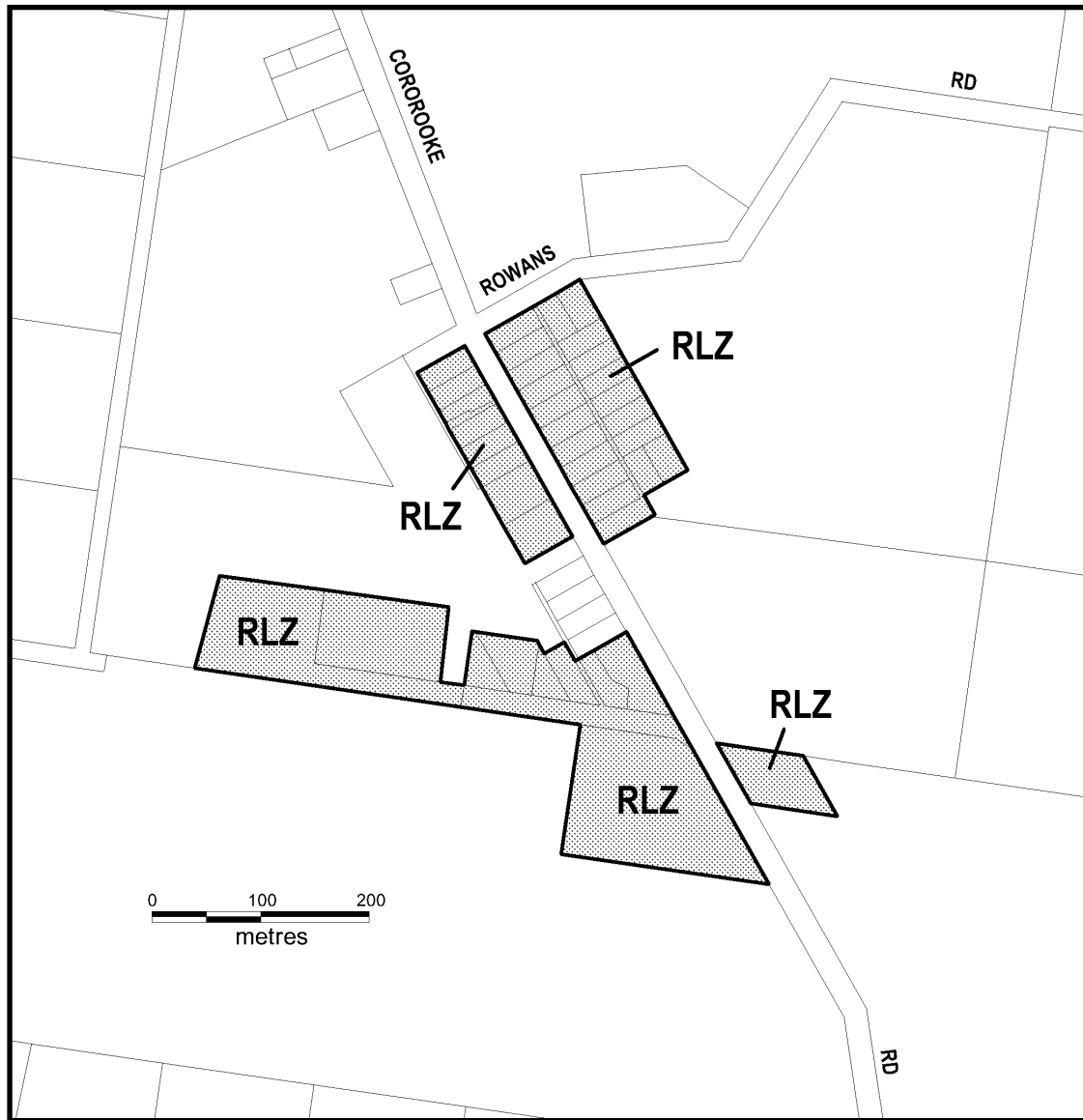
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003

COLAC OTWAY PLANNING SCHEME LOCAL PROVISION



Part of Planning Scheme Maps 5 & 7

LEGEND

 **RLZ** RURAL LIVING ZONE

AMENDMENT C69

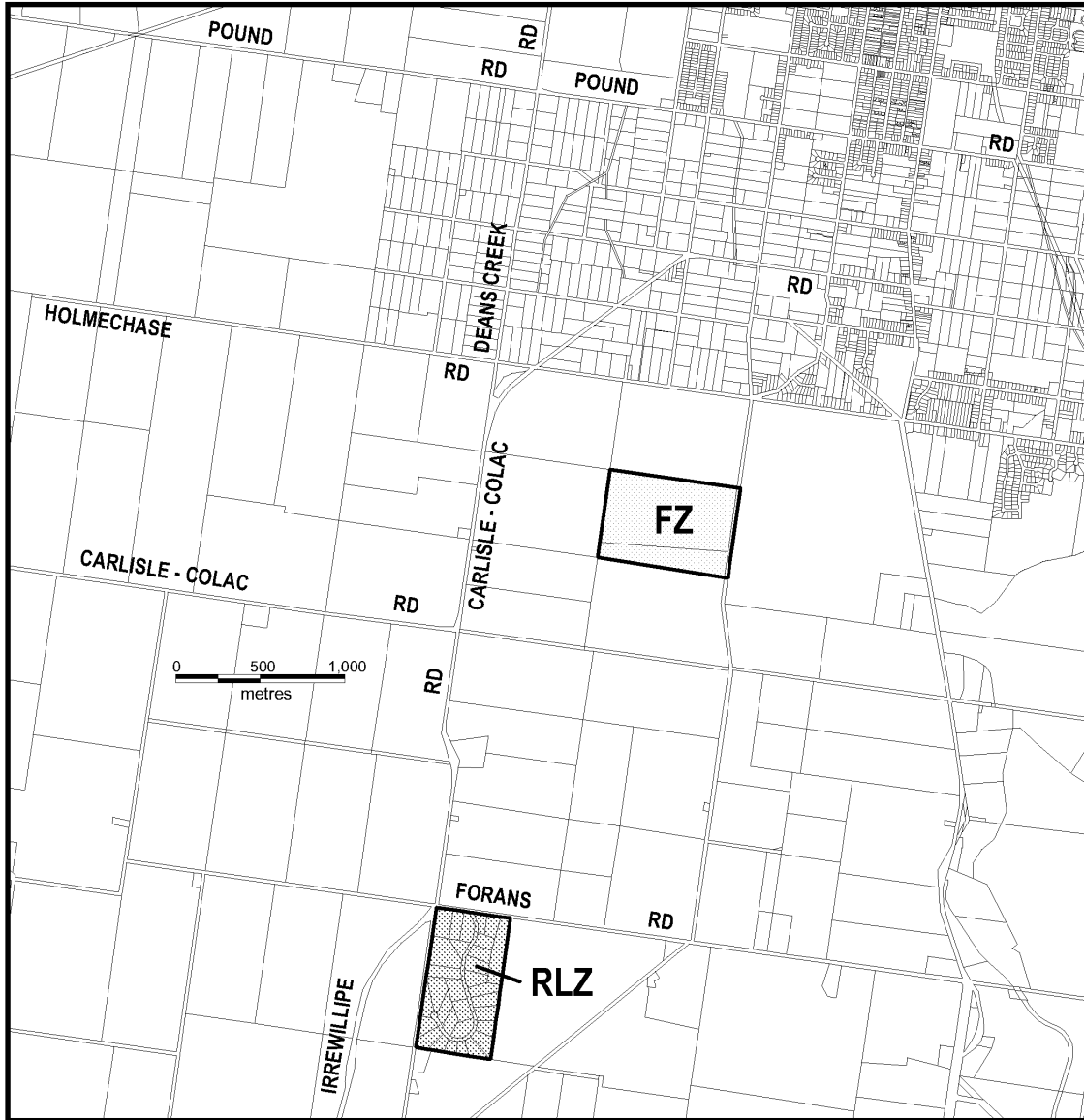
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004

COLAC OTWAY PLANNING SCHEME LOCAL PROVISION



Part of Planning Scheme Maps 11 & 15

LEGEND

| | |
|-----|-------------------|
| RLZ | RURAL LIVING ZONE |
| FZ | FARMING ZONE |

AMENDMENT C69

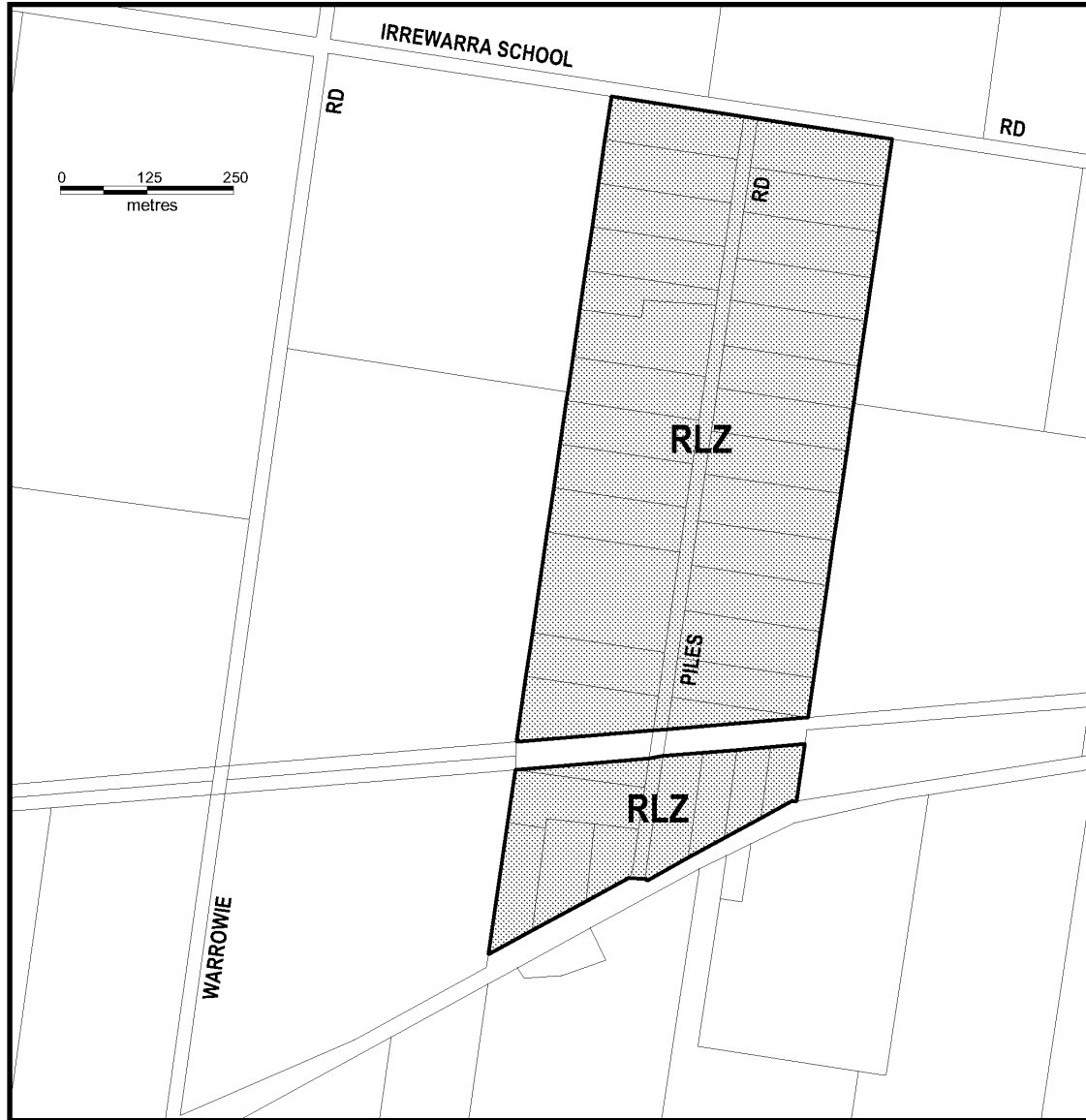
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005

COLAC OTWAY PLANNING SCHEME LOCAL PROVISION



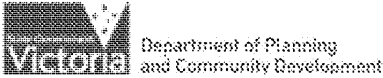
Part of Planning Scheme Map 9

LEGEND

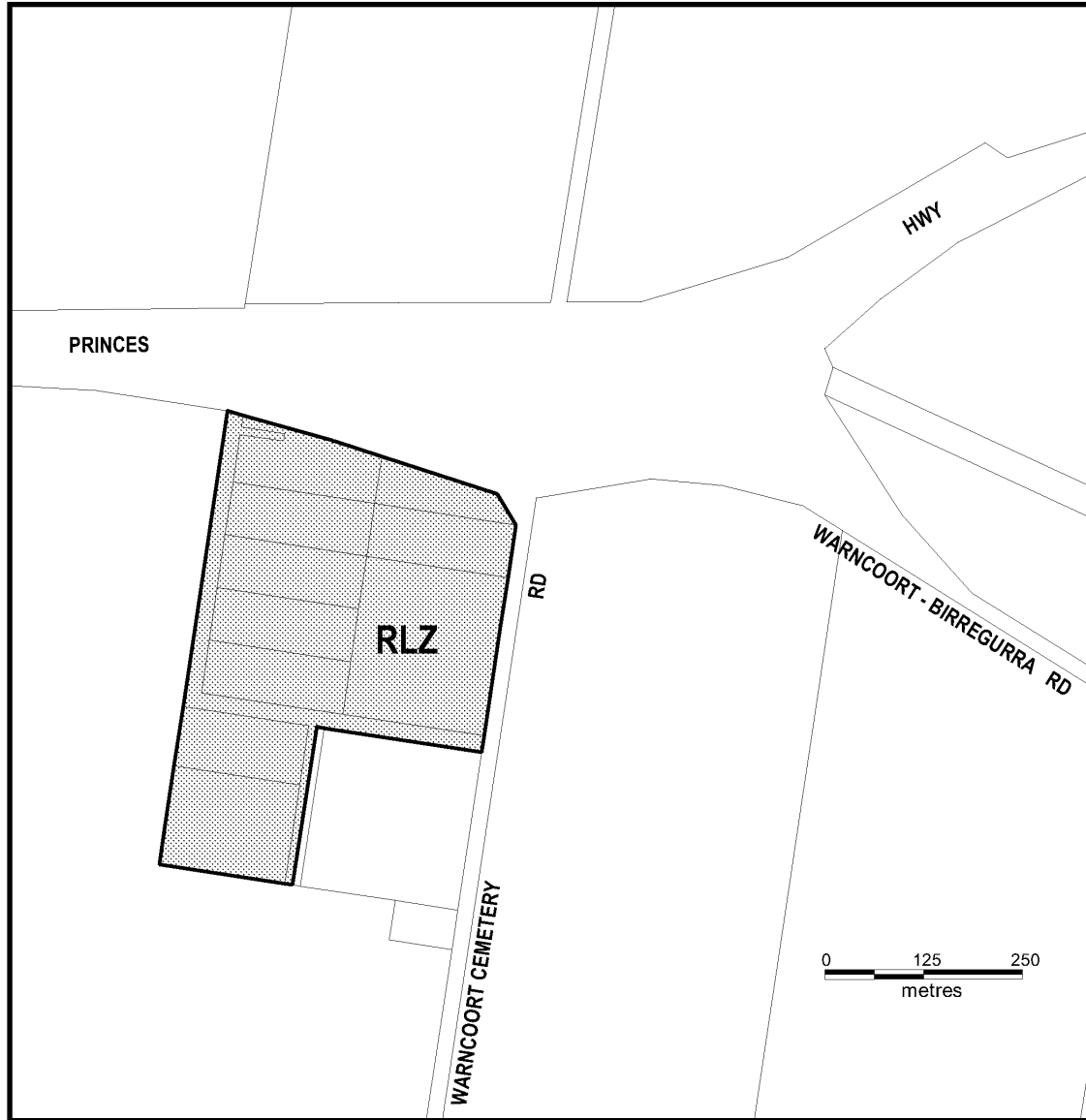
 **RLZ** RURAL LIVING ZONE

AMENDMENT C69

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COLAC OTWAY PLANNING SCHEME LOCAL PROVISION



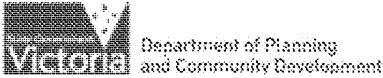
Part of Planning Scheme Map 9

LEGEND

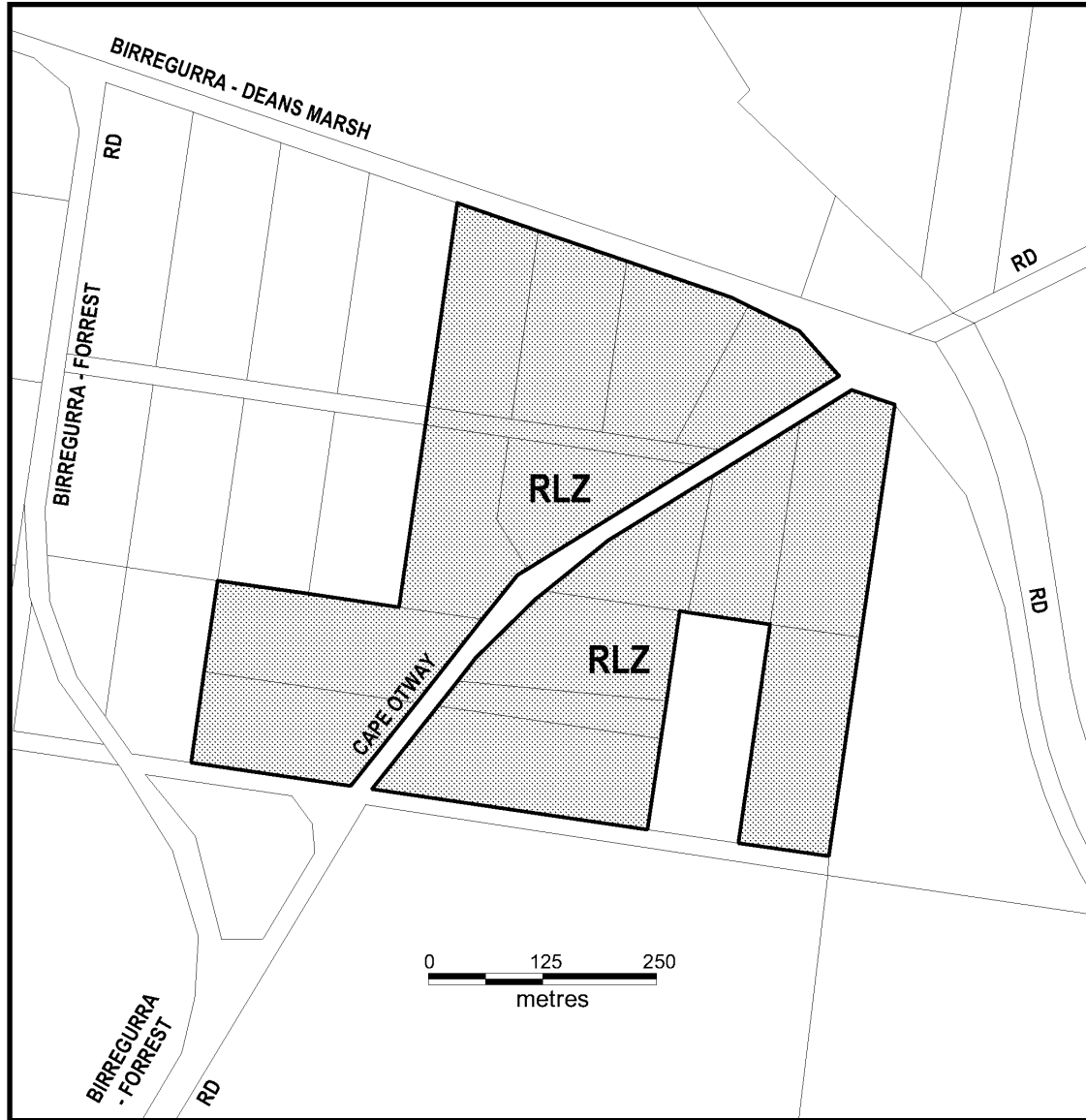
 **RLZ** RURAL LIVING ZONE

AMENDMENT C69

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COLAC OTWAY PLANNING SCHEME LOCAL PROVISION



Part of Planning Scheme Maps 12 & 18

LEGEND

 **RLZ** RURAL LIVING ZONE

AMENDMENT C69

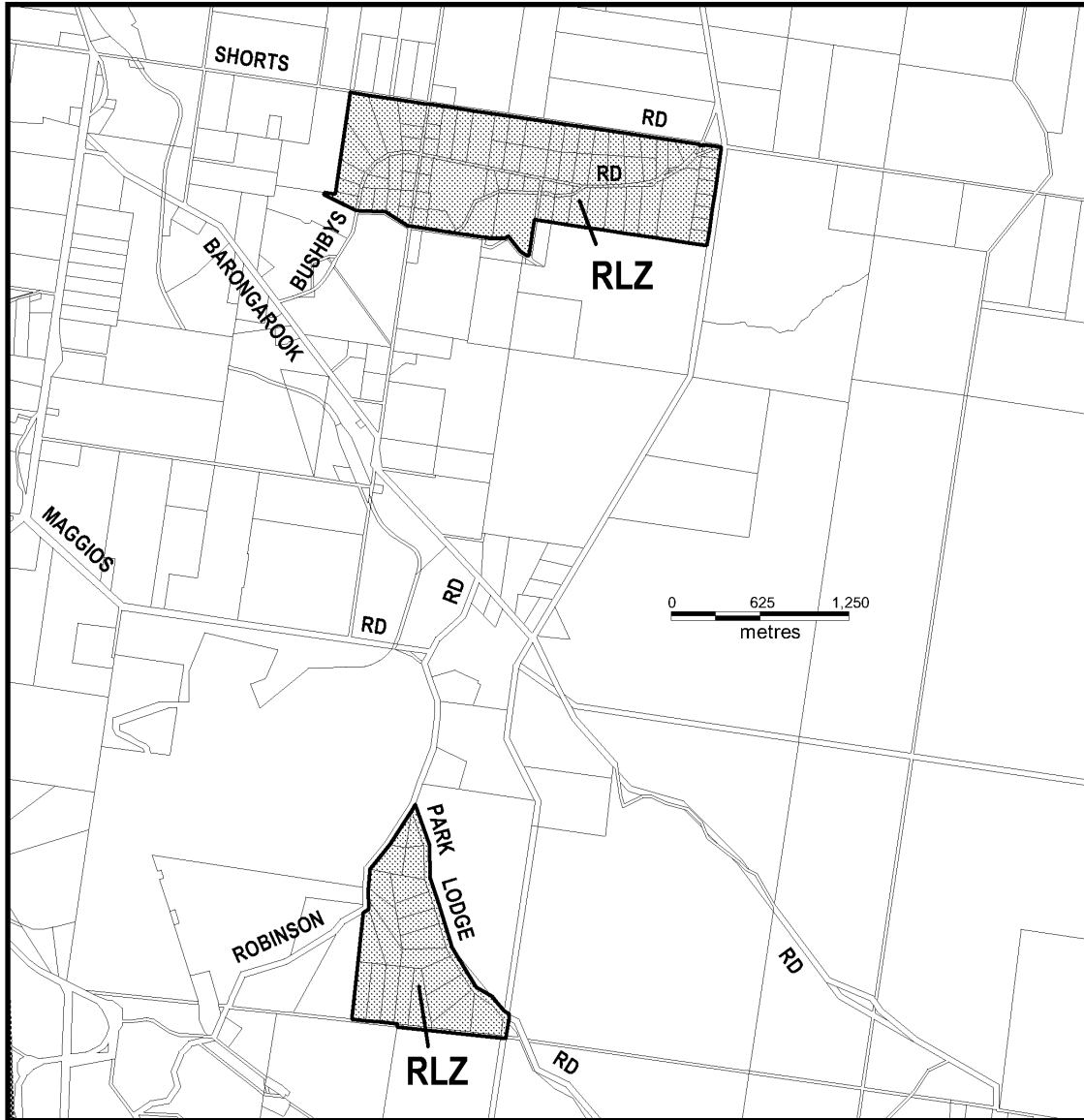
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008

**COLAC OTWAY PLANNING SCHEME
 LOCAL PROVISION**



Part of Planning Scheme Map 16

LEGEND

 **RLZ** RURAL LIVING ZONE

AMENDMENT C69

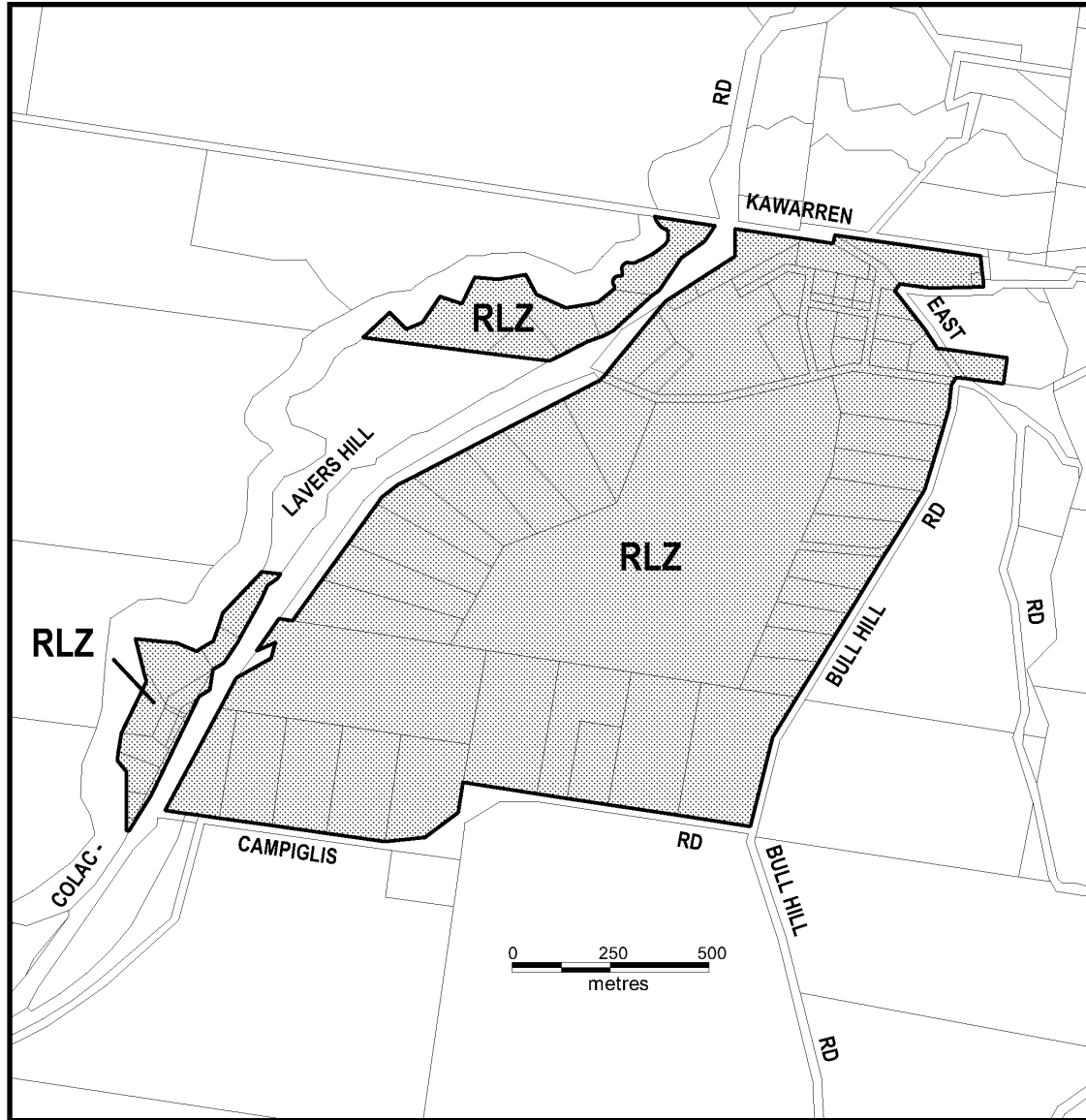
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009

**COLAC OTWAY PLANNING SCHEME
 LOCAL PROVISION**



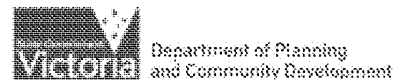
Part of Planning Scheme Maps 15 & 16

LEGEND

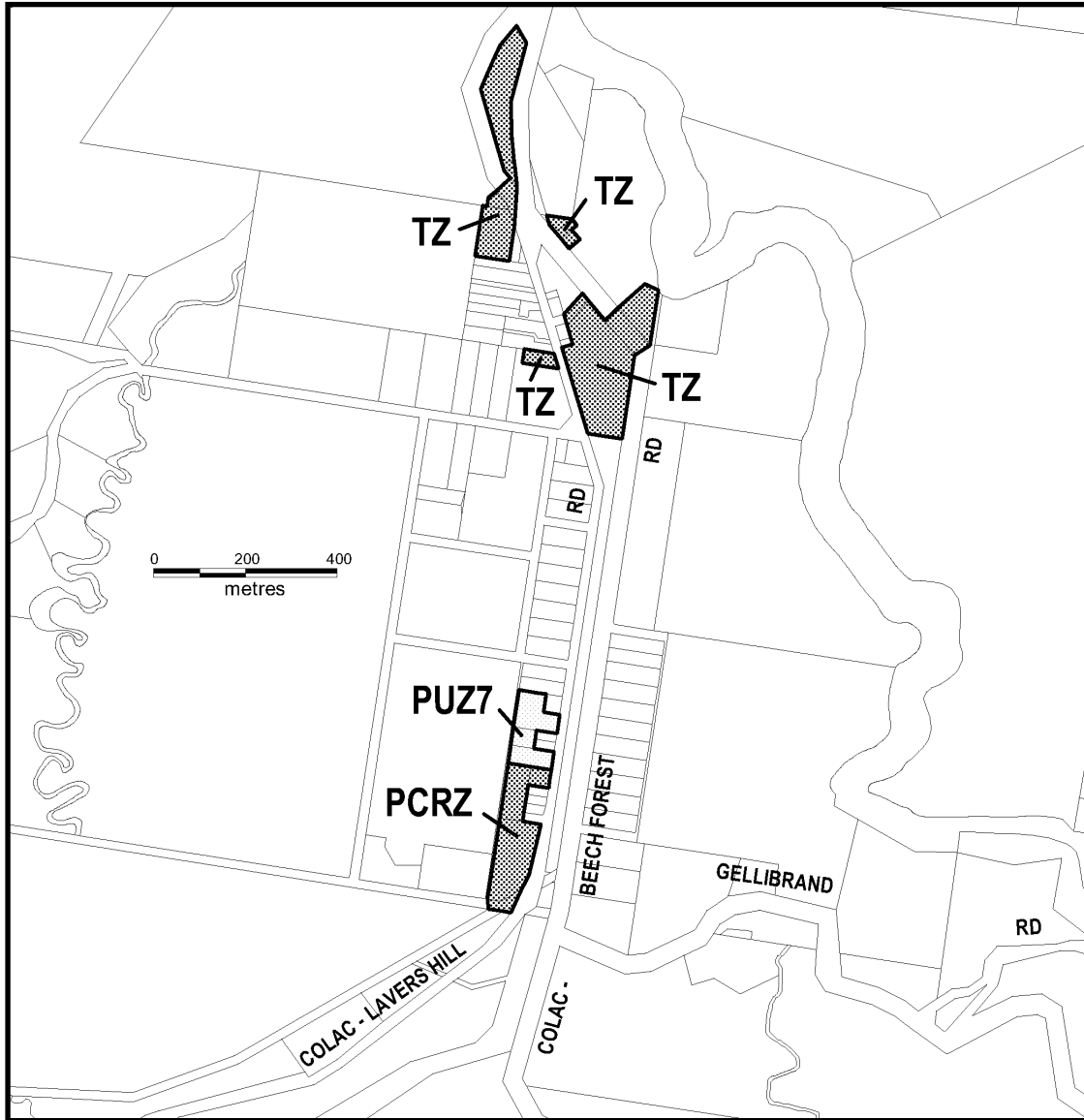
RLZ RURAL LIVING ZONE

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COLAC OTWAY PLANNING SCHEME LOCAL PROVISION



Part of Planning Scheme Maps 15 & 20

LEGEND

| | |
|------|-------------------------------------|
| TZ | TOWNSHIP ZONE |
| PUZ7 | PUBLIC USE ZONE - OTHER PUBLIC USE |
| PCRZ | PUBLIC CONSERVATION & RESOURCE ZONE |

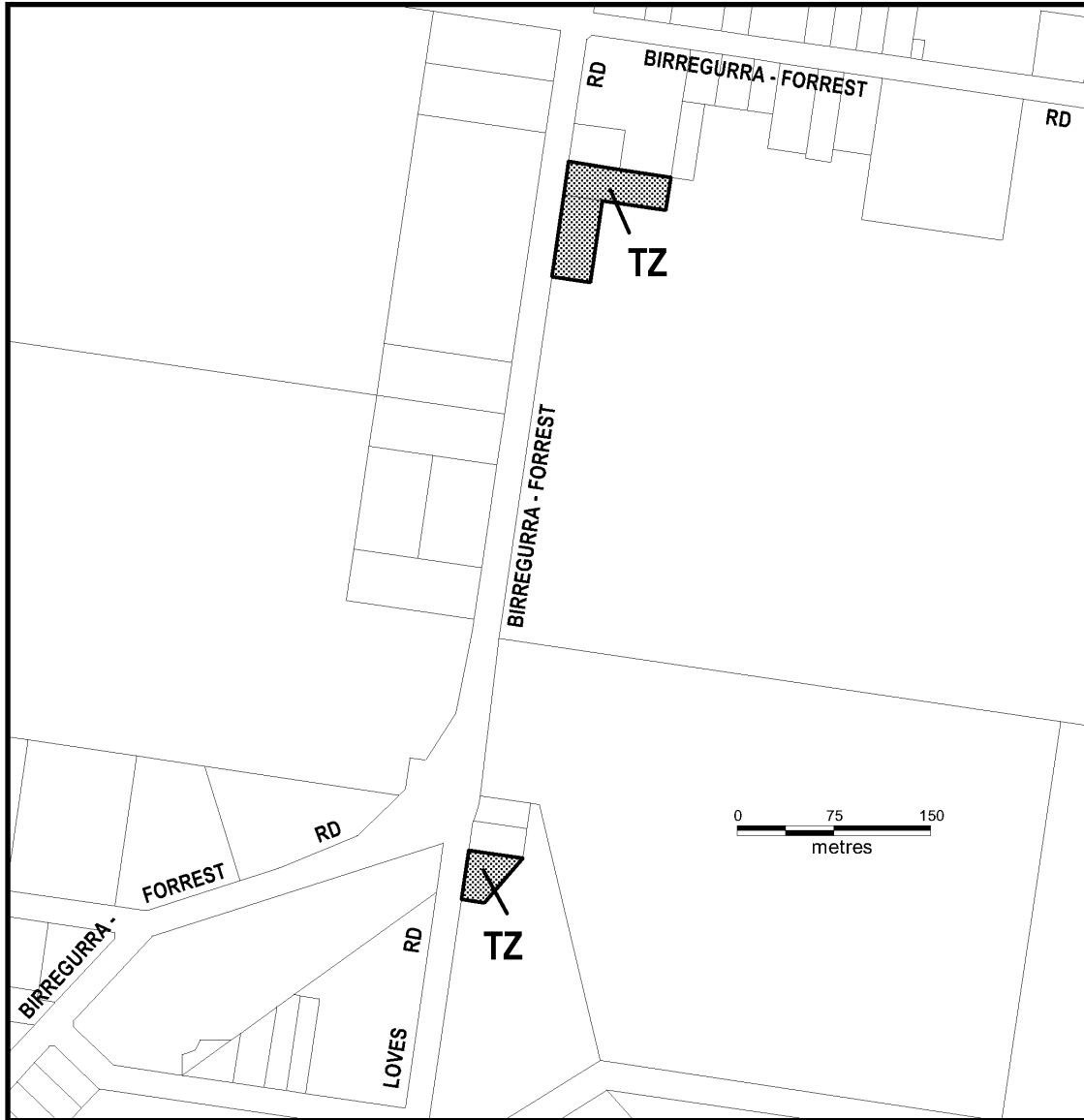
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COLAC OTWAY PLANNING SCHEME LOCAL PROVISION



Part of Planning Scheme Map 16

LEGEND

 TZ TOWNSHIP ZONE

AMENDMENT C69

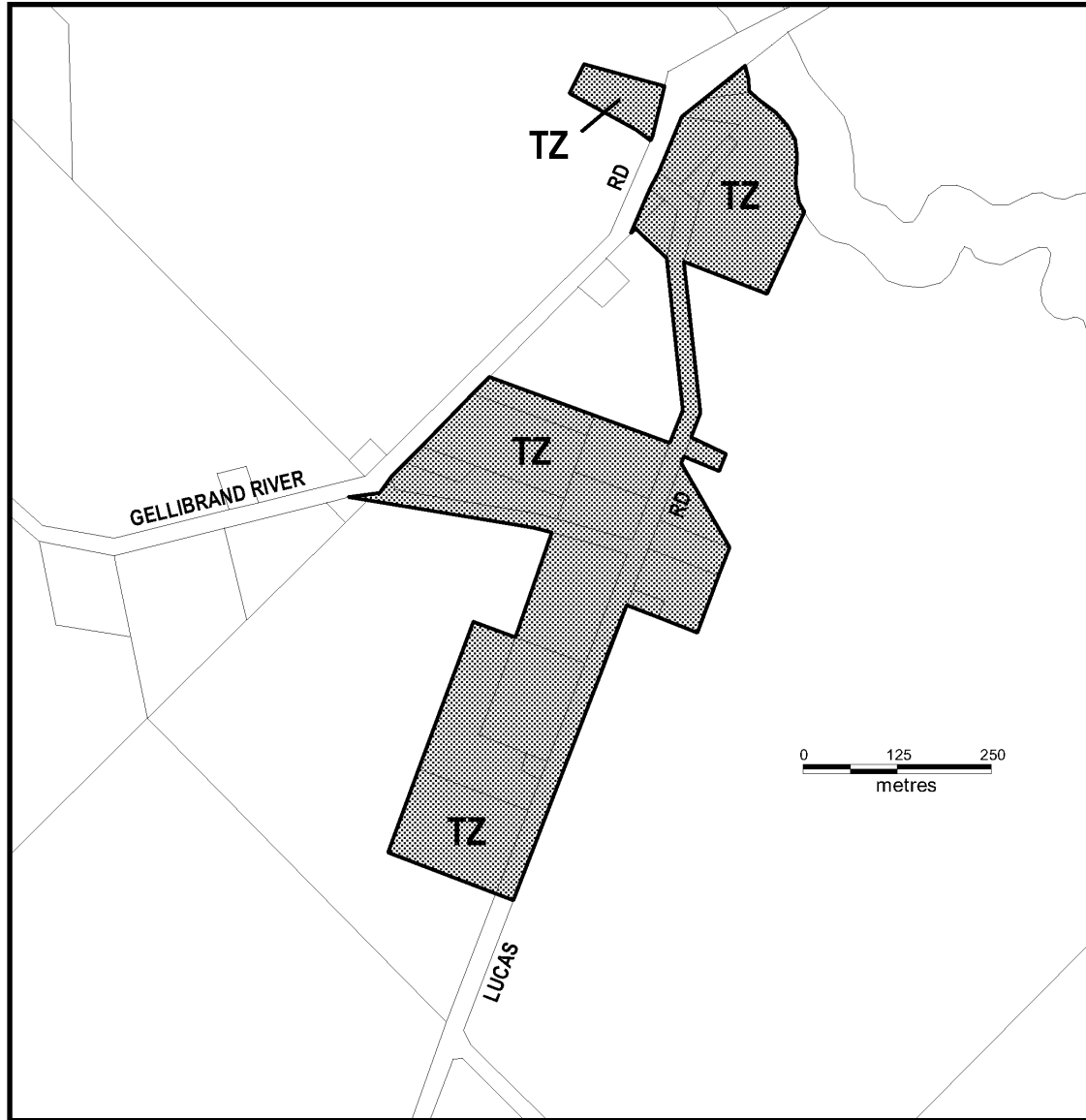
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012

COLAC OTWAY PLANNING SCHEME LOCAL PROVISION



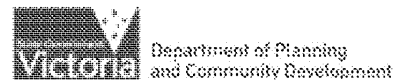
LEGEND

 **TZ** TOWNSHIP ZONE

Part of Planning Scheme Map 19

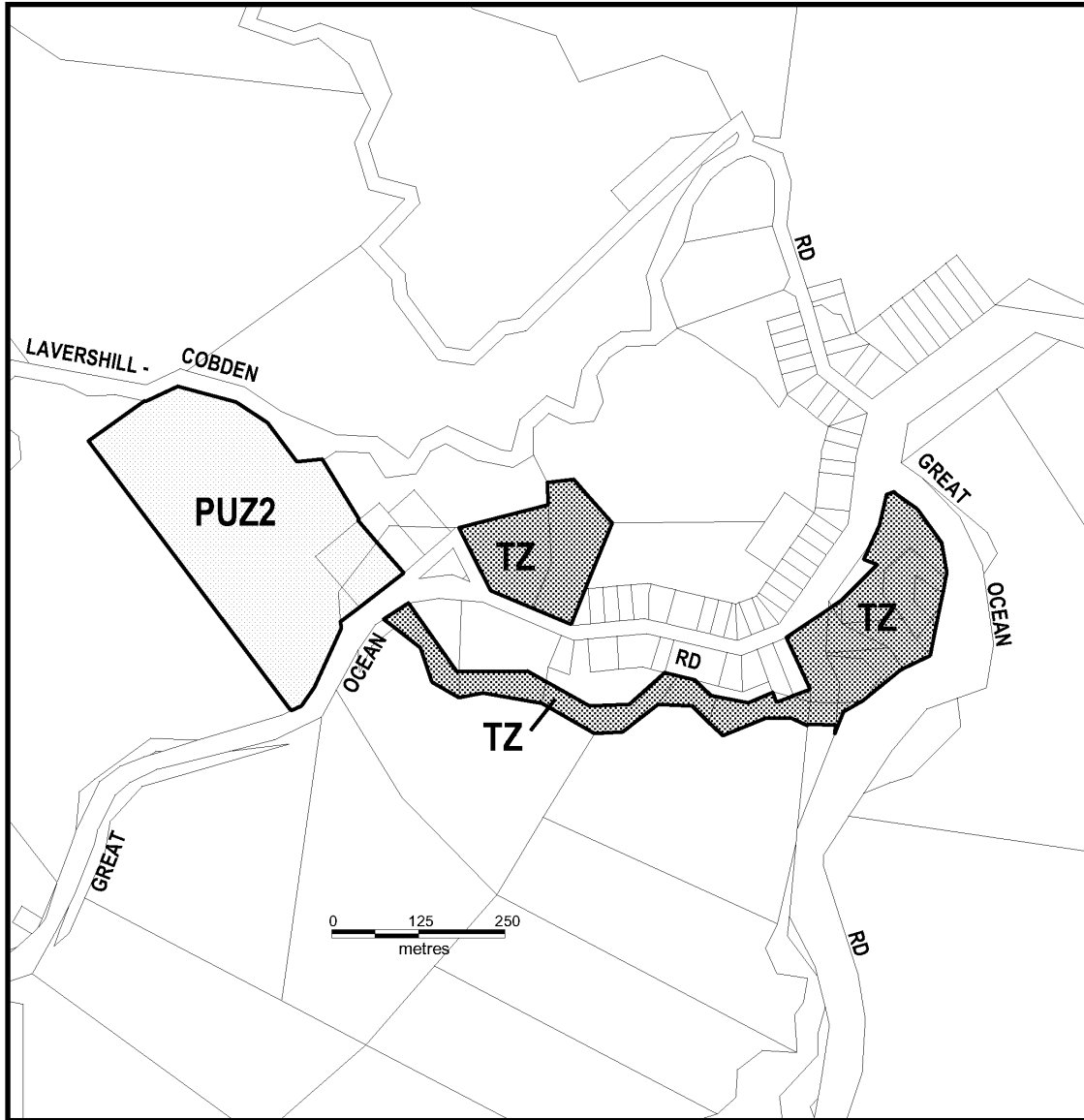
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013

**COLAC OTWAY PLANNING SCHEME
 LOCAL PROVISION**



Part of Planning Scheme Map 25

LEGEND

| | |
|------|-----------------------------|
| TZ | TOWNSHIP ZONE |
| PUZ2 | PUBLIC USE ZONE - EDUCATION |

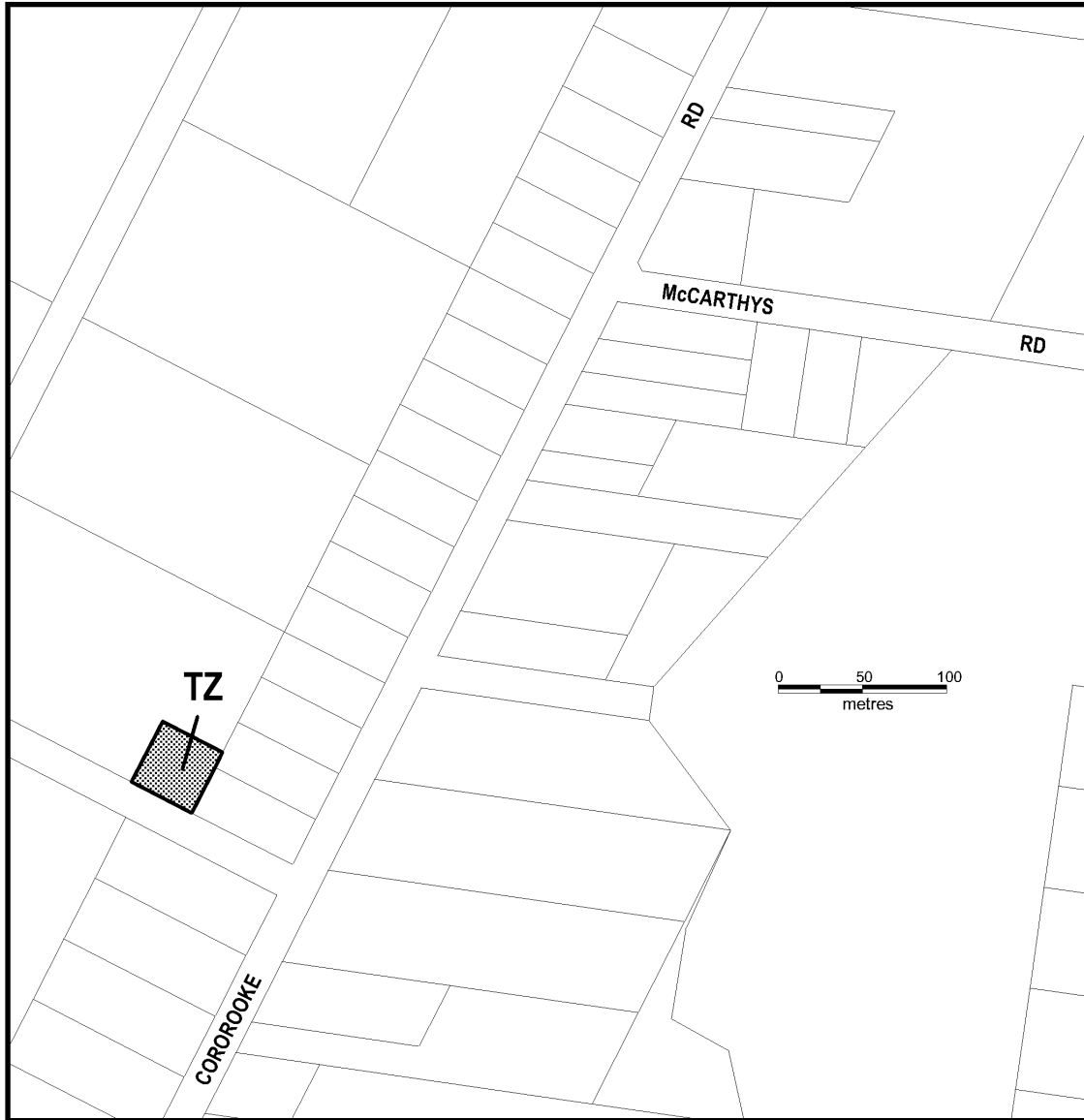
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COLAC OTWAY PLANNING SCHEME LOCAL PROVISION



Part of Planning Scheme Map 8

LEGEND

 TZ TOWNSHIP ZONE

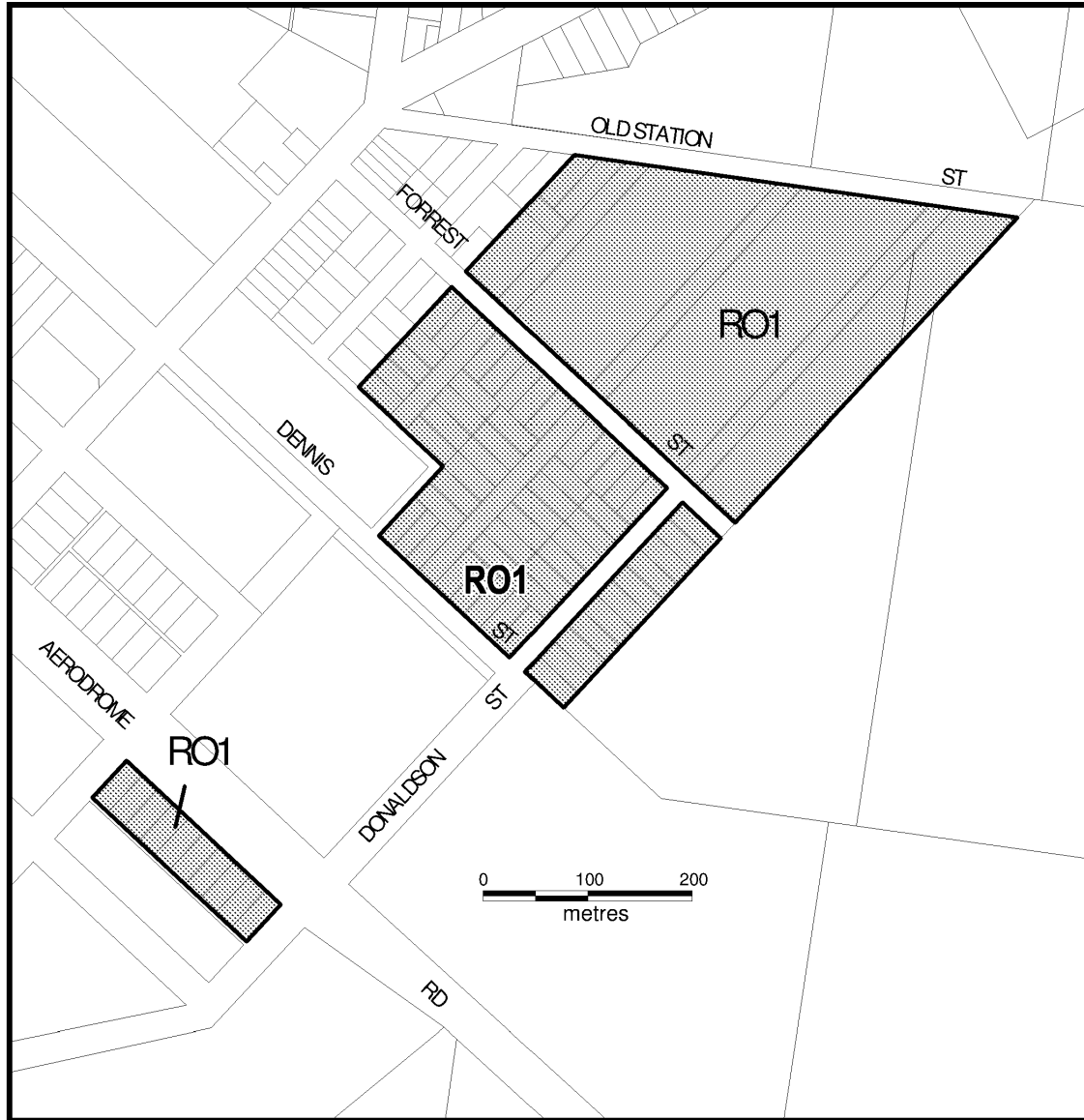
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COLAC OTWAY PLANNING SCHEME LOCAL PROVISION



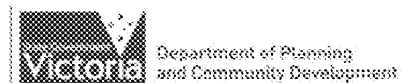
Part of Planning Scheme Map 3RO

LEGEND

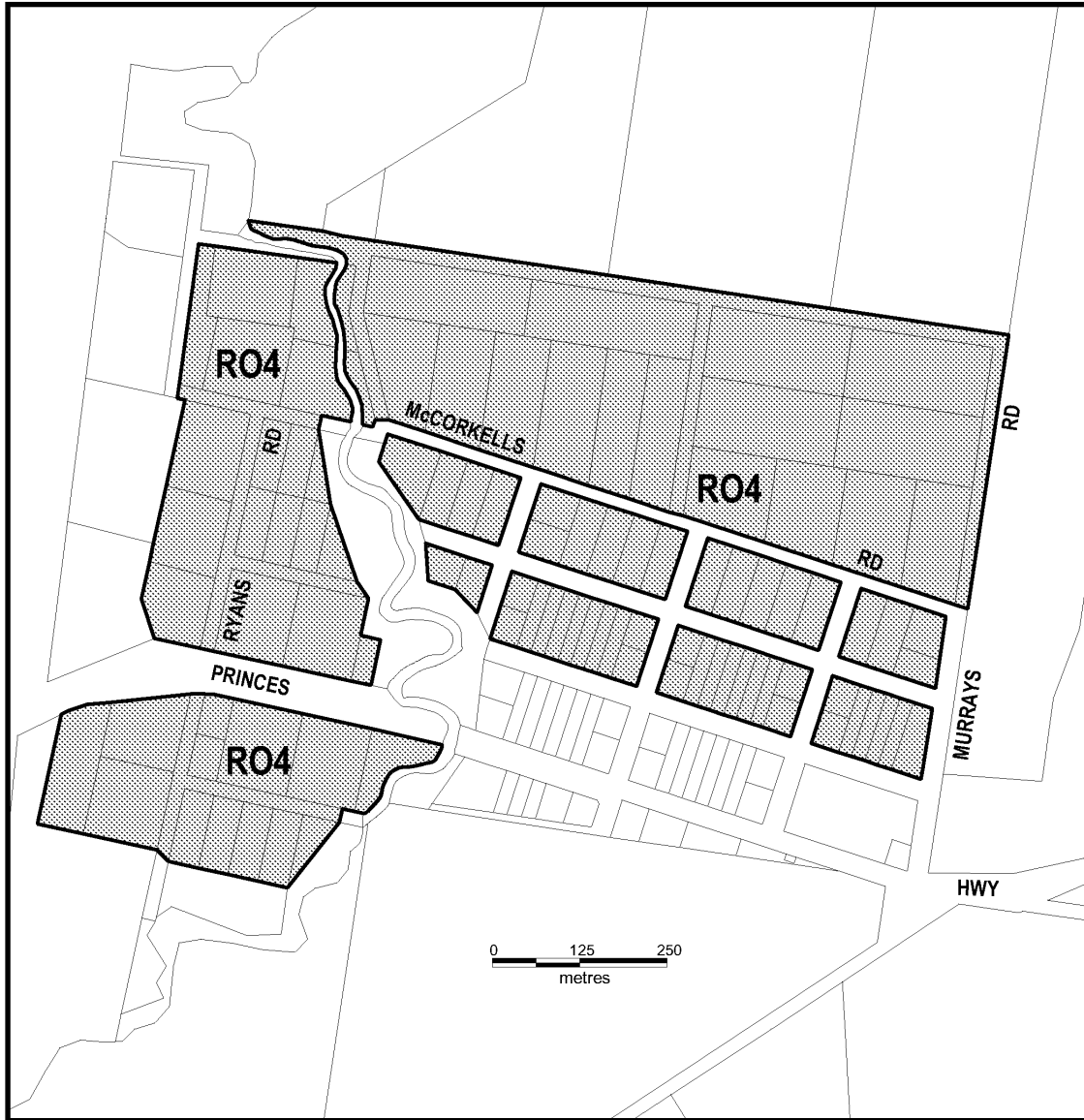
R01 RESTRUCTURE OVERLAY - SCHEDULE 1

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**COLAC OTWAY PLANNING SCHEME
 LOCAL PROVISION**



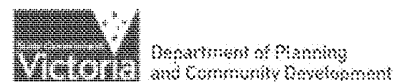
Part of Planning Scheme Map 6RO

LEGEND

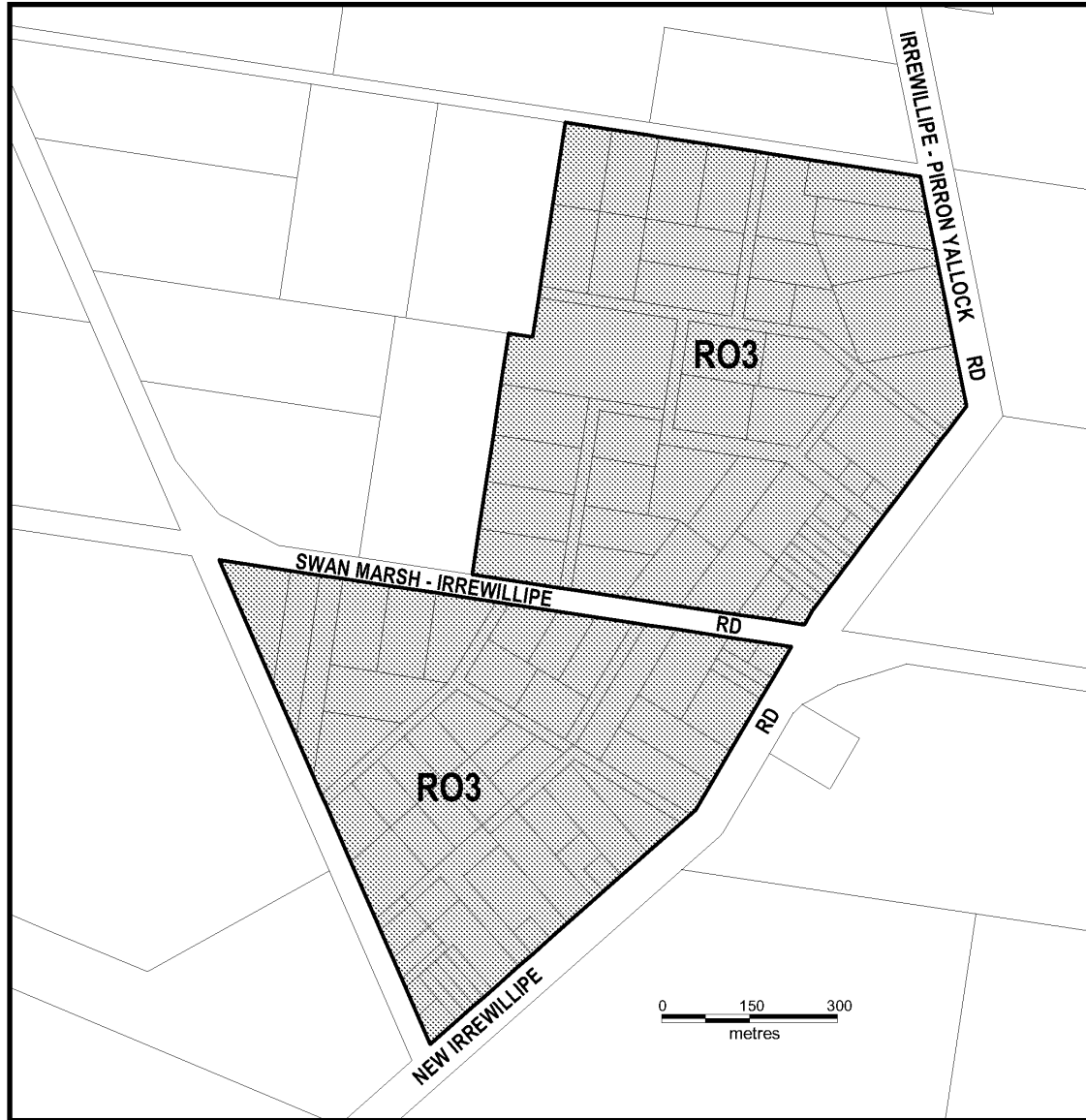
R04 RESTRUCTURE OVERLAY - SCHEDULE 4

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COLAC OTWAY PLANNING SCHEME LOCAL PROVISION



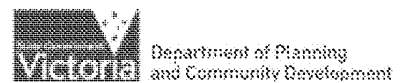
Part of Planning Scheme Map 15RO

LEGEND

 **R03** RESTRUCTURE OVERLAY - SCHEDULE 3

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**COLAC OTWAY PLANNING SCHEME
 LOCAL PROVISION**



Part of Planning Scheme Map 16RO

LEGEND

 **R02** RESTRUCTURE OVERLAY - SCHEDULE 2

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COLAC OTWAY PLANNING SCHEME

21.02 VISION

18/06/2009
C55

21.02-1 Municipal Vision

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C69

The current Council Plan (2009-2013) has the following vision for the municipality:

- * *“Council will work together with our community to create a sustainable, vibrant future”.*

The Plan also identifies commitments and priority actions upon which Council will focus.

21.02-2 Land Use Vision

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C69

In terms of land use development, Council has a vision around the following key land use themes.

Townships

- The Colac Structure Plan (2007) includes the following vision for Colac:
 - Colac will be a thriving town with a vibrant town centre that takes pride in its Lakeside location, is responsive to the housing needs of its residents and offers a variety of opportunities for employment and economic development.
- The Apollo Bay Structure Plan (2007) includes the following vision for Apollo Bay, Marengo and Skenes Creek:
 - Apollo Bay, Marengo and Skenes Creek will remain as distinct coastal settlements, each with a separate identity and local character;
 - The natural beauty of the area, with its unspoilt beaches set against a dramatic backdrop of rolling hills, provides the overarching character which unites the settlements, and should be reflected in new development;
 - The seaside fishing village character of Apollo Bay, focused around a robust working harbour, is highly valued and this character should be preserved and strengthened by new development;
 - Change should take place in Apollo Bay, Marengo and Skenes Creek with a demonstrated commitment to healthy lifestyles and ecological sustainability, and be responsive to the natural environment;
 - The settlements should continue to provide for high quality living, offering improved community facilities and services, as well as economic development opportunities, for a self sustaining lifestyle.
- Major urban development will take place in the main, fully serviced centres of Colac and Apollo Bay.
- Urban development in Colac and Apollo Bay will be contained within settlement boundaries.
- Apollo Bay will develop to modest heights and scale and will provide a diversity of housing choice.
- Colac will develop to provide a diversity of housing choice.
- Major industrial and commercial development will occur in Colac.
- Less intensive residential and township development will take place in other, smaller settlements in a manner that contributes to the economic development of these townships and assists in maintaining existing infrastructure and services within these towns and support tourism growth.

COLAC OTWAY PLANNING SCHEME

Cultural Heritage

- The Koori culture of the Shire is acknowledged and will be celebrated.
- The Shire's significant cultural heritage resources will be conserved and enhanced.
- Any adaptation or development of heritage places or areas will be in a manner sympathetic to their significance.

Rural living

- ◊ The Rural Living Strategy (2011) provides a vision for the current and future role of rural settlements within the Shire by:
 - Directing future rural living development to nominated areas where there are fewer economic, environmental, social, land use and servicing constraints for settlement;
 - Nominating areas where future strategic work is required to investigate the potential for further rural-residential development and small town growth;
 - Recognising the function of already-developed old and inappropriate rural subdivisions as 'de facto' rural living developments;
 - Restricting the development of existing old and inappropriate subdivisions and preventing the further encroachment of rural living development on surrounding farming land.

Agriculture

- High quality agricultural land will be protected.
- Agricultural diversity and a sustainable forestry and timber industry will be encouraged in the region.
- Grazing and cropping farming practices are the preferred land uses in areas designated as "farmland of strategic significance".

Tourism

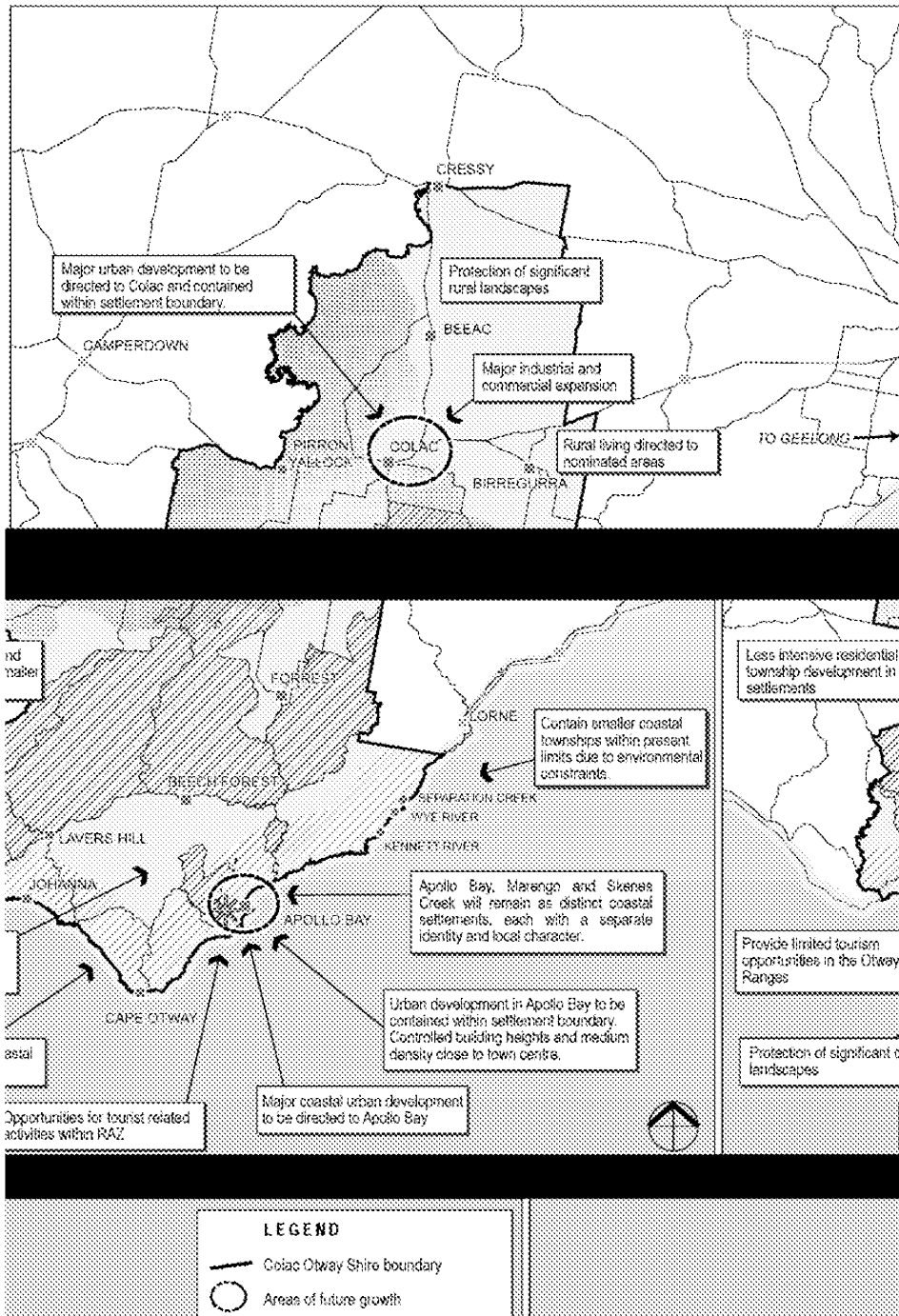
- Opportunities for tourism are provided to contribute to the growth of the Shire.
- Tourism growth will be managed sustainably and the environmental and landscape assets that attract tourists and new residents alike will be protected.
- Limited opportunities will be provided for tourist related activities in the Apollo Bay hinterland, around the Forrest Township and the Otways.

Environmental features

- Significant rural and coastal landscapes will be preserved and protected.
- Key natural assets such as declared water supply catchments, the coast, forested public land, rivers and watercourses, lakes and major geological features will be protected from inappropriate land use and development.
- Development will respond to environmental risks such as bushfire, flooding, landslip, erosion and salinity.
- Those natural, physical and amenity features that contribute to the character of the Otway Ranges and Coast will be protected and enhanced for future generations.

COLAC OTWAY PLANNING SCHEME

Colac Otway Strategic Framework Plan



COLAC OTWAY PLANNING SCHEME

21.03 SETTLEMENT

18/06/2009
C55

21.03-1 General

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C69

Overview

- Colac is the major regional centre in the Shire for residential, service and manufacturing industry, retail, office services, recreation and education facilities.
- Apollo Bay is the major coastal urban centre in the Shire. It is experiencing high rates of development for both permanent and short-term (tourist) accommodation. It also provides a range of entertainment and recreational related facilities, including swimming, fishing, golf, cafes and restaurants.
- Colac and the coastal townships are experiencing increased rates of development.
- The management of residential, tourism and infrastructure development pressures is required, particularly in coastal areas.
- The development of the major towns in the Shire should take place in accordance with the recently completed Structure Plans for Colac and Apollo Bay.
- Smaller coastal settlements occur at Kennett River, Marengo, Separation Creek, Skenes Creek and Wye River, where development is expected to occur within current settlement boundaries due to various environmental constraints to growth.
- Other townships are located at Alvie, Barwon Downs, Beeac, Beech Forest, Birregurra, Cartisic River, Coragulac, Cororooke, Cressy, Forrest, Gellibrand, Lavers Hill, Pirron Yallock, Swan Marsh and Warrion.
- The future development of other townships in the Shire should proceed in a manner that contributes to the economic development of these townships, acknowledges and responds to environmental constraints and protects the broader landscapes within which these townships are located.
- Effluent disposal is a major problem in the smaller settlements, particularly in the peak periods with high tourist numbers.
- Rural residential living provides a desirable lifestyle for a number of residents and if appropriately located can reduce land use conflict in farming areas and contribute toward the economic development of small townships.
- The Rural Living Strategy (2011) has identified and designated suitable locations for rural living areas which do not take up high quality agricultural land and where an adequate level of services can be provided.
- The Rural Living Strategy highlights the role of small townships in accessing rural living land.
- A number of settlements have been identified with potentially suitable locations for additional rural living and township development subject to further investigation including Beech Forest, Gellibrand, Forrest, Alvie, Cororooke and Beeac.
- A number of de facto rural living areas have developed over a number of years on old subdivisions within the localities of Barongarook – Bushby’s Road, Barongarook – Robinson Road, Barongarook – Everett Crescent, Barramunga, Bungador, Cororooke – Langdons Lane, Grey River, Irrewarra – Pyles Road, Johanna, Kawarren, Marengo – Alice Court, Petticoat Creek, Warncoort and Weeaprounah.
- A number of largely undeveloped, old and inappropriate subdivisions unsuitable for development are found within the Shire abutting the township boundaries of Cressy and Pirron Yallock and in the localities of Gerangamete and Irrewillipe – Swan Marsh-Irrewillipe Road.

COLAC OTWAY PLANNING SCHEME

- There is a need to encourage excellence in the design of new development, including the layout of subdivisions and the recognition of cultural heritage.

Objectives

- To facilitate the development of the various settlements in the Shire in accordance with the needs of each local community.
- To facilitate a range of developments in an environmentally sensitive way to provide greater residential choice.
- To provide direction regarding the preferred location for rural residential and small town development.
- To provide limited opportunities for rural living development where these do not detract from the key environmental qualities of the region and do not cause land use conflict in farming areas.

Strategies

- Ensure that there is sufficient fully serviced residential land to meet the needs of the existing and future population.
- Encourage future residential development into existing zoned and serviced areas to avoid an oversupply of residential zoned land and to make the most effective use of infrastructure services.
- Provide opportunities for the provision of a wide range of housing choices for residents, short-term holiday residents and tourists.
- Development within rural living areas should be contained within the existing Rural Living Zone land and other than in Elliminyt any further intensification of dwellings within these areas should be discouraged.
- The restructure of existing lots in old and inappropriate subdivisions is needed in order to minimise development, retain the land in agriculture, prevent further servicing problems and avoid *ad hoc* development outside designated settlement boundaries.
- Ensure that development incorporates Environmentally Sustainable Development (ESD) practises.
- Promote a pattern of settlements in the coastal strip that balances between opportunity for growth and retention of environmental and cultural qualities.
- Restrict the expansion of other coastal settlements in accordance with environmental constraints.
- Ensure that development of the Colac and Apollo Bay airfields is not prejudiced by encroaching urban development.

21.03-2
18/06/2009
C55

Colac

Overview

A Structure Plan for Colac was adopted by Council (February 2007) and articulates the preferred development future for this key centre of the municipality and broader region. Key issues to emerge from the Structure Plan include the need for:

- A township boundary to clearly identify the extent of future development and enable the protection of valuable farming land that surrounds the township.
- Consolidation around the town centre and activity nodes taking into account heritage constraints.
- Provision of a secondary commercial node to cater for the growing area of Elliminyt.
- Retention and enhancement of Colac's heritage assets.
- Protection of Lake Colac from inappropriate industrial development.

COLAC OTWAY PLANNING SCHEME

- Provision of an adequate supply of industrial land consolidated in east Colac.
- An increase in the amount of public open space (both linear and non-linear) and development of policy direction supporting future open space provision for residential development.
- Better integration between Colac and Lake Colac through design features and foreshore development.
- Increased opportunity for recreational linkages between key activity areas including Lake Colac.
- Urban design improvements for the enhancement of the Colac Town Centre and main street.
- Improved traffic management in Colac.
- Strategies to create a precinct to focus community learning through a multi-purpose education, recreation and community precinct.
- There is a need to identify a heavy vehicle by-pass of the Murray Street retail centre.

Objectives

- To manage the growth of Colac consistent with its role as the major urban centre of the Shire.
- To enhance the built and natural environment of Colac.

Strategies

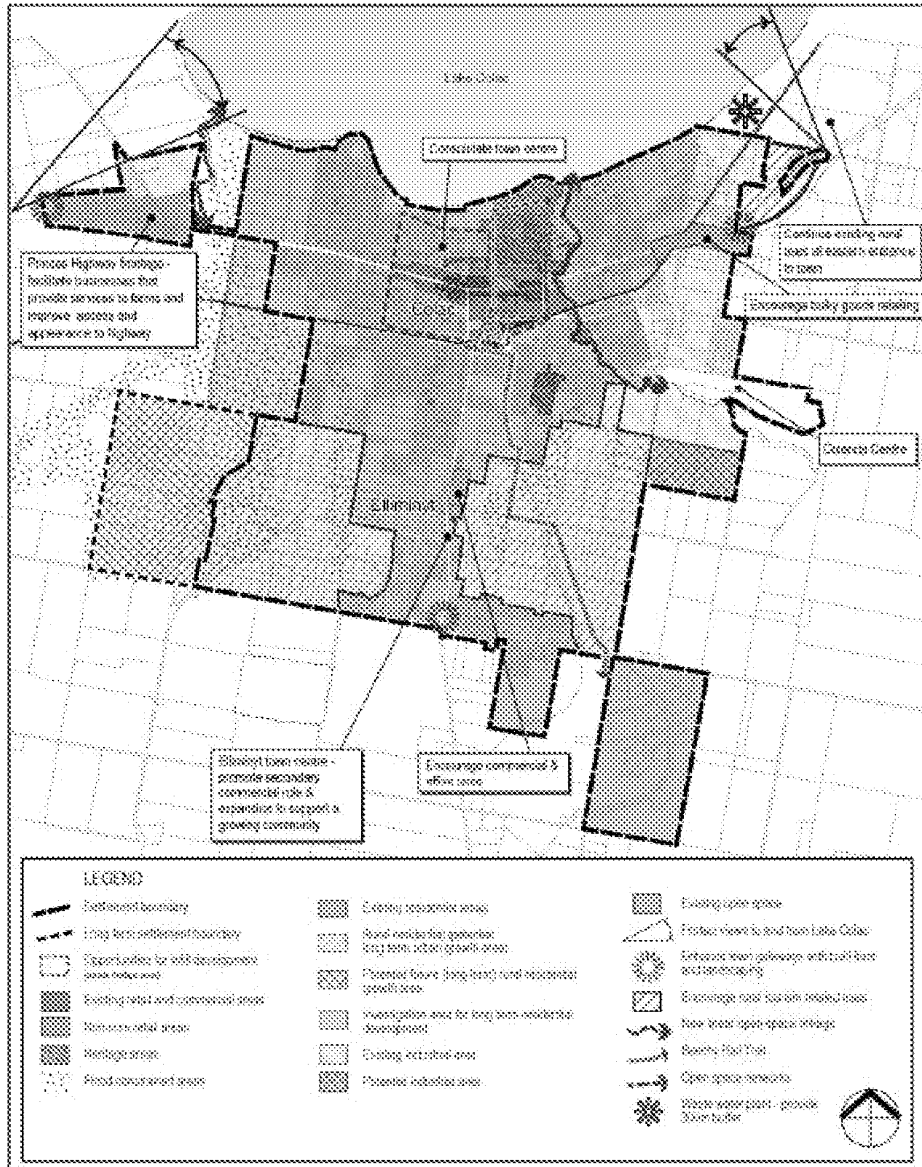
- Ensure that the development of Colac occurs generally in accordance with the strategic directions outlined in the Colac Framework Plan attached to this Clause.
- Encourage medium density development in the existing Colac town centre and ensure that infill housing proposals demonstrate that they are designed in a manner that is compatible and appropriate for the prevailing character and heritage values of the precinct.
- Create additional residential opportunities close to the Colac town centre.
- Provide adequate car parking to cater for commercial development.
- Retain heritage places and areas as significant components of Colac's character and attractiveness.
- Designate areas of rural land between Elliminyt and Colac (east and west of Colac - Lavers Hill Road) as rural lifestyle opportunities.
- Support an increase in the amount of usable public open space (both linear and non-linear) to support recreational land uses and linkages between activities.
- Discourage any additional or new industrial development adjacent to Lake Colac.
- Encourage the relocation of existing 'inappropriate' industrial uses out of the town centre.
- Identify new industrial opportunities in Colac East which provide areas suited to a diverse range of light to general industrial activities.
- Improve the appearance of existing industrial development in Colac to provide more attractive and inviting entrances to the town.
- Designate land in Elliminyt for a community / commercial node.
- Provide for commercial type uses on Colac-Lavers Hill Road.
- Provide opportunities for expansion of the east Colac Highway Business area.
- Enhance the west Colac Highway Business area.
- Minimise the impact of the Colac Water Reclamation Plant on development on nearby land.

COLAC OTWAY PLANNING SCHEME

- Ensure that future use and development of the Colac Water Reclamation Plant is not detrimentally affected by allowing inconsistent and potentially conflicting development to occur within its buffer area.
- Create a multi-purpose education, recreation and community precinct to focus community learning.
- Investigate options for a heavy vehicle by-pass of the Murray Street retail centre.

COLAC OTWAY PLANNING SCHEME

Colac Framework Plan



COLAC OTWAY PLANNING SCHEME

21.03-3 Apollo Bay and Marengo

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C65

Overview

A Structure Plan for Apollo Bay (including Marengo and Skenes Creek) was adopted by Council (April 2007) and articulates the preferred development future for this key coastal centre. Key issues to emerge from the Structure Plan were that:

- Apollo Bay, Marengo and Skenes Creek are to remain as distinct coastal settlements with development to be contained within coastal settlement boundaries.
- Each settlement has a separate identity and local character;
- A key role of Apollo Bay is to provide a diversity of housing opportunities consistent with its identity and local character;
- The natural beauty of the area, with its unspoilt beaches set against a dramatic backdrop of rolling hills, providing the overarching character which unites the settlements, to be reflected in new development;
- The seaside fishing village character of Apollo Bay, focused around a robust working harbour, is highly valued and this character should be preserved and strengthened by new development;
- Change in Apollo Bay, Marengo and Skenes Creek should take place with a demonstrated commitment to healthy lifestyles and ecological sustainability, and be responsive to the natural environment;
- The settlements should continue to provide for high quality living, offering improved community facilities and services, as well as economic development opportunities, for a self sustaining lifestyle.
- Water supply is a potential constraint to the future growth of Apollo Bay which can only proceed subject to the demonstrated availability of an adequate water supply.

Objectives

- To develop Apollo Bay as an attractive residential community which provides a high quality environment as a significant tourist centre.
- To retain Apollo Bay, Marengo and Skenes Creek as distinct coastal settlements with their own local character.
- To ensure that the natural beauty of the area is reflected in new development.
- To preserve the seaside village character of Apollo Bay.
- To ensure that change demonstrates a commitment to sustainability and is responsive to the natural environment.

Strategies

- Ensure that the development of Apollo Bay and Marengo occurs generally in accordance with the strategic directions outlined in the Apollo Bay Framework Plan attached to this Clause.

Settlement Character and Form

- Consolidate the town centre of Apollo Bay, limit building heights and provide a greater diversity of accommodation at higher densities within and in close proximity to the commercial area.
- In the residential areas outside the town centre of Apollo Bay, limit building heights and ensure upper levels are well articulated to respect the character of the area and provide for a more traditional dwelling density to contribute to a diversity of housing choice.
- Require new development and streetscape works in the Apollo Bay town centre to build on and reinforce the fishing village coastal character of the township, and contribute to the creation of a vibrant public realm.

COLAC OTWAY PLANNING SCHEME

- Reinforce and improve the informal character, accessibility and amenity of streetscapes in the residential areas of Apollo Bay, Marengo and Skenes Creek, reflecting the distinct existing and preferred future character of each settlement in new improvements.
- Achieve excellent architectural quality in new development or improvements to existing buildings in the town centre, drawing on the existing valued qualities of the centre and setting a new direction in the use of innovative, high quality design.
- Promote Apollo Bay and Marengo as leaders in environmental sustainability within the Great Ocean Road Region and improve the ecological integrity of environmental features within and around settlements.
- Conserve and enhance heritage places as a significant factor in developing tourism.

The Size of Settlements

- Utilise natural boundaries, where appropriate, to define settlement edges and set limits to urban expansion.
- Define and maintain a hard edge to the urban area of each of these settlements, particularly when viewed from the Great Ocean Road.
- Ensure that urban development results in the efficient utilisation of existing infrastructure and minimises the requirements for new infrastructure.
- Encourage infill development of medium density housing and accommodation within walking distance of the commercial area of Apollo Bay, to reduce the pressure to expand the urban area, and provide alternative housing choice.
- Facilitate non-urban form tourism accommodation development on land between the coastal settlement boundary and Wild Dog Creek.

Activities: Business, Tourism, Community and Recreation

- Intensify commercial and business land uses within the commercial area of Apollo Bay and ensure a future supply of Business Zoned land to meet demand.
- Develop the Apollo Bay Harbour Precinct with a tourism, fishing, boating, commercial and recreational focus strengthening links to the town centre of Apollo Bay and providing net community benefits.
- Encourage future recreation facilities to be located together with other community facilities in a central and accessible location.
- Ensure that community, health, education and recreation facilities are provided to meet the needs of current and projected future residents and visitors to the area.
- Support the growth of tourism as a major employer for the region.
- Provide for future industrial development while minimising offsite impacts on surrounding residential uses, the environment (particularly local waterways) and views from residential areas and the Great Ocean Road.

Landscape Setting and Environment

- Maintain the 'green-breaks' and landscape dominance between the settlements to ensure that each settlement remains distinct.
- Protect the Otway foothills as a scenic, undeveloped backdrop to Apollo Bay and Marengo.
- Recognise and protect ecological values and avoid development in areas at risk from the effects of flooding, wildfire, acid sulphate soil disturbance, erosion, landslip and salinity.
- Reinforce and enhance the identity and the sense of arrival and departure at the entrances to Apollo Bay and Marengo.
- Improve the appearance and amenity of the foreshore reserve in Apollo Bay and reduce the impact of the existing and future structures on the naturalness of the setting.
- Achieve improved visual and physical links between the Apollo Bay town centre and the beach.

COLAC OTWAY PLANNING SCHEME

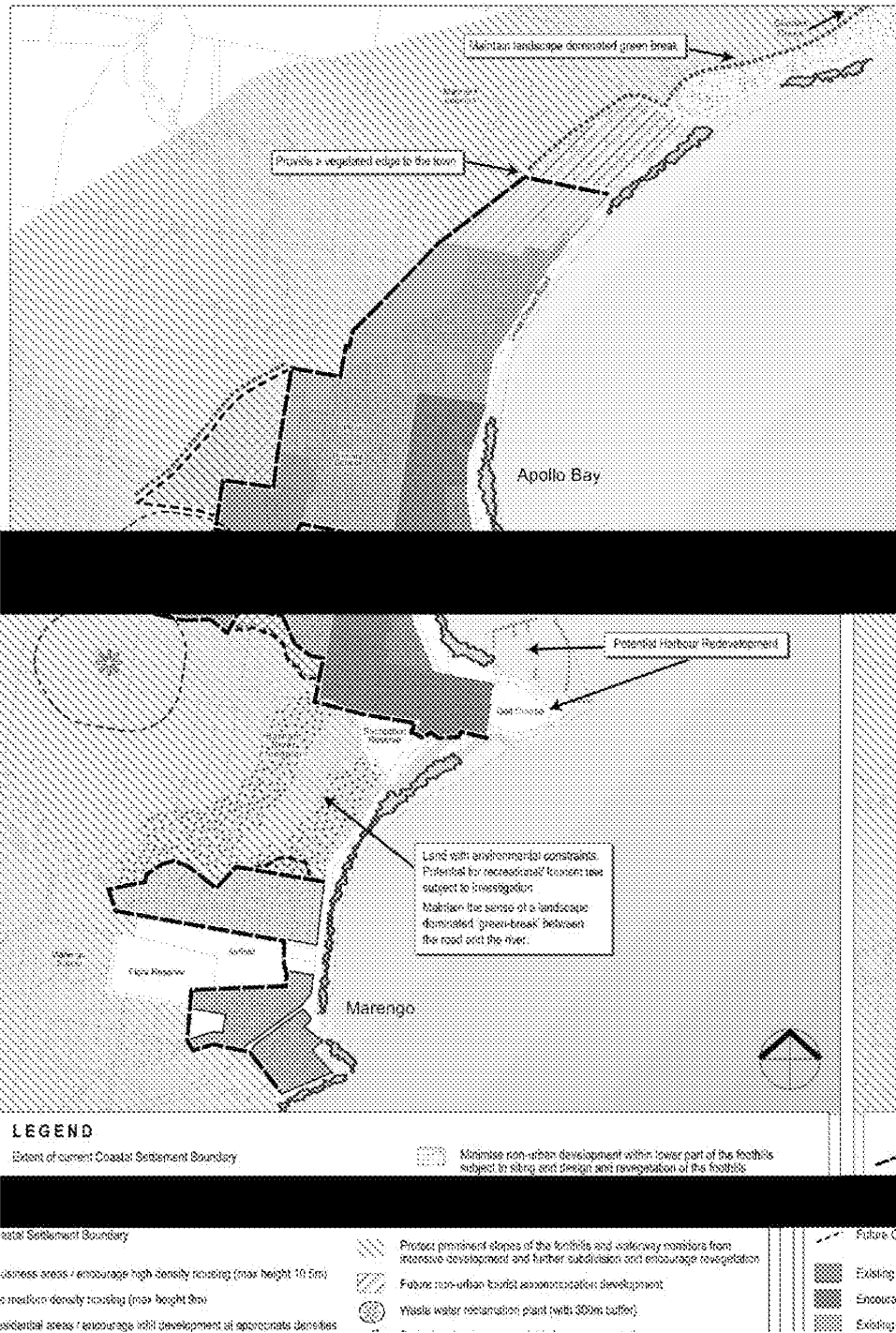
- Protect and enhance the significant views and vistas available from the settlements, the beach and the harbour, as well as views available from key vantage points in the hills.

Access

- Strengthen the pedestrian and cyclist connections between Marengo, Apollo Bay and Skenes Creek.
- Create a highly walkable town centre in Apollo Bay with safe and convenient access to shops, community facilities and recreational activities.
- Manage the orderly flow of traffic at all times of the year and enhance pedestrian safety and movement.
- Ensure the future parking needs of Apollo Bay are met and parking congestion in the Great Ocean Road is minimised.
- Support, promote and improve public transport.
- Ensure continued and improved air access to the Apollo Bay region.

COLAC OTWAY PLANNING SCHEME

Apollo Bay, Marengo and Skenes Creek Framework Plan



COLAC OTWAY PLANNING SCHEME

21.03-4 Birregurra

18/06/2009
C55

Overview

The township of Birregurra is located approximately 20 kilometres east of Colac and approximately 6 kilometres to the south of the Princes Highway. Birregurra has been described as traditionally a workers town, being a home for workers in the timber and farming sectors. The town is also home for a number of people who commute to Lorne, Colac and Geelong for work. Over the years the population of Birregurra has been affected by a range of events including a reduction of services available within the township and fluctuating agricultural markets.

Development pressures, high costs of accommodation for tourists and workers and an increase in tourist numbers in Lorne and other coastal communities has seen more people exploring nearby towns such as Birregurra for accommodation and recreation. This seasonal influx of visitors provides important business development and employment opportunities within Birregurra.

Birregurra is an attractive town for many reasons including for:

- The built form of the town and the many period style buildings throughout the town and in particular along the south side of Main Street with attractive shop fronts many with verandahs.
- The Church precinct located on the elevated land to the south of the town.
- The extent and variety of exotic and native vegetation existing throughout the town. The extent of the vegetation is clearly seen due to the elevated nature of the land, particularly on the southern side of the town.
- The topography of the land surrounding the town including the Barwon River valley and associated tributaries and undulating farming land.

The Birregurra Township Master Plan Report was adopted by Council (January 2003) and identifies urban design and built form opportunities to improve the presentation of this important centre in the municipality.

Objectives

- To facilitate development of Birregurra as a community with a viable economic future.
- To maintain and enhance the quality of Birregurra as an attractive residential environment.
- To facilitate the provision of infrastructure to support the development of Birregurra in an environmentally sensitive way.

Strategies

- Identify and protect historical and other key features of the community.
- Require all new development to provide for the retention and absorption of wastewater within the boundary of any lot in accordance with the Septic Tanks Code of Practice, subject to provision of a new sewerage scheme.
- Limit rural residential development to the south west of the town.
- Encourage commercial development in the existing centre to be sympathetic to existing streetscapes.
- Encourage the development of small-scale economic activity which complements the resources and industries of the region and which encourages tourism.
- Encourage the location of small-scale tourist accommodation facilities in the community.
- Facilitate new industries related to the existing sawmill.

COLAC OTWAY PLANNING SCHEME

- Retain Birregurra's heritage assets as important components of its character and attractiveness.

21.03-5
18/06/2009
C55

Skenes Creek

Overview

Skenes Creek is a coastal hamlet set on rolling topography at the base of the Otway Ranges. There is a sense of openness to the town created by the spacious siting of buildings and expansive views to the coast and hillsides. A green wedge corridor through the centre of the township links the town with a vegetated hillside backdrop and is enhanced by regeneration of indigenous and appropriate coastal shrubs around dwellings and public areas.

Objective

- To protect the nationally significant Great Ocean Road Region landscape and the distinctive landscape qualities and coastal setting of Skenes Creek township.

Strategies

- Ensure new development responds to the above key issues and achieves the following Preferred Character Statement for the Character Areas identified at Schedule 4 to Clause 43.02.

Skenes Creek Precinct 1 – Preferred Character Statement

This precinct provides a native 'green wedge' for the whole township, extending from the hill slopes behind the town to the Great Ocean Road. The character of the precinct will be strengthened by the planting and regeneration of indigenous and native vegetation. Dwellings will be set far enough apart to accommodate substantial native bush areas including canopy trees, and will be set substantially below the vegetation canopy. The semi-rural feel of the area will be retained by the lack of fencing and frequent unmade roads. Views to the dwellings will be softened by native vegetation in frontages to major roads and in the public domain along road verges.

Skenes Creek Precinct 2 – Preferred Character Statement

This precinct will continue to be characterised by diverse coastal dwellings set amongst established coastal gardens. The sense of openness will be maintained by setting the buildings apart, minimising intrusive front fencing, and encouraging building forms that respect views to the surrounding hills and coast. The precinct will be united by consistent mature plantings of native and exotic coastal species in the public and private domains.

21.03-6
16/02/2012
C58

Kennett River, Wye River and Separation Creek

Overview

The structure plan for Kennett River, Wye River and Separation Creek articulates the preferred development future for these coastal townships. Key issues to emerge from the structure plan were that:

Kennett River, Wye River and Separation Creek will remain as distinct coastal townships nestled in the foothills of the Otway Ranges.

The primary roles of the townships will be to provide housing for permanent and part time residents and to provide a diverse range of holiday accommodation.

The existing and preferred character of the townships is characterised by low scale buildings which respond to the constraints of the topography in their coastal location and generally sit below the predominant tree canopy height.

COLAC OTWAY PLANNING SCHEME

The informal, open and spacious character of the townships is highly valued and should be preserved and strengthened by new development.

The impact of the townships on the natural environment will be as minimal as possible with water and wastewater being sustainably managed and vegetation acknowledged and valued.

Future development within the townships should respond appropriately to a range of acknowledged environmental constraints including land slip, wildfire threat, coastal inundation and erosion, storm water management, water supply and effluent disposal.

The townships have a low growth capacity and all future growth will be contained within existing urban or appropriately zoned land.

Objectives

To protect and maintain the nationally significant Great Ocean Road Region landscape and the distinctive landscape qualities and coastal setting of Kennett River, Wye River and Separation Creek.

To support limited tourist, commercial and retail services to the townships.

To limit the growth of the coastal townships and discourage development outside of existing settlement boundaries.

To preserve and enhance the environmental qualities of the townships and ensure development responds to the preferred neighbourhood character.

To ensure that waste water from existing and proposed development is managed in a way that minimises its impact on the environment.

To ensure that stormwater drainage systems respond to the constraints posed by the townships unique climatic, geological and environmental setting.

To improve pedestrian access between the hamlets and the foreshores.

To plan for the impacts of future climate change.

Strategies

Maintain the existing settlement boundaries as identified on the framework plans forming part of this clause.

Ensure that future growth of the townships is limited to infill development and renewal contained within existing settlement boundaries.

Encourage any infill development within the townships, particularly tourist accommodation, to locate in the flatter, less vegetated areas near the centre of the townships (as identified on the framework plans forming part of this clause) but taking into account the need to respond to climate change induced coastal hazards.

Ensure that any development outside the settlement boundaries is low scale and sensitively sited with minimal impact on the landscape and meets the criteria of the Great Ocean Road Region Landscape Assessment Study.

Restrict commercial and retail development to small, incremental changes to existing facilities.

Maintain and preserve the natural setting of the foreshores by minimising new structures in these areas.

Create or enhance safe pedestrian access from all parts of the townships to the foreshores.

Encourage opportunities to improve the general store and cafe of Kennett River, including incorporating an outdoor dining area and improved car parking areas to be more landscaped and pedestrian friendly.

Encourage more diverse accommodation in Separation Creek with small scale projects.

Collaborate with State Government in developing and implementing new initiatives to manage the impacts of climate change in the future.

Ensure all new development achieves the following Preferred Character Statement for the Character Precincts identified at Schedule 4 to Clause 43.02:

COLAC OTWAY PLANNING SCHEME

Kennett River Precinct 1 – Preferred Character Statement

This precinct will be dominated by continuous native bush, with dwellings set below and amongst remnant canopy trees. Frontages will be open and consist of diverse native understorey that screens views of buildings from roads. The low scale dwellings will avoid prominent locations and ridgelines, and will be sited to provide for the reasonable sharing of views to the coast where available. Vegetation will be retained or replaced with any new developments to screen buildings when viewed from the Great Ocean Road. Innovative house styles will be encouraged of a scale, materials and colours that blend with the bush character and follow the topography. The informal bush character of the precinct will be assisted by the streetscape planting and lack of formal kerbing.

Kennett River Precinct 2 – Preferred Character Statement

This precinct will consist of coastal style dwellings set amongst gardens of native species. A spacious garden character will be maintained by setting buildings apart and encouraging landscaping between dwellings. Dwellings will be carefully designed, sited and landscaped to be unobtrusive when viewed from roads and to provide for a sharing of views to the coast where available. Trees in both public and private domains will provide a sense of continuity through the precinct and visually link with the adjacent bushland areas.

Wye River Precinct 1 – Preferred Character Statement

This precinct will continue to be characterised by dominant native bush that forms a consistent canopy, linking to the adjacent bushland. Dwelling scale, bulk and siting will respond to the site and topography, allowing space and setbacks to maintain native bush, both as canopy and understorey. Buildings will be set beneath the canopy, and appropriately sited and designed so as to allow for the sharing of views to the coast where available, and to be hidden from view from the Great Ocean Road. The informality of the streetscapes will be retained by the lack of front fencing, frequent unmade roads and remnant vegetation.

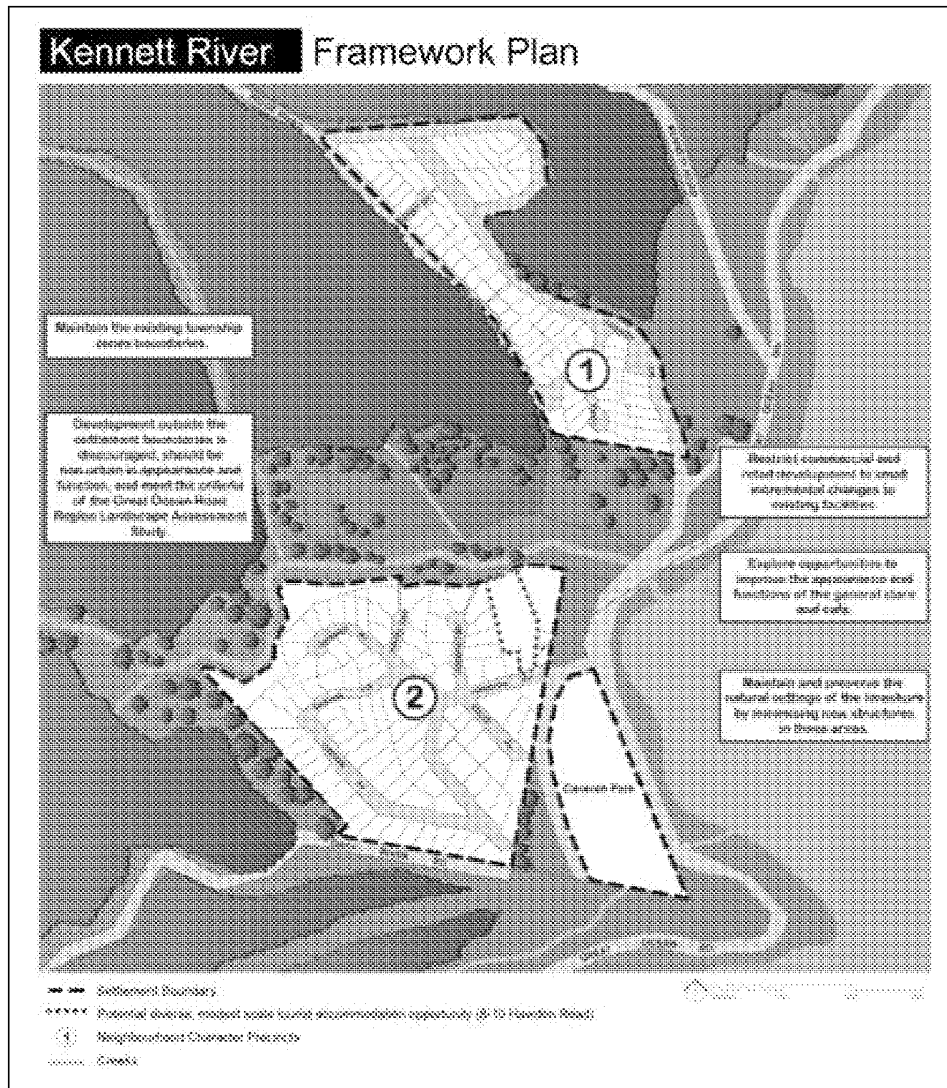
Wye River Precinct 2 – Preferred Character Statement

This precinct will achieve a more consistent native vegetation coverage to provide a unifying feature throughout. Space around dwellings will be sufficient to maintain trees and understorey, and minimises the appearance of building bulk and density. On hill slopes, buildings will relate to topography and be set amongst and beneath a dominant, native tree canopy. Buildings and structures in prominent locations when viewed from the Great Ocean Road will be designed to reduce their visual intrusion. Retention and planting of canopy trees in the public domain and around dwellings will be encouraged to establish a consistent tree canopy.

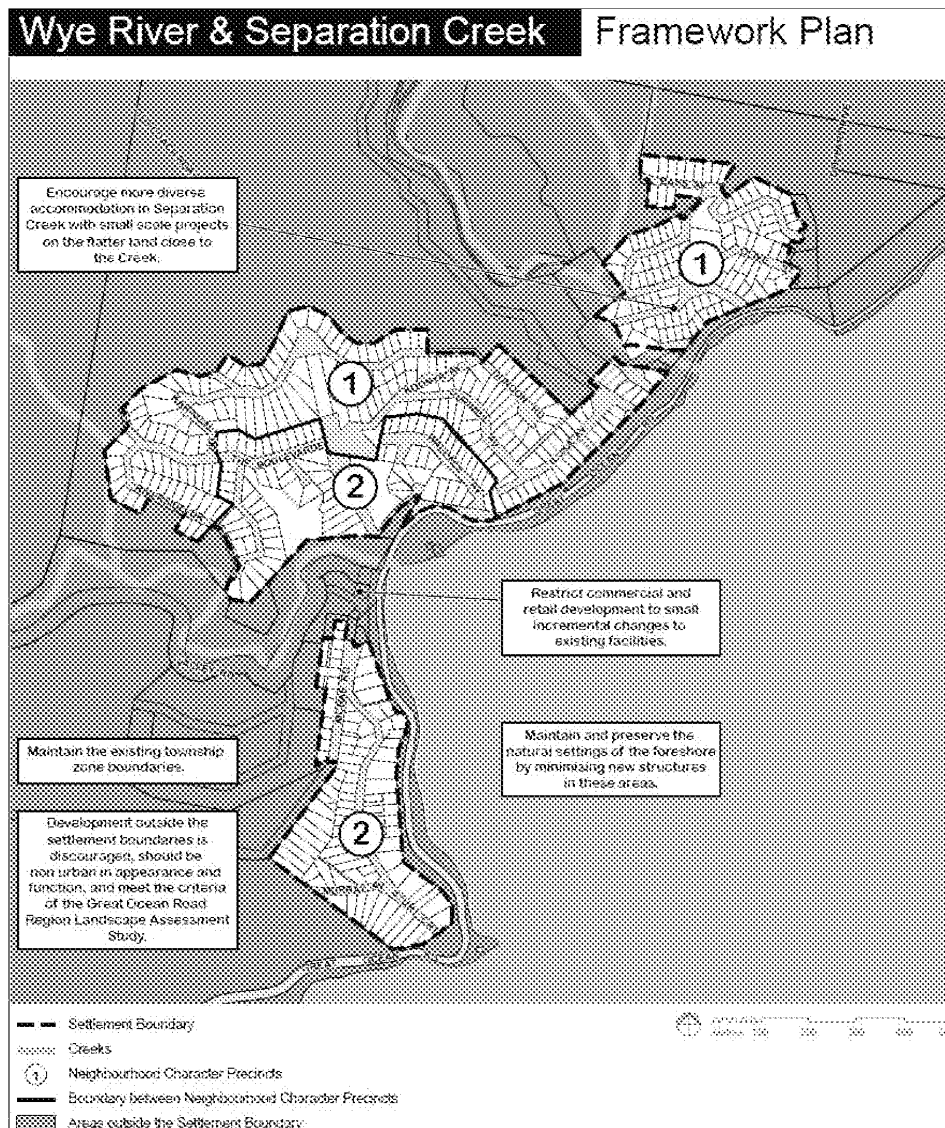
Separation Creek Precinct 1 – Preferred Character Statement

This precinct will consist of a mix of low, coastal style dwellings and newer coastal styles, in established gardens and amongst native canopy trees in the vegetated hillfaces. Dwellings will be of materials and colours that reflect the coastal setting, and be designed and sited so as to minimise intrusion into views from roads, public spaces and adjacent dwellings and impact on the topography. Establishment of native and coastal trees in public and private gardens will unite the precinct and provide visual links to the surrounding bushland and creek environs.

COLAC OTWAY PLANNING SCHEME



COLAC OTWAY PLANNING SCHEME



COLAC OTWAY PLANNING SCHEME

21.03-7 Forreast

Overview

Forreast is located 32.6kms from Colac and is placed at the foothills of the Otways approximately 161km from Melbourne and 76km from Geelong.

The role of Forreast as an outdoor recreation and tourism destination has been well established over recent years along with an emerging trend for rural lifestyle residential development. Forreast's popularity as a key destination in the Otways will continue to increase due to its proximity to the Great Otway National Park, the Great Ocean Road and key regional centres. However, there are significant environmental constraints within Forreast including bushfire, flooding and landslip risks that impact on future potential for expansion of the town.

Objective

- To support Forreast's role within the Otways as a key destination for tourism and recreational pursuits and as a small town with limited potential for residential growth.
- To limit residential development to the existing urban area contained within Forreast's settlement boundary, subject to the outcome of further investigation into the viability of development adjoining the north west edge of the town in accordance with the 2011 Structure Plan.
- To encourage the development of accommodation facilities which contribute to the viability of tourism and recreation-based activities.
- To promote Grant Street as the primary location for future commercial activities within Forreast.
- To encourage development and activities which add commercial and recreational diversity to the Forreast Township.
- To ensure that the various cultural and environmental heritage assets of the township are protected, maintained and continue to be articulated within Forreast's private and public realm.
- To ensure new residential and commercial development is responsive to the environmental, biodiversity, conservation and landscape values of the local region.
- To ensure that development within Forreast responds to and mitigates any identified bushfire risks.
- To improve pedestrian access and movement along Grant Street.
- To facilitate the provision of community services and social infrastructure within Forreast which promote the town's liveability and increase social equity.

Strategies

- Maintain in the short term the existing settlement boundaries as identified on the framework plan forming part of this clause.
- Investigate potential to accommodate additional township development on 2324 and 2330 Birregurra-Forreast Road as part of a local bushfire risk assessment.
- Develop strategies to identify and, if possible, mitigate bushfire risk within the Forreast Township.
- Ensure that future growth of the township maximises infill development.
- Concentrate small scale businesses and commercial uses (such as retail premises, shop, restaurant, industry and accommodation) along Grant Street between the Community Hall and Turner Drive/Blundy Street.
- Encourage some commercial development, particularly accommodation, to locate on Rural Activity Zoned land taking into account the need to respond to bushfire risks and the environmental values of the surrounding landscape.

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- Encourage the re-development of the existing general store to provide additional floor space, an active street front and expanded provision of commercial services.
- Encourage and consolidate street based retailing in the form of cafes and outdoor seating on the eastern side of Grant Street.
- Upgrade existing pedestrian infrastructure including new footpaths along the eastern side of Grant Street to accommodate pedestrian access, seating and bicycle parking and ensure any new development is designed to activate the streetscape.
- Ensure land use and development does not detrimentally impact upon identified significant flora and fauna habitats, including areas of roadside vegetation.

COLAC OTWAY PLANNING SCHEME

21.03-8 Smaller Townships

21.03-8

Overview

- It is important to protect the character of the smaller townships within the Shire, particularly those located along the spectacular Great Ocean Road and nestled within the majestic and beautiful Otway Ranges.
- Township Master Plans (focussing on public infrastructure improvements) have been prepared for Carlisle River, Gellibrand, Forrest, Barwon Downs and Beech Forest. Urban Design Frameworks have been prepared for Beeac, Cressy, Lavers Hill and Swan Marsh. The Master Plans and Urban Design Frameworks identify urban design and built form opportunities to improve the presentation of these important centres in the municipality.
- So as to improve the viability of small townships it is acknowledged that future planning needs to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, community facilities and related infrastructure.
- The Rural Living Strategy (2011) highlights the role of small towns and settlements in supporting tourism and rural lifestyle demand.
- The Rural Living Strategy (2011) also provides a strategic basis for future land use studies to investigate opportunities for small scale expansion within some of the Shire's small towns, including Alvie, Beeac, Cororooke, Gellibrand and Beech Forest. Gellibrand and Beech Forest's growth potential will be subject to an investigation into fire risk and effluent management issues.

Objectives

- To provide an attractive and safe residential environment within the smaller communities of the Shire.
- To encourage development of smaller townships in the Shire that contributes to their economic development, acknowledges and responds to environmental constraints and protects the broader landscapes within which these townships are located.
- To facilitate the ongoing economic future of small communities.
- To recognise the different roles of smaller townships and centres containing a range of community and other facilities.
- To maintain and enhance the environmental quality of small communities.

Strategies

- Ensure that development of the Shire's small communities occurs generally in accordance with relevant township masterplans, structure plans and other strategies.
- Encourage the development of small-scale economic activity which complements the resources and industries of the region.
- Encourage the location of tourist accommodation facilities within small communities in the region.
- Retain heritage places as significant components of the character and attractiveness of smaller townships.
- Encourage high quality design input to development in small communities.
- Prepare township plan for Alvie, Cororooke and Beeac to determine a revised settlement boundary that supports growth of the towns in accordance with the Rural Living Strategy.
- Investigate potential for expansion of Gellibrand and Beech Forrest subject to further strategic assessment having regard to bushfire risk and effluent management.

COLAC OTWAY PLANNING SCHEME

- Restrict the expansion of communities in potable water supply areas and areas subject to or at risk of landslip, high fire risk and flooding.
- Encourage the implementation of landscape features that recognise indigenous flora and fauna.

Specific Implementation

Policy guidance

Assess proposals in townships (other than Colac, Apollo Bay and Marengo) against the following criteria:

- Development should not exceed 8 metres in height, unless special characteristics of the site justify a higher structure and no off-site detriment is caused.
- Building site coverage should not exceed 50 per cent, except on business zoned land.
- The slope of the roof should relate to the topography of the surrounding landform. Dominant or multiple angular roof slopes and designs should be avoided.
- External building material colours should be of muted toning and roofing material should be non-reflective.
- External materials should be in harmony with the surrounding landscape of the settlement.
- Landscaping should enable development to blend into the surrounding area. This may be achieved by:
 - Using a mixture of low, medium and high growing native trees and shrubs, including some species of trees with a growing height above the roof level of the proposed building.
 - Providing replacement planting for vegetation that is removed.

When deciding on the design, siting, mass and scale of new development in townships (other than Colac, Apollo Bay and Marengo) consider, as appropriate:

- Whether it is a major development node or a settlement with limited development potential and only serving the immediate community.
- The visual character of the particular settlement and the likely impact of the development on that visual character.
- The view of the site from the Great Ocean Road and major viewing points in the Otway Ranges and the likely impact of the development on these views.

21.03-3 Rural Living

Ordinance
C69

Overview

Council prepared and adopted a "Rural Land Strategy" (September 2007), which identified a range of issues affecting rural land use in the Shire, and has since adopted the "Rural Living Strategy" (December 2011). The Rural Living Strategy provides clear policy on the use and development of land for dwellings and subdivisions in rural areas and has identified the following in regards to rural living development within the Shire:

- * Rural land traditionally used for farming is being used for lifestyle purposes in the absence of land which can accommodate rural lifestyle demand. This is causing problems associated with increasing property values inhibiting farm growth, servicing, provision of infrastructure and conflict with adjoining land uses which has the potential to undermine the objective of protecting the agricultural base of the Shire.
- * The greatest opportunities to accommodate rural living development are around Colac where there is greatest supply and fewest constraints for development.

COLAC OTWAY PLANNING SCHEME

- There are sufficient levels of services and infrastructure to accommodate demand for rural lifestyle development in Coragulac.
- ✦ There is scope to conduct investigations into the potential development of some smaller towns in the Shire to accommodate some moderate township expansion, which may contribute to the overall supply of land desirable for rural living purposes.

Objectives – Rural living

- To provide opportunities for rural residential style development in appropriate locations that do not negatively impact on the ability to farm.
- To recognise the function of already-developed old and inappropriate rural subdivisions as 'de facto' rural living developments.
- ✦ To restrict the intensification of existing old and inappropriate subdivisions and prevent the further encroachment of rural living development on surrounding farming land.

Strategies – Rural living

- ✦ Implement the findings of the Rural Living Strategy (2011) and the future strategic work outlined in the Strategy.
- ✦ Implement lot sizes which limit further subdivision of Rural Living Zone land in old and inappropriate subdivisions.

COLAC OTWAY PLANNING SCHEME

21.05 ECONOMIC DEVELOPMENT

18/06/2009
C55

21.05-1 Agriculture

18/06/2009
C69

Overview

Agriculture is a key economic contributor to the Colac Otway Shire with the dairy and beef industries the most significant in terms of land use and economic contribution to the Shire. The protection of agricultural industries is critical to the economic and social wellbeing of the Shire. Dairy farms account for 65% of the total contribution made by agriculture to the Colac Otway economy and, along with other forms of broadacre agriculture, will require access to affordable land for future growth and expansion.

The Colac Otway Shire has three distinct geographical areas that offer different agricultural land use opportunities. The Rural Land Strategy (2007) identified the north-western part of the Shire as an area of "Farmland of Strategic Significance" having 'high' agricultural capability due to soil type, climatic conditions and larger land parcels. The primary agricultural land use of this area is dairying, while the north-eastern part of the Shire is identified as having 'medium' agricultural capability with the primary land use for production of beef. The southern part of the Shire includes the Otway Ranges and is generally characterised by rolling hills and heavily vegetated forests with pockets of cleared farmland. Along the coastal fringe of the shire, there is a mix of mainly medium and low agricultural capability land interspersed with areas of medium and high agricultural capability. This land predominantly consists of grazing based farming systems due to contours and climatic conditions. The Rural Land Strategy has acknowledged that to maintain viability, many farms will have to increase in size or look to more intensive, alternative enterprises. Some may look to obtain off-farm income if they have not already done so. However, there are evident land use trends which pose significant threats to the consolidation and expansion of farm holdings.

The historical pattern of subdivision of land within the Farming Zone has left a legacy of small lots within the Shire. Approximately 90% of all lots within the Shire are 40 hectares or smaller, with the smaller lots scattered amongst larger farming lots. This pattern presents a threat to the viability of future farming as individual lots are independently disposed of for rural living development opportunities. The uncontrolled conversion of agricultural land into rural residential land use activities results in a net loss to agriculture due to permanent land use changes. This ultimately leads to detrimental impacts on agricultural production and to the landscape and environmental values of the Shire. It is the combination of fragmented lots and high land values, not merely the presence of fragmented lots alone, which has the potential to encourage a change of land ownership from those primarily concerned with the agricultural value of the land to those motivated by the rural living opportunities presented by smaller rural lots in areas of high pastoral, forest and coastal amenity. The combination of these environmental features and historical lot patterns make this land desirable for those seeking rural living lifestyle and tourism accommodation opportunities within the Shire, which contribute to the proliferation of dwellings and drive demand for excision of small lots throughout the rural areas of the Shire.

The protection of this agricultural land and the strategic provision of land designated for rural living development in appropriately serviced areas were identified as key issues in the Rural Living Strategy (2011). It is anticipated that the need to protect arable land within the Shire will intensify as the Shire's significant landscapes continue to attract those seeking a rural/coastal lifestyle, and farmers seeking to relocate and/or diversify their business, and as farming land in other areas of the State becomes increasingly vulnerable to harsher climatic conditions.

Future land use planning should prevent these trends from prevailing and enable opportunities for expansion of the medium to large farms, which is of greater net community benefit.

The following key land use trends and issues were identified in the Rural Land Strategy:

COLAC OTWAY PLANNING SCHEME

- Farm consolidation and expansion is evident and is considered fundamental to the long term protection of the agricultural base of the Shire.
- Future rural land use in the Colac Otway Shire is likely to comprise a few large farms, some medium family farms and an increasing number of small or part-time farms.
- There has been an increase in demand for rural lifestyle properties.
- There has been an increase in demand for tourism based activities in rural areas.
- The diversity of land uses resulting from change in rural land use may bring conflict between agriculture and other land uses.
- Proliferation of dwellings for lifestyle / hobby farm purposes in the Farming Zone will compromise the long term viability of farming in Colac Otway Shire.
- Proliferation of tourism-based activities in the Farming Zone will compromise the long-term viability of farming in Colac Otway Shire unless they are appropriately located.
- The clear evidence of farm amalgamations and the need to increase farm sizes to remain economically viable indicates that policy and provisions relating to dwellings and small lot subdivisions in rural areas will require a strict interpretation of the Farming Zone provisions to ensure incompatible land uses (including dwellings) do not negatively impact on the ability to farm.
- Approval of a dwelling or a small lot subdivision accompanied by a legal agreement prohibiting further subdivision and a further dwelling being erected on the vacant parcel can ensure the value of the remainder of the land will not be distorted by the presence of a house, but will be priced to reflect that the land has no further potential for a house. Given that the remainder of the land will have no housing potential, this may be the incentive for the land to be retained and consolidated in agricultural use.

Objectives

- To facilitate the growth of key primary industries and a range of developments to add to the economic base of the Shire.
- To maintain the viability of large-scale agriculture and the retention of areas of farmland of strategic significance and other high quality agricultural land for agricultural use.
- ✦ To protect rural land for agricultural production and timber harvesting activities.
- ✦ To limit the further fragmentation of rural land by subdivision.
- ✦ To encourage the consolidation of rural land.
- ✦ To protect the rural and agricultural areas of the Shire from the proliferation of dwellings not associated with agriculture.
- ✦ To ensure that lots resulting from subdivision are of a sufficient size to be of benefit to agricultural production or environmental protection.
- ✦ To ensure that the development of dwellings on rural land do not prejudice existing agricultural production or forestry activities on surrounding land.
- ✦ To discourage the development of dwellings that has a detrimental impact in areas of high landscape value and significant environmental quality.
- To ensure that incompatible land uses (including dwellings) do not negatively impact on the ability to farm.

Strategies

Dwellings

- ✦ To discourage the development of dwellings on lots that do not meet the minimum lot area of the zone or relevant schedule unless it can be demonstrated that the dwelling is required to carry out an intensive agricultural activity on the land or is required to achieve the environmental protection of the land.

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- Development of the land for a dwelling should avoid or minimise the removal of native vegetation and be sited and designed to reduce visual prominence within the landscape.
- ✦ That development of the land should not lead to a localised concentration of dwellings so as to change the established land uses and/or character of the rural locality.
- ✦ That development of the land for the purposes of a dwelling should be compatible with and not adversely impact upon any of the following:
 - Any existing agricultural production or timber harvesting activities on surrounding land.
 - The environmental characteristics of the land including vegetation, natural systems and water quality.
 - The rural character and landscape values of the area, including visual and environmental impact.

Subdivisions

- ✦ To discourage the subdivision of rural land that creates small lots for existing dwellings.
- To discourage the realignment of boundaries which create small lots for existing dwellings unless the re-subdivision contributes to the restructure and/or consolidation of agricultural holdings into larger farming units.
- That where the subdivision or realignment of boundaries is supported, a S173 Agreement will be required to prevent the development of vacant lots for the purposes of a dwelling.
- To encourage the consolidation and restructure of agricultural land into larger parcels that meet the subdivision minimum under the zone or schedule to the zone
- Ensure that small lot subdivisions or excisions facilitate sustainable rural production and do not prejudice surrounding rural activities.
- Discourage boundary realignments (re-subdivision) if they rely on land which was previously a road reserve, utility lot, crown land or are of insufficient size to support a dwelling.

Land Management

- ✦ Support development which will provide economic and social benefits while not adversely affecting farmland of strategic significance, water catchments, timber production and environmental and landscape attributes.
- ✦ Ensure that existing dairying and other agricultural producers are supported from encroachment by conflicting development such as hobby farms.
- Apply a strict interpretation of the Farming Zone provisions to ensure incompatible land uses (including dwellings) do not negatively impact on the ability to farm.
- Protect farmland of strategic significance and other high quality agricultural land for sustainable agriculture use and development.
- Protect the environmental significance of key sites while allowing limited diversification into new agricultural uses.
- ✦ Encourage tourist related development in association with agricultural enterprises in appropriate locations where development does not compromise use of land for agriculture.
- Encourage land management practices that are sustainable and protect the environment.
- Provide for innovative agricultural activities that do not detract from the long-term sustainability of large-scale agriculture.
- Introduce the Rural Activity Zone to selected areas, which better provide for uses and development that are compatible with agriculture and the environmental and landscape characteristics of the area with a focus on areas with moderate to low agricultural

COLAC OTWAY PLANNING SCHEME

capability and in close proximity to the coast or within the Otway Ranges to provide for tourism.

Specific Implementation

Policy guidance

An application for a dwelling or subdivision must include, as appropriate:

- * A site analysis outlining notable features of the site and surrounding area including topography, vegetation, existing buildings and works, roads (made and unmade), utility services, easements, soil type and other relevant features.
- * A Whole Farm Plan and/or Business Plan with any application to use and develop a lot for a dwelling in association with an agricultural activity, including a written report that provides justification for the dwelling on the basis of the agricultural use of the land.
- * A Land Management or Environmental Management Plan with any application to use and develop a lot for a dwelling in association with the environmental protection of the land, including a written report that provides justification for the dwelling on the basis of the environmental protection of the land.
- * A detailed set of plans, drawn to scale, showing all of the following:
 - * Subdivision layout and/or site layout, as applicable;
 - * Floor plans and elevations for dwellings;
 - * External building and materials and colours; and
 - * Location of wastewater system and effluent fields.

Proposals for a dwelling or small lot subdivision (including a house lot excision and boundary re-alignment) must be assessed against the following criteria:

- Any small lot containing the dwelling and associated infrastructure should be at least 0.4ha and no more than 2ha in area;
- An adequate distance around the existing dwelling to lot boundaries should be provided to limit likely impacts (if any) of adjacent agricultural activity.

Decision Guidelines

When deciding on applications for a dwelling or small lot subdivision (including a house, lot excision and boundary re-alignment) consider, as appropriate:

- * Whether it has been adequately demonstrated that the dwelling is genuinely required to carry out a long-term agricultural activity on the land and whether a dwelling is reasonably required on the land having regard to the size of the lot, intensity and ongoing nature of the proposed agricultural activity.
- * Whether it has been adequately demonstrated that the dwelling is necessary to improve, or provide for, the ongoing protection of the environmental qualities of the land.
- * Whether the land requirements of the proposed agricultural activities compromise the commercial agricultural activities of the existing farm through a reduction in the size of the existing farm, which may include a tenement or multi-lot holding.
- * Whether the dwelling requires the removal of vegetation or is intrusive on the landscape.
- Whether there is a need for planting of vegetation and construction of fences within the excised lot to reduce any potential impacts.
- Whether the proposal will lead to a concentration of lots that would change the general use and character of the rural area.
- * Whether an adequate distance is maintained from dwellings to limit impacts on agricultural and forestry activities, including the setbacks required under the zone.

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- Whether there is the need for any approval to be conditional upon the applicant entering into an agreement under Section 173 of the Act to prevent the further subdivision of the land and the construction of a dwelling on any lot created other than in accordance with the minimum lot size in the zone and whether the landowner has provided written evidence that they are prepared to enter into a S173 Agreement to prevent the vacant lot being used and developed for a dwelling.
- ✖ Whether the proposal reduces the number of existing titles (having the effect of reducing future opportunities for applications for dwellings) and increases the size of remaining lots to reflect the minimum subdivision requirement of the zone or schedule to the zone.
- Whether there is the need for an agreement under section 173 of the Act acknowledging the possible off-site impacts of adjoining or nearby agricultural activities.

Rezoning guidance

- Support the Rural Activity Zone on land in close proximity to the coast or within the Otway Ranges to provide for tourism use on land with moderate to low agricultural capability and provided the use and development are compatible with agricultural, environmental and landscape characteristics of the area.

21.05-2 Timber Production

Amendment
C69

Overview

Despite the cessation of timber harvesting from crown land in the Otways the forestry industry, overall, contributes significantly to the local and regional economy and is a significant employer.

Council prepared and adopted a "Rural Land Strategy" (2007) which identified the value of the forestry industry at approximately \$156 million (\$82 million from gross value of production and \$74 million from timber processing) to the economy in 2001/2002 and employed 392 people directly in forestry production and 315 people in timber processing.

These plantations are located mainly in the southern part of the Shire with higher rainfall. Jobs associated with management, harvesting and processing of the forestry resource are predominantly located in Colac.

Timber processing plants in and around Colac employ over 380 people in kiln drying, preservation treatment and a range of sawmilling processes, while smaller more specialised mills occur in smaller settlements such as Birregurra. Some key issues identified include:

- Timber production and processing is a significant contributor to the economy of the Colac Otway Shire.
- The proclamation of the Great Otway National Park will result in reduced harvesting of native timber and a significant impact on local processors and employment is forecast.
- Timber plantation expansion through lease arrangements can provide an alternative source of farm income, which for small farms on lower agricultural capability land, may ensure that the farm continues to be used for primary production.
- The expansion in the establishment of plantation forestry on private land has caused concern within the broader community relating to:
 - Loss of farming families from local communities;
 - Decline in rural services with reduced population;
 - Loss of "prime" agricultural land;
 - Perceived conflicts between land uses; and
 - Water yields in water supply catchments.
- A significant expansion in the area of timber plantations on farmland of strategic significance could be of concern due to the impacts of higher land prices on farm viability and reduction of area of land available for food production.

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- Barwon Water and Wannon Water have both advised that their preference is to limit timber plantations in declared water supply catchments to protect water quality and water yields. Applying a planning permit trigger will enable an assessment of applications against issues such as water quality and yield and the cumulative impact of plantations in water supply catchments to be considered by the relevant water corporation and potentially provide for planning permit conditions above and beyond the requirements of the Code of Forest Practice.
- A Land Use Determination for the Gellibrand River notes the importance of consideration of plantation forestry on sub catchment hydrology.
- The Great Ocean Road Region Landscape Assessment Study identifies the potential for timber plantations to have a negative impact on the nationally significant Great Ocean Road Region landscape. Landscape is an issue that is not addressed to a significant degree by the Code of Forest Practice.

Objectives

- To ensure that timber plantations are located in areas best suited in terms of environmental, social, economic and land capability impacts.
- To have regard to adjoining land uses when considering applications for timber production.
- To minimise the visual impact of clear felling of plantation trees adjacent to main road corridors and tourist routes which leave large and often highly visible areas of the landscape scarred, detracting from the landscape character of the Region.

Strategies

- Continue to encourage the forestry industry within the Shire due to its significant contribution to the Shire economy and employment.
- Ensure that timber production does not negatively impact on the viability of traditional agricultural activities in areas identified as being 'farmland of strategic significance', also taking into consideration the cumulative impact of timber production on traditional agricultural activities in these areas.
- Ensure that timber production does not negatively impact upon water quality and water yield in Declared Water Supply Catchments, also taking into account the cumulative impact of timber production on water quality and yield in these areas.
- Utilise vegetation buffers of appropriate width (minimum 20 metres) to screen the clear felling of large areas of the landscape that are adjacent to and visible from main road corridors and tourist routes. It may be appropriate to harvest buffers when the clear felled areas of the landscape protected by the buffer have regrown adequately.
- Discourage timber plantations in the Rural Conservation Zone on land identified for its scenic and landscape qualities in the Great Ocean Road region.

21.05-3

Manufacturing

18/06/2009
C55

Overview

- There are approximately 60 major manufacturing industries in the Shire and they are closely linked to the agricultural and forestry resource base of the region. Manufactured products include powdered milk, cheese and ice-cream, packaged meat, sawn timber and timber by-products. The Shire also sustains a large number of highly competitive, small industry-service firms.
- Over 20% of the Shire's labour force is employed in the manufacturing, construction and transport sectors.
- The meat processing and saleyard facilities in Colac employ over 200 people processing cattle, sheep and pigs. These major producers are supplemented by a range of smaller employers of businesses serving the primary producers and the transport industries.

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- Although the harbour at Apollo Bay is small by Victorian standards it does provide a sheltered haven for fishing boats and there has been an increase in the catch of shellfish such as crayfish and abalone. The harbour's importance to recreational boating adds a further feature to the attractiveness of Apollo Bay for longer stay visitors.

Objectives

- To develop synergies between existing industries, businesses and the education sector to facilitate developments that will help diversify the employment base of the region.
- To support the development of industries that introduce diversity to the economy and contribute to value adding industries.

Strategies

- Promote Colac as a location for industry.
- Assist industries within the main urban area of Colac to develop while minimising off-site effects.
- Facilitate the diversification and expansion of employment opportunities by encouraging the clustering of related industries and services and the development of niche markets.
- Encourage the establishment of industries and businesses that seek to add value to existing primary producers of the region.

21.05-4
18/06/2009
C69

Tourism

Overview

- The tourism industry is a very important contributor to employment in the Shire and has demonstrated consistent growth over the past two decades.
- The Shire contains some of Victoria's most significant tourist attractions. The Great Ocean Road with internationally acclaimed beaches and cliff scenery is backed by the diverse beauties of the Otway Ranges, while in the north of the Shire, is an extremely interesting area of old volcanic plugs, craters and lakes.
- The tourist industry has an increasing emphasis on eco-tourism, cultural tourism and experiential tourism. These sectors and the Shire's close proximity to Geelong and Melbourne have consequent demands for backpacker accommodation and facilities for people interested in short-stay visits.
- The Shire is well placed to capture a large proportion of Victoria's key tourism growth market - short-stay visits and day trips. Colac is within a 2-hour drive of Melbourne and can provide the base for a well-varied day visit.
- The range of attractions in the Shire and surrounding region also provide Colac Otway the opportunity to attract longer stay and out-of season tourists, market segments which contribute more to the economy.
- While tourism activity is seasonal, there are opportunities to add variety to the Shire's attractions that would encourage the development of more all-year round activities.
- The increase in tourism has the potential to create conflicts through environmental damage, pressure on attractive and sensitive areas for development to meet accommodation demands and potential dangers to residents and visitors in areas sensitive to landslip and bushfires.
- Protecting those resources and assets on which tourism depends is vitally important. They include the natural environmental and cultural features, heritage, infrastructure, settlements and townscape design and presentation.
- There is potential for further development in the Johanna area for low intensity tourism activity based on its outstanding natural attributes.
- With tourism as a major growth sector it will be necessary to recognise more closely the ways in which other industries and business can add to the tourist appreciation of

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the region both through improvements to the quality of the visual landscape and in the introduction of new experiences.

- The Rural Land Strategy has identified some demands for tourism and accommodation in an area to the west of Apollo Bay that has been included within the Rural Activity Zone.
- The identification of this area to the west of Apollo Bay does not aim to increase rural living opportunities, but aims to facilitate commercial, tourism or recreation development that will complement and benefit the particular agricultural pursuits, landscape features or natural attractions of the area.
- The Rural Land Strategy has also identified demand for tourism and accommodation in the Otway Ranges that is not adequately catered for in the Farming Zone.
- It is recognised that within the Rural Activity Zone there is the potential for both farm based activities on relatively cleared land, and nature based activities on partly vegetated land to occur.
- × The Forrest Structure Plan has identified opportunities for expanded tourism accommodation, cafes, eateries and rural produce and recreation-based commercial enterprises along Grant Street.
- × The Forrest Structure Plan has also identified an area at the northern entrance to the Forrest Township suitable for rural and eco-tourism enterprises.

Objectives

- To encourage growth in tourism in a way that assists diversification in the economy and ensures the protection of key environmental features.
- To encourage investment in tourism that has close linkages with local industries and the environment.
- To protect key visual and environmental features which are of major significance and contribute to the tourism assets of the Shire.
- To provide a range of accommodation and related activities which encourages tourist visitation.
- To provide for a preferred mix of uses in the Rural Activity Zone to the west of Apollo Bay.
- To provide for a preferred mix of uses in the Otway Ranges.

Strategies

- Encourage the development of activities such as eco-tourism, which can demonstrate sensitivity to the environment with economic benefit to the locality.
- Encourage the development of small-scale activities, which are related to locally produced arts, crafts or products as a diversification of the economy.
- Encourage the development of tourism trails based on the cultural heritage features of the Shire, the environmental assets of the Shire and link those to wider regional trails.
- Encourage the development of agriculture based tourism industry as a means of assisting and diversifying the agricultural economy.
- Promote heritage related businesses and the private and public gardens in towns and rural properties.
- Support high quality tourist and recreation developments that clearly provide linkages to other regional features such as the coast, the natural environment, the built and cultural heritage and specific local experiences.
- Protect and enhance those natural, physical and amenity features which contribute to providing a 'tourism experience' including the natural environment, heritage elements, landscape features and cultural activities.
- Protect the visual and amenity qualities of the Great Ocean Road and its adjoining coastal and rural landscapes.

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- Consolidate larger scale tourism use and development into identified activity nodes along, or located off, the Great Ocean Road that is subservient to the landscape so as not to detract from the quality of the landscape; of high quality design and style relevant to the surrounding land uses and is capable of net gain environmental outcomes.
- Ensure tourist developments are compatible with the immediate area.
- Consider proposals for application of the Rural Activity Zone to provide for tourism facilities in the Otways on a case-by-case basis.
- Facilitate the development of a diverse range of accommodation to meet changing visitor needs.
- ✧ To encourage the growth of tourism related land uses and development within Forrest.
- To encourage the establishment of equipment hire and tour groups to support tourist recreational needs within Forrest.
- ✧ Consider tourism accommodation proposals and compatible developments in Forrest along Grant Street and outside the northern boundary of the town on land in the Rural Activity Zone.

Specific Implementation

Policy guidance

Assess proposals for use and development in any Rural Activity Zone west of Apollo Bay or in the Otway Ranges against the following criteria:

- Use and development for equestrian supplies, helipad, hotel, landscape gardening supplies, motor racing track, tavern, and other similar uses should be avoided.
- The scale of development and use should relate to the land size and surrounding uses.
- Development should be subservient to the landscape and not detract from the landscape quality.
- Development should be of high design quality and the style should respect surrounding development.
- ✧ Support compatible tourism and recreation related land uses and development within the Rural Activity Zone located on the northern approach to the Forrest Township.
- Development should provide a net environmental gain.
- Development should be self sufficient in, or meet all the relevant costs of, infrastructure provision.

Rezoning guidance

Support the Rural Activity Zone on land west of Apollo Bay and in the Otway Ranges to provide for a mix of uses including agriculture; tourist and recreational activities; group accommodation with tourist or recreational activities (including backpacker accommodations, camping and caravan park, cabins, etc); and restaurant in association with a tourist facility or recreational activity.

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21.06 GENERAL IMPLEMENTATION

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The objectives and strategies identified in Clause 21 will be implemented by:

Using zones, overlays, local policy and the exercise of discretion

- Applying the Low Density Residential Zone to land within Coragulac to facilitate rural residential development of land between the two areas zoned Township.
- Rezoning areas of Farming Zoned land in north-east Colac to Rural Activity Zone.
- Applying minimum setbacks to identified main roads in the schedule to the Farming Zone.
- Rezoning the Industrial 1 Zone land in West Colac to the Farming Zone.
- Rezoning the Industrial 1 Zone land north of Treatment Works and Flaxmill Roads Colac to the Farming Zone.
- Applying the Industrial 1 Zone to land east of Forest Street, Colac to provide for an adequate and diverse supply of industrial land.
- Applying the Business 3 Zone to land in Main Road Colac to recognise existing commercial uses.
- Applying the Rural Living Zone to an area south of Colac with a minimum lot size of 1.2ha to reflect the existing settlement and development pattern.
- Applying the Rural Living Zone to areas in Kawarren, Barongarook, Irrewarra, east of Birregurra, Cororooke, Warcoort and Forrest to reflect existing settlement and development patterns.
- Applying the Rural Activity Zone to an area of the Apollo Bay Hinterland with a 40ha minimum lot size.
- Applying the Rural Activity Zone to an area east of Colac with a minimum lot size to reflect the existing settlement pattern.
- Applying the Rural Activity Zone to land north of Forrest with a 40ha minimum lot size to support tourist development.
- Maintain the current minimum lot size provisions in the schedule to the Farming Zone for subdivision of 40ha (with 80ha in the north east).
- Rezone Low Density Residential Zoned land in Christies Road to Farming Zone.
- Maintain 40 hectares as the minimum area for which no permit is required for a dwelling in the Farming Zone (with 80ha in the north east).
- Applying the Development Plan Overlay (Schedule 2) to undeveloped land zoned Residential 1 in Colac.
- Applying the Development Plan Overlay (Schedule 3) to land proposed to be rezoned to Industrial 1 Zone east of Forest Street, Colac.
- Applying the Design and Development Overlay Schedule 5 to land within the Apollo Bay town centre.
- Applying Design and Development Overlay Schedule 6 to land adjoining the town centre of Apollo Bay.
- Applying Design and Development Overlay Schedule 7 to all other residentially zoned land within Apollo Bay and Marengo.
- Modifying the boundary of Airport Environs Overlay Schedule 2.
- Applying the Significant Landscape Overlay (Schedules 1-5) as identified in the Great Ocean Road Region Landscape Assessment Study and the Apollo Bay Framework Plan.

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- Applying the Environmental Significance Overlay (Schedule 6) to an area buffering the Colac Water Reclamation Plant.
- Considering applications for all areas affected by the Heritage Overlay in accordance with Clause 22.01 (Heritage Places and Areas Policy).
- Apply the Restructure Overlay to “old and inappropriate” subdivisions at areas in Cressy, Gerangamete, Irrewillipe and Pirron Yallock.

Undertaking further strategic work

- Undertake Township Effluent Management Plans for the towns of Beec and Gellibrand to determine capacity for infill development and future growth.
- Undertake local bushfire assessments for the towns of Beech Forest, Forrest, Gellibrand and Lavers Hill to further clarify their development potential.
- Prepare a precinct structure plan for Elliminyt.
- Prepare a precinct structure plan for the East Colac area north of the Princes Highway.
- Undertake a residential land supply analysis for all segments of the Colac market.
- Undertake an industrial land supply analysis for Colac.
- Undertake an analysis of parking issues in the Colac and Apollo Bay Commercial areas.
- Develop an open space strategy to guide future open space provision for residential development in new and established residential areas in Colac and Apollo Bay.
- Further investigate and consider the former Bruce Street landfill site for the purpose of a recreation area or other appropriate use linked to Lake Colac.
- Prepare an Apollo Bay Harbour Precinct Master Plan for the redevelopment of the port vicinity with a tourism, fishing, boating, commercial and recreational focus strengthening links to the town centre and providing net community benefits.
- Prepare a structure plan for Birregurra to manage future growth in a manner responsive to environmental constraints and respectful of the unique qualities of this township. This should be prepared and implemented before the advent of sewerage to ensure development is properly controlled to ensure the preservation and enhancement of the local character and natural and built form of the town.
- Investigate the development of policy guidelines to guide development within the Birregurra township including materials, built form, height, setback and colours and the appropriateness of a Design and Development Overlay to protect its unique qualities.
- In conjunction with Barwon Region Water Corporation, assess the needs and opportunities for reticulated sewerage in Birregurra and impacts on future development.
- Update Overlays on completion of the Corangamite River Health Strategy.
- Update the Vegetation Protection and Environmental Significance Overlays to incorporate revisions to the Ecological Vegetation Class mapping.
- Update the Land Subject to Inundation Overlay and schedule to align with revised data and mapping when available from the Corangamite Catchment Management Authority.
- Revise the Erosion Management Overlay following completion of the Department of Primary Industries and Corangamite Catchment Management Authority review.
- Consider applying the Salinity Management Overlay to areas recommended by the Corangamite Catchment Management Authority.
- Review retail and office floor space needs in Colac and review zones accordingly.

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Undertaking other actions

- Maintain close linkages with the Corangamite Catchment Management Authority, the Western Coastal Board, VicRoads, Water Corporations, the Victorian Coastal Council, the Department of Sustainability and Environment and the Department of Planning and Community Development to ensure regional consistency is developed.
- Undertake urban design improvements for the enhancement of the Colac Town Centre.
- Undertake enhanced recreation and pathway connections particularly around Lake Colac and in relation to the proposed Education, Recreation and Community Precinct.
- Maintain and enhance the local road network, particularly links with Colac, to support viability of Birregurra and encourage tourism.
- Undertake urban design and pedestrian infrastructure improvements for the enhancement of the Grant Street core in Forrest.
- Investigate the land use planning implications of sea level rise and storm surge associated with climate change and appropriate planning scheme responses.
- Identify and protect RAMSAR wetlands as important ecological and economic assets.
- Identify and promote activities which illustrate and are sensitive to local Koori history and culture.

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21.07 REFERENCE DOCUMENTS

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Settlement

- Apollo Bay Structure Plan (2007)
- Colac Structure Plan (2007)
- Apollo Bay and Marengo Neighbourhood Character Review Background Report (2003)
- Barwon Downs Township Masterplan (2006)
- Beeac Township Masterplan (2001)
- Beech Forest Township Masterplan (2003)
- Birregurra Township Masterplan (2003)
- Carlisle River Township Masterplan (2004)
- Colac Otway Rural Living Strategy (2011)
- Cressy Township Masterplan (2007)
- Forrest Structure Plan (2011)
- Forrest Township Masterplan (2007)
- Gellibrand Township Masterplan (2004)
- Lavers Hill Township Masterplan (2006)
- Siting and Design Guidelines for Structures on the Victorian Coast, Victorian Coastal Council (1997)
- Skenes Creek, Kennett River, Wye River and Separation Creek Neighbourhood Character Study (2005)
- Swan Marsh Township Masterplan (2001)

Environment

- Biodiversity Action Planning – Otway Plain Bioregion, 2003
- Biodiversity Action Planning – Otway Ranges Bioregion, 2003
- Biodiversity Action Planning – Victorian Volcanic Plains Bioregion, 2003
- Biodiversity Action Planning – Warrnambool Plains Bioregion, 2003
- Central West Victoria Regional Coastal Action Plan (2002)
- Central West Victoria Estuaries Coastal Action Plan (2005)
- Coastal Spaces Recommendations Report (2006), Department of Sustainability and Environment
- Colac Otway Heritage Study (2003)
- Colac Otway Shire Three Towns Stormwater Management Strategy (2004)
- Colac Otway Stormwater Management Plan (2002)
- Corangamite Floodplain Management Strategy (2002), Corangamite Catchment Management Authority
- Corangamite Native Vegetation Strategy (2006), Corangamite Catchment Management Authority
- Corangamite Regional Catchment Strategy 2003 – 2008 (2003), Corangamite Catchment Management Authority
- Corangamite River Health Strategy (2007), Corangamite Catchment Management Authority

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- Corangamite Wetland Strategy 2006 – 2011, (2006), Corangamite Catchment Management Authority
- Draft Corangamite Salinity Action Plan (2003), Corangamite Catchment Management Authority
- Great Ocean Road Region Landscape Assessment Study (2003)
- Municipal Fire Prevention Planning Guidelines (1997), Country Fire Authority
- Victorian Coastal Strategy (2002), Victorian Coastal Council
- Wastewater Management Issues Paper: Beeac (2005)
- Wastewater Management Issues Paper: Birregurra (2002)
- Wastewater Management Issues Paper: Forrest (2005)
- Wastewater Management Issues Paper: Kennett River (2002)
- Wastewater Management Issues Paper: Wye River and Separation Creek (2002)
- Domestic Wastewater Management Plan (2007), Colac Otway Shire Council

Economic Development

- Colac Otway Economic Development and Tourism Strategy (2004)
- Colac Otway Rural Land Strategy (2007)
- Colac West Industrial Area - Outline Development Plan for the Colac West Industrial Area (1996)

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SCHEDULE TO THE RURAL LIVING ZONE

Shown on the planning scheme map as **RLZ**

| | Land | Area/Dimensions/Distance |
|---|----------------------------|---------------------------------|
| Minimum subdivision area (hectares). | Eliminyt | 1.2 |
| | All other land in the zone | 23 |
| Minimum area for which no permit is required to use land for a dwelling (hectares). | All land in the zone | 1.2 |
| Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres). | All land in the zone | 100 |
| Minimum setback from a road (metres). | All land in the zone | 20 |
| Minimum setback from a boundary (metres). | All land in the zone | 10 |
| Minimum setback from a dwelling not in the same ownership (metres). | All land in the zone | 20 |

| Permit requirement for earthworks | Land |
|--|----------------------|
| Earthworks which change the rate of flow or the discharge point of water across a property boundary. | All land in the zone |
| Earthworks which increase the discharge of saline groundwater. | All land in the zone |

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SCHEDULE TO THE RURAL ACTIVITY ZONE

Shown on the planning scheme map as **RAZ**

Purpose

Colac East Rural Activity Zone Land

Land in Colac East zoned Rural Activity Zone is a mix of existing rural residential development, vacant land between existing Residential 1 Zone land fronting Marriner Street and the Princes Highway and a block of medium density 1 bedroom residential units on the northern side of Marriner Street in need of renewal / upgrade.

There is little, if any, productive agriculture occurring in this area. The land has been fragmented by historical subdivisions and is used primarily for 'hobby farm' or rural residential purposes. These fragmented parcels are generally around 2ha and have undermined the rural status of this land.

The use of the Rural Activity Zone will allow for existing uses to be recognised and allow minimal further development which, through subdivision in accordance with minimum lot sizes will provide the opportunity for renewal of the medium density units and the creation of a small number of additional lots on the land between Marriner Street and the highway to enhance this entrance to Colac. The rezoning will also reflect that this area contains a mix of land uses and future development must be compatible with the surrounding Farming Zone and Industrial 1 Zone.

Apollo Bay Hinterland Rural Activity Zone Land

The Rural Land Strategy has identified some demands for tourism and accommodation in an area to the west of Apollo Bay that has been included within the Rural Activity Zone. The identification of this area to the west of Apollo Bay does not aim to increase rural living opportunities, but aims to facilitate commercial, tourism or recreation development that will complement and benefit the particular agricultural pursuits, landscape features or natural attractions of the area.

The objective is to provide for a preferred mix of uses in the Rural Activity Zone to the west of Apollo Bay including agriculture; tourist and recreational activities; group accommodation with tourist or recreational activities (including backpacker accommodations, camping and caravan park, cabins, etc); and restaurant, but only in association with a tourist facility or recreational activity.

Development and use in the Rural Activity Zone to the west of Apollo Bay will be of a scale relevant to the land size and surrounding uses; subservient to the landscape so as not to detract from the quality of the landscape; of high quality design and style relevant to the surrounding land uses; capable of net gain environmental outcomes and self sufficient in the provision of relevant infrastructure and associated development costs.

Uses and development in the Rural Activity Zone to the west of Apollo Bay such as equestrian supplies, helipad, hotel, landscape gardening supplies, motor racing track, tavern; and other similar uses will be discouraged.

Forrest Rural Activity Zone Land

The Forrest Structure Plan confirmed demand for additional tourism and accommodation in Forrest and subsequently identified a Rural Activity Zone site at the northern approach into town.

The objective is to provide for group accommodation, tourist and recreational activities

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including, backpacker accommodation, cabins and restaurant/cafe (but only in association with a tourist facility or recreational activity).

Development and use in the Rural Activity Zone will be of a scale relevant to the land size and responsive to the landscape of the area. Development will be of high quality design and in keeping with the open farmland appearance and self sufficient in the provision of relevant infrastructure and associated development costs.

| | Land | Area/Dimensions/Distance |
|---|---|--------------------------|
| Minimum subdivision area (hectares). | Colac East:
Lot CM SP28366
Lots 1- 23A SP 28366 | 0.5 ha |
| | Colac East:
Lot 1 TP 120864 | 2 ha |
| | Lot 1 TP 120863
Lot 252 LP139493
Lot 1 PS 403928
Lot 1 PS 403920
Lot 1 TP 128994
Lot 2 PS 403929
Lot 2 PS 403928
Lot 1 LP 80422
Lot 2 LP 80422
Lot 1 TP185963
Lot 2 TP 185963 | |
| | All other land in the zone | 40 ha |
| Minimum area for which no permit is required to use land for timber production (hectares). | None specified | |
| Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres). | None specified | |
| Maximum floor area for which no permit is required to construct an out-building associated with an existing dwelling (square metres). | None specified | |
| Maximum area for which no permit is required to alter or extend an existing building used for agriculture (square metres). | None specified | |
| Minimum setback from a road (metres). | None specified | |
| Minimum setback from a boundary (metres). | None specified | |
| Minimum setback from a dwelling not in the same ownership (metres). | None specified | |

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| Permit requirement for earthworks | Land |
|--|----------------|
| Earthworks which change the rate of flow or the discharge point of water across a property boundary. | None specified |
| Earthworks which increase the discharge of saline groundwater. | None specified |

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SCHEDULE TO THE RESTRUCTURE OVERLAY

| PS Map reference | Land | Title of restructure plan |
|------------------|--|---|
| RO1 | Land generally in Old and New Station Streets and an area on the south side of Aerodrome Road and Donaldson Streets as indicated in the restructure plan. | Restructure Plans for Old and Inappropriate Subdivisions in Colac Otway Shire. |
| RO2 | Land generally in the Dewings Bridge Road area and adjoining the Den Creek as indicated in the restructure plan. | Restructure Plans for Old and Inappropriate Subdivisions in Colac Otway Shire. |
| RO3 | Land generally adjoining the Irrewillipe-Pirron Yallock Road and intersected by the Swan Marsh-Irrewillipe Road as indicated in the restructure plan. | Restructure Plans for Old and Inappropriate Subdivisions in Colac Otway Shire. |
| RO4 | Land generally in the Mccorkells Road and Ryans Road area north of the Princess Highway and land south of the Princess Highway at the continuation of Ryans Road as indicated in the restructure plan. | Restructure Plans for Old and Inappropriate Subdivisions in Colac Otway Shire. |

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SCHEDULE TO CLAUSE 61.03

Maps comprising part of this scheme:

- 1, 1ESO1, 1ESO2, 1ESO4, 1HO, 1LSIO-FO, 1SLO, 1VPO2
- 2, 2ESO1, 2ESO2, 2ESO3, 2ESO4, 2HO, 2LSIO-FO, 2SLO, 2VPO2
- 3, 3ESO2, 3ESO4, 3HO, 3LSIO-FO, 3RO
- 4, 4ESO4, 4HO, 4LSIO-FO, 4VPO2
- 5, 5DDO, 5DPO, 5ESO1, 5ESO2, 5ESO4, 5HO, 5LSIO-FO, 5PAO, 5VPO1,
- 6, 6ESO1, 6HO, 6LSIO-FO, 6PAO, 6VPO1, 6RO
- 7, 7ESO1, 7HO
- 8, 8ESO1, 8HO, 8SLO
- 9, 9AEO, 9DDO, 9DPO, 9EMO, 9ESO1, 9ESO2, 9ESO4, 9ESO6, 9HO, 9LSIO-FO, 9PAO, 9SLO1, 9VPO2, 9WMO
- 10, 10ESO1, 10ESO2, 10ESO4, 10HO, 10LSIO-FO
- 11, 11DDO, 11DPO, 11EMO, 11ESO1, 11ESO2, 11HO, 11LSIO-FO, 11PAO, 11SLO1, 11VPO1, 11WMO
- 12, 12EMO, 12ESO4, 12HO, 12LSIO-FO, 12PAO, 12VPO2, 12WMO
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COLAC OTWAY PLANNING SCHEME

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- 29, 29DDO7, 29DPO, 29EMO, 29ESO2, 29HO, 29LSIO-FO, 29PAO, 29SLO3, 29WMO
- 30, 30AEO, 30DDO7, 30EMO, 30ESO2, 30LSIO-FO, 30SLO3, 30VPO1, 30WMO

COLAC OTWAY SHIRE PLANNING SCHEME

--/20--
C69-

SCHEDULE TO CLAUSE 81.01

| Name of document | Introduced by: |
|--|----------------|
| Restructure Plans for Old and Inappropriate Subdivisions in Colac Otway Shire, March 2012. | C69 |
| | |

SUMMARY OF SUBMISSIONS RECEIVED FOR C69 RURAL LIVING STRATEGY & FORREST STRUCTURE PLAN
AMENDMENT EXHIBITED IN MAY-JUNE 2012

| NO. | SUPPORT/ OBJECT | SUMMARY OF KEY ISSUES | COUNCIL OFFICER COMMENTS | RECOMMENDATIONS |
|-----|-----------------|---|---|--|
| 1 | OBJECT | <p>Submission relates to land on Birregurra-Forrest Road, Birregurra.</p> <p>Landholder 1:</p> <ul style="list-style-type: none"> Wants parcel included in township boundary – it is currently proposed for rezoning to Rural Activity Zone (RAZ) Alternatively would prefer residential zoning at the southern end and dedicated tourism development to the north of the site. Suggests Development Plan Overlay (DPO) to ensure this happens effectively. <p>Landholder 2:</p> <ul style="list-style-type: none"> Wants parcel to be rezoned Township. The Forrest Structure Plan included the site within the township boundary and earmarked it for residential development opportunities. | <p>In relation to Landholder 1:</p> <ul style="list-style-type: none"> Adopted Structure Plan didn't support part or all of the site to be included within the settlement boundary or rezoned to Township Zone (TZ). The Structure Plan did recommend rezoning to RAZ as an opportunity was identified for a small scale tourism development. The site is not large enough to accommodate more intensive residential development. <p>In relation to Landholder 2:</p> <ul style="list-style-type: none"> Advice from the Department of Planning and Community Development (DPCD) prior to exhibition was to exclude the subject site from the amendment due to the need to further investigate the potential fire risk. This is currently being addressed through a separate bushfire study. | No Changes Required |
| 2 | OBJECT | <p>This submission had concerns in relation to the MSS:</p> <ul style="list-style-type: none"> Concern that Clause 21.05-4 is limited to the township of Forrest. Concern regarding the strategy in 21.03-8 to restrict the expansion of communities in potable water supply areas and areas subject to or at risk of landslip, high fire risk and flooding. Overall objection that the MSS is contradictory and doesn't support tourism in Gellibrand. | <p>The submitter made a previous submission on the Rural Living Strategy.</p> <p>Agree with the concerns highlighted regarding the Municipal Strategic Statement (MSS). Minor changes will be considered to clarify the outcome intended.</p> <p>In regards to the rezoning requests the Rural Living Strategy identified a 'Long term investigation area' adjacent to Main Road and Carlisle River- Gellibrand Road, Gellibrand to explore possibilities</p> | <p>The concerns in regards to Clause 21.05-4 and 21.03-8 have some merit. Minor changes to the MSS are proposed to address these concerns.</p> |

SUMMARY OF SUBMISSIONS RECEIVED FOR C69 RURAL LIVING STRATEGY & FORREST STRUCTURE PLAN
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| | | <p>Also request rezoning of area in Gellibrand that is adjacent to Main Rd – Beech Forest Rd to TZ.</p> | <p>for future growth of the town.</p> <p>Gellibrand is a declared water catchment and DPCD guidelines (May 2009) for potable water supply catchments specify that the density of dwellings should be no greater than one dwelling per 40 hectares unless a plan that addresses land use planning issues and the cumulative impact of onsite waste water/septic tank systems has been prepared. Council has committed to doing an effluent management strategy for Gellibrand to determine the potential for further rezoning of land within/adjoining Gellibrand township to address this requirement.</p> <p>The Rural Living Strategy recognises the level of interest for tourism accommodation & development in Gellibrand and the need for ancillary development to support any increase in tourism facilities/services within the Otway's. The Strategy has recommended future strategic work to assess effluent, fire risk and settlement issues more thoroughly within Gellibrand. This assessment will form the basis for recommendations to guide any future development within the township. This need for further work prevents further rezoning from being considered in Amendment C69.</p> | |
| 3 | SUPPORT | <p><u>Barwon Water</u>
No objection to the proposed changes from a servicing perspective. Comments regarding Water Supply: Coragulac has relatively poor water pressure- if additional development occurs then Barwon Water would need to undertake</p> | <p>The lack of objection/comment from Barwon Water to the amendment reflects well on the close consultation with that authority which occurred during preparation of the Rural Living Strategy and Forrest Structure Plan.</p> | No Changes Required |

**SUMMARY OF SUBMISSIONS RECEIVED FOR C69 RURAL LIVING STRATEGY & FORREST STRUCTURE PLAN
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| | | augmentations to the water network. Barwon Downs, Carlisle River and Lavers Hill do not have access to water assets. | | |
| 4 | SUPPORT | Submission supports amendment, particularly the rezoning of land to TZ Lavers Hill. | The submitter made a previous submission on the Rural Living Strategy. | No Changes Required |
| 5 | OBJECT | Submission expressed concerns regarding Forest: <ul style="list-style-type: none"> Concern regarding limiting of tourism in Forrest mentioned in MSS Concern regarding potentially conflicting statements in MSS (21.02 and 21.05) Isn't comfortable with the highlighting of the area on Grant Street in the MSS as it may impact on the growth on existing businesses outside this area. Also requesting clarification of areas to be rezoned. | Some modest growth is supported by the Forrest Structure Plan in circumstances where environmental constraints can be overcome.

The strategy highlighted under Clause 21.02-2 Tourism (Page 2 of 3) refers to limited opportunities for tourist related activities surrounding Forrest, not within the township itself, hence it is not contradictory to other strategies within the MSS.

In relation to consolidation of Grant Street, this represents an objective to create a more compact town over the long term. It does not limit commercial uses within the TZ or prevent applications being considered on their merit. | No Changes Required |
| 6 | OBJECT | The submitter does not think their previous submission was considered in the revision of the Forrest Structure Plan.

Submission highlighted key concerns regarding Forrest including: <ul style="list-style-type: none"> Unbalanced rezoning due to fire risk – eg. Turner Dve share a similar fire risk to lots Sth of Frizon St in the proposed rural zone. Want area Sth of Frizon St zoned | The inclusion of existing properties on Turner Dve into the proposed settlement boundary is designed to reflect the existing use and to ensure these areas are accurately depicted as part of the township.

Area Sth of Frizon St – is located closer to the forest interface than other parts of the township therefore further intensification should be discouraged based on bushfire risk. | No Changes Required |

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| | <p>residential</p> <ul style="list-style-type: none"> Support increase to township zoning Object to the consolidation red dot at Grant St – see it as prohibitive to development outside this area. | <p>In relation to consolidation of Grant Street, this represents an objective to create a more compact town over the long term. It does not limit commercial uses within the TZ or prevent applications being considered on their merit.</p> | |
| 7 | <p>SUPPORT</p> <p>No objection</p> | <p>Submission noted.</p> | <p>No Changes Required</p> |
| 8 | <p>SUPPORT</p> <p>Submission supports the amendment and the recommended changes for Coragulac. They desire to be heard by an independent panel.</p> | <p>The submitters made a previous submission on the Rural Living Strategy.</p> <p>It was considered appropriate to rezone to Low Density Residential Zone (LDRZ) given the fragmented nature of land holdings and evident demand for this type of development, and to consolidate the town which is currently comprising two development areas separated by fragmented land holdings.</p> | <p>No Changes Required</p> |
| 9 | <p>OBJECT</p> <p>Submission relates to land in Elliminyt.</p> <p>Submission requests subject land is earmarked for future development – believes it needs to be within the township boundary.</p> <p>Proposes extension of settlement boundary through the rectangle of land south of Barrys Rd.</p> | <p>The submitter made a previous submission on the Rural Living Strategy.</p> <p>The submission is not supported on the following grounds:</p> <ul style="list-style-type: none"> The Rural Living Strategy does not support an extension to the Colac/Elliminyt township boundary or rezoning in this area as analysis confirms there is more than a 15 year supply of residential land available for development, and a review of Colac/Elliminyt was not in the scope of the project due to previous Structure Plan being undertaken. There is scope under the current Farming Zone to apply for planning approval for a | <p>No Changes Required</p> |

**SUMMARY OF SUBMISSIONS RECEIVED FOR C69 RURAL LIVING STRATEGY & FORREST STRUCTURE PLAN
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| | | | <p>dwelling which would be assessed on its merits.</p> <ul style="list-style-type: none"> The future zoning of this land will be more appropriately considered by the review of the Colac Structure Plan in 2013/14 (subject to Council funding). No demand to warrant further rural living rezoning to the east. The existing Belvedere LDR estate provides ample existing opportunities for rural living. | |
| 10 | SUPPORT | Support amendment, particularly the rezoning of the land in Kawarren to as Rural Living Zone(RLZ). | Submission noted. | No Changes Required |
| 11 | SUPPORT | <p>Department of Primary Industries Support Amendment. The operator of Work Authority WA220 (the quarry) in Barongarook has been informed of C69 and has no concern over the proposed rezoning of the land described as 'Arnolds Rd, Bushbys Rd, Gardiners Rd, Johnsons Rd and Shorts Rd, Barongarook' from Farming Zone (FZ) to RLZ.</p> | Submission noted. | No Changes Required. |
| 12 | OBJECT | Submission requests land in Elliminyt is included in the RLZ. Land borders rural living zones and light industrial zoning. | <p>The submitter made a previous submission on the Rural Living Strategy.</p> <p>The submission is not supported on the following grounds:</p> <ul style="list-style-type: none"> The Rural Living Strategy does not support an extension to the Colac/Elliminyt township boundary or rezoning in this area as analysis confirms there is more than a 15 year supply of residential land available for development, and a review of Colac/Elliminyt was not in the scope of the project due to previous Structure Plan | No Changes Required |

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| 13 | OBJECT | <p>Key issues in this submission relate to land in Elliminyt and include:</p> <ul style="list-style-type: none"> • Objection to the back-zoning of land in Christies Road from LDRZ to FZ. • Concern regarding the proposed town boundary – wants this site to be included. • Concern regarding potential devaluation of property. | <p>The submitter made a previous submission on the Rural Living Strategy.</p> <p>The submission is not supported on the following grounds:</p> <ul style="list-style-type: none"> • The Rural Living Strategy recommended the subject site for backzoning as it is isolated and remote from the township. The land has never been subdivided under the LDRZ and is currently farmed. • A request to subdivide the land for low density residential development was refused by Council, a decision which was later upheld by VCAT. • The Panel for Amendment C55 recommended it be rezoned to FZ on the basis of its remoteness from the town. • Demand and strategic placement for LDRZ will be considered as part of the Colac Structure Plan Review in 2013/14 (subject to Council funding). | No Changes Required |
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**SUMMARY OF SUBMISSIONS RECEIVED FOR C69 RURAL LIVING STRATEGY & FORREST STRUCTURE PLAN
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| 14 | OBJECT | <p>The submitter wants Study Area A excluded from the proposed Restructure Overlay for Cressy.</p> <ul style="list-style-type: none"> • Believe Cressy provides affordable housing opportunities close to major transport corridors • Wish to rezone land from Farming to LDRZ | <p>The Rural Living Strategy did not support any RLZ or LDRZ due to lack of demand and recommended the Restructure Overlay to limit development of small lots adjoining the town, and encourage infill of the existing TZ area.</p> <p>Short to medium term land supply is sufficient in Cressy. Therefore this area does not warrant an expansion of the existing township zone.</p> | No Changes Required |
| 15 | OBJECT | <p>This submission is in regards to a property on Frizon Street in Forrest that is to be rezoned from FZ to RLZ.</p> <p>The submission requests inclusion of the subject land in the TZ:</p> <ul style="list-style-type: none"> • To allow for the operation of a tourism business and the subdivision of the existing residences • To retain and restore a historic mill site and outbuildings • To design and sell art pieces using recycled local timber and products • To subdivide to enable a separation between the proposed business and the family residence | <p>The RLZ will allow tourist related uses to be considered which are not currently allowed within the FZ. As a result there is nothing preventing the owner from restoring the existing buildings.</p> <p>The TZ is not supported due to the vegetated nature of the surrounding land and the associated fire risk. The Rural Living Strategy recommended the RLZ to recognize the existing development pattern.</p> | No Changes Required |
| 16 | OBJECT | <p>This submission particularly relates to land in Johanna and Lavers Hill. Key issues include:</p> <ul style="list-style-type: none"> • Disagrees with use of building permits to calculate demand of land for housing. • Wants strategy updated to reflect the revoking of ministerial direction 6. • Believes there are opportunities for rural living in Johanna area where lots are not suitable for farming. • Wants extension of rural living in Lavers | <p>The submitter made a previous submission on the Rural Living Strategy.</p> <p>The demand for rural living has been based on Building permit approvals to gauge an understanding of demand. Although this method of gathering information is not perfect it is a widely accepted method to understand demand for residential and rural residential development.</p> | No Changes Required |

**SUMMARY OF SUBMISSIONS RECEIVED FOR C69 RURAL LIVING STRATEGY & FORREST STRUCTURE PLAN
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| | <p>Hill – specifically 6 lots currently bounded by Township zone and lots on the Sth side of Great Ocean Road in SW Lavers Hill.</p> | <p>The Rural Living Strategy does not support Rural Living rezoning in Johanna due to a lack of services, its agricultural, landscape and environmental significance and environmental constraints. Furthermore the strategy recommended maintaining the current Rural Conservation Zone and Farming Zones to protect the land against further fragmentation and development.</p> <p>Ministerial Direction 6 has been replaced by Practice Note 37. This Practice Note provides the same strategic direction. There is no need to revise the Rural Living Strategy given that the revocation of the Ministerial Direction doesn't change the fundamental basis for the recommendations in the Strategy.</p> <p>The area north of Lavers Hill is located within a declared water catchment and DPCD guidelines (May 2009) for potable water supply catchments specify that the density of dwellings should be no greater than one dwelling per 40 hectares unless a plan that addresses land use planning issues and the cumulative impact of onsite waste water/septic tank systems has been prepared. As a result dwelling density and development are restricted in this area. The relevant water authority has previously indicated it could not support more intensive development of the land.</p> | |
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| 17 | OBJECT | Submission expresses concern regarding part rezoning to LDRZ of a larger farming block in Coragulac and how it may affect future salability of their whole property.

Also concern regarding change of rates following a rezoning. | The submitters have existing use rights to continue grazing their land following the proposed rezoning. Salability of the site should be at a higher value due to potential for subdivision of smaller blocks within that part zoned TZ.

Council's rating categories are based on current use hence the rating category won't change whilst the use of the property remains the same. Rates are not determined by planning controls. | No Changes Required |
| 18 | OBJECT | Submission expresses concern regarding a property in Birregurra that is proposed to be rezoned to Rural Activity Zone (RAZ).

Submission also requests that the schedule to the zone specifies that no further subdivision will be able to occur on this block in order to maintain the rural northern approach to Forrest. | Under the RAZ no further subdivision would be permitted on the subject site. The site is not suitable to accommodate future TZ development.

The purpose of the RAZ is to support appropriate land use not encourage further subdivision for residential use. | No Changes Required |
| 19 | OBJECT | Submission objects to amendment. The submitter wants a specific Pirron Yallock property included in the RLZ. | The submitter made a previous submission on the Rural Living Strategy.

The subject site is not supported for rezoning in the Rural Living Strategy because it is part of a number of lots that are not considered appropriate for rezoning due to their relative small size and environmental constraints.

The proposal for the Restructure Overlay will limit one dwelling per land ownership (ie. per land holding irrespective of how many small lots form that parcel) subject to overcoming access and environmental issues. | No Changes Required |

**SUMMARY OF SUBMISSIONS RECEIVED FOR C69 RURAL LIVING STRATEGY & FORREST STRUCTURE PLAN
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| 20 | OBJECT | Submission requests consideration of two small rural allotments in Pirron Yallock for RLZ because the land is close to town and too small for viable agriculture.

The submission also opposes the recommendation to discourage further growth and development outside the recommended settlement boundary. | The neighbouring dwelling that the submitter is referring to was established a considerable time ago. Despite the subject land being located on a main road it is well separated from the town and does not form part of the existing township.

The subject land is located within a declared water catchment and DPCD guidelines (May 2009) for potable water supply catchments specify that density of dwellings should be no greater than one dwelling per 40 hectares unless a plan that addresses land use planning issues and the cumulative impact of onsite waste water/septic tank systems has been prepared. As a result dwelling density and development are restricted in this area.

The proposed changes to the MSS are deliberately written to reinforce the protection of agricultural land and identify the constraints within water catchment areas. | No Changes Required |
| 21 | OBJECT | This submission objects to the amendment. Specifically highlights land in Pirron Yallock.

The subject land is to remain FZ in the current amendment, however, the submitter wishes to subdivide in the future.

The submission was brief and no justification for the objection was provided. | The Rural Living Strategy does not support this rezoning as there is no strategic justification for expansion of the Pirron Yallock township.

The site forms part of the surrounding farming land of the old Pirron Yallock township and would not be supported for further subdivision beyond the existing FZ provisions. | No Changes Required |

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| 22 | OBJECT
Submission objects to amendment. Submission relates to a property in Pirron Yallock and a request for inclusion in the RLZ. The submission was brief and no justification for the objection was provided. | The subject site is not supported for rezoning in the Rural Living Strategy because it is part of a number of lots that are not considered appropriate for rezoning due to their relative small size and environmental constraints.

The proposal for the Restructure Overlay will limit one dwelling per land ownership (ie. per land holding irrespective of how many small lots form that parcel) subject to overcoming access and environmental issues. | No Changes Required |
| 23 | OBJECT
Submission expresses concern regarding proposed rezoning at Main Rd, Gellibrand and Old Beech Forest Road from the bridge to Daffy Lane. Amendment proposes to rezone the land to TZ – submitter believes it is too low lying. | This TZ rezoning proposal is designed to reflect existing developments that currently operate as part of the township.

The Rural Living Strategy recommends the rezoning to update the planning scheme to accurately reflect existing development. | No Changes Required |
| 24 | OBJECT
Submission objects to amendment. No details provided as the submission was very brief.

Refers to previous submission made in April 2011 to the draft Rural Living Strategy that submitter feels wasn't addressed at the time.

Officers confirmed to the submitter that additional detail is required when making a submission, despite previously submitting during the exhibition of the draft Rural Living Strategy.

Previous submission requested that the min. lot size of 25 hectares be reduced to accommodate a lot size which will enable the development of the site for rural-living style blocks. | The submitter made a previous submission on the Rural Living Strategy. A written response was provided.

Submission not supported as the site is in a water catchment area. Kawarren is also recorded as having an extreme risk of bushfire and grassfire risk on the Victorian Fire Risk Register. Given the site's position and limited accessibility to and from surrounding roads, threat to human life would be significant if subdivision of this block would occur beyond what is enabled by a 25 ha min. lot size.

Further intensification of this area is not encouraged. This is consistent with the recommendations of the Rural Living Strategy. | No Changes Required |

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| 25 | OBJECT | This is a request for subdivision – it is unclear how the submission relates to the amendment. The property is included within the Everett Crescent Area that is marked for rezoning from FZ to RLZ in the amendment. | The proposed RLZ will allow a dwelling on the remaining vacant lots but does not support further subdivision.

The proposed rezoning is recommended in the Rural Living Strategy to accurately reflect current development in this area and not to encourage further intensification through subdivision. | No Changes Required |
| 26 | OBJECT | Submission seeks inclusion of a Lavers Hill property in the RLZ. | The submitter made a previous submission on the Rural Living Strategy.

The site is located within a declared water catchment and DPCD guidelines (May 2009) for potable water supply catchments specify that the density of dwellings should be no greater than one dwelling per 40 hectares unless a plan that addresses land use planning issues and the cumulative impact of onsite waste water/septic tank systems has been prepared. As a result dwelling density and development are restricted in this area.

Opportunity exists for a planning application to be made for a dwelling under the current zone which would be assessed on its merits. | No Changes Required |
| 27 | OBJECT | Submission seeks inclusion of a Beeac property in the RLZ. | The submitter made a previous submission on the Rural Living Strategy.

Land requested to be rezoned has been included in a 'Long term investigation area' for Beeac. | No Changes Required |

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| | | | <p>The Rural Living Strategy recommended that a more detailed analysis of land supply/demand and appropriate locations for future development is required in order to provide justification for potential rezoning. A reference to this analysis has been included in the MSS through this amendment.</p> | |
| 28 | OBJECT | <p>Submission requests land outside Beech Forest is considered for rezoning from EZ to TZ.</p> | <p>The Rural Living Strategy does not support this rezoning as there is sufficient supply of TZ land in Beech Forest.</p> <p>The site is located within a declared water catchment and DPCD guidelines (May 2009) for potable water supply catchments specify that density of dwellings should be no greater than one dwelling per 40 hectares unless a plan that addresses land use planning issues and the cumulative impact of onsite waste water/septic tank systems has been prepared. As a result dwelling density and development are restricted in this area.</p> | No Changes Required |

The
Great
South Coast



Street Smart
Lighting Program



Australian Government



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| Version | Date | Author/Reviewer |
|---------|-----------|-----------------|
| V1 | 12/3/2012 | Alexi Lynch |
| V2 | 20/3/2012 | Paul Brown |
| V3 | 21/3/2012 | Alexi Lynch |

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About Ironbark Sustainability

Ironbark Sustainability is a specialist local government consultancy that works with councils around Australia by assisting them to reduce energy and water usage through sustainable asset and data management and on-the-ground implementation.

Ironbark has been operating since 2005 and brings together decades of technical and financial analysis, maintenance and implementation experience in the areas of energy & water auditing, and public lighting technologies and management.

Ironbark provides public lighting support nationally including technology advice, technology approvals, business cases and project management. Ironbark delivers strategic and specific advice and support for the establishment of effective environmental management systems for government and business clients. We pride ourselves on supporting our clients to manage their operations more sustainably.

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Appendices (attached separately. Note alphabetical naming conventions as per the CEEP Application Form requirements)

- Attachment B: Evidence of Support from Councils (B1-B6)
- Attachment E: Project Budget*
- Attachment I: Council Street Lighting Business Cases (I1-I6)
- Attachment J: Project Timeline and Gantt Chart*
- Attachment K: Information on Management of Waste Disposal during the Bulk Change
- Attachment L: Project Partner Evidence of Support: Ironbark Sustainability
- Attachment M: Project Partner Information: Ironbark Sustainability

* Attachments E and J are contained in the one excel workbook.

1

Introduction

The Great South Coast region of Victoria encompasses the Shires of Colac Otway, Corangamite, Moyne, Southern Grampians, Glenelg and the City of Warrnambool. Key cities and towns include Colac, Warrnambool, Portland and Hamilton and the region stretches along the south-west of Victoria from Apollo Bay in the east to the South Australian border in the west.

The Councils of the Great South Coast are considering undertaking works to improve the energy efficiency of street lights in residential streets (Category P lights). Energy efficient replacements are available for most of these lights and this project has the potential to be one of the largest regional infrastructure projects in the region and will be one of the first to be delivered through the Great South Coast.

The project will be managed and implemented by Great South Coast Group Incorporated (Great South Coast), a formal alliance of government, business and the community working collectively to benefit the region. It will be implemented under the auspices of the South West Sustainability Partnership.



The Great South Coast Board (comprising all Council CEO's, Mayors and CEOs of four major regional companies) will form the steering committee for the project and a working group will be created comprising asset managers from each council. The project will ultimately be delivered by the Great South Coast who will employ a specific project officer.

In total, Great South Coast has approximately seven thousand five hundred 80 Watt mercury vapour (MV) lamps in Category P (residential) streets. These luminaires are mainly owned and operated by local distribution business Powercor. There are also around sixty 50 Watt mercury vapours and one hundred 125 Watt mercury vapours.

Most of these lamps¹ can be replaced by either Twin 14 Watt T5 lamps or 32-Watt compact fluorescent lamps, which reduce energy usage by 68% and 62% respectively compared to the existing 80-Watt mercury vapor lamps. In addition to offering lower costs, energy consumption and greenhouse emissions, the new lights provide better lighting outcomes for the community, including:

- Greater uniformity of light across and along the street
- Better colour rendering and visibility
- Less depreciation of the light output over time
- Lower glare

Financial and environmental savings from a bulk change are significant. In total, the project considered in this analysis is expected to cost \$3.04m before potential subsidies². Net cost savings to 2030 (after project costs) are projected to be about \$9.8 million³.

¹If on standard poles. Lights on non-standard poles can still be changed, but would require a separate project.

² This is based on replacing street lights with 2x14W T5s. The other option is 32W compact fluorescent lights. The two different options and procurement process is described further in *Section 4.1.3, Project Procurement*.

³ This range is dependent on energy price increases

Great South Coast is applying for grant funding under the Community Energy Efficiency Program (CEEP) as it requires additional funds to ensure the project can go ahead.

A Regional Approach

The six Councils have been collaborating throughout the application process in an effort to pool resources and knowledge, provide support to all Councils in the region, and ensure a consistent approach. Through this regional approach the Councils have been able to develop a project plan and application that is aligned.



This project is being proposed as a group application because the individual Councils do not want to be liable for large amounts of grouped capital funding and also because working as a region can decrease costs, especially in especially project procurement and communications.

Working as a region will open up opportunities to:

- Reduce capital costs through joint procurement processes
- Avoid duplication of communications materials and messages
- Share resources and ideas
- Reduce project management costs through more efficient central coordination (e.g., less interaction with distributor, suppliers etc).

This project plan outlines how this iconic project would be implemented.

2 Project Plan

The project plan covers the following areas:

2.1 Project Objectives

The project aims to replace large numbers of inefficient street lights with more efficient lights. If successful in this application the project will be managed with the following objectives in mind:

- Maximisation of energy savings within project budget
- Maximisation of greenhouse gas reduction
- Reduction in Council and ratepayers electricity costs

The project will also be guided by the following requirements:

- Ensuring proper procurement processes (as per the requirements of the Local Government Act)
- The use of approved, safe and thoroughly assessed lighting technologies
- Requirement of safe and efficient work practices
- The use of clear policies and standards for all lighting installations and design with the following community benefits:
 - Design based on Australian Standards (AS/NZS 1158)
 - Identification and inclusion of crime and safety improvements
- Community information and education that aims to:
 - Communicate information on the benefits of the project to residents, business and community organisations in saving energy and reducing greenhouse emissions
 - Engage industry (in particularly the Distribution Network Service Provider, Powercor and lighting manufacturers) by demonstrating how these projects can be successful.

2.2 Project Outcomes and Outputs

The outcomes of the project are listed below. Please note that there are two examples of savings because there are two approved energy efficient lights that can be used. The type of light used will be confirmed through the procurement process (see *Section 4.1.3, Project Procurement*).

1. Install 32W CFL or 2x14W T5 lights to replace:
 - a. 7,510 x 80 Watt mercury vapour (MV) lights
 - b. 61 x 50 Watt mercury vapour (MV) lights
 - c. 97 x 125 Watt mercury vapour (MV) lights
2. Additionally the following savings are expected from the project:
 - a. 2,954 tonnes of greenhouse emissions saved per year
 - b. \$9.8m over 20 years
3. Community education and promotional project:
 - a. Communication and promotion through Council websites, social media, newsletters, newspapers (see *Section 2.7, Communications Plan*).

2.3 Project Structure

The project is planned to progress in the following manner. Note that sections of this project have already begun, meaning Great South Coast is at the stage where it is ready to implement pending financial assistance through CEEP.

- A. Prepare street lighting business case for Councils to consider the project**
 - a. *Already completed*
- B. Apply for funding** (internal and external)
 - a. *Already completed*
- C. Define each Council's requirements for the project**
 - a. Consult around the requirements for the new lights (in particular around safety, community need and the treatment of public transport. See *Section 4.1.1, Lighting Design Analysis*).
 - b. Assess current lighting treatment within this context and compile a final design and specification for each Council's replacement project
 - c. Prepare community education and promotional program
- D. Procure the bulk change**
 - a. Procurement including tendering or direct engagement with the relevant power authority
- E. Manage the bulk change**
 - a. Ensure clear internal communication during the bulk change project occurs including consideration of complaints, timelines, variations, media, invoicing and incident provisions
 - b. Deliver education and promotional programs
- F. Finalise and report outcomes to Great South Coast, Council and funding bodies**
 - a. Post-project follow-up

2.4 Partners and Roles

From a technical perspective the project is quite straightforward in that the project involves a change from one lighting type to another more efficient type. Street lighting bulk changes have been successful in a variety of jurisdictions around Australia⁴. However to ensure the project is low-risk to the six Councils, funders and other stakeholders, Great South Coast will partner with specialist local government service provider Ironbark Sustainability to ensure the project is a success.

In addition Great South Coast will work with the local Distribution Network Service Provider, Powercorto deliver the project. The DNSP has been involved in a number of these projects in the past and has committed to be involved in these projects in future for all interested Councils within the DNSP area⁵.

Table I below summarises the roles and responsibilities of each project participant.

Project Roles

| Project participant | Role | Specific responsibilities |
|--|---|---|
| Great South Coast | Project Management | <ul style="list-style-type: none"> • Project Management on behalf of Councils • Delivery of communication plan (See Section 2.7, Communications Plan) • Implementation and Review • Grant administration and budget acquittal |
| Warrnambool City Council
Moyne Shire Council
Colac Otway Shire Council
Corangamite Shire Council
Glenelg Shire Council
Southern Grampians Shire Council | Project support, decision making and communications | <ul style="list-style-type: none"> • Deciding on technology choice • Confirming procurement process • Grant administration and budget acquittal • Each Council will have representation on the working group and will provide a point of contact for localised project management concerns • Each Council will also assist in the delivery of the communications plan and promotional activities • The Mayor and CEO of each council sit on the board of the Great South Coast which will act as the steering committee for this project. |

⁴ For example, Coffs Harbour (NSW 2004); Subiaco (WA 2008); Frankston, Nillumbik, Cardinia, Port Phillip, Manningham (Vic 2010); Hobsons Bay, Yarra (Vic 2011) Several other Victorian councils are expected to complete changes during 2012.

⁵ See <http://www.aer.gov.au/content/index.phtml/itemId/727179/fromItemId/746345> for more information outlining the Regulatory decisions confirming the use of energy efficient street lighting technologies and the pricing implications for bulk replacement projects. Council's project partner, Ironbark Sustainability works with the DNSP and Council to deliver these projects.

| | | |
|---|--|---|
| Ironbark Sustainability | Project advice and support | <ul style="list-style-type: none"> • Design assessment and project planning • Procurement support • Project support • Reporting to Great South Coast and project finalization |
| Victorian Employers' Chamber of Commerce and Industry (VECCI) | Project Promotion | <ul style="list-style-type: none"> • Avenue to promote the outcomes to wider community |
| Powercor | Project oversight | <ul style="list-style-type: none"> • Check the specification (of the tender) • Review of project HSE documentation (e.g. Health, Safety and Environment (HSE) Plans; Job Safety Analysis (JSA); training matrix etc.) • Assistance with any HSE clarification, issues or incidents • Confirm job was done effectively (audit of selected areas) • Quality review of returned maps (update GIS) |
| Manufacturer of energy efficient lights | Supply of new lights | <ul style="list-style-type: none"> • Supply approved lights within the required timeframe |
| Labour contractor for installation works | Installation of new lights and removal of old lights | <ul style="list-style-type: none"> • Confirmation of HSE and project plans • Approval by DNSP • May include ordering of new lights; • Installation of lights and removal of existing assets (inc. mgt. of all traffic, OHS, environmental requirements in the project) • Disposal to an accredited recycler |
| Waste disposal and recycling plants | Recycling of old lights | <ul style="list-style-type: none"> • See attached project report on waste disposal during bulk replacement projects (See Attachment K, <i>Information on Management of Waste Disposal during the Bulk Change</i>) |

Table 1: Project Roles

2.5 Key stakeholders

The following is a summary of the key stakeholders in the project.

Great South Coast

The Great South Coast Group Incorporated is a formal alliance of government, business and the community, all working collectively. Charged with responsibility for delivering the Great South Coast Regional Strategic Plan, the group also gives voice to regional issues and concern. This group aspires to creating a thriving, multi-faceted and resilient economy, all the while valuing and protecting our natural resources and environment. Great South Coast will work as the project manager on behalf of the Shires of Colac Otway, Corangamite, Moyne, Southern Grampians, Glenelg and Warrnambool City Council.

The Street Smart Lighting Project will be implemented under the auspices of the South West Sustainability Partnership (of which Glenelg Shire Council, Moyne Shire Council, Southern Grampians Council and Warrnambool City Council are members).

Great South Coast will employ a project officer to implement this project. The position would dedicate 0.6 FTE for the Street Smart Lighting Project.

Councils

Councils currently pay for street lighting. Costs are in two components: maintenance (paid to the DNSP) and energy (paid to the retailer). Councils benefit from this project through reduced costs in both maintenance and energy consumption. As the customer, the request to implement the project needs to come from the Councils. Councils are also ultimately responsible for ensuring a proper procurement process.

DNSP

The DNSP is the owner and manager of the street lighting network. They are required to ensure the system operates effectively and safely. They have been responsible for approving the energy efficient replacement lights and would be required to ensure the project is delivered in a safe manner that does not negatively affect the electricity network.

The DNSP has been involved in bulk light replacements in the past and is familiar with the requirements of the project. The DNSP has confirmed that the project can proceed.

Ironbark Sustainability

Ironbark is a specialist service provider for local government and business in sustainability strategy, assessment and asset management. Ironbark has been operating since 2005 and brings together decades of technical and financial analysis, maintenance and implementation experience in the areas of public lighting technologies, management and auditing. Ironbark provides public lighting support nationally around technology advice and approvals, business cases and projects.

Ironbark provides public lighting support nationally including technology advice, technology approvals, business cases and project management. Ironbark has supported 12 Councils through bulk street light replacement projects and recently wrote the "National Street Lighting Strategy" for the E3 Committee of COAG. Ironbark is experienced in all aspects of project delivery including managing suppliers and contractors.

A full list of Ironbark's street lighting experience is attached as *Attachment M, Project Partner Information: Ironbark Sustainability*

2.6 Project Governance

The governance structure considers the range of stakeholders. Table 2 below summarises the different roles and responsibilities of each stakeholder from a governance perspective. Where relevant, contractual agreements will be required to ensure the project is delivered as specified.

| Stakeholder | Reports to | Manages |
|-------------|------------|---------|
|-------------|------------|---------|

| | | |
|--------------------|---|--|
| Great South Coast | Funding bodies and Councils | All contracts |
| Councils | Funding bodies (Milestone reports and progress) | |
| DNSP | Great South Coast and nominated project manager | |
| Project manager | Great South Coast | DNSP, Labour Contractor, Suppliers |
| Funding bodies | | Funding Agreement |
| Labour Contractors | Great South Coast and nominated project manager | Installation
Possibly supply of materials |
| Suppliers | Great South Coast and nominated project manager or Labour contractor if supply and install selected | Timely supply of materials |

Table 2: Project Governance

2.7 Communications Plan

This project will be communicated broadly and frequently. It will be a major project for Great South Coast, as it represents the single greatest available reduction in Councils' greenhouse gas emissions. There are various reasons for Great South Coast to communicate widely to the community and other stakeholders.

Great South Coast will work with each of the six Councils to ensure a consistent message and to reduce costs and resources. Great South Coast will be involved in liaising with all stakeholders, developing materials and coordinate communications across councils.

Communication objectives

- Inform the wider community about the benefits of the project
- Receive feedback on preferred design outcomes (See Section 4.1.2, *Lighting Design Analysis*)
- Promote energy efficiency to residents and businesses by linking to residential programs
- Demonstrate leadership around energy efficiency in the community ("practice what you preach")
- Provide information on the project outcomes

Key communication stages

- Before and during the installation works (to update on the project and deal with any emergency management issues that arise)
- After the installation works (to confirm the project outcomes, update the DNSP systems and communicate the project outcomes to funders, community members and project partners)

Key Audience, Messages and Media

| Key audience | Key messages | Media |
|---|--|--|
| All residents and businesses affected by the lighting changeover (approximately 126,100 people) | The project will: <ul style="list-style-type: none"> • Save energy, and drastically reduce greenhouse emissions • Reduce costs to ratepayers for the provision of street | Provide information before the installation works begins, throughout the project and at the project's conclusion via the following channels: <ul style="list-style-type: none"> • The Warrnambool Street Lighting Demonstration (see <i>information and</i> |

| | | |
|---|---|---|
| <p>who will have their street light changed – Approximately 70% of local street lights)</p> | <p>lighting</p> <ul style="list-style-type: none"> • Meet all Australian Standards in regards to safety and light levels • Align with each Council’s environmental sustainability strategies • Councils are leading by example • Align with the Federal Government’s Clean Energy Future package to reduce emissions <p>The new lights will have:</p> <ul style="list-style-type: none"> • Greater uniformity of light across and along the street • Better color rendering and visibility • Less depreciation of the light output over time, and • Lower glare | <p>image below)</p> <ul style="list-style-type: none"> • Each Council’s website • Each Council’s social media channels • Each Council’s internal staff communications (eg, the Colac Otway Staff sustainability newsletter, Emission) • Each Council’s residential publications (eg, the Moyne Council’s “Country to Coast”) • Columns and media releases in local newspapers (eg, Colac Herald; The Derri News and Natter; Lismore Community News; Skipton Community Newsletter; Simpson Community Newsletter) • Corangamite Environment Sustainability Network • Southern Corangamite Local Government Environment Network • Corangamite Asset Management Network <p>Examples of similar project communications have been collated for similar projects and are listed here:</p> <ul style="list-style-type: none"> • Essential Energy LED lighting trial:
http://blogs.abc.net.au/nsw/2011/04/green-lights-shine-on-begas-main-street.html • Yarra City Council changeover:
http://www.yarracity.vic.gov.au/Environment/Energy-and-Emissions/Energy-efficient-street-lights/
http://www.yarracity.vic.gov.au/News/Yarra-News-2011-Editions/ • Frankston:
http://www.frankston.vic.gov.au/library/scripts/objectifyMedia.aspx?file=pdf/259/77.pdf&siteID=18&str_title=FCNews%20December%2020092.pdf • Nillumbik
http://diamond-valley-leader.whereilive.com.au/news/story/bulbs-go-green/ |
| <p>Community and Council stakeholder to</p> | <ul style="list-style-type: none"> • Consultation with Police, community safety representatives, internal staff | <ul style="list-style-type: none"> • Provide input into design strategies and preferred lighting levels for key precincts at project commencement |

| | | |
|--------------------|--|--|
| comment on amenity | (traffic, safety, environment, assets)
<ul style="list-style-type: none"> • Aim to gain specific project feedback and explain the project | through workshops and newsletters |
| Internal staff | <ul style="list-style-type: none"> • Inform of the project (targeted depending on role and responsibility – as discussed in other sections within this table) | <ul style="list-style-type: none"> • Inform staff through internal meetings and internal publications |
| Project partners | <ul style="list-style-type: none"> • To manage effective project design, management and completion | <ul style="list-style-type: none"> • Use the communications during the installation works information below to manage the required information amongst the project partners |

Table 3: Key Audiences, Messages and Strategy

Warrnambool Street Lighting Demonstration

To promote the project as an iconic project in the region, Warrnambool City Council will install a Sanya Hybrid Street Lamp (similar to that pictured below) with highly visible panels promoting the Street Smart Lighting Project’s objectives, achievements and funding sources. This street lamp will be funded entirely by Warrnambool City Council. Its inclusion in this project is primarily to increase the visibility of the project and to recognise the generous support of the funding bodies. For this reason the lamp will be installed on the Warrnambool foreshore in the vicinity of the newly completed Harbourside Pavilion and visitor information center.



2.7.1 Communications before and during the installation works

Communications between the project team during the installation works are crucial to the success of the project.

Because of the scale, cost and safety considerations of this project, updates on the progress of the project as well as the reporting of any incidents or issues relating to the works are of high importance. Project schedules must be closely monitored to ensure that the original timeframes are adhered to.

Reporting of Progress

Project progress will be communicated by the labour contractor to the project management team (including the DCCEE) at the end of each week. The report will include:

- Report Date
- Project Status (i.e. information on areas that have been completed; how many lights have been changed over)
- Issues (i.e. minor incidents on site; project schedule updates)
- Mitigation of issues (including steps taken to remedy any issues)
- Tasks and next steps (including upcoming tasks, decisions, site visits)
- Key future dates

The weekly progress updates from the labour contractor will allow for the communication of minor incidents, however in the case that a major incident occurs, immediate communication will be required so that steps to mitigate the problem can be taken. Major incidents will be immediately reported to the relevant emergency authority and project manager. All partners will be advised and a suitable response carried out depending on the incidence.

For further information on this see the risk management plan information below (See *Section 8, Project Risk Management*).

See also *Section 7, Project Evaluation and Monitoring*, for project reporting framework in regards to reporting to DCCEE and internal Council reporting requirements.

2.7.2 Communications after the installation works

At the end of the installation works, as well as the general public information summarised in Table 3 the following information will be communicated to the project partners and funding bodies:

- GIS information provided to the DNSP to update the numbers of energy efficient lights on the network and ensure the new energy and maintenance charges are included in the billing system
- Project outcomes reporting completed for Great South Coast, Councils, the DCCEE, the DNSP and contractors
- Completion of funding bodies reporting requirements

3 Project Milestones

See Attachment J, Great South Coast Bulk Change Project Timeline and Gantt chart.

4 Implementation Plan

The project consists of three main phases:

1. Project preparation
2. Installation program
3. Project finalisation

These are discussed further below.

4.1 Project Preparation

Great South Coast will finalise of a number of items upon confirmation of the funding. These items include the following:

- Lighting Design Analysis
- Project Approvals
- Procurement Process (preparation of tender documents – drafts currently available)

4.1.1 Lighting Design Analysis

A lighting design analysis provides a light-by-light investigation of the most appropriate energy efficient replacement lighting technology. This analysis is carried out whilst considering the Australian Standards for lighting, stakeholder feedback and photometric/spacing details of lights. Without this work the best design outcome to meet the needs of the community will not occur. In addition, further risks around lighting levels, crime and safety are likely not to be addressed.

This work will lead to the following specific community benefits:

- Design will be based on the Australian Standards (AS/NZS 1158)
- Improved design to cater for improved lighting in public transport and for critical infrastructure such as bike paths, train and bus stops
- Improved design to cater for crime and safety concerns

There are three main stages to a lighting design analysis; namely, a consultation phase, a design phase and a reporting phase.

Consultation

The first step of a lighting design analysis is to develop a proposed lighting design approach in close consultation with key stakeholders, including:

- Internal working groups at each of the six Councils

- Stakeholders with an interest in sustainable transport and pedestrian amenity
- Local police and other stakeholders with an interest in actual and perceived safety

Design

Utilising the outcomes of the consultation process, a design for the new energy efficient lighting scheme for all P-Category street will be completed. Developing a new energy efficient lighting design involves the following steps:

1. Regular liaison and reality checking with key stakeholders, including preparation of internal project briefs and memos
2. A desktop assessment of Category P street lighting using GIS mapping tools
3. Development of recommended changes to each Council's lighting design based on
 - a. Applicable Australian Standards
 - b. Feedback from stakeholders
 - c. The experience and expertise in lighting deployment from project partners, especially Ironbark Sustainability
 - d. Financial analysis
4. Field assessment of selected lights to ensure that the new lighting design is realistic and appropriate to current conditions
5. Graphical representation of the proposed lighting design using GIS mapping tools to assist communications with stakeholders. GIS mapping is also required as the basis for a request for quotation

Report

From this work a report will be completed that provides a final summary of the project design and includes all information required to develop a specification for the project procurement phase of the project.

4.1.2 Project Approvals

There are a number of approvals that are required for this project to proceed. These include:

- Approval to use energy efficient technologies (this has already been confirmed)
- Approval of contracts for the project. (This will be confirmed during the procurement process)
- Approval for external funding (i.e. CEEP and/or Victorian Government's Green Light Plan).

The Great South Coast has been advised planning and building approvals are not required for this project. The Great South Coast will contact the relevant authorities again should the project receive funding to ensure compliance with relevant acts and regulations in accordance with the funding agreement.

4.1.3 Project Procurement

Councils are generally required by Local Government Act to tender any projects of this scale.

However, distributors have sometimes indicated concern about the risk implications of allowing contractors not under their direct supervision to undertake works on and around their assets. Some have been vocally opposed to contestability. This position runs contrary to the Australian Energy Regulator's advice that "The upfront installation cost of a T5 luminaire is negotiable between distributors and public lighting customers. Customers can obtain these services from a party other than the distributor and therefore the AER does not assess a charge for the initial installation cost of a T5 luminaire."⁶

Until very recently, it has been unclear how a tender process would work in each of the Distribution areas, if at all. In the course of Ironbark's work with councils through Australia, these distributors have clarified their approach to Councils tendering for implementation of luminaire changeover projects.

Below is listed the approach to procurement recommended by project partner Ironbark Sustainability for bulk changes in the Powercord distribution area.

Current Process

- Great South Coast prepares all documentation and design work for the program
 - *Draft procurement documents already completed.*
- Great South Coast requests Powercor to tender on Councils behalf for the project management and installation works
- Separately Great South Coast tenders for the supply of all materials for the project
- Powercor prepares tender documentation to its satisfaction and to each of the six Council's requirements, and runs the tender process, including providing a tender evaluation
- Great South Coast selects the contractor and supplier(s)
- Powercor engages the contractor and comprehensively manages their performance during implementation
- Great South Coast manages the assets purchase and delivery

For providing these services, Powercor will charge a fee. The costs included in the attached business case are indicative of Powercor expected costs as provided to the other councils in the Powercor distribution region.

Great South Coast may have an option to run its own tender process. However, the costs supplied by Powercor for this service are reasonable, and it is much simpler for Great South Coast to engage Powercor for this work.

It is recommended that Great South Coast purchase the lights as this avoids a Powercor overall project management surcharge for this part of the project.

By undertaking a process such as this other councils in the Powercor distribution areas have been able to deliver savings of around 20% of total budget as compared to simply accepting the standard Powercor offer.

Future processes

⁶ Australian Energy Regulator, Energy Efficient Public Lighting Charges – Victoria Final Decision, February 2009, Page 5

It is possible, even probable, that as further confirmation of the requirements of the Local Government Act are clarified that Powercor will be required to have a more contestable approach. If this was the case the process would involve:

- Great South Coast prepares all documentation and design work for the program
 - *Draft procurement documents already completed*
- Great South Coast requests quotes from independent project management companies
- Energy Distribution Business provides a quote for the non-contestable works
- Great South Coast selects and engages the labour contractor, project manager and supplier/s
- Great South Coast manages the contracts
- Project Manager manages the delivery of the project
- Project Manager works with Energy Distribution Business during the project finalisation(See *Section 4.3, Project Finalisation*) and provides projectsummary and sign off to Great South Coast

4.2 Installation Program

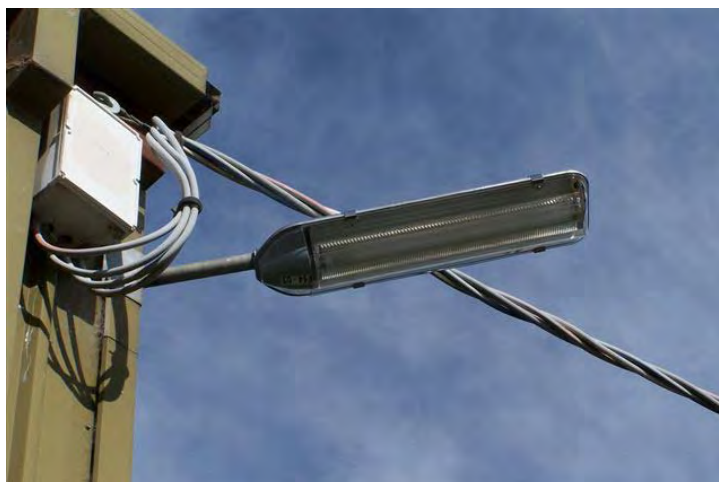
Once Great South Coast has signed an agreement with contractors the project implementation can begin. The installation is a relatively straightforward part of the project as there is effectively just the one technology change – changing 80W Mercury Vapour lights to more efficient alternatives.

Installation will occur as per the project timetable below, with around 500 lights changed per month. During this time there will be regular communication to all relevant stakeholders from the project manager, including the Department of Climate Change and Energy Efficiency. As per the communications plan above, results will be promoted widely throughout the community.

The installation program will be carried out in accordance with the risk management strategy (See *Section 8, Project Risk Management*).



An old 80W MV light



T5 light installed on a building

4.3 Project Finalisation

Project finalisation occurs at the end of the project once the bulk change has been completed. This involves a few key tasks:

- Creating the new GISlayers (with new lights), this ensures the new tariffs and energy consumption amounts for the new lights are included in updated billing arrangements to each of the Councils
- Identifying and responding to any issues or errors
- Reporting project outcomes to all stakeholders and funders
- Promoting outcomes to the community (as per the communications plan in *Section 2.7, Communications Plan*)
- Creating a list of potential follow-up projects for each Council (for example, installing more energy efficient lighting options in parks, open space, major roads and for decorative lights; updates to street lighting policies to make sure that all new lights that are installed meet the new efficient standards; identifying pricing, regulatory and relationship issues around street lighting.)

5 Project Timetable

The project is ready to begin immediately following the confirmation of funding support through CEEP. Table 4 below provides a snapshot of the key activities and the expected timeframes for these.

| Project phase | Milestone/Activity | Description | Start | End |
|-----------------------------|---------------------------------|---|--------|--------|
| Funding confirmed | | | Jun-12 | Jun-12 |
| Project Preparation | Project preparation and design | Project preparation and design | Jun-12 | Sep-12 |
| | Project procurement | Tender documents completed (draft already prepared) | Jul-12 | Aug-12 |
| | | Specification developed | Aug-12 | Aug-12 |
| | | Tender open | Aug-12 | Aug-12 |
| | | Tender closed | Sep-12 | Sep-12 |
| | Contract for works confirmation | Sign off on contract | Oct-12 | Nov-12 |
| Installation program | Supply and installation works | First third of lights installed | Nov-12 | Jun-13 |
| | | Second third of lights installed | Jul-13 | Jun-14 |
| | | Final third of lights installed | Jul-14 | Jun-15 |
| Project finalisation | End of project review and audit | End of project review and audit | Jun-15 | Oct-15 |
| | Final Project report | Final Project report to funding bodies and stakeholders | Jun-15 | Oct-15 |

Table 4: Project Timetable

Please refer to *Attachment J: Project Timeline and Gantt Chart* for full details of this timeline.

6 Project Costs

The project costs are summarised in Table 5 below.

| Item | Description | Timeframe | Amount |
|--|---|--------------------------|--------------------|
| Project costs from DNSP | Non-contestable project management costs | Oct-12 | \$25,000 |
| | Written Down Value | Oct-12 | \$236,174 |
| Supply and installation costs | | | \$2,568,780 |
| Council administrative costs | Time to manage the project, write reports, prepare community consultation materials, attend meetings and manage grant funding. | | \$160,000 |
| General consultation support | Expert advice and support through the project including community education and information program, design alterations and review during the project, management of community consultation issues. | Entire project timeframe | \$50,000 |
| Ongoing maintenance provision | Reverts to DNSP | EO Project | N/A |
| Total Project Cost | | | \$3,039,954 |
| Total Eligible Project Cost | | | \$2,743,780 |
| Total Amount being applied for under CEEP | | | \$1,371,890 |

Table 5: Project Costs

Please refer to *Attachment E: Project Budget* for full details of this Project Budget.

The costs within this business case are indicative of those provided through this process in other council areas. For these areas cost savings of around \$120-200 per light are to be expected through the contested process summarised above when compared to simply accepting an offer from the distribution business.

7 Project Evaluation and Monitoring

Reporting, monitoring and evaluation will occur throughout the project. The table below provides the evaluation and reporting framework that will be used within this project.

| Desired outcome | How will it be measured | Responsibility | Timeframe |
|---------------------------------------|--|---|------------------------|
| Projected completed on time | By comparing to the final project schedule | Project Manager | End of project |
| Projected completed within budget | By comparing to the final project budget | Project Manager | End of project |
| No major incidents | Target is no major incidents and will be measured against this. | Project Manager | End of project |
| Reduction in electricity costs | By comparing and analysing pre-project and post-project electricity bills. | Great South Coast (or future project manager) | 3 Months after project |
| Reduction in greenhouse gas emissions | By comparing and analysing pre-project and post-project emissions data and electricity bills | Great South Coast (or future project manager) | 3 Months after project |

Table 6: Project Evaluation and Monitoring

Reporting framework

Project progress will be reported by the labour contractor to the project management team (including the DCCEE) at the end of each week (see Section 2.7.1, *Communications before and during the installation works*). In addition, the following major reports will be completed as per the table below.

| Type of report | Reason | Frequency | Audience | Responsibility |
|-----------------------------|---------------------------------|--|------------------|---------------------------------------|
| Funding Milestone reporting | Required | See Attachment J, Great South Coast Bulk Change Project Timeline and Gantt chart | Funding Bodies | Project Manager/
Great South Coast |
| Report to Councils | Confirm initial contracts | Oct-12 | Councils | Project Manager/
Great South Coast |
| | Update annual budgeting program | November each year | Councils | Project Manager/
Great South Coast |
| | Project finalisation | End of project | All Stakeholders | Project Manager/
Great South Coast |

Table 7: Reporting framework

8 Project Risk Management

For an iconic project of this scale it is critical to ensure all potential risks have been identified and mitigation strategies implemented. However it is worth noting that despite the fact that this is a relatively large project for Great South Coast and each of the six Councils, it is technically straightforward as it involves the one technology change implemented on a large scale.

Bulk changes have also been carried out in Australia on dozens of occasions, so the potential risks are well known.

The following tables indicate the criteria used to classify the risks involved with this project.

| | |
|--|---|
| | These risks are extreme. Countermeasure actions to mitigate these risks should be in place immediately |
| | These risks are very high. Countermeasure actions to mitigate these risks should be in place immediately |
| | These risks are high. Countermeasure actions to mitigate these risks should be implemented in the near term |
| | These risks are low. Countermeasure actions to mitigate these risks should be implemented when convenient |

| Type | Identified Risk | Level of Risk | Risk Rating | Communication Management | Risk Management Strategy |
|-----------|-------------------------------------|---|-------------|-----------------------------|---|
| Technical | Light levels do not meet standards. | The likelihood of the event occurring is Medium. This is because the current scheme includes many lights, and typically these lighting installations will include a number of installations that do not meet standards. The consequence of not meeting the standards is that Councils and the DNSP may be liable for any accidents that may occur in these locations as a result of poor lighting levels. | Medium | See public complaint below. | A design analysis will be implemented during the project planning process. This will include all consideration of lighting standards. |

| | | | | | |
|-----------|--|--|--------|---|--|
| Technical | Lights are of poor quality | The likelihood of the event occurring is Low. This is because the lights to be used include only those lights that have been approved by the DNSP. The consequence of this occurring is high as any fault in quality would result in potentially expensive rectification works. | Low | | The lights used during the project will be chosen from a pre-approved list. This list only includes lights that have successfully met the requirements of the Australian Standards for Street lighting (AS/NZS 1158). Responsibility for this approved list rests with the Distribution Network Service Provider. The supplier will be required to fund any rectification works if the lights have any quality control issues. |
| Financial | The project costs more than budgeted for | The likelihood of the event occurring is medium. This would only occur if materials or project costs are greater than that modelled. The consequence of this occurring is low as the project can easily be reduced in scale (by reducing the total numbers of lights replaced) if the project budget is not adequate. | Medium | | All contestable elements of the project will use a competitive procurement process to reduce costs. This process has been well developed with similar projects and has demonstrated significant project cost reductions compared with a non-contestable approach. |
| Financial | Uncertainty in Grant funding | The likelihood of this occurring is medium and CEEP and Green Light Plan will be very competitive. This would have large impacts on budgets and timeframes. | High | | Commitment from Capital Works Departments to support project rollout or delay project until funding or financing can be obtained. |
| Process | The project falls behind schedule | The likelihood of the event occurring is medium. Other like projects have experienced project delays due to not having a contractual requirement for the labour contractors to deliver the works within a defined timeframe. The consequence of this occurring is medium as the project timeframe should not affect other issues such as project cost or the ability to deliver the project. | Medium | Project Manager to communicate updates to schedule to project partners weekly to ensure project timeframes are met. | Requirement within labour contractors contract to ensure timeframes are met. All projected timeframes are based on actual projects with some room to move to allow for unexpected delays. At the project inception the labour contractor will be instructed around the timeframes, the outcome of a faster project than modelled being a good outcome. |
| Process | Great South Coast organisation is not viable | The likelihood of this occurring is very low if the project is funded. This would have major impacts on Council administration and officer location and | Low | Project Manager to communicate relevant updates to project partners weekly to | Ensure letter of commitment from each Council CEO. South West Sustainability Partnership to be involved as auspice, mentor and back-up. |

| | | | | | |
|---------|--|--|-------------|---|--|
| | | resources. | | ensure project timeframes are met. | |
| Process | Damage to public property | The likelihood of the event occurring is low. It is rare for incidents of this type to occur during these projects. Of 12 projects completed within Victoria none have resulted in damage to public or private property. The consequence of this occurring is low-extreme and dependent on the nature of the damage. | Low-Extreme | Labour contractor to implement all emergency procedures immediately and to inform the project team of the incident. | Contractor to carry out all works under the guidance of OH&S, Traffic Management and JSA requirements. |
| Process | Damage to private property | The likelihood of the event occurring is low. It is rare for incidents of this type to occur during these projects. The consequence of this occurring is low-extreme and dependent on the nature of the damage. | Low-Extreme | Labour contractor to implement all emergency procedures immediately and to inform the project team of the incident. | Contractor to carry out all works under the guidance of OH&S, Traffic Management and JSA requirements. |
| Process | Injury to worker or member of the public | The likelihood of the event occurring is low. It is rare for incidents of this type to occur during these projects. The consequence of this occurring is low-extreme and dependent on the nature of the injury. | Low-Extreme | Labour contractor to carry out the relevant OH&S requirements i.e. call the relevant emergency authority, carry out on site first aid etc. Once this has been conducted the labour contractor to inform the project team of the incident. | Contractor to carry out all works under the guidance of OH&S, Traffic Management and JSA requirements. |
| Process | Public complaint regarding new lights | The likelihood of the event occurring is High. Because of the scale of these projects, involving thousands of lights, it is usual for some public enquiries and complaints about the new lights to occur. The consequence of this occurring is low. | Low | Great South Coast to prepare a communications plan to manage calls and contacts during the project. Past experience indicates this approach | If deemed necessary, the lighting levels can be measured in the area that the complaint was made. If too high, a shield or new lighting type may need to be installed. |

| | | | | | |
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| | | | | addresses most enquiries. If any enquiries require local lighting assessment the relevant Council will discuss the merits of the complaint with the project team. | |
|--|--|--|--|---|--|

| Community Group | Project Name and Details | Project Cost | Relationship to Township Master Plan | Funding Request | Community Contribution Cash and/or in kind labour | Potential External or Other Funding | Previous Funding & Projects | Recommendation |
|--|-------------------------------------|--------------|---|-----------------|---|-------------------------------------|--|----------------|
| 1) Apollo Bay Chamber of Commerce and Tourism | Apollo Bay Mothers Beach Facilities | \$11,000 | The Apollo Bay Harbour Master Plan recognises the need for improved community facilities including an all access enclosed change room and outdoor showers | \$11,000 | \$0 | \$0 | Apollo Bay has been eligible for funding through STIP for 3 years however this is its first application. | \$11,000 |
| <p>Summary - The construction of 2.0m x 3.0m colour bond galvanised iron shelter adjacent to the retainer wall in the Harbour car park, to provide protection to beach users (children, adults, disabled persons and the aged) to change from their wet beach attire in privacy whilst being protected from the winds and extreme weather conditions often prevalent in Apollo Bay. The installation of a cold water rinse shower adjacent to the harbour pier Mothers Beach access. This kind of facility would be a significant cost to Council and there is no likelihood of external matching funds from the State or Federal Governments. They no longer fund what they see as simply local Government toilet blocks. The proposal from the ABCCT is a modest short to medium term solution that will greatly improve the amenity of this very popular beach for local mothers and children.</p> <p>Officer Comments –</p> <ul style="list-style-type: none"> Supported by Recreation as it would encourage and support informal swimming in Apollo Bay. Building Permit is not required as is under 10m Alternative locations should be explored along the beach area. The proposed location is by the side of main access road to the harbour with vehicular and plant and machinery movements. There is ongoing problem of sand deposit at this location. There could be an accident if children/users run from this facility to the access road and are hit by a vehicle/moving plant. It will not be preferable to damage the pavement concrete to install water mains across the road. The water discharge from the facility should not overflow across the road pavement as it may become a risk hazard. In most of such facilities I have seen elsewhere they are alongside the pedestrian walking area but not by the side of a roadway. I feel it should be somewhere in the beach area. The facility should have adequate lighting and lit at night time in order to not create a safety risk. As it appears the site is affected by the heritage overlay, a planning permit will be required for buildings and works. | | | | | | | | |

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|---|--|------------------|--|-----------------|--|--------------------------------------|--|-----------------|--|
| <p>2) Barwon Downs Community Group</p> | <p>Combined Community / Tennis Club / CFA Centre</p> | <p>\$245,000</p> | <p>Priorities 1 & 5</p> | <p>\$25,000</p> | <p>\$25,000 Cash
\$15,000 In Kind Labour</p> | <p>\$180,000 RDV (Not confirmed)</p> | <ul style="list-style-type: none"> 11/12 \$5,000 for planning and preliminaries for this project 10/11 Nil 09/10 \$15,000 Park Upgrades | <p>\$25,000</p> | |
| <p>Summary - The Barwon Downs Community Group in conjunction with the towns major interest groups, the Barwon Downs Tennis Club, Barwon Downs CFA Brigade and the Barwon Downs Hall Committee propose to build a multipurpose community building hub that would serve the on-going needs of the community.</p> <p>The proposed building is of Colorbond external construction with internal plaster lined walls and tiled wet areas. The design features an open plan room with bi-fold doors and a paved verandah area facing east towards the existing tennis courts. At the northern end of the building is an open plan room with undercover BBQ and a bench style seating area for community and visitor use.</p> <p>Internally, the design incorporates a lockable office, unisex toilet, with wheel chair access and storage. The building is locked off from the main CFA shed for security, while allowing CFA member access to conduct training exercises after hours and group training and fire briefing for surrounding brigades on weekends. The tennis club will use the open plan and kitchen area as their clubrooms and the area will assist their junior coaching program. The community group gain a suitable meeting place and be able to utilise the kitchen area to assist catering open parkland events and BBQ functions. The building will encourage smaller interest groups i.e. Garden Club, Mothers Club, Yoga and History Group to form and better utilise the existing parkland space, history centre and adjoining playground area.</p> <p>Officer Comments -</p> <ul style="list-style-type: none"> Designs will need to be approved by COS Food Safety Officer. Kitchen will then need to be approved when completed. The project is a recommendation of the Public Open Space Strategy. Building permit required. More information required with respect to building ownership / tenure arrangements. Site facilities including car parking will need to be considered as a part of the overall development. What site usage will be required to support the development? ie septic system and disposal, car parking, landscaping, external access pathways and service provision – water tanks / power May reduce the usage of the public hall therefore possibly considering the rationalisation of the hall. | | | | | | | | | |
| <p>3) Beac Progress Association Inc</p> | <p>Main Street South Footpath</p> | <p>\$30,250</p> | <p>Highest Priority from Beac Township Master Plan 2002 (Reviewed 2006 and 2010)</p> | <p>\$26,950</p> | <p>\$3,300</p> | <p>\$0</p> | <ul style="list-style-type: none"> 11/12 \$12,500 Beac BBQ Rotunda. 10/11 \$1,350 Heritage Street Lighting 09/10 Nil | <p>\$0</p> | |
| <p>Summary - Installation of 700 metres of packed gravel footpath along Western side of Main Street South from Buchanan Street to the Southern boundary of number 141 Main Street, Beac. The use of gravel has been identified by the community as the paving material most consistent with the existing semi-rural heritage aesthetic.</p> <p>Officer Comments -</p> <ul style="list-style-type: none"> Recreation unit supports the upgrade and development of footpaths however question the material that is proposed. The development and construction of gravel footpaths in urban areas is not supported by Infrastructure Unit. Potential for increased maintenance requirement from COSworks | | | | | | | | | |

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|--|---|----------|---|----------|---------|-----|---|---------|
| <p>4) Beecac Progress Association Inc</p> | Lang and Main Street North Footpaths | \$24,200 | Highest Priority from Beecac Township Master Plan 2002 (Reviewed 2006 and 2010) | \$20,900 | \$3,300 | \$0 | <ul style="list-style-type: none"> 11/12 \$12,500 Beecac BBQ Rotunda. 10/11 \$1,350 Heritage Street Lighting 09/10 Nil | \$0 |
| | <p>Summary - Installation of:
 a) 300 metres of packed gravel footpath along Western side of Main Street North adjacent to the residences at Numbers 23 to 47 Main Street, Beecac,
 b) 100 metres of packed gravel footpath along Southern side of Lang Street from Main Street to Coulston Street, Beecac, and
 c) the installation and/or enhancement of bitumen footpath along Western side of Main Street from Lang Street to the boundary between 47 and 47a Main Street, Beecac.</p> <p>The use of gravel has been identified by the community as the paving material most consistent with the existing semi-rural heritage aesthetic and the use of bitumen is consistent with the townships heritage overlay, rural aesthetic as well as existing bitumen footpaths along the entire length of the Main Street retail precinct. Furthermore, this area is adjacent to an existing bitumen parking bay servicing the Masonic Lodge, War Memorial and Retail Premises.</p> <p>Officer Comments –</p> <ul style="list-style-type: none"> Recreation unit supports the upgrade and development of footpaths however question the material that is proposed. The development and construction of gravel footpaths in urban areas is not supported by Infrastructure Unit. Potential for increased maintenance requirement from COSworks | | | | | | | |
| <p>5) Beecac Progress Association Inc</p> | Beecac Street Furniture Upgrade | \$10,500 | Priority 7 from Beecac Township Master Plan 2002 (Reviewed 2006 and 2010) | \$8,500 | \$2,000 | \$0 | <ul style="list-style-type: none"> 11/12 \$12,500 Beecac BBQ Rotunda. 10/11 \$1,350 Heritage Street Lighting 09/10 Nil | \$8,500 |
| | <p>Summary - (1) Enhancement of existing public noticeboard outside Beecac Milk Bar including fitting of roof and replacement of backing board and (2) Enhancement of five existing planter boxes including replacement of u/s timber surrounds with vandal-proof steel decorative panels.</p> <p>Officer Comments –</p> <ul style="list-style-type: none"> Ensure that new street furniture matches existing streetscape theme Confirmation of number of planter boxes required – 5 or 6. Plant types to considered and endorsed by Council – COSworks Building permit may be required for notice board roof. Ensure planter boxes and other items are located a minimum of 600mm from the back of the kerb Potential for increased maintenance requirement from COSworks | | | | | | | |

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|--------------------------------------|---|-----------|--|----------|---------|----------------------------|--|---------|
| 6) Beech Forest Progress Association | Streetscape Beautification | \$10,000 | Streetscape character and appropriate plantings are mentioned numerous times. | \$5,500 | \$4,500 | \$0 | <ul style="list-style-type: none"> 11/12 \$5,000 Cliff Young Memorial 10/11 \$3,100 Picnic table and seating 09/10 Nil | \$5,500 |
| | <p>Summary - To remove all self seeding black woods and pines leaving all beech trees and ferns, and planting rhododendrons to give this site colour and presence for the town ship of Beech Forest. It is also proposed to tidy up the area by removing all blackberries and ragwort from this site</p> <p>Officer Comments –</p> <ul style="list-style-type: none"> Potential for increased maintenance requirement from COSworks Check with COSworks Parks and Gardens to determine suitability of proposed plants Plantings not to obscure signs triangles at intersection. Approval may be required from VicRoads depending on location of works. Further information required for Environmental considerations. | | | | | | | |
| 7) Birregurra Community Group | Roadknight Street Pathway Stage 1 | \$100,000 | The Community Infrastructure Plan specifically suggests a shared pathway from the Railway Station to the Main Street. Detailed engineering designs have also been produced for this project which is now ready to proceed. | \$25,000 | \$0 | \$75,000 RDV (Unconfirmed) | <ul style="list-style-type: none"> 11/12 \$5,000 Upgrade to Visitor and Community Information Noticeboard 10/11 \$20,000 Development of new community infrastructure plan 09/10 \$25,000 for playground equipment | \$0 |
| | <p>Summary - The construction of Stage 1 of a 2m wide concrete shared pathway from the Railway Station to the Main Street. We recognize this will be an expensive project and accept that the project may have to be funded and constructed over a number of stages. This application, 2012, is for stage one of the overall project.</p> <p>Officer Comments</p> <ul style="list-style-type: none"> Relates specifically to a recommendation in the Public Open Space Strategy. Liaison with VicRoads required. Design to be checked by VicRoads and Council's Engineering Unit Alignment of pathway needs to be approved by VicRoads and Council Consideration to the 'end' treatment for stage 1 required if stage 1 extends to Atkins Creek only Potential for increased maintenance requirement from COSworks | | | | | | | |

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|--|--|----------------|---|----------------|---------|-----|--|----------------|
| 8) Birregurra Community Group | Birregurra Railway Station Beautification and Planting | \$2,000 | The Community Infrastructure Plan specifically suggests tree planting and landscaping treatments for the 3 main entry thresholds of the township. | \$1,500 | \$500 | \$0 | <ul style="list-style-type: none"> 11/12 \$5,000 Upgrade to Visitor and Community Information Noticeboard 10/11 \$20,000 Development of new community infrastructure plan 09/10 \$25,000 for playground equipment | \$1,500 |
| | <p>Summary - The view to the north from the Station and from Train carriages consists of piles of old heavy machinery, long grass and junk piles. This reflects poorly on the image of Birregurra and the Shire to tourists visiting one of our heritage sites and to commuters passing on the Warrambool line. We propose the planting of a native plantation on the north side of the track to hide the appalling landscape on the adjoining property.</p> <p>Officer Comments –</p> <ul style="list-style-type: none"> Land tenure issues need to be resolved. Proposed works may need approval from VicTrack. No concerns from Recreation, Arts and Culture Potential for increased maintenance requirement from COSworks Further information required for Environmental considerations. | | | | | | | |
| 9) Carlisle River Community Group | Carlisle River Public Street Tree Planting and Vegetation Management Plan | \$6,300 | Priority 10 from the 2004 Carlisle River Township Master Plan (Reviewed 2009) - Development of a Vegetation Management Plan for the township. | \$3,150 | \$3,150 | \$0 | <ul style="list-style-type: none"> 11/12 \$5,500 Rec Reserve BBQ Shelter Upgrade 10/11 Nil 09/10 Nil | \$0 |
| | <p>Summary - To develop a plan for appropriate management of existing trees and a new tree planting program to introduce more variety in deciduous species, considering amenity as well as risks. To include plant supply</p> <p>Officer Comments –</p> <ul style="list-style-type: none"> Consultation with COSworks required. Planting should reference council's street tree Policy Potential for increased maintenance requirement from COSworks Environment Unit to be involved in process. | | | | | | | |

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|------------------------------------|--|----------|---|----------|-------|-----|---|-----|
| 10) Carlisle River Community Group | Carlisle River Town Path Stage 1
(Request carried over from 2011 / 12) | \$15,000 | Priority 6 from the 2004 Carlisle River Township Master Plan (Reviewed 2009) - Develop a footpath network throughout the town that links the School, recreation Reserve and Public Hall with a 1.5 metre wide concrete pathway. | \$15,000 | \$0 | \$0 | <ul style="list-style-type: none"> 11/12 \$5,500 Rec Reserve BBQ Shelter Upgrade 10/11 Nil 09/10 Nil | \$0 |
| | <p>Summary - Provision of a 135 metre long x 1.5 metre wide concrete pathway linking the hall to the church with the view to extending the pathway to the south west corner of the river reserve at a later date</p> <p>Officer Comments –</p> <ul style="list-style-type: none"> Greater strategic justification required for project – not supported by Infrastructure Department Aligns to draft open space strategy Further information required if vegetation to be removed. | | | | | | | |
| 11) Carlisle River Community Group | Carlisle River Recreation Room upgrade | \$2,400 | Priority 5 from the 2004 Carlisle River Township Master Plan (Reviewed 2009) - Development of a Community and Visitor meeting place with comfortable amenities | \$1,600 | \$800 | \$0 | <ul style="list-style-type: none"> 11/12 \$5,500 Rec Reserve BBQ Shelter Upgrade 10/11 Nil 09/10 Nil | \$0 |
| | <p>Summary - Improve amenity provided by recreation rooms for community and camping visitors with games, table tennis table and furnishings</p> <p>Officer Comments –</p> <ul style="list-style-type: none"> No issues, however is this appropriate to be funded under STIP? Does this meet the guidelines? Is it more suited to the Community Grants Program? | | | | | | | |

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|---|--|-----------------|--|----------------|------------------------|-----|---|----------------|
| 12) Carlisle River Community Group | Rec Reserve fencing
(Request carried over from 2011 / 12) | \$13,750 | Not specifically mentioned but is in keeping with desired upgrades to Community facilities | \$9,900 | \$3,850 in Kind Labour | N/A | <ul style="list-style-type: none"> 11/12 \$5,500 Rec Reserve BBQ Shelter Upgrade 10/11 Nil 09/10 Nil | \$8,200 |
| | <p>Summary - Remove and replace 660 metres of boundary farm quality fencing around the Carlisle River Recreation Reserve except the section between the picnic reserve and the hall which has already been completed.</p> <p>Officer Comments –</p> <ul style="list-style-type: none"> Project costs need to be checked. As per application fencing is \$20.83 per metre however it is estimated by Infrastructure Unit that it should be between \$25 - \$30 per metre No planning or building permits required. Applied for in 2012 / 13 Round of Community Grants Funding. | | | | | | | |
| 13) Carlisle River Community Group | Tennis Courts upgrade
(Request carried over from 2011 / 12) | \$5,700 | Priority 9 | \$3,950 | \$1,750 in Kind Labour | N/A | <ul style="list-style-type: none"> 11/12 \$5,500 Rec Reserve BBQ Shelter Upgrade 10/11 Nil 09/10 Nil | \$0 |
| | <p>Summary – The project includes the provision of spectator seating, repair and straighten fencing around the court, erect court signage, weed control, mulching and planting for restricting mowing and provision of shade.</p> <p>Officer Comments -</p> <ul style="list-style-type: none"> Reference needs to be made to the Tennis Strategy to determine the long term future of this facility It would be preferred that indigenous or native species were planted. No environmental weeds as listed in the 'Environmental Weeds of the Colac Otway Shire' brochure are to be planted. Planning permission not required | | | | | | | |

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|--|---|-----------------------|--|-----------------------|-------------------|-------------------|---|-----------------------|
| <p>14) Cressy & District Action Group</p> | <p>Duverney Street Precinct Stage 2</p> | <p>\$5,000</p> | <p>Priority 7 – 2002 Master Plan (reviewed 2007 and 2009) development of some planting throughout the town including some native and exotic species.</p> | <p>\$5,000</p> | <p>\$0</p> | <p>\$0</p> | <ul style="list-style-type: none"> 11/12 \$10,000 Duverney Street Precinct Stage 1 – Rotunda. 10/11 \$25,000 Street Furniture and BBQ Area 09/10 \$5,000 for new town entry sign at northern entrance | <p>\$5,000</p> |
| | <p>Summary – New tap to run line from existing tap to new rotunda to allow for watering of new vegetation.
 New plants requested -
 <ul style="list-style-type: none"> Corymbia ficifolia 'Baby Orange' (Flowering Gums) Twelve Carpet Roses – Dark Red and White Officer Comments-
 <ul style="list-style-type: none"> Aligns with Public Open Space Strategy. A constructed plan showing location and alignment of the new water line to be provided to Council for its records. If plantings to be located within the streetscape then they should consider Council's street tree Policy or if they are within the park area then consultation with COSworks Parks and Garden required. Potential for increased maintenance requirement from COSworks </p> | | | | | | | |
| <p>15) Forrest and District Community Group</p> | <p>Forrest Drinking Fountain
(Request carried over from 2011 / 12)</p> | <p>\$5,300</p> | <p>Yes. Community Infrastructure such as this is supported in the Community Infrastructure Plan</p> | <p>\$5,300</p> | <p>\$0</p> | <p>N/A</p> | <ul style="list-style-type: none"> 11/12 5,000 Forrest Bike Rack Sculpture Project. 10/11 \$5,000 Advance Signage \$20,000 for development of new Community Infrastructure Plan. 09/10 Nil from STIP (\$40,000 Federal Government, \$20,000 DSE, \$108,000 Regional Development Victoria for Tiger Rail Trail) | <p>\$5,300</p> |
| | <p>Summary - The installation of a drinking fountain and water refill station that will provide a much needed place to access drinking water for community events hosted at the hall and for visitors to the township.
 Officer Comments -
 <ul style="list-style-type: none"> Proposal supported but depending on location further land manager approval may be required. No planning permission required due to exemption 62.02.2 for park furniture </p> | | | | | | | |

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|--------------------------------------|--|------------|--|-----------|----------|-----------|-------------------------------------|----------|
| 16) Swan Marsh Hall Committee | Pirron Yallock Sports Reserve Master Plan | \$10,000 | Combines a number of Priorities from the 2002 (Reviewed 2008) Swan Marsh Township master Plan which seek to upgrade tennis and open space facilities within the community. | \$10,000 | \$0 | \$0 | 10/11 Nil
09/10 Nil
08/09 Nil | \$10,000 |
| | <p>Summary - Develop a Master Plan for the centralisation of sporting facilities, replacement of the Swan Marsh Tennis Facilities and increase public open space in the Swan Marsh Township and surrounding districts.</p> <p>Officer Comments –</p> <ul style="list-style-type: none"> Supported by the COS Public Open Space Strategy. Also, will determine the future of the Tennis facilities which have \$30,000 committed to by the State Government. Needs to be referred to COS Food Safety Officer if Kitchen facility is to be constructed Consultation with Environment unit if Vegetation planting is proposed. | | | | | | | |
| Totals | | \$ 496,400 | | \$178,250 | \$63,150 | \$255,000 | | |

Joint Committee
9 November 2011 Minutes



Colac Community Library
and Learning Centre

1. **Welcome** Helen Paatsch agreed to Chair the meeting.

1.1. **Present:** Jackie Dullard, Ronice Knight, Stephen Hart, Colin Hayman,
Helen Paatsch, Roslyn Cousins, Viv Halls

1.2 **Apologies:** Carolyn Phillips

| Agenda Item | Discussion | Action |
|--------------------------------------|--|--|
| 2. Previous minutes
12/10/11 | Minutes were accepted.
<i>Moved by Colin Hayman and seconded
by Stephen Hart</i> | Carried |
| 3. Report on action items | | |
| 3.1 Picture Rails | Pending. | Roslyn to instigate. |
| 3.2 Cleaning | Jackie will follow up with Cheryl regarding
the process to ensure cleaners are
informed of which meeting rooms need
cleaning. | Jackie to follow up
communication process
for the cleaners. |
| 3.3 Meeting Rooms | Jackie reported online system is a work in
progress. | |
| 3.4 Landscaping | No further action to report. | |
| | Viv Halls arrived at 5.35 pm | |
| 3.5 Sliding doors | Roslyn wrote to Leigh Dicker requesting
solutions. | Jackie to ask Simon to
follow up. |
| 3.6 Chair of the Joint
Committee | Exit interview will be conducted with
Simon Dewar and Rob Small.
Viv reported that Kate Gorman is currently
reviewing all agreements for DEECD. | |
| 4. Minutes of the Joint
Committee | Minutes will be reviewed to identify any
confidential items, in preparation for public
release.
<i>Moved by Stephen Hart and seconded
by Ronice Knight.</i> | Roslyn and Jackie to
review. |
| 5. Next Meeting Date: | Depending on the outcome of the
discussion regarding the joint use
agreement it was proposed to hold the
next meeting in February 2012 | |
| 6. Meeting Closed 6.44 pm | | |



Assembly of Councillors Record

This Form MUST be completed by the attending Council Officer and returned IMMEDIATELY to Document Management Co-ordinator for filing. A copy of the completed form must be provided to the Executive Officer to the CEO, Mayor & Councillors for reporting at the next Ordinary Council Meeting. (See over for Explanation/Guide Notes)

Assembly Details:

Date: 29th May, 2012
Time: 7:00 am/pm

Assembly Location: Forrest Community Hall
(some e.g.s. CDPACD, Colac Otway Shire Offices, 2 - 6 Rae Street, Colac. Shire Offices - Nelson Street, Apollo Bay)

In Attendance:

Councillors: Cc. Stephen Hart, Cc. Stuart Hart, Cc. Brian Cook
Cc. Lynn Russell

Officer/s: Narelle Fox, Municipal Emergency Management Coord
Jane Preston-Smith, Admin Emergency Management

Matter/s Discussed: Taskforce 23 potential Neighbourhood Safer
Places (NSP) Barwon Downs Common e 35 Station St, Forrest
(some e.g.s. Discussion s with property owners and/or residents. Planning Permit Application No. xxxx re proposed development at No xx Pascoe Street, Apollo Bay, Council Plan steering committee with Councillors and officers.)

Conflict of Interest Disclosures: (refer page 5)

Councillors: Nil

Officer/s: Nil

Left meeting at: 8:45pm
Completed by: Jane Preston-Smith

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Assembly of Councillors Record

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Assembly Details:

Date: 14, 6, 12

Time: 5.30 am/pm

Assembly Location: Botanic Cafe
(some e.g's. COPACC, Colac Otway Shire Offices, 2 - 6 Rae Street, Colac, Shire Offices - Nelson Street, Apollo Bay)

In Attendance:

Councillors: Nil

Officer/s: Laurence Towers

Matter/s Discussed: Friends of Colac Botanic Gardens

(some e.g's. Discussion s with property owners and/or residents, Planning Permit Application No. xxxx re proposed development at No. xx Pascoe Street, Apollo Bay, Council Plan steering committee with Councillors and officers.)

Conflict of Interest Disclosures: (refer page 5)

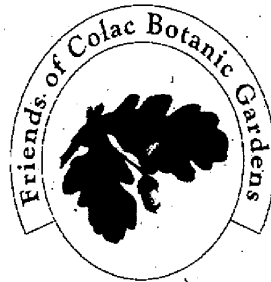
Councillors:

Officer/s:

Left meeting at: 6.30pm

Completed by: L. BROOKER

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Quercus Robur (English Oak)

MINUTES

5:30pm Thurs 14th June, 2012 – at Colac Botanic Cafe

PRESENT:

Anne Mercer (AM) IN CHAIR, Roslyn Scanlan (RS) secretary, Chris Bell (CB) treasurer, Mary Eaton (ME), Jan McMahon (JM), Anthea Merewether, Sue Mulder (SM), Jenny Todorovic (JT), Laurence Towers (LT)

APOLOGIES: Helen Paatsch (HP), Pauline Maunsell (PM)

MINUTES OF PREVIOUS MEETING:

Amendment: Plant names to be printed in italics.

Confirmed CB, seconded J, accepted.

Business arising:

Approximately 20 people attended the Meet the Gardener & Friends Morning Tea on 29th May.

Orientation for cafe staff was postponed by cafe manager.

Plant Tags – misunderstanding with order now cleared up.

CORRESPONDENCE: RS

Out:

45 invitations to May 29th event & membership update sent via email & post.

In:

- Myrtle rust update from Dept. Primary Industries www.dpi.vic.gov.au/myrtlerust
- From Glastonbury Community Services via Helene Bell: Invitation to join a visit to Melbourne sites re possible establishment of a children's bush garden in Colac.
- G Knox, Maree Ryan and Pauline Darcy membership renewals
- Colac Herald account for recent advertisement.
- The Gardens, quarterly magazine of Friends of RBG Sydney, celebrating 30 years.

Correspondence received CB, seconded JT, Accepted

Business arising from correspondence:

- There was a successful response to the mail out to past & current members. Several memberships have been renewed.
- Locally myrtle rust is under control.
- The Glastonbury, Parks Vic, G21 proposal offers the possibility of completing the CBG Children's Garden and linking this with the Rainforest Garden or of establishing a new garden in another area such as the Sculpture Park. CB will act as this committee's liaison person on this project.

TREASURER'S REPORT: CB Report tabled.

Hose, wand and fittings for the Potters have been purchased.

Proposed CB, Seconded JT, Accepted

GARDENER'S REPORT: LT

Monthly report tabled.

CB will investigate a surveillance camera to attempt to counter the vandalism.

POTTING REPORT: JM

Sales of plants have been good. Repotting & propagating work continues. JM will purchase more propagating mix.

GENERAL BUSINESS


- AGM - Will be held on 12th July, 7:30pm, at the Botanic Cafe, following a normal meeting.
- 150th subcommittee met May 22nd. There was a fruitful discussion & review of developing ideas; timeline for planning & funding, keeping the focus on 'Our Botanic Gardens'. The dinner & launch of the book will be on 23rd May, 2015.

RAFFLE: won by RS

Meeting Closed: 6:30pm

NEXT MEETING:

Thursday 12th July, 5:30pm, Colac Botanic Cafe. Committee please bring a plate to share prior to the AGM. AGM will commence at 7:30pm.

| | | |
|--|--|---|
|  <p>Agenda</p> | <h1 style="text-align: right;">CEO's Performance Review</h1> <p style="text-align: right;">Monday 25 June 2012
COPACC Meeting Room 1
1.10 pm – 4.10pm</p> | |
| | <p>ATTENDEES:
Cr Stephen Hart (Mayor), Cr Russell (1.50pm), Cr Stuart Hart, Cr Higgins, Allan Preiss & Michael Arcella, McArthurs</p> <p>Also in attendance (part meeting):
Rob Small (CEO) – from 2.25pm</p> <p>Apologies:
Cr Crook, Cr Buchanan</p> | |
| | <h2>Agenda Topics</h2> | |
| <p>1.10 pm</p> | <p>Declaration of Interest
Nil</p> | |
| <p>1.10 pm – 1.50pm</p> | <p>Informal discussion until quorum established at 1.50pm</p> | |
| <p>1.50 pm – 4.10 pm</p> | <p>CEO's Performance Review</p> | <p>Allan Preiss & Michael Arcella</p> |

Council Meeting Running Order

Wednesday, 27 June 2012

Venue – Birregurra Public Hall

Present: Cr Stephen Hart (Mayor), Cr Brian Crook, Cr Lyn Russell, Cr Frank Buchanan (from 11.17am), Cr Stuart Hart, Cr Geoff Higgins (from 2.45pm), Cr Chris Smith (from 2.47pm)

Staff: Rob Small, Jack Green, Colin Hayman, Neil Allen, Rhonda Deigan, Brett Exelby

Part: Adam Lehmann, Doug McNeill

Apologies: Cr Geoff Higgins (Until 2.45pm), Cr Frank Buchanan (until 11.17am)

| | |
|-----------------|--|
| 10.38 am | Advancing Country Towns – Fiona Davey |
| 11.00 am | Councillor Briefing Session |
| 12.00 pm | Lunch |
| 12.30 pm | Councillor Briefing Session |
| 3.00 pm | Council Meeting |
| 7.00 pm | In Committee Meeting |



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Assembly Details:

Date: 8 July 2012
Time: 10:00 am
Assembly Location: Wye River Surf Club

In Attendance:

Councillors: Cr Lyn Russell, Cr Stephen Hart, Cr Stuart Hart, Cr Brian Crook, Cr Frank Buchanan
Officer/s: Rob Small, Neil Allen
Matter/s Discussed: Wye River & Separation Creek Waste Collection Issues.

Conflict of Interest Disclosures:

Councillors: N/A
Officer/s: N/A

Left meeting at: 11:59 am
Completed by: Maree Redmond



Agenda

Councillor Workshop

Wednesday, 11 July 2012
COPACC Meeting Room
9.00 am to 3.30 pm

ATTENDEES:

Cr Stephen Hart (Mayor), Cr Russell, Cr Buchanan (until 11.50am),
Cr Crook, Cr Stuart Hart (from 9.40am), Cr Smith (from 10.25am to
10.35am),

Rob Small (Chief Executive Officer) – until 10.30am

Colin Hayman (GM, Corporate & Community Services)

Doug McNeill (Acting GM, Sustainable Planning & Development)

Neil Allen (GM, Infrastructure & Services)

Part:

Don Lewis, Mike Barrow, Michael Swanson, Ranjani Jha, Stewart Anderson,
Graeme Murphy, Mick Cosgriff, Graeme Murphy, Adam Lehmann, Janet
Forbes, Gemma Browning, Katrina Kehoe

Apology: Cr Higgins, Jack Green

Agenda Topics

| | | |
|---------------------|---|---------------------------------------|
| 9.00 am | Declaration of Interest
Cr Stephen Hart – Amendment C69 – Rural Living Strategy/Forrest Structure Plan – left workshop at 12.45pm.
Cr Stuart Hart - Amendment C69 – Rural Living Strategy/Forrest Structure Plan – left workshop at 12.45pm. | |
| 9.00 am – 9.10 am | Planning Committee Briefing Session | |
| 9.10 am – 9.30 am | Update on Wye River & Separation Creek Waste Collection | Neil Allen/Ranjani Jha/Janet Forbes |
| 9.30 am – 9.55 am | Bruce Street Update | Ranjani Jha/Janet Forbes |
| 9.55 am – 10.10am | Colac Marketing Strategy – Creative Brief | Mike Barrow/Michael Swanson |
| 10.10 am – 10.30 am | Morning Tea | |
| 10.30 am – 10.35am | Planning Committee Meeting | |
| 10.40 am – 11.15am | Small Town Improvement Program | Mike Barrow/ Mick Cosgriff |
| 11.15am - 12.15pm | Local Law Review | Stewart Anderson/Graeme Murphy |
| 12.15 pm – 12.45 pm | Lunch | |
| 12.45 pm – 1.40 pm | Amendment C69 – Rural Living Strategy / Forrest Structure Plan | Doug McNeill/Don Lewis/Gemma Browning |

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Assembly Details:

Date: 12, 7, 12
Time: 5:30 am/pm

Assembly Location: Botanic Gardens Cafe
(some e.g.'s. COPACC, Colac Otway Shire Offices, 2- 6 Rae Street, Colac, Shire Offices - Nelson Street, Apollo Bay)

In Attendance:

Councillors: G C Smith

Officer/s: Neil Allen
Laurence Tower

Matter/s Discussed: Friends of Colac Botanical Gardens
AGM

(some e.g.'s. Discussion s with property owners and/or residents, Planning Permit Application No. xxxx re proposed development at No. xx Pascoe Street, Apollo Bay, Council Plan steering committee with Councillors and officers.)

Conflict of Interest Disclosures: (refer page 5)

Councillors: _____
Officer/s: _____

Left meeting at: _____

Completed by: L. Brooker

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Assembly of Councillors Record

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Assembly Details:

Date: 13, 7, 12
Time: 9.00 am/pm

Assembly Location: Saleyards
(some e.g's. COPACC, Colac Otway Shire Offices, 2 - 6 Rae Street, Colac, Shire Offices - Nelson Street, Apollo Bay)

In Attendance:

Councillors: Nil
Officer/s: Craene Riches, Leanne Brooker, Neil Allen, Adam Lehman, Greg Anderson
Matter/s Discussed: Saleyards Advisory Sub-Committee Meeting
(some e.g's. Discussions with property owners and/or residents, Planning Permit Application No. xxxx re proposed development at No. xx Pascoe Street, Apollo Bay, Council Plan steering committee with Councillors and officers.)

Conflict of Interest Disclosures: (refer page 5)

Councillors: [crossed out]
Officer/s: [crossed out]

Left meeting at: 10.25am
Completed by: L. BROOKER

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