



Colac Otway  
SHIRE

**AGENDA**

PLANNING COMMITTEE MEETING  
OF THE  
COLAC-OTWAY SHIRE  
COUNCIL

11 APRIL 2012

at 10:30 AM

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 PLANNING COMMITTEE MEETING

11 APRIL 2012

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NOTICE is hereby given that the next *PLANNING COMMITTEE MEETING OF THE COLAC-OTWAY SHIRE COUNCIL* will be held in COPACC, Gellibrand Street Colac on 11 April 2012 at 10.30 am.

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## **AGENDA**

### **1. OPENING PRAYER**

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

**AMEN**

### **2. PRESENT**

### **3. APOLOGIES**

### **4. MAYORAL STATEMENT**

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

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

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

An audio recording of this meeting is being made for the purpose of ensuring the minutes of the meeting are accurate. 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. It is an offence to make an unauthorised recording of the meeting.

### **5. DECLARATION OF INTEREST**

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

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

**7. CONFIRMATION OF MINUTES**

- Planning Committee held on the 14/03/12.

**Recommendation**

*That Council confirm the above minutes.*

**OFFICERS' REPORTS****Sustainable Planning and Development**

PC121104-1 PLANNING & BUILDING STATISTICAL REPORT  
PC121104-2 INSTALLATION OF FOUR 12 METRE HIGH LIGHT TOWERS AT 115-129  
WILSON STREET, COLAC (PP5/2012)

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

**PC121104-1**

**PLANNING & BUILDING STATISTICAL REPORT**

AUTHOR:	Janole Cass	ENDORSED:	Jack Green
DEPARTMENT:	Sustainable Planning & Development	FILE REF:	F11/2683

**Summary**

This report provides statistics relating to the month of March 2012.

**Planning Statistics**

29 Planning Permit Applications were received for the period 1 March 2012 – 31 March 2012.

38 Planning Permit Applications were considered for the period 1 March 2012 – 31 March 2012.

**Building Statistics**

Please note that the Building Commission website has been updated to December 2011.

**Attachments**

1. Planning & Building Statistical Report March 2012

**Recommendation(s)**

***That Council's Planning Committee note the statistical reports for March 2012.***

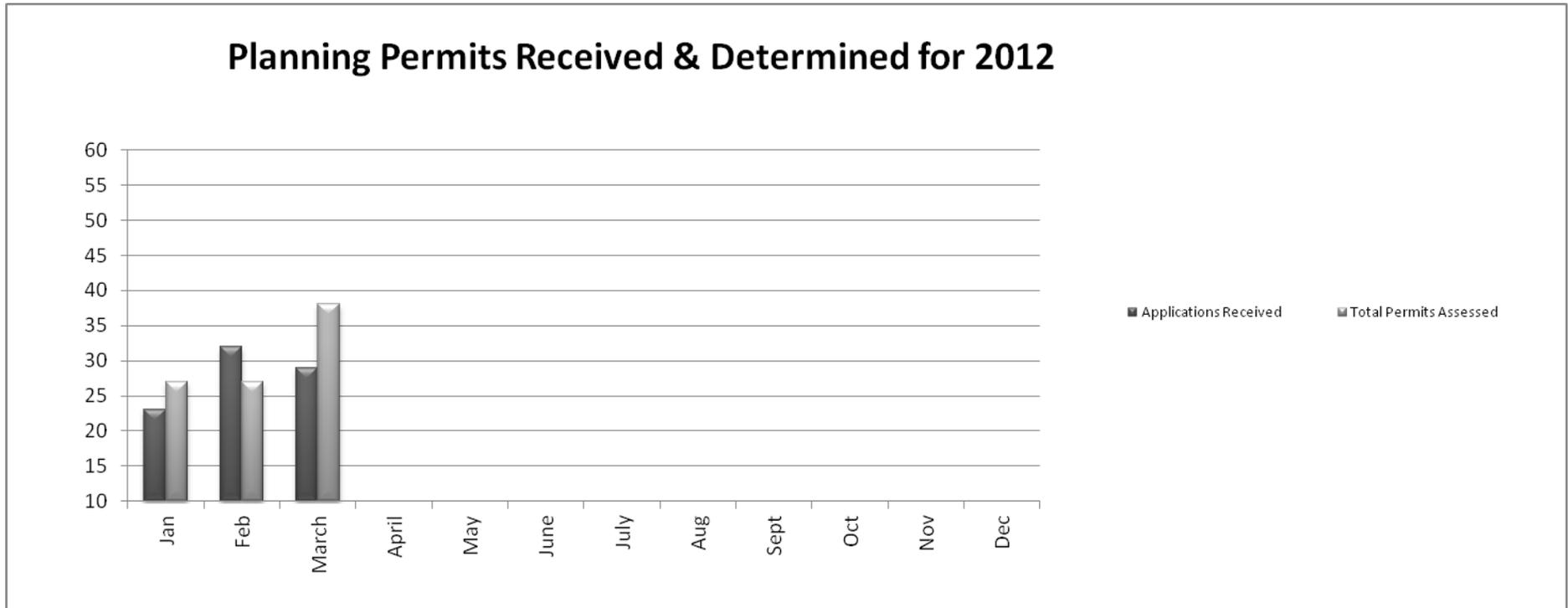
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## Planning Statistical Report March 2012

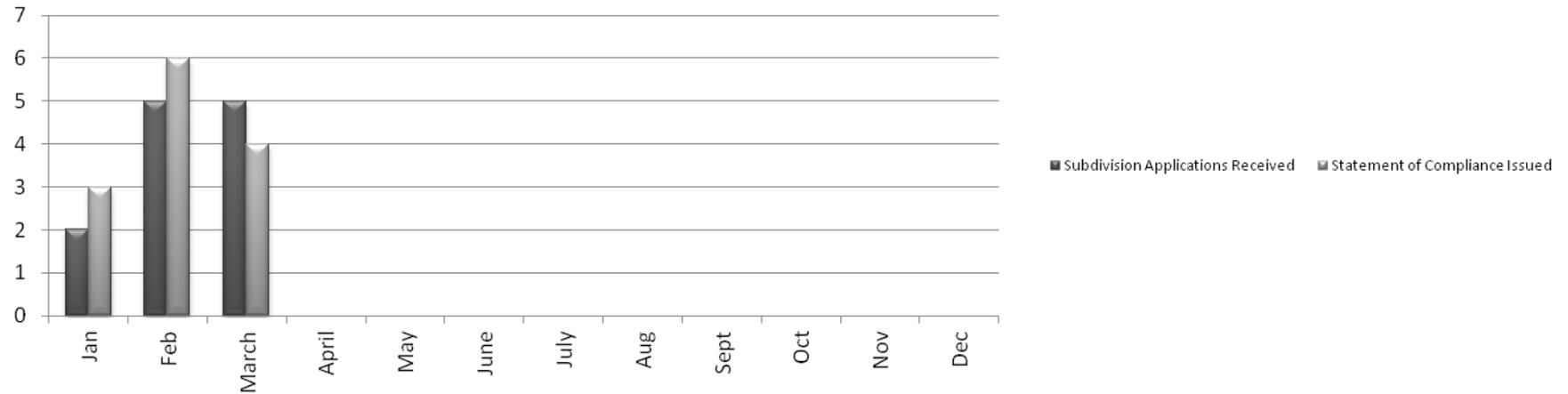
| APPLIC NO  | DATE RECEIVED | LOCATION                                   | PROPOSAL                                                                                                                                   | DETERMINATION DATE | ACTUAL TIME | AUTHORITY        | DECISION                    |
|------------|---------------|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------|------------------|-----------------------------|
| 360/2006-3 | 27 FEB 2012   | 190 BIRREGURRA DEANS MARSH ROAD BIRREGURRA | EXTENSION TO EXISTING DWELLING – AMENDMENT                                                                                                 | 23 MAR 2012        | 0           | UNDER DELEGATION | AMENDED PERMIT NOT REQUIRED |
| 460/2008-2 | 18 MAY 2011   | 411 PRINCES HIGHWAY COLAC WEST             | CONSTRUCTION OF TRADE SUPPLIES SHED. AMENDMENT- TO SELL LANDSCAPE & BUILDING SUPPLIES AND ADDITIONAL SIGNAGE ON OFFICE                     | 13 MAR 2012        | 33          | UNDER DELEGATION | AMENDED PERMIT ISSUED       |
| 89/2009-3  | 14 NOV 2011   | 382 PRINCES HIGHWAY COLAC WEST             | DEVELOPMENT OF SHED FOR MANUFACTURING CONCRETE PRODUCTS AND WAIVERING CAR SPACES – AMENDMENT                                               | 20 MAR 2012        | 127         | UNDER DELEGATION | AMENDED PERMIT ISSUED       |
| 151/2010-1 | 28 MAY 2010   | 18 MARTIN STREET ELLIMINYT                 | FOUR (4) LOT SUBDIVISION                                                                                                                   | 30 MAR 2012        | 68          | UNDER DELEGATION | PERMIT ISSUED               |
| 160/2010-2 | 3 FEB 2012    | 147 HEARN STREET COLAC                     | TWO (2) LOT SUBDIVISION – AMENDMENT                                                                                                        | 5 MAR 2012         | 31          | UNDER DELEGATION | AMENDED PERMIT ISSUED       |
| 260/2010-1 | 6 SEP 2010    | 240 HICKEYS CUTTING SKENES CREEK           | USE & DEVELOPMENT OF THE SITE FOR A SINGLE DWELLING & VEGETATION REMOVAL                                                                   | 8 MAR 2012         | 66          | UNDER DELEGATION | WITHDRAWN                   |
| 267/2010-2 | 28 OCT 2010   | 13 ARTHUR COURT APOLLO BAY                 | CONSTRUCTION OF 3 STORAGE SHEDS – AMENDMENT                                                                                                | 13 MAR 2012        | 132         | UNDER DELEGATION | AMENDED PERMIT ISSUED       |
| 8/2011-1   | 13 JAN 2011   | 22 ARTHUR COURT APOLLO BAY                 | DEVELOPMENT OF TWO STORAGE SHEDS                                                                                                           | 30 MAR 2012        | 25          | UNDER DELEGATION | PERMIT ISSUED               |
| 36/2011-2  | 28 OCT 2011   | 11 ARTHUR COURT APOLLO BAY                 | CONSTRUCTION OF 2 STORAGE SHEDS – AMENDMENT                                                                                                | 1 MAR 2012         | 125         | UNDER DELEGATION | AMENDED PERMIT ISSUED       |
| 94/2011-3  | 29 FEB 2012   | 843 BARHAM RIVER ROAD APOLLO BAY           | CONSTRUCTION OF ONE (1) REPLACEMENT DWELLING AND DECOMMISSION OF AN EXISTING DWELLING, CONSTRUCT DRIVEWAY AND ASSOCIATED WORKS – AMENDMENT | 22 MAR 2012        | 0           | UNDER DELEGATION | WITHDRAWN                   |
| 204/2011-1 | 19 AUG 2011   | 107 MAIN STREET ELLIMINYT                  | TWO (2) LOT SUBDIVISION (BETWEEN HOUSE & POOL)                                                                                             | 20 MAR 2012        | 87          | UNDER DELEGATION | PERMIT ISSUED               |
| 225/2011-1 | 9 SEP 2011    | 195 MONTROSE AVENUE APOLLO BAY             | VARY A RESTRICTION (RELOCATE AN EXISTING BUILDING ENVELOPE INCLUDED AS A RESTRICTION ON THE PLAN OF SUBDIVISION                            | 13 MAR 2012        | 155         | UNDER DELEGATION | PERMIT ISSUED               |
| 242/2011-1 | 23 SEP 2011   | 13 JOHNSTONE CRESCENT COLAC                | TWO (2) LOT SUBDIVISION & CONSTRUCTION OF ONE NEW DWELLING                                                                                 | 19 MAR 2012        | 18          | UNDER DELEGATION | PERMIT ISSUED               |
| 264/2011-1 | 21 OCT 2011   | 365 PRINCES HIGHWAY COLAC WEST             | THREE (3) LOT SUBDIVISION                                                                                                                  | 27 MAR 2012        | 139         | UNDER DELEGATION | PERMIT ISSUED               |
| 271/2011-1 | 26 OCT 2011   | 39 OCEAN PARK DRIVE MARENGO                | DEVELOPMENT OF THE LAND FOR AN AIRCRAFT HANGER & TAXIWAY                                                                                   | 21 MAR 2012        | 0           | UNDER DELEGATION | PERMIT NOT REQUIRED         |
| 273/2011-2 | 8 MAR 2012    | 61 HESSE STREET COLAC                      | BUILDINGS AND WORKS FOR AN OFFICE – AMENDMENT                                                                                              | 22 MAR 2012        | 14          | UNDER DELEGATION | AMENDED PERMIT ISSUED       |

| APPLIC NO  | DATE RECEIVED | LOCATION                            | PROPOSAL                                                                                                                                   | DETERMINATION DATE | ACTUAL TIME | AUTHORITY          | DECISION           |
|------------|---------------|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------|--------------------|--------------------|
| 276/2011-1 | 1 NOV 2011    | 257 RYANS LANE BALINTORE            | TWO (2) LOT RE-SUBDIVISION – REALIGNMENT OF BOUNDARIES                                                                                     | 23 MAR 2012        | 42          | UNDER DELEGATION   | PERMIT ISSUED      |
| 279/2011-1 | 3 NOV 2011    | 5022 GREAT OCEAN ROAD SUGARLOAF     | ALTERATION & ADDITIONS TO THE EXISTING DWELLING                                                                                            | 22 MAR 2012        | 97          | UNDER DELEGATION   | PERMIT ISSUED      |
| 281/2011-1 | 4 NOV 2011    | 555 DEWINGS BRIDGE ROAD GERANGAMETE | CONSTRUCT A SINGLE DWELLING WITH ASSOCIATED SWIMMING POOL AND A FARM SHED                                                                  | 2 MAR 2012         | 98          | UNDER DELEGATION   | PERMIT ISSUED      |
| 285/2011-1 | 8 NOV 2011    | 3 MULLER ROAD SKENES CREEK          | LEVEL BLOCK & REMOVE TREES                                                                                                                 | 20 MAR 2012        | 0           | UNDER DELEGATION   | WITHDRAWN          |
| 290/2011-1 | 9 NOV 2011    | 2 BREAKWATER ROAD APOLLO BAY        | CHANGE OF USE OF THE EXISTING FISH SHOP TO HOT FOOD TAKEAWAY                                                                               | 13 MAR 2012        | 83          | UNDER DELEGATION   | PERMIT ISSUED      |
| 293/2011-1 | 14 NOV 2011   | 280 OLD YEO ROAD YEO                | USE OF THE LAND FOR A SECOND DWELLING                                                                                                      | 2 MAR 2012         | 0           | UNDER DELEGATION   | WITHDRAWN          |
| 299/2011-1 | 14 NOV 2011   | 61 CORANGAMITE STREET COLAC         | CHANGE OF USE FROM FUNERAL PARLOUR TO ACCOMMODATION (TWO SELF CONTAINED HOLIDAY UNITS)                                                     | 22 MAR 2012        | 71          | UNDER DELEGATION   | PERMIT ISSUED      |
| 310/2011-1 | 30 NOV 2011   | 1 PANORAMA CRESCENT MARENGO         | ALTERATIONS & ADDITIONS TO EXISTING DWELLING                                                                                               | 13 MAR 2012        | 83          | UNDER DELEGATION   | PERMIT ISSUED      |
| 316/2011-1 | 8 DEC 2011    | 539 CORANGAMITE LAKE ROAD COROROOKE | USE OF PART OF THE DWELLING AS A CAFÉ AND ASSOCIATED WORKS AND REDUCTION IN CAR PARKING                                                    | 14 MAR 2012        | 52          | PLANNING COMMITTEE | NOTICE OF DECISION |
| 326/2011-1 | 19 DEC 2011   | 35 BELVERDERE DRIVE ELLIMINYT       | DEVELOPMENT OF A SHED                                                                                                                      | 7 MAR 2012         | 31          | UNDER DELEGATION   | PERMIT ISSUED      |
| 329/2011-1 | 22 DEC 2011   | 98 WOODROWVALE ROAD ELLIMINYT       | BUILDINGS AND WORKS COMPRISING THE CONSTRUCTION OF A DWELLING AND WATER TANK                                                               | 23 MAR 2012        | 41          | UNDER DELEGATION   | PERMIT ISSUED      |
| 332/2011-1 | 22 DEC 2011   | 23 MURRAY STREET COLAC              | USE LAND AS A RESTAURANT WITH ASSOCIATED SALE AND CONSUMPTION OF LIQUOR, DISPLAY OF SIGNAGE AND A REDUCTION OF THE CAR PARKING REQUIREMENT | 14 MAR 2012        | 61          | PLANNING COMMITTEE | PERMIT ISSUED      |
| 2/2012-1   | 3 JAN 2012    | 24 LYONS STREET CRESSY              | USE & DEVELOPMENT OF A GARAGE/STORAGE SHED IN ASSOCIATION WITH THE MAINTENANCE OF THE LAND AND DRIVEWAY                                    | 1 MAR 2012         | 58          | UNDER DELEGATION   | PERMIT ISSUED      |
| 8/2012-1   | 13 JAN 2012   | 1845 CRESSY ROAD OMBERSLEY          | CONSTRUCTION OF CARPORT                                                                                                                    | 29 MAR 2012        | 25          | UNDER DELEGATION   | PERMIT ISSUED      |
| 10/2012-1  | 19 JAN 2012   | 495 MURROON ROAD MURROON            | TWO (2) LOT RE-SUBDIVISION                                                                                                                 | 27 MAR 2012        | 37          | UNDER DELEGATION   | PERMIT ISSUED      |
| 12/2012-1  | 20 JAN 2012   | 35-27 HUGH MURRAY DRIVE COLAC EAST  | CONSTRUCTION OF A STORE (LIGHT INDUSTRIAL SHED TO BE USED FOR GARAGE MACHINERY AND STORAGE SHED)                                           | 19 MAR 2012        | 59          | UNDER DELEGATION   | PERMIT ISSUED      |
| 21/2012-1  | 31 JAN 2012   | 270-302 MURRAY STREET COLAC         | BUILDINGS AND WORKS TO RELOCATE AND EXTEND THE FORKLIFT STRUCTURE, ENCLOSE TWO NEW SILOS AND REMOVAL OF EXISTING STRUCTURES                | 13 MAR 2012        | 27          | UNDER DELEGATION   | PERMIT ISSUED      |

| APPLIC NO | DATE RECEIVED | LOCATION                              | PROPOSAL                                             | DETERMINATION DATE | ACTUAL TIME | AUTHORITY        | DECISION            |
|-----------|---------------|---------------------------------------|------------------------------------------------------|--------------------|-------------|------------------|---------------------|
| 22/2012-1 | 6 FEB 2012    | 227 MURRAY STREET COLAC               | SIGNAGE                                              | 28 MAR 2012        | 29          | UNDER DELEGATION | PERMIT ISSUED       |
| 37/2012-1 | 21 FEB 2012   | 155 MOUNT HESSE ESTATE ROAD OMBERSLEY | ADDITIONS AND ALTERATIONS TO DWELLING                | 29 MAR 2012        | 35          | UNDER DELEGATION | PERMIT ISSUED       |
| 39/2012-1 | 27 FEB 2012   | 24 GREAT OCEAN ROAD LAVERS HILL       | CONSTRUCTION OF A SHED                               | 27 MAR 2012        | 29          | UNDER DELEGATION | PERMIT ISSUED       |
| 54/2012-1 | 14 MAR 2012   | 305 RYANS LANE BALINTORE              | CONSTRUCTION OF A FARM SHED                          | 27 MAR 2012        | 0           | UNDER DELEGATION | PERMIT NOT REQUIRED |
| 63/2012-1 | 23 MAR 2012   | 89 RIFLE BUTTS ROAD COLAC             | DEVELOPMENT OF THE LAND FOR A DWELLING               | 30 MAR 2012        | 7           | UNDER DELEGATION | PERMIT ISSUED       |
|           |               |                                       |                                                      |                    |             |                  |                     |
|           |               |                                       |                                                      |                    |             |                  |                     |
|           |               |                                       | <b>AVERAGE DAYS TO PROCESS PLANNING APPLICATIONS</b> |                    | <b>52</b>   |                  |                     |

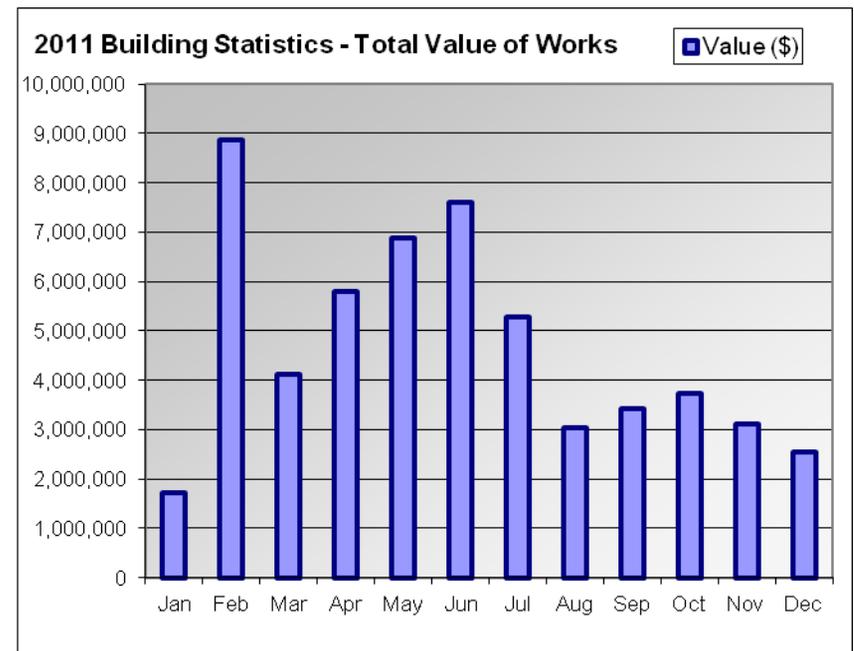
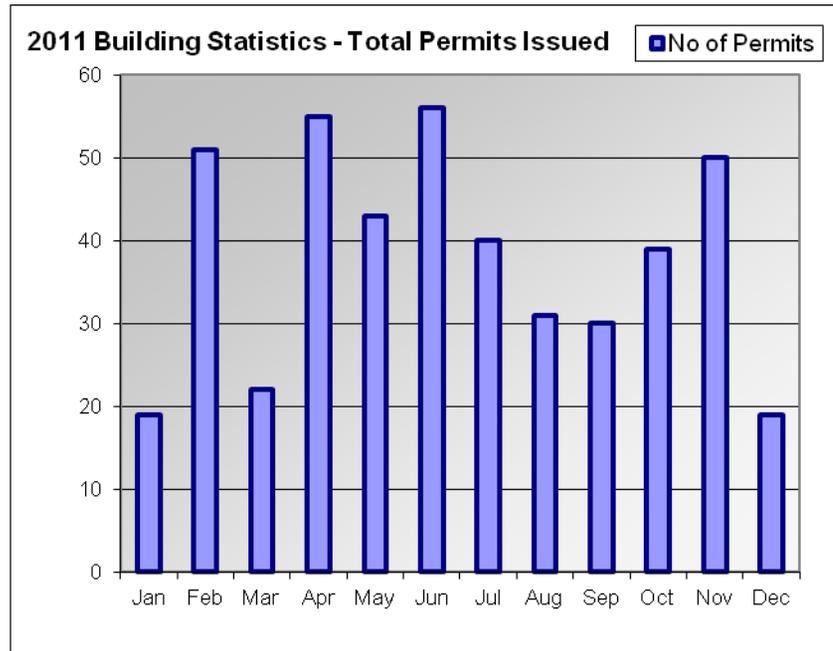


### Subdivision Applications for 2012



|               | Domestic   |                   | Residential* |                  | Commercial |                  | Retail    |                  | Industrial |                  | Hospital/HealthCare |            | Public Buildings |                  | Municipal Totals |                   |
|---------------|------------|-------------------|--------------|------------------|------------|------------------|-----------|------------------|------------|------------------|---------------------|------------|------------------|------------------|------------------|-------------------|
|               | No of BP   | Value (\$)        | No of BP     | Value (\$)       | No of BP   | Value (\$)       | No of BP  | Value (\$)       | No of BP   | Value (\$)       | No of BP            | Value (\$) | No of BP         | Value (\$)       | No of BP         | Value (\$)        |
| Jan           | 15         | 1,566,668         | 0            | 0                | 3          | 121,755          | 0         | 0                | 0          | 0                | 0                   | 0          | 1                | 46,000           | 19               | 1,734,423         |
| Feb           | 35         | 5,918,526         | 2            | 0                | 8          | 314,660          | 1         | 2,500,000        | 0          | 0                | 0                   | 0          | 5                | 143,611          | 51               | 8,876,797         |
| Mar           | 20         | 3,423,427         | 0            | 0                | 0          | 0                | 0         | 0                | 0          | 0                | 0                   | 0          | 2                | 703,262          | 22               | 4,126,689         |
| Apr           | 41         | 5,016,744         | 0            | 0                | 7          | 335,388          | 0         | 0                | 1          | 29,000           | 0                   | 0          | 6                | 414,814          | 55               | 5,795,946         |
| May           | 33         | 4,299,163         | 1            | 1,230,000        | 5          | 836,000          | 2         | 250,000          | 0          | 0                | 0                   | 0          | 2                | 277,368          | 43               | 6,892,531         |
| Jun           | 33         | 5,327,624         | 7            | 10,500           | 7          | 313,224          | 3         | 105,750          | 1          | 1,000,000        | 0                   | 0          | 5                | 839,520          | 56               | 7,596,618         |
| Jul           | 34         | 4,559,302         | 0            | 0                | 3          | 347,495          | 1         | 7,500            | 0          | 0                | 0                   | 0          | 2                | 367,495          | 40               | 5,281,792         |
| Aug           | 25         | 2,431,892         | 0            | 0                | 3          | 134,000          | 1         | 5,000            | 1          | 400,000          | 0                   | 0          | 1                | 55,000           | 31               | 3,025,892         |
| Sep           | 26         | 3,167,134         | 0            | 0                | 4          | 258,130          | 0         | 0                | 0          | 0                | 0                   | 0          | 0                | 0                | 30               | 3,425,264         |
| Oct           | 30         | 2,904,536         | 1            | 100,000          | 4          | 284,551          | 1         | 250,000          | 0          | 0                | 0                   | 0          | 3                | 197,601          | 39               | 3,736,688         |
| Nov           | 42         | 2,131,560         | 1            | 115,000          | 3          | 580,000          | 1         | 5,000            | 2          | 245,000          | 0                   | 0          | 1                | 40,000           | 50               | 3,116,560         |
| Dec           | 18         | 2,528,994         | 0            | 0                | 1          | 24,250           | 0         | 0                | 0          | 0                | 0                   | 0          | 0                | 0                | 19               | 2,553,244         |
| <b>Totals</b> | <b>352</b> | <b>43,275,570</b> | <b>12</b>    | <b>1,455,500</b> | <b>48</b>  | <b>3,549,453</b> | <b>10</b> | <b>3,123,250</b> | <b>5</b>   | <b>1,674,000</b> | <b>0</b>            | <b>0</b>   | <b>28</b>        | <b>3,084,671</b> | <b>455</b>       | <b>56,162,444</b> |

\*Multi-Development



**PC121104-2                    INSTALLATION OF FOUR 12 METRE HIGH LIGHT TOWERS  
AT 115-129 WILSON STREET, COLAC (PP5/2012)**

|             |                                       |           |            |
|-------------|---------------------------------------|-----------|------------|
| AUTHOR:     | Helen Evans                           | ENDORSED: | Jack Green |
| DEPARTMENT: | Sustainable Planning<br>& Development | FILE REF: | F12/239    |

**Location:**                                    115-129 Wilson Street, Colac

**Zoning:**                                     Public Park and Recreation Zone (PPRZ)

**Overlay controls:**                        Nil

**Proposed Amendments:**                Nil

**Purpose:**

Planning permission is sought for the installation of four 12 metre tall light towers in association with an existing bowling club. One tower is to be located on each corner of the Club's number 1 bowling green.

The application is before Council for consideration as the proposed structures are in excess of eight (8) metres in height.

**Declaration of Interests**

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

**Summary**

- Planning permission is sought for the installation of four 12 metre tall light towers – one in each corner of the Club's number 1 green.
- Public notification of this application was undertaken and no objections were received.
- The land is owned by Colac Otway Shire and used for recreational purposes. It is not considered the lighting will have an unreasonable impact on the amenity of the nearby residential properties.
- Given the above, it is recommended that a planning permit be issued subject to conditions

**Background**

A recent planning permit allowed for the erection of 3 water tanks to be placed on the site in January 2009 (PP284/2008). The site is currently used as a bowling club with two bowling greens.

**Issues / Options**

Council has the options of:

- Supporting the application through the grant of a permit;
- Supporting the application with changes:
- Refusing to grant a permit.

Key issues relate to the visual and amenity impact of the proposed towers and the lighting. It is recommended that a permit be granted.

**Proposal**

Planning permission is sought for the installation of four 12 metre tall light towers, one on each corner of the Colac Central Bowling Club's number 1 green. This green is located closest to the clubhouse. The lighting proposed is similar to what is currently being used by the City Bowling Club and the towers are the same type that folds in the centre to allow for easy maintenance. The poles are vertical but have a pivot point at 6 metres high. The proposed wattage of each light is 2000 watts. The proposed hours of use for the lighting will not be more than 3 days per week and likely to be used on week nights up to 10.30pm.

**Site & Surrounds**

An inspection of the site and the surrounding area has been undertaken. The lot has a total area of 1.258ha and is currently used by the Colac Central Bowling Club. A carpark, a clubhouse and 2 greens are already developed on the land.

The site is located on the north side of Wilson Street and backs onto the Mercy Aged Care Facility and the Colac Railway Station. Immediately to the west of the site is the old Colac Dairying Company Building being used by multiple businesses including a transport company. Immediately to the east, land provides vehicular access and parking associated with Mercy Aged Care facility with the back of residential properties beyond. On the opposite side of Wilson Street are dwellings and the Colac Specialist School.

**Public Notice**

As the land is Council owned, notice of the application was required to be undertaken pursuant to Section 96 of the *Planning and Environment Act 1987*.

Public notice of the application was given in accordance with Section 52 of the *Planning and Environment Act* by sending a copy of the notice to adjoining property owners and occupiers with a sign placed on the Wilson Street frontage on the site for a period of 14 days. A public notice was placed in the Colac Herald on 27 February 2012. No objections were received.

**Referrals**

The application was referred internally to the Council's Infrastructure, Recreation and Building Departments. No objections were raised to the proposal.

The Recreation Department commented that the light towers will allow the club to extend the use of the facility, providing greater opportunities for the community to participate in this form of recreation.

The Building Department advised that a building permit will be required together with a Report and Consent as the towers exceed 8 metres in height.

The Infrastructure Department offered no comment as a planning referral, and as the Public Land Manager did not object to the proposal. See Planning controls for further detail.

**Planning Controls**State and Local Planning Policy Framework

- a. The State and Local Planning Policy Framework seeks to ensure that the objectives of planning in Victoria are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development. The following policies are relevant to the consideration of this application.
- Clause 11.05 – Regional Development
  - Clause 21.02 – Vision
  - Clause 21.03-2 – Colac

The proposal is considered to accord with the principles of the State and Local Planning Policy Framework. The proposal improves the existing facilities available to the community for recreational purposes.

b. Zone Provisions

The purpose of the Public Park and Recreation Zone is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To recognise areas for public recreation and open space.
- To protect and conserve areas of significance where appropriate.
- To provide for commercial uses where appropriate.

Planning permission is required to construct a building or construct or carry out works pursuant to Clause 36.02-2 of the Colac Otway Planning Scheme.

Where buildings and works are proposed by a person other than the public land manager, written consent by the public land manager must be provided as part of the application documentation indicating that the public land manager consents to the application for the permit being made and to the proposed development. Colac Otway Shire is the public land manager and written consent was provided on the condition that all works are completed at no cost to Council; the works will be undertaken by a suitably qualified person; that the works are undertaken in accordance with all relevant legislation, codes and standards; and that the works are in accordance with the planning permit application.

The light towers are to be located on each corner of the green directing light into the centre of the green. The proposed towers require substantial height to provide for adequate lighting of the green to allow for twilight/night bowling to occur. The applicant has submitted that it is expected that the lights will be used 2 or 3 nights per week and that the lights will be switched off by 10.30pm when used. Permit conditions will limit the use of the lights accordingly and will require that the lighting is to be designed and sited to prevent any adverse affect on adjoining land. Land immediately adjoining the site is either road, vacant land, railway reserve or commercial activities with residences beyond therefore reducing any potential amenity impact to nearby residences.

The proposed development is consistent with the purpose of the zone and will enhance and improve the existing facility for community use.

c. Overlay Provisions

No overlays affect this land.

**Consideration of the Proposal**

The proposal is considered to be consistent with the broader principles of the State and Local Planning Policy as the proposed works will improve and enhance an existing community facility within the township of Colac.

Public notice of the application was given to surrounding landowners and occupiers and no objections were received to the proposal. It is considered that the proposed development will not cause detriment to the amenity of the area.

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

Planning policies relevant to this application have been discussed earlier in this report.

**Financial & Other Resource Implications**

The proposal raises no financial or resourcing implications for Council. Although the land is Council owned, the works are self funded by the Club.

**Risk Management & Compliance Issues**

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

**Environmental Consideration / Climate Change**

There are no environmental or climate change implications arising from this proposal.

**Communication Strategy / Consultation Period**

Public notice of the application was required in accordance with Section 52 of the *Planning and Environment Act* as discussed earlier in the report.

**Conclusion**

Planning approval is required for the installation of four light towers where the works are not carried out by the public land manager.

Support for the proposal will improve the facility and provide opportunity for twilight bowls to be played therefore enhancing the overall facility.

The proposal is generally consistent with the State and Local Planning Policy Framework, zoning requirements and current local policies.

Having given due regard to the matters discussed above, it is considered that the application should be approved, subject to conditions.

**Attachments**

Nil

**Recommendation(s)**

***That Council's Planning Committee resolve to issue a Planning Permit for the installation of four 12 metre high light towers at 115-129 Wilson Street, Colac (Lot 2 PS508027 Parish of Colac) subject to the following conditions:***

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

2. *The lights must not be operated for any more than a maximum of three nights, within any seven day period, without the written consent of the Responsible Authority.*
3. *The lights must not be operated between the hours of 10.30pm to 7.30am on any day without the written consent of the Responsible Authority.*
4. *External lighting must be designed, baffled and directed towards the bowling green to prevent any adverse effect on adjoining land to the satisfaction of the Responsible Authority.*
5. *The lights and structure must be properly maintained to the satisfaction of the Responsible Authority.*
6. *This permit will expire if one of the following circumstances applies:*
  - *The development is not started within two years of the date of this permit.*
  - *The development is not completed within four years of the date of this permit.*

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

**Notes**

*A building permit is required for the proposed lights and a Report and Consent from Council will be required as the proposed lights exceed 8 metres in height.*

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