



**Colac Otway  
SHIRE**

**AGENDA**

**PLANNING COMMITTEE MEETING  
OF THE  
COLAC-OTWAY SHIRE  
COUNCIL**

**10 SEPTEMBER 2014**

**at 10:30 AM**

**COPACC Meeting Rooms**

All Council and Committee meetings are audio recorded, with the exception of matters identified as confidential items in the Agenda. This includes the public participation sections of the meetings. Audio recordings of meetings are taken to facilitate the preparation of the minutes of open Council and Committee meetings and to ensure their accuracy. In some circumstances a recording will be disclosed to a third party. Those circumstances include, but are not limited to, circumstances, such as where Council is compelled to disclose an audio recording because it is required by law, such as the Freedom of Information Act 1982, or by court order, warrant, or subpoena or to assist in an investigation undertaken by the Ombudsman or the Independent Broad-based Anti-corruption Commission. Council will not use or disclose the recordings for any other purpose. It is an offence to make an unauthorised recording of the meeting.

**COLAC-OTWAY SHIRE PLANNING COMMITTEE MEETING**

**10 SEPTEMBER 2014**

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NOTICE is hereby given that the next **PLANNING COMMITTEE MEETING OF THE COLAC-OTWAY SHIRE COUNCIL** will be held in COPACC Meeting Rooms on 10 September 2014 at 10.30am.

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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.

All Council and Committee meetings are audio recorded, with the exception of matters identified as confidential items in the Agenda. This includes the public participation sections of the meetings.

Audio recordings of meetings are taken to facilitate the preparation of the minutes of open Council and Committee meetings and to ensure their accuracy.

In some circumstances a recording will be disclosed to a third party. Those circumstances include, but are not limited to, circumstances, such as where Council is compelled to disclose an audio recording because it is required by law, such as the Freedom of Information Act 1982, or by court order, warrant, or subpoena or to assist in an investigation undertaken by the Ombudsman or the Independent Broad-based Anti-corruption Commission.

Council will not use or disclose the recordings for any other purpose. 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 09/07/14.**

**Recommendation**

*That Council confirm the above minutes.*

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

PC141009-1	PLANNING AND BUILDING STATISTICAL REPORT
PC141009-2	CONSTRUCTION OF AN INDUSTRIAL BUILDING AND ASSOCIATED WORKS, DISPLAY OF BUSINESS IDENTIFICATION SIGNAGE AND REDUCTION IN CAR PARKING REQUIREMENT AT 20 ROSSMOYNE ROAD COLAC WEST (PP141/2014)

**Sue Wilkinson**  
**Chief Executive Officer**

**PC141009-1 PLANNING AND BUILDING STATISTICAL REPORT**

AUTHOR:	Tammy Kavanagh	ENDORSED:	Jack Green
DEPARTMENT:	Sustainable Planning & Development	FILE REF:	F11/2683

**Summary**

This report provides statistics relating to the months of July and August 2014.

**Planning Statistics**

21 Planning Permit Applications were received for the period 1 July 2014 – 31 July 2014.

31 Planning Permit Applications were considered for the period 1 July 2014 – 31 July 2014.

25 Planning Permit Applications were received for the period 1 August 2014 – 31 August 2014.

22 Planning Permit Applications were considered for the period 1 August 2014 – 31 August 2014.

**Building Statistics**

The Victorian Building Authority data remains updated to February 2014.

**Attachments**

1. Planning Statistical Report - July 2014 - (Determinations) - Agenda Copy
2. Planning Statistical Report - August 2014 - (Determinations) - Agenda Copy

**Recommendation(s)**

***That Council’s Planning Committee take note of the statistical reports for July and August 2014.***

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## PLANNING STATISTICAL REPORT – JULY 2014 – (DETERMINATIONS)

| APPLICATION NUMBER | DATE RECEIVED | LOCATION                                                          | PROPOSAL                                                                                                                                              | STATUTORY DAYS | DATE DETERMINED | DETERMINATION & AUTHORITY |
|--------------------|---------------|-------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-----------------|---------------------------|
| 125/2009-3         | 28-APR-14     | 4A HARDY STREET APOLLO BAY                                        | BUILDING AND WORKS, ADVERTISING SIGNAGE, A GENERAL LIQUOR LICENCE AND WAIVING OF CAR PARKING IN ASSOCIATION WITH THE USE OF THE LAND FOR A RESTAURANT | 25             | 16-JUL-14       | PERMIT ISSUED DELEGATE    |
| 150/2011-2         | 28-MAR-14     | 7-9 GAMBIER STREET APOLLO BAY                                     | BUILDING AND WORKS COMPRISING THE CONSTRUCTION OF MANAGERS RESIDENCE ANCILLARY TO BACKPACKERS LODGE - AMENDMENT                                       | 65             | 3-JUL-14        | PERMIT ISSUED DELEGATE    |
| 186/2011-2         | 1-MAR-14      | 213 MURRAY STREET COLAC                                           | USE OF THE LAND FOR A LAUNDROMAT AND DISPLAY OF SIGNAGE                                                                                               | 130            | 23-JUL-14       | PERMIT ISSUED DELEGATE    |
| 145/2012-2         | 5-MAY-14      | 3 FERNY GROVE KENNET RIVER                                        | EXTENSION TO TWO STOREY DWELLING AND USE OF THE PART OF THE DWELLING FOR HOME OCCUPATION (82.41M <sup>2</sup> )                                       | 14             | 24-JUL-14       | PERMIT ISSUED DELEGATE    |
| 170/2012-2         | 23-JUN-14     | 5/4650 GREAT OCEAN ROAD WONGARRA & 4860 GREAT OCEAN ROAD WONGARRA | USE AND DEVELOPMENT OF THE LAND FOR A DWELLING AND REMOVAL OF NATIVE VEGETATION AND CONSTRUCTION OF A ROAD WITHIN ROAD RESERVE - AMENDMENT            | 10             | 3-JUL-14        | PERMIT ISSUED DELEGATE    |
| 82/2013-1          | 17-APR-13     | 160 PARKES LODGE ROAD BARONGAROOK                                 | CONSTRUCTION OF A DWELLING, OUTBUILDINGS AND VEGETATION REMOVAL                                                                                       | 47             | 14-JUL-14       | PERMIT ISSUED DELEGATE    |
| 160/2013-1         | 16-JUL-13     | 1545 COLAC LAVERS HILL ROAD KAWARREN                              | USE AND DEVELOPMENT OF THE LAND FOR A DWELLING AND SHED                                                                                               | 7              | 24-JUL-14       | PERMIT ISSUED DELEGATE    |
| 263/2013-1         | 29-NOV-13     | 37-39 HESSE STREET COLAC                                          | EXTENSION AND ALTERATIONS TO CHURCH AND CONSTRUCTION OF ANCILLARY GARAGE                                                                              | 108            | 11-JUL-14       | PERMIT ISSUED DELEGATE    |
| 269/2013-1         | 6-DEC-13      | 95 OLD YEO ROAD YEO                                               | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF AN OUTBUILDING AND AN AGRICULTURAL SHED                                                                | 73             | 18-JUL-14       | PERMIT ISSUED DELEGATE    |
| 20/2014-1          | 29-JAN-14     | 371C GREAT OCEAN ROAD MARENGO                                     | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF CARPORT                                                                                                | 121            | 1-JUL-14        | PERMIT ISSUED DELEGATE    |
| 42/2014-1          | 25-FEB-14     | 160 FOREST STREET SOUTH ELLIMINYT                                 | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF OUTBUILDINGS                                                                                           | 91             | 11-JUL-14       | PERMIT ISSUED DELEGATE    |
| 53/2014-1          | 5-MAR-14      | 20 OAK AVENUE APOLLO BAY                                          | TWO (2) LOT SUBDIVISION                                                                                                                               | 13             | 31-JUL-14       | PERMIT ISSUED DELEGATE    |

| APPLICATION NUMBER | DATE RECEIVED | LOCATION                               | PROPOSAL                                                                                                                                                                                                    | STATUTORY DAYS | DATE DETERMINED | DETERMINATION & AUTHORITY |
|--------------------|---------------|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-----------------|---------------------------|
| 62/2014-1          | 19-MAR-14     | 540 GREAT OCEAN ROAD<br>APOLLO BAY     | BUILDINGS AND WORKS COMPRISING<br>CONSTRUCTION OF DECK                                                                                                                                                      | 60             | 28-JUL-14       | PERMIT ISSUED<br>DELEGATE |
| 87/2014-1          | 17-APR-14     | 184 HART STREET ELLIMINYT              | TWO (2) LOT SUBDIVISION                                                                                                                                                                                     | 48             | 10-JUL-14       | PERMIT ISSUED<br>DELEGATE |
| 88/2014-1          | 22-APR-14     | 165 DRAPERS ROAD COLAC<br>EAST         | BUILDINGS AND WORKS COMPRISING<br>CONSTRUCTION OF REPLACEMENT<br>DWELLING                                                                                                                                   | 35             | 1-JUL-14        | PERMIT ISSUED<br>DELEGATE |
| 89/2014-1          | 24-APR-14     | 40 TURNER DRIVE FORREST                | BUILDINGS AND WORKS COMPRISING<br>CONSTRUCTION OF REPLACEMENT<br>OUTBUILDING                                                                                                                                | 22             | 2-JUL-14        | PERMIT ISSUED<br>DELEGATE |
| 94/2014-1          | 5-MAY-14      | 54 OLD COACH ROAD<br>SKENES CREEK      | BUILDINGS AND WORKS COMPRISING<br>EXTENSION TO DWELLING                                                                                                                                                     | 81             | 25-JUL-14       | PERMIT ISSUED<br>DELEGATE |
| 103/2014-1         | 19-MAY-14     | 357 SINCLAIR STREET<br>SOUTH ELLIMINYT | BUILDINGS AND WORKS COMPRISING<br>THE CONSTRUCTION OF<br>REPLACEMENT OUTBUILDING                                                                                                                            | 14             | 9-JUL-14        | PERMIT ISSUED<br>DELEGATE |
| 106/2014-1         | 23-MAY-14     | 595 BIRREGURRA YEODENE<br>ROAD YEODENE | CONSTRUCTION OF SHED                                                                                                                                                                                        | 15             | 23-JUL-14       | PERMIT ISSUED<br>DELEGATE |
| 107/2014-1         | 29-MAY-14     | 24 LANG STREET BEEAC                   | REMOVAL OF THE RESTRICTIVE<br>COVENANT (BUILDING AND EFFLUENT<br>ENVELOPES) BURDENING LOT 16<br>(VOLUME 11183/FOLIO 792) ON PLAN<br>OF SUBDIVISION 622014V                                                  | 60             | 29-JUL-14       | PERMIT ISSUED<br>DELEGATE |
| 110/2014-1         | 29-MAY-14     | 21 STRACHAN STREET<br>BIRREGURRA       | TWO (2) LOT SUBDIVISION                                                                                                                                                                                     | 57             | 31-JUL-14       | PERMIT ISSUED<br>DELEGATE |
| 114/2014-1         | 5-JUN-14      | 74-80 BRUCE STREET COLAC               | USE AND DEVELOPMENT OF LAND FOR<br>LANDSCAPE GARDEN SUPPLIES,<br>CREATION OF ACCESS TO ROAD IN A<br>ROAD ZONE CATEGORY 1, DISPLAY OF<br>BUSINESS IDENTIFICATION SIGNAGE<br>AND WAIVER OF BICYCLE FACILITIES | 22             | 16-JUL-14       | PERMIT ISSUED<br>DELEGATE |
| 122/2014-1         | 19-JUN-14     | 125 NALANGIL ROAD<br>NALANGIL          | BUILDINGS AND WORKS COMPRISING<br>THE CONSTRUCTION OF AN<br>OUTBUILDING                                                                                                                                     | 42             | 31-JUL-2014     | PERMIT ISSUED<br>DELEGATE |
| 127/2014-1         | 30-JUN-14     | 79 MAIN STREET BEEAC                   | INSTALLATION OF REPLACEMENT<br>WINDOW                                                                                                                                                                       | 2              | 30-JUL-14       | PERMIT ISSUED<br>DELEGATE |
| 258/2013-1         | 13-NOV-13     | 122 MAIN STREET ELLIMINYT              | TWENTY FIVE (25) LOT SUBDIVISION                                                                                                                                                                            | 156            | 09-JUL-2014     | NOTICE OF<br>DECISION     |

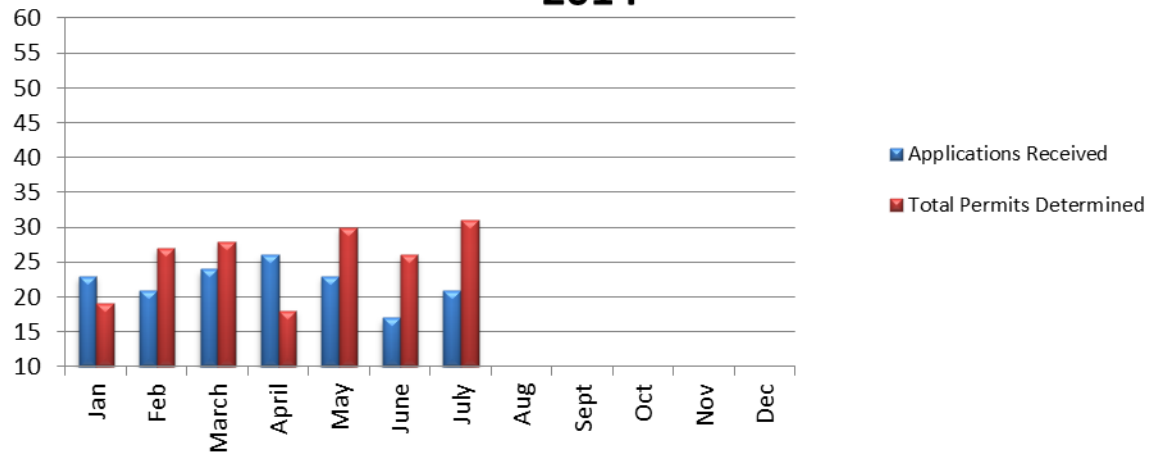
| APPLICATION NUMBER                                        | DATE RECEIVED | LOCATION                    | PROPOSAL                                                                                     | STATUTORY DAYS | DATE DETERMINED | DETERMINATION & AUTHORITY |
|-----------------------------------------------------------|---------------|-----------------------------|----------------------------------------------------------------------------------------------|----------------|-----------------|---------------------------|
| 300/2010-3                                                | 05-MAR-14     | 3 JOSEPH COURT KENNET RIVER | DEVELOPMENT OF THE LAND FOR A SINGLE DWELLING (AMENDMENT TO DWELLING DESIGN AND ORIENTATION) | 110            | 31-JUL-14       | NOTICE OF DECISION        |
| AVERAGE STATUTORY DAYS TO DETERMINE PLANNING APPLICATIONS |               |                             |                                                                                              | 55             |                 |                           |

**PLANNING STATISTICAL REPORT – JULY 2014 (PERMITS NOT REQUIRED, WITHDRAWN & LAPSED APPLICATIONS)**

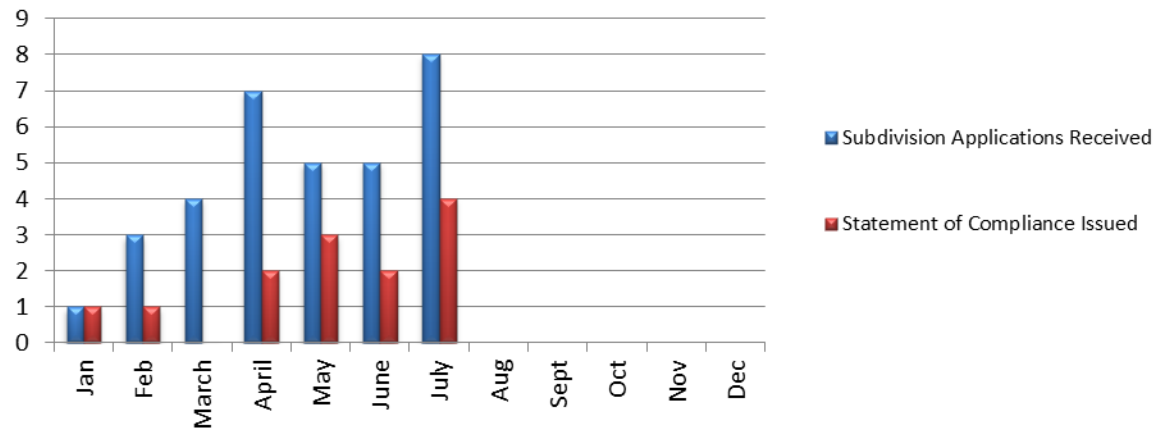
| APPLICATION NUMBER                              | DATE RECEIVED | LOCATION                          | PROPOSAL                                                         | STATUTORY DAYS | DATE DETERMINED | DETERMINATION & AUTHORITY   |
|-------------------------------------------------|---------------|-----------------------------------|------------------------------------------------------------------|----------------|-----------------|-----------------------------|
| 340/2007-2                                      | 4-JUN-14      | 49 DENNIS STREET COLAC            | EXTENSION TO AN EXISTING DWELLING                                | 0              | 10-JUL-14       | WITHDRAWN                   |
| 28/2012-1                                       | 13-FEB-12     | 160 PARKES LODGE ROAD BARONGAROOK | RETENTION AND USE OF EXISTING SHEDS AND CONSTRUCTION OF KIT SHED | 756            | 14-JUL-14       | WITHDRAWN                   |
| 246/2013-1                                      | 31-OCT-13     | 75 BIRREGURRA ROAD BIRREGURRA     | USE AND DEVELOPMENT OF A DWELLING AND SHED                       | 0              | 15-JUL-2014     | PLANNING APPLICATION LAPSED |
| 81/2014-1                                       | 10-APR-14     | 87-89 MAIN STREET BEEAC           | EXTENSION TO THE RED LINE AREA OF THE LIQUOR LICENCE             | 0              | 14-JUL-2014     | PLANNING APPLICATION LAPSED |
| 96/2014-1                                       | 7-MAY-14      | 16A MAIN ROAD GELLIBRAND          | ONE (1) NEW DWELLING                                             | 0              | 25-JUL-14       | WITHDRAWN                   |
| TOTAL AVERAGE STATUTORY DAYS (ALL APPLICATIONS) |               |                                   |                                                                  | 70             |                 |                             |

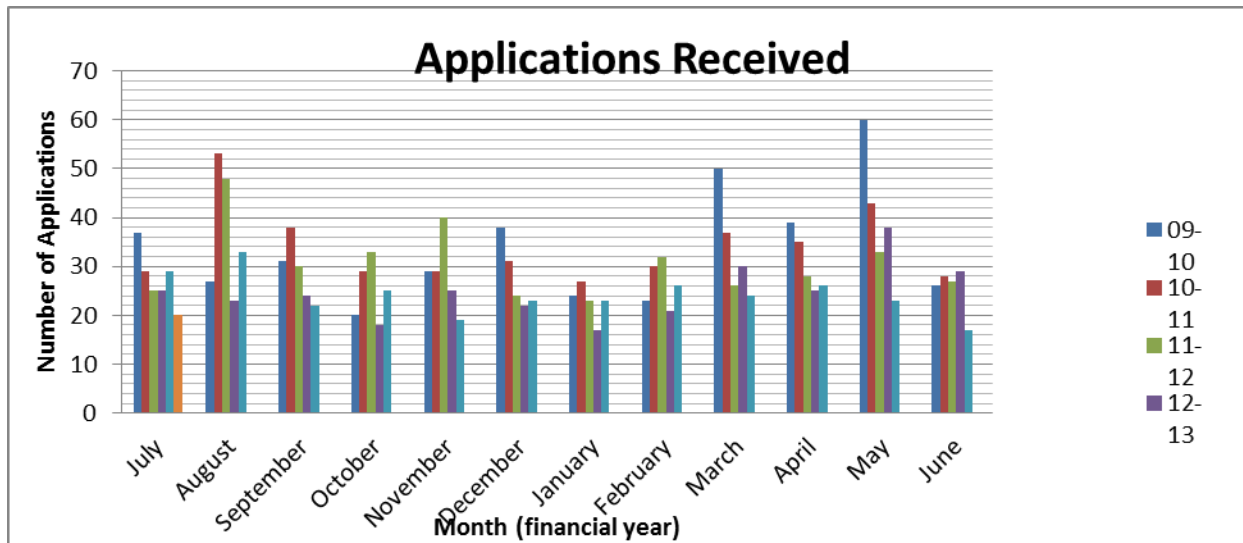
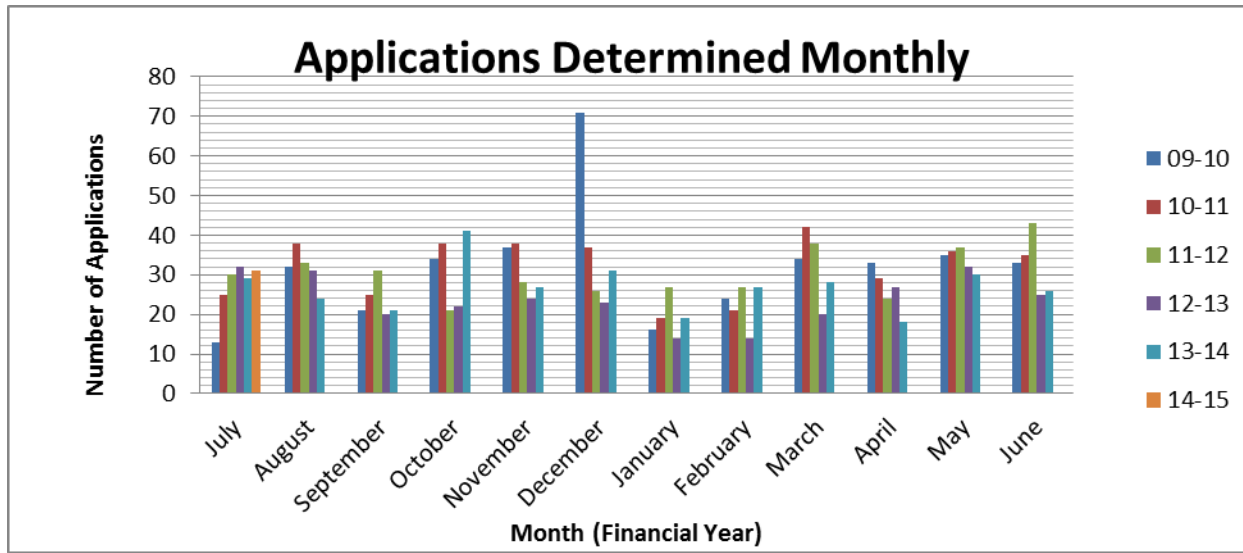


### Planning Permits Received & Determined for 2014



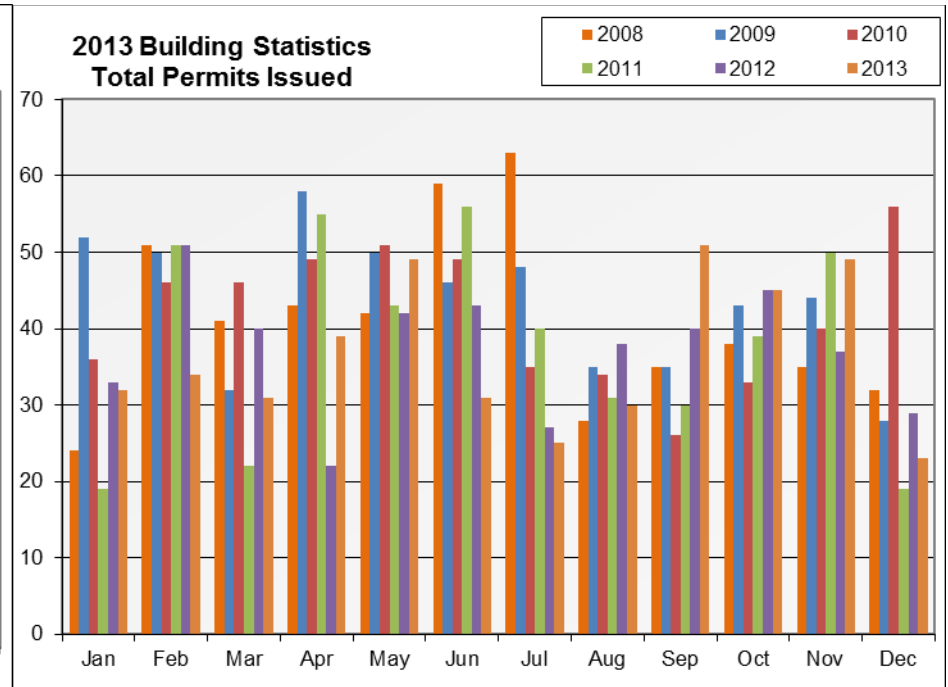
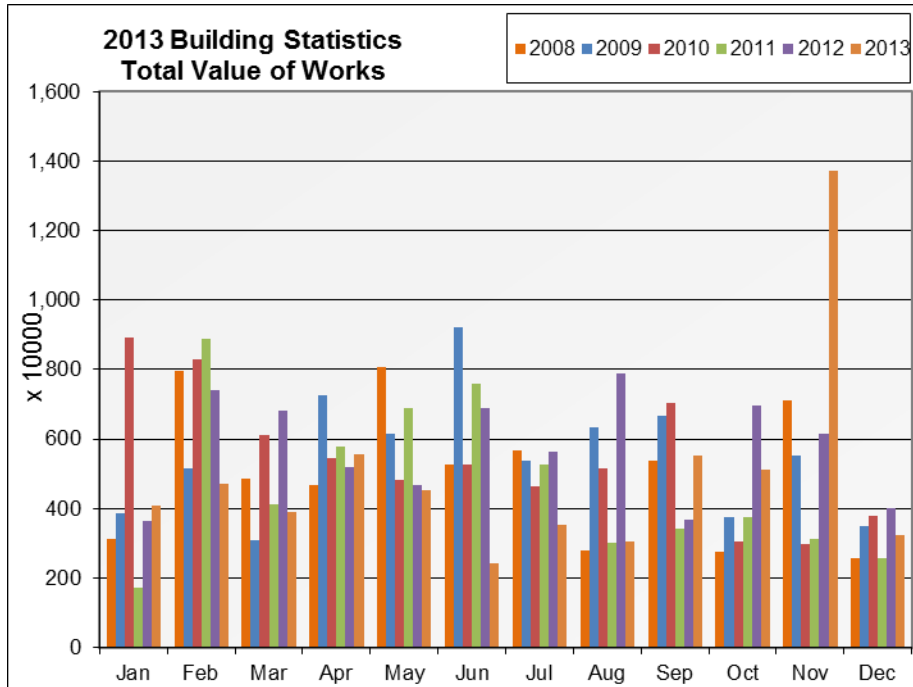
### Subdivision Applications for 2014





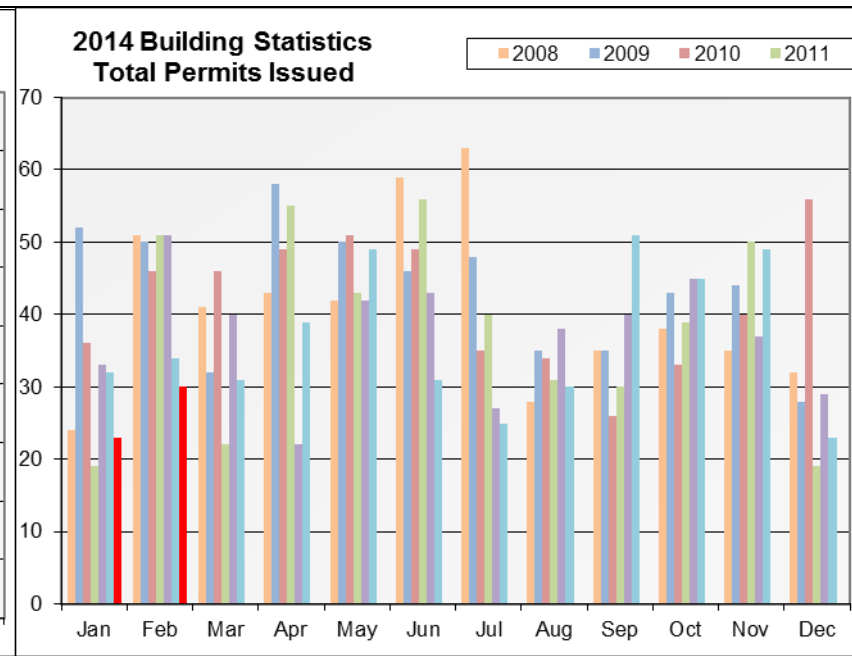
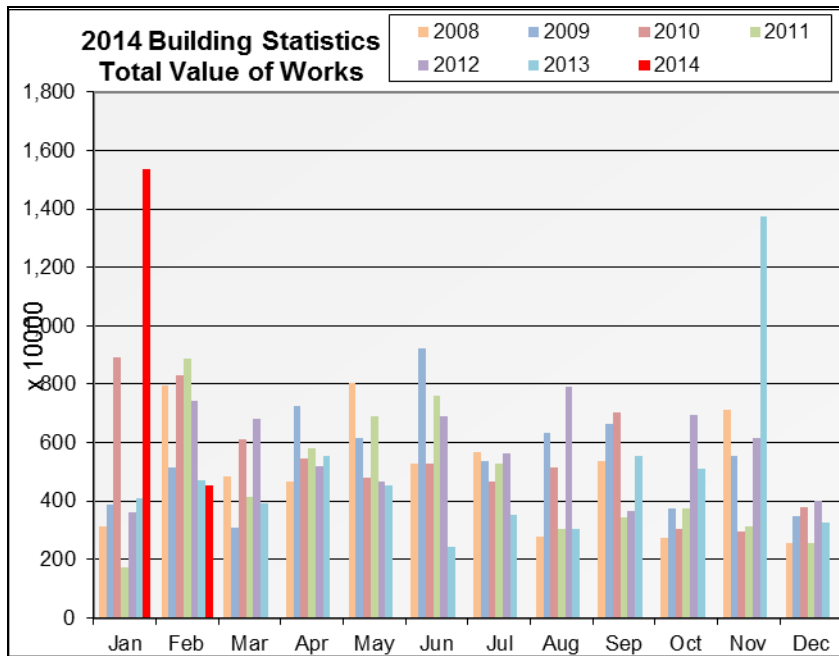
| 2013          | DOMESTIC   |                   | RESIDENTIAL* |                  | COMMERCIAL |                  | RETAIL   |                  | INDUSTRIAL |                  | HOSPITAL/HEALTHCARE |            | PUBLIC BUILDINGS |                   | MUNICIPAL TOTALS |                   |
|---------------|------------|-------------------|--------------|------------------|------------|------------------|----------|------------------|------------|------------------|---------------------|------------|------------------|-------------------|------------------|-------------------|
|               | 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           | 21         | 3,757,719         | 0            | 0                | 5          | 117,068          | 1        | 2,000            | 1          | 39,745           | 0                   | 0          | 4                | 177,495           | 32               | 4,094,027         |
| FEB           | 31         | 4,341,165         | 1            | 280,929          | 1          | 10,000           | 1        | 69,000           | 0          | 0                | 0                   | 0          | 0                | 0                 | 34               | 4,701,094         |
| MAR           | 26         | 3,132,341         | 0            | 0                | 3          | 504,374          | 0        | 0                | 1          | 150,000          | 0                   | 0          | 1                | 118,320           | 31               | 3,905,035         |
| APR           | 31         | 3,658,781         | 1            | 1,400,419        | 3          | 256,200          | 1        | 29,000           | 1          | 150,000          | 0                   | 0          | 2                | 61,400            | 39               | 5,555,800         |
| MAY           | 38         | 3,559,921         | 2            | 463,410          | 6          | 228,823          | 0        | 0                | 0          | 0                | 0                   | 0          | 3                | 290,000           | 49               | 4,542,154         |
| JUN           | 20         | 1,578,822         | 2            | 353,483          | 6          | 214,810          | 2        | 246,420          | 0          | 0                | 0                   | 0          | 1                | 30,000            | 31               | 2,423,535         |
| JUL           | 21         | 2,399,630         | 1            | 55,000           | 3          | 1,060,000        | 0        | 0                | 0          | 0                | 0                   | 0          | 0                | 0                 | 25               | 3,514,630         |
| AUG           | 24         | 2,822,638         | 0            | 0                | 4          | 108,579          | 0        | 0                | 1          | 120,000          | 0                   | 0          | 1                | 6,610             | 30               | 3,057,827         |
| SEP           | 38         | 4,145,589         | 0            | 0                | 3          | 76,350           | 2        | 305,500          | 1          | 30,000           | 0                   | 0          | 7                | 980,624           | 51               | 5,538,063         |
| OCT           | 38         | 4,352,741         | 0            | 0                | 3          | 174,344          | 0        | 0                | 3          | 560,000          | 0                   | 0          | 1                | 17,200            | 45               | 5,104,285         |
| NOV           | 41         | 4,243,820         | 0            | 0                | 3          | 116,757          | 1        | 500,000          | 1          | 33,762           | 0                   | 0          | 3                | 8,834,626         | 49               | 13,728,965        |
| DEC           | 20         | 3,105,944         | 0            | 0                | 2          | 125,860          | 1        | 19,000           | 0          | 0                | 0                   | 0          | 0                | 0                 | 23               | 3,250,804         |
| <b>TOTALS</b> | <b>349</b> | <b>41,099,111</b> | <b>7</b>     | <b>2,553,241</b> | <b>42</b>  | <b>2,993,165</b> | <b>9</b> | <b>1,170,920</b> | <b>9</b>   | <b>1,083,507</b> | <b>0</b>            | <b>0</b>   | <b>23</b>        | <b>10,516,275</b> | <b>439</b>       | <b>59,416,219</b> |

\*MULTI-DEVELOPMENT



| 2014          | 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           | 18        | 2,378,119        | 0            | 0          | 3          | 1,863,073        | 0        | 0          | 0          | 0          | 0                   | 0              | 2                | 11,108,934        | 23               | 15,350,126        |
| FEB           | 25        | 4,221,848        | 0            | 0          | 4          | 162,030          | 0        | 0          | 0          | 0          | 1                   | 168,273        | 0                | 0                 | 30               | 4,552,151         |
| MAR           |           |                  |              |            |            |                  |          |            |            |            |                     |                |                  |                   |                  |                   |
| APR           |           |                  |              |            |            |                  |          |            |            |            |                     |                |                  |                   |                  |                   |
| MAY           |           |                  |              |            |            |                  |          |            |            |            |                     |                |                  |                   |                  |                   |
| JUN           |           |                  |              |            |            |                  |          |            |            |            |                     |                |                  |                   |                  |                   |
| JUL           |           |                  |              |            |            |                  |          |            |            |            |                     |                |                  |                   |                  |                   |
| AUG           |           |                  |              |            |            |                  |          |            |            |            |                     |                |                  |                   |                  |                   |
| SEP           |           |                  |              |            |            |                  |          |            |            |            |                     |                |                  |                   |                  |                   |
| OCT           |           |                  |              |            |            |                  |          |            |            |            |                     |                |                  |                   |                  |                   |
| NOV           |           |                  |              |            |            |                  |          |            |            |            |                     |                |                  |                   |                  |                   |
| DEC           |           |                  |              |            |            |                  |          |            |            |            |                     |                |                  |                   |                  |                   |
| <b>TOTALS</b> | <b>43</b> | <b>6,599,967</b> | <b>0</b>     | <b>0</b>   | <b>7</b>   | <b>2,025,103</b> | <b>0</b> | <b>0</b>   | <b>0</b>   | <b>0</b>   | <b>1</b>            | <b>168,273</b> | <b>2</b>         | <b>11,108,934</b> | <b>53</b>        | <b>19,902,277</b> |

\*MULTI-DEVELOPMENT



## PLANNING STATISTICAL REPORT – AUGUST 2014 – (DETERMINATIONS)

| APPLICATION NUMBER | DATE RECEIVED | LOCATION                                | PROPOSAL                                                                                                               | STATUTORY DAYS | DATE DETERMINED | DETERMINATION & AUTHORITY      |
|--------------------|---------------|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------|----------------|-----------------|--------------------------------|
| 429/2008-2         | 1 JUL 14      | 750 CORANGAMITE LAKE ROAD CORAGULAC     | USE AND DEVELOPMENT OF THE LAND FOR A DWELLING – AMENDMENT                                                             | 48             | 19 AUG 14       | AMENDED PERMIT ISSUED DELEGATE |
| 76/2009-2          | 31 JUL 14     | 120 COLLINS ROAD IRREWARRA              | REPLACEMENT DWELLING AND CONSTRUCTION OF STORAGE SHED - AMENDMENT                                                      | 25             | 25 AUG 14       | AMENDED PERMIT ISSUED DELEGATE |
| 24/2014-1          | 3 FEB 14      | 20 ALFORD ROAD BARONGAROOK              | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF REPLACEMENT DWELLING                                                    | 7              | 6 AUG 14        | PERMIT ISSUED DELEGATE         |
| 75/2014-1          | 7 APR 14      | 7 SAUNDERS STREET COLAC EAST            | USE AND DEVELOPMENT OF THE LAND FOR MATERIALS RECYCLING (AUTO WRECKERS) AND DISPLAY OF BUSINESS IDENTIFICATION SIGNAGE | 43             | 14 AUG 14       | PERMIT ISSUED DELEGATE         |
| 90/2014-1          | 22 APR 14     | 57 BARRY STREET BIRREGURRA              | TWO (2) LOT SUBDIVISION                                                                                                | 116            | 20 AUG 14       | PERMIT ISSUED DELEGATE         |
| 91/2014-1          | 29 APR 14     | 36-38 MURRAY STREET COLAC               | DISPLAY OF THREE (3) BUSINESS IDENTIFICATION SIGNS                                                                     | 17             | 14 AUG 14       | PERMIT ISSUED DELEGATE         |
| 112/2014-1         | 2 JUN 14      | 47 BARRY STREET BIRREGURRA              | TWO (2) LOT SUBDIVISION AND CREATION OF EASEMENT                                                                       | 46             | 6 AUG 14        | PERMIT ISSUED DELEGATE         |
| 115/2014-1         | 6 JUN 14      | 56 FERRIER DRIVE MARENGO                | CONSTRUCTION OF SHED                                                                                                   | 28             | 18 AUG 14       | PERMIT ISSUED DELEGATE         |
| 120/2014-1         | 16 JUN 14     | 90 POTTERS ROAD ONDIT                   | CONSTRUCTION OF AN OUTBUILDING                                                                                         | 33             | 12 AUG 14       | PERMIT ISSUED DELEGATE         |
| 126/2014-1         | 30 JUN 14     | 1055 COLAC LAVERS HILL ROAD BARONGAROOK | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF AGRICULTURAL BUILDING                                                   | 1              | 19 AUG 14       | PERMIT ISSUED DELEGATE         |
| 132/2014-1         | 11 JUL 14     | 36-38 MURRAY STREET COLAC               | DISPLAY OF ONE (1) BUSINESS IDENTIFICATION SIGN                                                                        | 20             | 14 AUG 14       | PERMIT ISSUED DELEGATE         |
| 136/2014-1         | 11 JUL 14     | 87-89 MAIN STREET BEEAC                 | SUBDIVISION OF LAND INTO TWO (2) LOTS (REALIGNMENT OF BOUNDARY)                                                        | 33             | 13 AUG 14       | PERMIT ISSUED DELEGATE         |
| 143/2014-1         | 18 JUL 14     | 7/186-190 MURRAY STREET COLAC           | DISPLAY OF BUSINESS IDENTIFICATION SIGNAGE                                                                             | 20             | 14 AUG 14       | PERMIT ISSUED DELEGATE         |
| 22/2014-1          | 31 JAN 14     | 4 NEW STATION STREET CRESSY             | USE AND DEVELOPMENT OF THE LAND AS A STORE AND CREATION OF ACCESS TO A ROAD IN A ROAD ZONE CATEGORY 1                  | 97             | 27 AUG 14       | PERMIT ISSUED DELEGATE         |

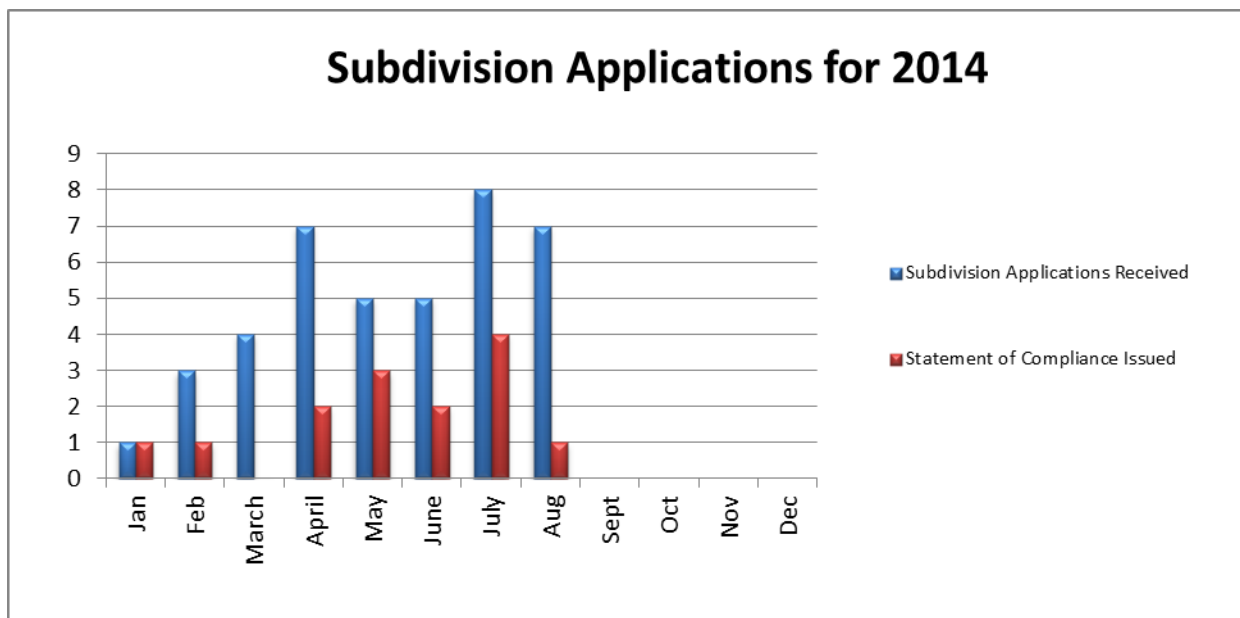
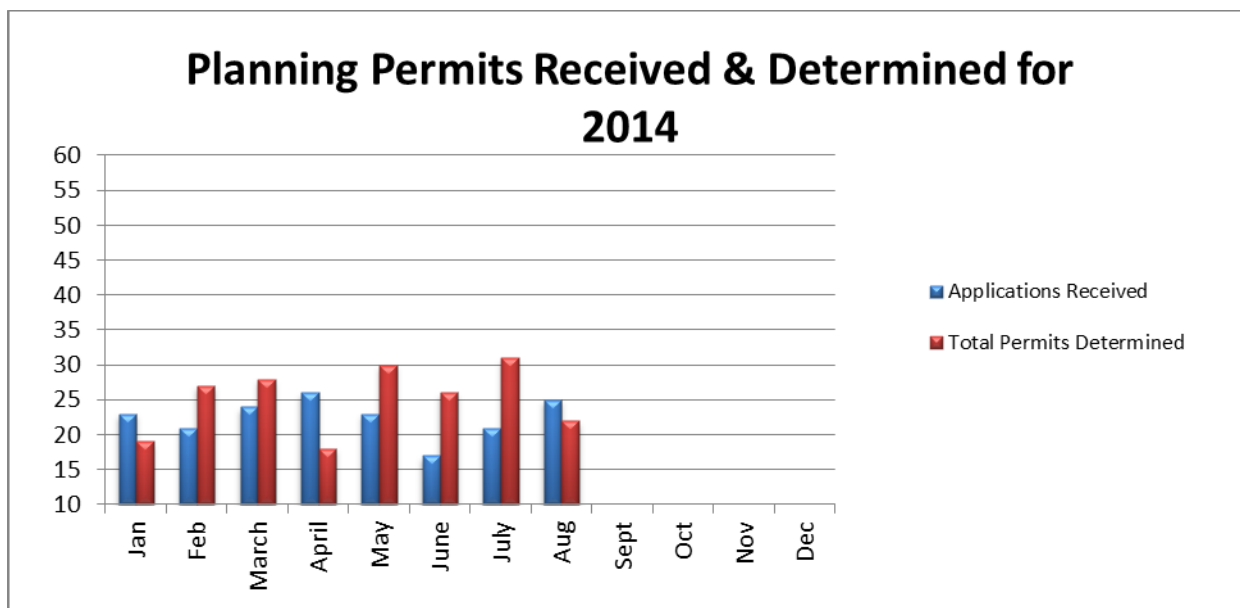
| APPLICATION NUMBER                                        | DATE RECEIVED | LOCATION                                       | PROPOSAL                                                              | STATUTORY DAYS | DATE DETERMINED | DETERMINATION & AUTHORITY                              |
|-----------------------------------------------------------|---------------|------------------------------------------------|-----------------------------------------------------------------------|----------------|-----------------|--------------------------------------------------------|
| 68/2014                                                   | 2 APR 14      | 190 QUEEN STREET COLAC & 5 RANKIN STREET COLAC | RE-SUBDIVISION OF THE LAND FROM FOUR (4) LOTS INTO TWO (2) LOTS       | 145            | 29 AUG 14       | PERMIT ISSUED DELEGATE                                 |
| 72/2010-3                                                 | 18 JUL 14     | 251 CANTS ROAD ELLIMINYT                       | DEVELOPMENT OF A DWELLING AND SEHD                                    | 24             | 29 AUG 14       | AMENDED PERMIT ISSUED DELEGATE                         |
| 130/2014-1                                                | 8 JUL 14      | 44 HUGH MURRAY DRIVE COLAC EAST                | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF WAREHOUSE              | 31             | 29 AUG 14       | PERMIT ISSUED DELEGATE                                 |
| 40/2011-1                                                 | 22 FEB 11     | ROAD RESERVE AT 80 KENTS ROAD BARWON DOWNS     | WORKS ASSOCIATED WITH PROVISION OF ACCESS IN ROAD RESERVE             | 1031           | 15 AUG 14       | NOTICE OF DECISION ISSUED -DELEGATE                    |
| 78/2014                                                   | 8 APR 14      | 50 HARRIS ROAD ELLIMINYT                       | PROPOSED 109 LOT SUBDIVISION – 6 STAGES                               | 90             | 12 AUG 14       | NOTICE OF DECISION TO GRANT A PERMIT ISSUED - DELEGATE |
| 188/2013-1                                                | 15 AUG 13     | 15 OLD COACH ROAD SKENES CREEK                 | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF DOUBLE STOREY DWELLING | 6              | 4 AUG 14        | NOTICE OF DECISION TO GRANT A PERMIT ISSUED            |
| AVERAGE STATUTORY DAYS TO DETERMINE PLANNING APPLICATIONS |               |                                                |                                                                       | 93*            |                 |                                                        |

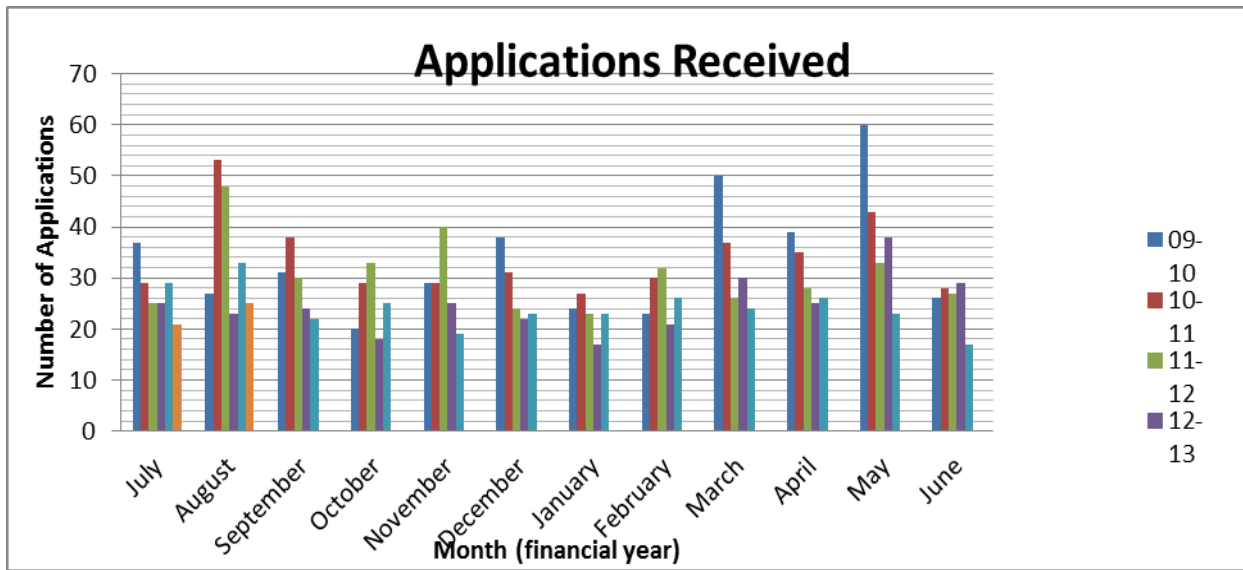
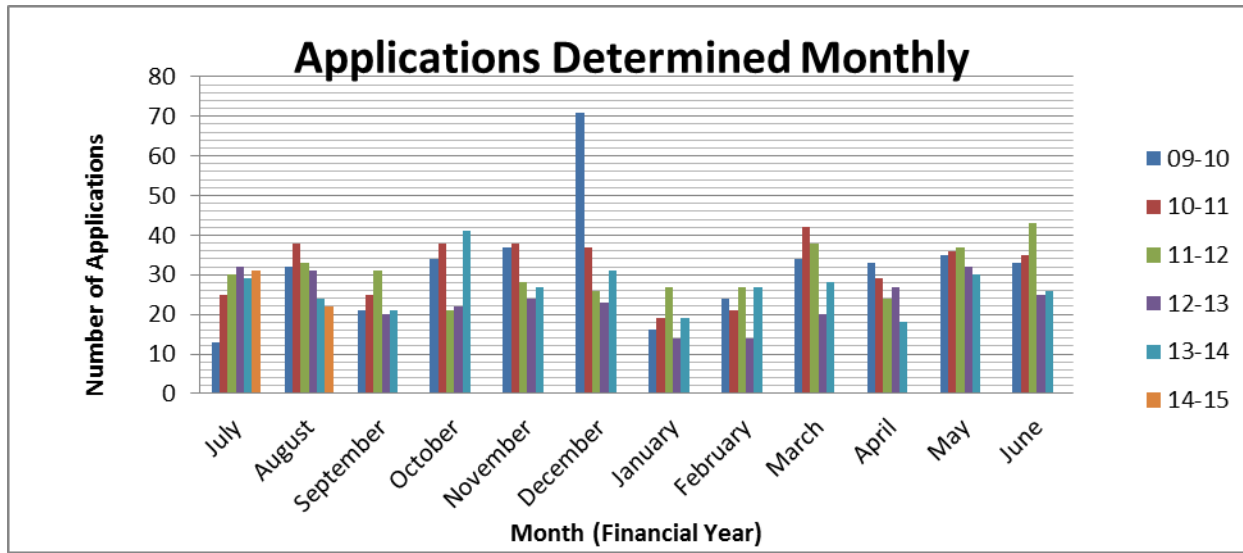
\*Average days would have been 44 days, if 80 Kents Road (1031 days) not included

#### PLANNING STATISTICAL REPORT – AUGUST 2014 (PERMITS NOT REQUIRED, WITHDRAWN & LAPSED APPLICATIONS)

| APPLICATION NUMBER                              | DATE RECEIVED | LOCATION                            | PROPOSAL                                                            | STATUTORY DAYS | DATE DETERMINED | DETERMINATION & AUTHORITY |
|-------------------------------------------------|---------------|-------------------------------------|---------------------------------------------------------------------|----------------|-----------------|---------------------------|
| 2/2014-1                                        | 8 JAN 14      | 139 MURRAY STREET COLAC             | DISPLAY BUSINESS IDENTIFICATION SIGNAGE                             | 0              | 5 AUG 14        | LAPSED                    |
| 152/2014-1                                      | 8 JAN 14      | 2480 TIMBOON COLAC ROAD IRREWILLIPE | REPLACE TWO LEAKING WATER TANKS WITH NEW 22500 LITRE RAINWATER TANK | 19             | 27 AUG 14       | PERMIT NOT REQUIRED       |
| TOTAL AVERAGE STATUTORY DAYS (ALL APPLICATIONS) |               |                                     |                                                                     | 85*            |                 |                           |

\*Average days would have been 40 days, if 80 Kents Road (1031 days) not included

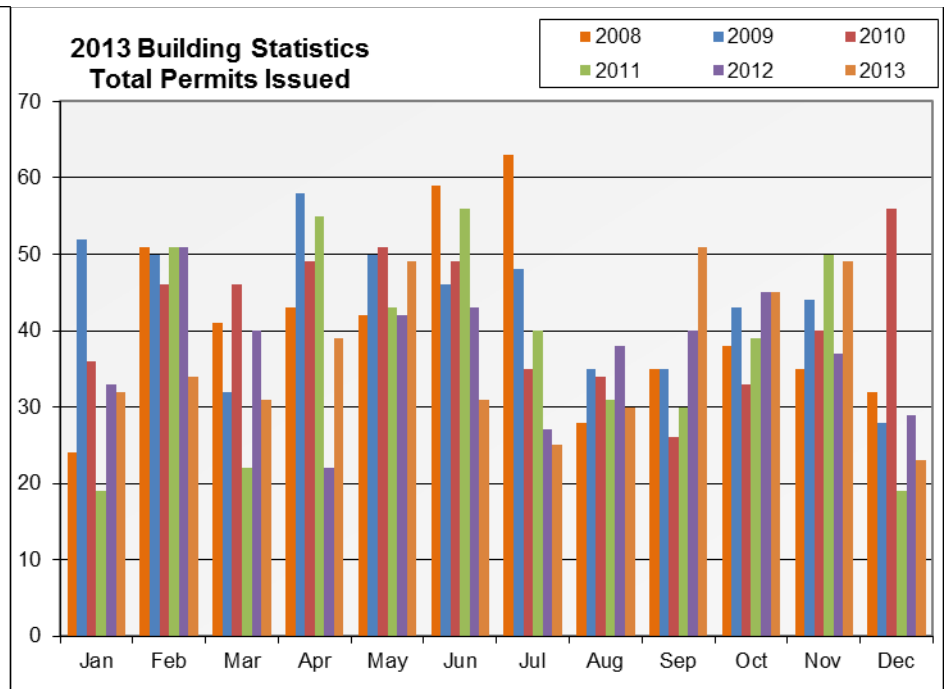
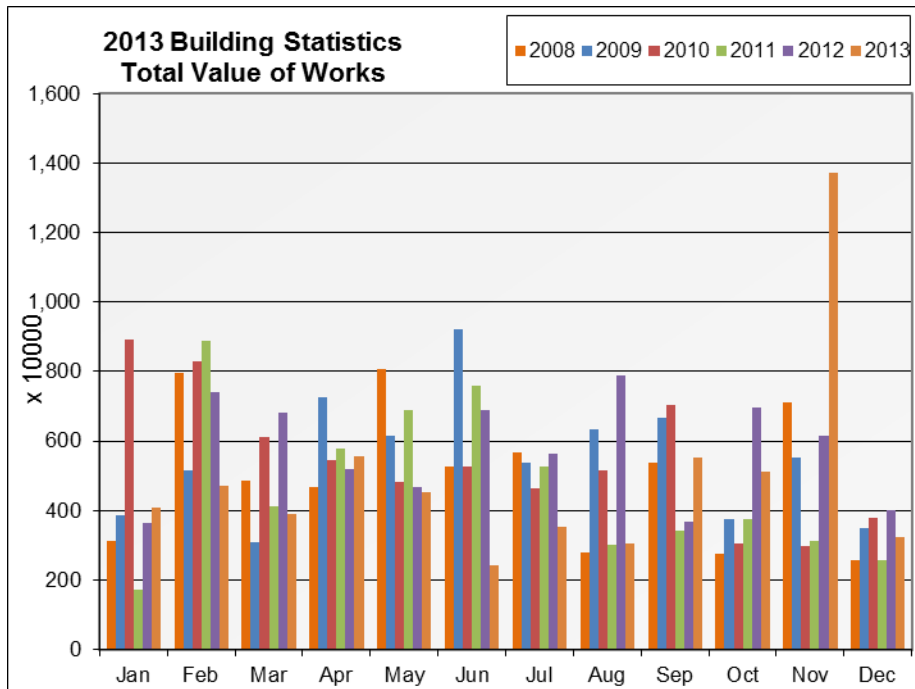






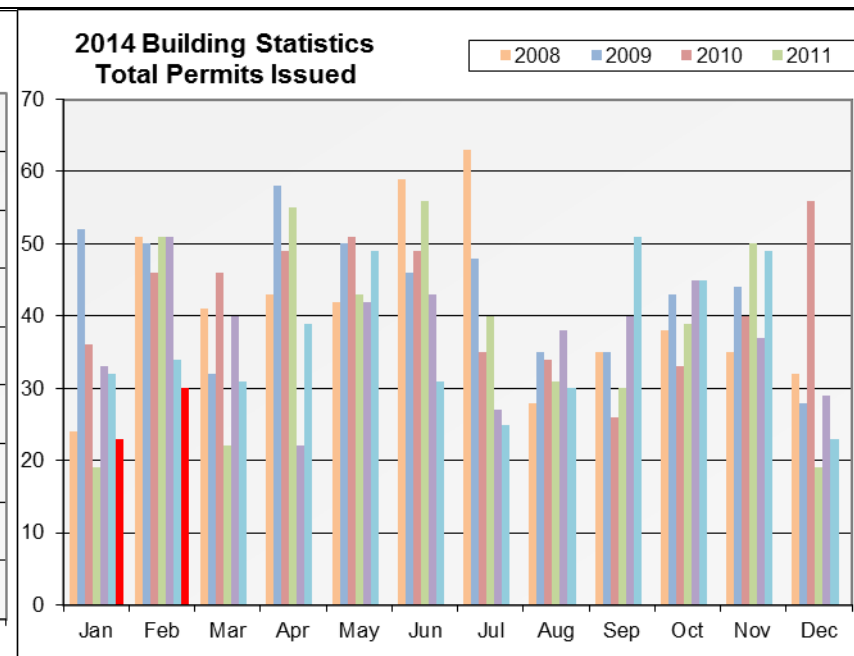
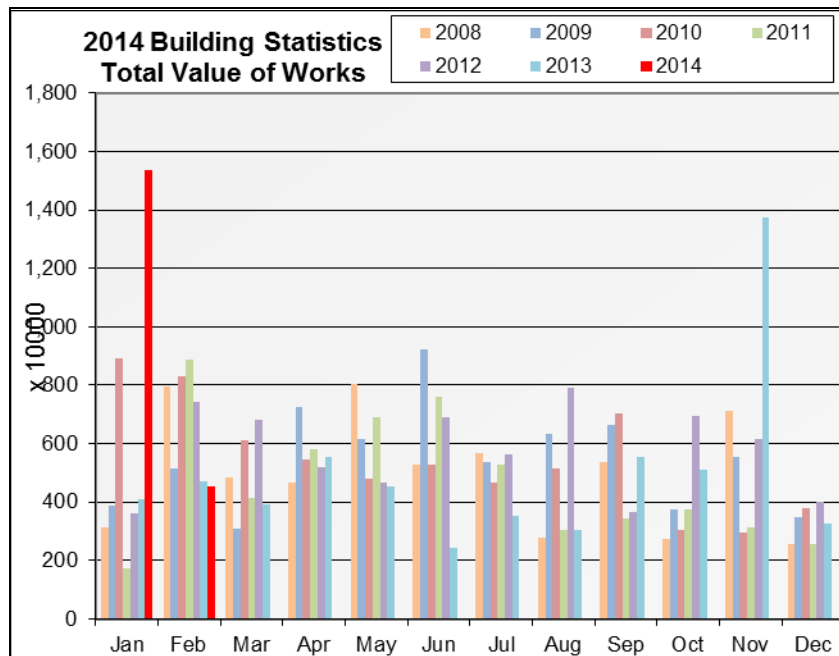
| 2013          | DOMESTIC   |                   | RESIDENTIAL* |                  | COMMERCIAL |                  | RETAIL   |                  | INDUSTRIAL |                  | HOSPITAL/HEALTHCARE |            | PUBLIC BUILDINGS |                   | MUNICIPAL TOTALS |                   |
|---------------|------------|-------------------|--------------|------------------|------------|------------------|----------|------------------|------------|------------------|---------------------|------------|------------------|-------------------|------------------|-------------------|
|               | 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           | 21         | 3,757,719         | 0            | 0                | 5          | 117,068          | 1        | 2,000            | 1          | 39,745           | 0                   | 0          | 4                | 177,495           | 32               | 4,094,027         |
| FEB           | 31         | 4,341,165         | 1            | 280,929          | 1          | 10,000           | 1        | 69,000           | 0          | 0                | 0                   | 0          | 0                | 0                 | 34               | 4,701,094         |
| MAR           | 26         | 3,132,341         | 0            | 0                | 3          | 504,374          | 0        | 0                | 1          | 150,000          | 0                   | 0          | 1                | 118,320           | 31               | 3,905,035         |
| APR           | 31         | 3,658,781         | 1            | 1,400,419        | 3          | 256,200          | 1        | 29,000           | 1          | 150,000          | 0                   | 0          | 2                | 61,400            | 39               | 5,555,800         |
| MAY           | 38         | 3,559,921         | 2            | 463,410          | 6          | 228,823          | 0        | 0                | 0          | 0                | 0                   | 0          | 3                | 290,000           | 49               | 4,542,154         |
| JUN           | 20         | 1,578,822         | 2            | 353,483          | 6          | 214,810          | 2        | 246,420          | 0          | 0                | 0                   | 0          | 1                | 30,000            | 31               | 2,423,535         |
| JUL           | 21         | 2,399,630         | 1            | 55,000           | 3          | 1,060,000        | 0        | 0                | 0          | 0                | 0                   | 0          | 0                | 0                 | 25               | 3,514,630         |
| AUG           | 24         | 2,822,638         | 0            | 0                | 4          | 108,579          | 0        | 0                | 1          | 120,000          | 0                   | 0          | 1                | 6,610             | 30               | 3,057,827         |
| SEP           | 38         | 4,145,589         | 0            | 0                | 3          | 76,350           | 2        | 305,500          | 1          | 30,000           | 0                   | 0          | 7                | 980,624           | 51               | 5,538,063         |
| OCT           | 38         | 4,352,741         | 0            | 0                | 3          | 174,344          | 0        | 0                | 3          | 560,000          | 0                   | 0          | 1                | 17,200            | 45               | 5,104,285         |
| NOV           | 41         | 4,243,820         | 0            | 0                | 3          | 116,757          | 1        | 500,000          | 1          | 33,762           | 0                   | 0          | 3                | 8,834,626         | 49               | 13,728,965        |
| DEC           | 20         | 3,105,944         | 0            | 0                | 2          | 125,860          | 1        | 19,000           | 0          | 0                | 0                   | 0          | 0                | 0                 | 23               | 3,250,804         |
| <b>TOTALS</b> | <b>349</b> | <b>41,099,111</b> | <b>7</b>     | <b>2,553,241</b> | <b>42</b>  | <b>2,993,165</b> | <b>9</b> | <b>1,170,920</b> | <b>9</b>   | <b>1,083,507</b> | <b>0</b>            | <b>0</b>   | <b>23</b>        | <b>10,516,275</b> | <b>439</b>       | <b>59,416,219</b> |

\*MULTI-DEVELOPMENT



| 2014          | 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           | 18        | 2,378,119        | 0            | 0          | 3          | 1,863,073        | 0        | 0          | 0          | 0          | 0                   | 0              | 2                | 11,108,934        | 23               | 15,350,126        |
| FEB           | 25        | 4,221,848        | 0            | 0          | 4          | 162,030          | 0        | 0          | 0          | 0          | 1                   | 168,273        | 0                | 0                 | 30               | 4,552,151         |
| MAR           |           |                  |              |            |            |                  |          |            |            |            |                     |                |                  |                   |                  |                   |
| APR           |           |                  |              |            |            |                  |          |            |            |            |                     |                |                  |                   |                  |                   |
| MAY           |           |                  |              |            |            |                  |          |            |            |            |                     |                |                  |                   |                  |                   |
| JUN           |           |                  |              |            |            |                  |          |            |            |            |                     |                |                  |                   |                  |                   |
| JUL           |           |                  |              |            |            |                  |          |            |            |            |                     |                |                  |                   |                  |                   |
| AUG           |           |                  |              |            |            |                  |          |            |            |            |                     |                |                  |                   |                  |                   |
| SEP           |           |                  |              |            |            |                  |          |            |            |            |                     |                |                  |                   |                  |                   |
| OCT           |           |                  |              |            |            |                  |          |            |            |            |                     |                |                  |                   |                  |                   |
| NOV           |           |                  |              |            |            |                  |          |            |            |            |                     |                |                  |                   |                  |                   |
| DEC           |           |                  |              |            |            |                  |          |            |            |            |                     |                |                  |                   |                  |                   |
| <b>TOTALS</b> | <b>43</b> | <b>6,599,967</b> | <b>0</b>     | <b>0</b>   | <b>7</b>   | <b>2,025,103</b> | <b>0</b> | <b>0</b>   | <b>0</b>   | <b>0</b>   | <b>1</b>            | <b>168,273</b> | <b>2</b>         | <b>11,108,934</b> | <b>53</b>        | <b>19,902,277</b> |

\*MULTI-DEVELOPMENT



**PC141009-2                    CONSTRUCTION OF AN INDUSTRIAL BUILDING AND ASSOCIATED WORKS, DISPLAY OF BUSINESS IDENTIFICATION SIGNAGE AND REDUCTION IN CAR PARKING REQUIREMENT AT 20 ROSSMOYNE ROAD COLAC WEST (PP141/2014)**

|             |                                    |           |            |
|-------------|------------------------------------|-----------|------------|
| AUTHOR:     | Helen Evans                        | ENDORSED: | Jack Green |
| DEPARTMENT: | Sustainable Planning & Development | FILE REF: | F14/7055   |

**Location:** 20 Rossmoyne Road Colac West

**Zoning:** Industrial 1 Zone (IN1Z)

**Overlay controls:** Heritage Overlay (HO163)

Design and Development Overlay Schedule 2 (DDO2)

Environmental Significance Overlay Schedule 1 (ESO1)

**Proposed Amendments:** Amendment C77 (Heritage Audit Amendment)

**Purpose:**

This application seeks planning permission for the construction of an industrial building and associated works, and includes a reduction of the car parking requirement and the display of business identification signage. Planning Committee consideration is required due to the building height exceeding 3metre in height and for the reduction of the parking requirement.

**Declaration of Interests**

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

**Summary**

- A planning permit is sought for the construction of an industrial building and associated works, a reduction in the car parking requirement and the display of signage at the entrance to the site.
- The site is located in the Industrial 1 Zone on the eastern side of Rossmoyne Road and is subject to a Design and Development Overlay Schedule 2 (DDO2 – Colac West Business Area) and Environmental Significance Overlay Schedule 1 (ESO1- Warrion Groundwater Area). The site is also subject to Heritage Overlay HO163, which relates to a large building known as the ‘Onion Dehydration Factory’. It is proposed to retain this building and associated chimney, and construct the new building behind the existing building.
- The proposed building would be 12 metres high and constructed of concrete tilt-slab panels. The proposed building height is required to provide for the use of a crane inside the building to lift concrete slabs.
- It is proposed to provide 30 car spaces onsite; however the applicant also seeks a reduction in the car parking requirement of 19 spaces.

- The proposal is consistent with the purposes of the zone and overlay requirements and would be a positive benefit to the local economy. It is therefore recommended that the application is allowed and a permit is issued.

### **Background**

The proposed use of the building is for the production of pre-cast concrete panels. The applicant has described the processes involved as follows:

*“Precast concrete is produced by casting concrete in a re-usable mould or ‘form’ which is then cured in a controlled environment, transported to the construction site and lifted into place. By producing precast concrete in a controlled environment, the concrete has the opportunity to properly cure and be monitored as opposed to standard concrete being poured into site-specific forms and cured on site. The advantages of pre-cast concrete is that the production process is performed on ground level, better control of the quality of the materials and workmanship and the moulds/forms used in a pre-cast plant may be re-used which reduces the cost of the product. The company currently employs 8 people however the layout of the buildings and works have been designed to allow for expansion of the business with the potential of employing up to 16 people at full operation. The concrete used in the production is not mixed onsite and is sourced locally. It is expected that there would be two or three concrete truck movements per day bringing in the concrete to pour and the slabs are then transported via semi-trailer to their destination. Not more than 20 semi-trailer movements are expected per week. The operating hours of the business are between 6am and 6pm.”*

The lot on which the proposed building would be sited is not in an area of cultural heritage sensitivity.

### **Issues / Options**

Council has the options of:

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

The key issues relating to the application are whether the proposal is acceptable in terms of the proposed building height of 12 metres and whether the supply of thirty car spaces would be adequate on the land for the proposed use and development. It is recommended that Option a) is supported for the reasons outlined in the balance of this report.

### **Proposal**

The application seeks a permit for the construction of a large industrial building for the purpose of producing concrete tilt-slabs. Whilst the proposal includes associated on-site parking, a permit is also sought to reduce the number of parking spaces required. In addition, permission is sought for business identification signage at the entrance to the site. The existing buildings would be retained untouched.

It is proposed to construct a 12 metre high single-storey building, with smaller office and staff facilities abutting the north of the building. The building would be sited 79.2 metres from the road frontage, 35 metres from the existing 30 metre high chimney, and 26 metres from the closest existing building.

The building would measure 57.1 metres by 27.2 metres, providing a floor area of 1553m<sup>2</sup>. The office area would measure 6 metres by 23 metres, providing a floor area of 138m<sup>2</sup>. The building would be constructed of concrete tilt-slab panels with colorbond roofing.

It is proposed to utilise the existing vehicle access to the site for both light and heavy vehicles. The vehicle entry is the most southern entry, which would be widened to provide access for the heavy vehicles.

It is proposed to provide 30 car parking spaces onsite – 6 being located adjacent to the office for visitors and 24 parking spaces provided further back into the site for staff.

It is also proposed to display business identification signage at the entrance to the site. This would either be in the form of a single sign measuring 4 metres by 3 metres (12sqm), or two smaller signs on both sides of the entrance. Details of the signage have not been finalised at this stage.

Additional landscaping is proposed along the northern boundary adjacent to the proposed building.

### **Site & Surrounds**

The site, which is located on the east side of Rossmoyne Road, has a frontage to Rossmoyne Road of 120.69 metres and a maximum depth of 241 metres. The lot is irregular in shape and has an area of 2.4 hectares. The site is relatively flat, with a slight fall to the east.

The existing buildings on the site, which are subject to heritage controls, would not be affected by this proposal. These buildings comprise the old onion dehydration factory, which is no longer operational and is in a state of disrepair. An existing 30 metre high chimney is located adjacent to these buildings. The buildings contain asbestos.

Land to the north is zoned Farming and is used for grazing purposes; land to the east is zoned industrial and contains a plantation; whilst the land to the south and west is zoned industrial and used for industrial purposes.

### **Public Notice**

Public notice of the application was given in accordance with Section 52 of the Planning and Environment Act by sending letters to adjoining owners/occupiers and by placing a sign on the site on the Rossmoyne Road frontage. The public notice was undertaken by Council. At the conclusion of the notification period, no submissions had been received.

### **Referrals**

The application was referred externally to Barwon Water and Southern Rural Water in accordance with relevant clause 66 provisions. Neither of the authorities raised any objection to the proposal, subject to conditions being imposed on any permit issued.

The application was referred internally to Council's Environment, Infrastructure, Building and Environmental Health departments. No objections have been raised. Conditions were recommended for inclusion on any permit issued, should Council choose to allow this application.

Council officers also sought heritage advice from its Heritage Advisor. No objection was raised to the proposal.

### **Planning Controls**

A permit is required under the following clauses of the Colac Otway Planning Scheme:

- Clause 33.01-4 - buildings and works – IN1Z
- Clause 42.01-2 - buildings and works – ESO1
- Clause 43.02-2 - buildings and works – DDO2
- Clause 43.01-1 - buildings and works; signage – HO163

- Clause 52.05 - signage – Advertising Signs
- Clause 52.06 - reduction in car parking – Car Parking

a. State and Local Planning Policy Frameworks

The State and Local Planning Policy Frameworks seek 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 considered relevant to the consideration of this application:

- 11.05-1 Regional settlement networks
- 12.02-6 The Great Ocean Road region
- 14.02-1 Catchment planning and management
- 14.02-2 Water quality
- 15.01-2 Urban design principles
- 17.02-1 Industrial land development
- 17.02-2 Design of industrial development
- 18.02-5 Car parking
- 21.03-1 General
- 21.03-2 Colac
- 21.04-2 Water
- 21.05-3 Manufacturing

b. Zoning

The purpose of the Industrial 1 Zone is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To provide for manufacturing industry, the storage and distribution of goods and associated uses in a manner which does not affect the safety and amenity of local communities.*

The use of the land for 'industry' is a Section 1 (permit not required) use provided the following conditions are met:

- *Must not be a purpose shown with a Note 1 or Note 2 in the table to clause 52.10.*
- *The land must be at least the following distances from land (not a road) which is in a residential zone, Capital City Zone or Docklands Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre:*
  - *The threshold distance, for a purpose listed in the table to Clause 52.10.*
  - *30 metres, for a purpose not listed in the table to Clause 52.10.*
- *Must not adversely affect the amenity of the neighbourhood, including through the:*
  - *Transport of materials, goods or commodities to or from the land.*
  - *Appearance of any stored goods or materials.*
  - *Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.*

A planning permit is required for building and works pursuant to clause 33.01-4 of the Colac Otway Planning Scheme.

### **Assessment**

The proposed use or activity to be conducted within the building is best described as '*Concrete article or stone article production*'.

The business produces precast concrete panels. As described earlier in this report, precast concrete is produced by casting concrete in a re-usable mould or 'form' which is then cured in a controlled environment, transported to the construction site and lifted into place.

In the Table to clause 52.10 (Uses with Adverse Amenity Potential), 'concrete article or stone article production' is not a purpose that includes a Note 1 or Note 2. However, it does specify a 100 metre threshold distance "*from any part of the land of the proposed use or buildings and works to land (not a road) in a residential zone, .... land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre*". This threshold distance would be satisfied by the proposed development. The business activity proposed in this building is also currently operating in the building to the south of this site. No complaints have been received about the existing activity, and notice of the current planning application was given and no objections were received. It is therefore considered that the 'industry' use proposed would not adversely affect the amenity of the neighbourhood and therefore no permit is required to use the land for Industry as proposed.

The proposed building and works do trigger the requirement for a planning permit under the provisions of the Zone. The relevant decision guidelines in the Planning Scheme require Council to consider the built form, streetscape character, landscaping, parking and loading, storage, light and stormwater discharge.

The proposed building would be set back 79 metres from the road in order to protect the heritage values of the existing building on the land. The building would be 12 metres in height and would be custom built for the activity, to allow for the safe handling of the concrete products. The applicant has advised that panels can reach up to 5 metres wide and need to be lifted onto trucks via an overhead crane hook that hangs up to 10 metres high; therefore a total building height of 12 metres is required to provide adequate movement within the building. Multiple roller doors on both sides of the building would allow for semi-trailers to drive into the building, the concrete to be loaded within the building and the semi-trailer to exit the other side of the building. The layout would provide four exit and entry points within the building.

It is likely that the proposed building would be most visible when travelling south along Rossmoyne Road. It is proposed to site the office and staff amenities at the north end of the building, thereby providing some articulation and variation to the building design. It is also proposed that landscaping would be enhanced along the northern boundary to soften the visual impact of the natural concrete coloured building. The proposed location of the building so far back in the lot and behind the existing buildings would lessen the visual impact of the building. Parking would be provided on the land behind and beside the building, and stormwater discharge would be in accordance with permit conditions.

c. Overlays

Environmental Significance Overlay Clause 42.01 Schedule 1 - Warrion Groundwater Area

A key purpose of the Environmental Significance Overlay is:

- *To protect and maintain the quality and quantity of groundwater recharge in the Warrion aquifer area.*

The decision guidelines in the Planning Scheme require the Responsible Authority to consider:

- *The need to minimise effluent and waste disposal.*
- *The need to minimise groundwater usage (including that incurred indirectly by commercial forestry, softwood plantations, or by direct extraction from bores).*
- *The need to remove, destroy or lop vegetation to create defensible space to reduce the risk of bushfire to life and property.*

Under the provisions of clause 42.01-2, a permit is required to construct a building or construct or carry out works. There is a statutory requirement to refer such applications to Southern Rural Water and Barwon Water, for consideration of any impact on the Warrion aquifer. Neither authority raised any objection to the current proposal, subject to conditions being imposed on any permit issued.

Design and Development Overlay - Schedule 2 - Colac West Business Area

A key purpose of the Design and Development Overlay is to identify areas which are affected by specific requirements relating to the design and built form of new development.

The design objective from the Schedule seeks to ensure that the business area on the western end of Colac is developed so that the quality of buildings and works does not detract from the landscape character of this main entrance to the town. The design objective seeks to ensure that buildings and works incorporate the following matters in respect to plot ratio, setbacks and lot sizes:

- *All buildings and works are to be set back 20 metres from the road frontage and only landscaping, visitor car parking and access ways are to be located within the setback area.*
- *All staff parking and loading bays are to be located to the side or rear of any buildings.*
- *The plot ratio for buildings and works is not to exceed 40% of the site area.*
- *Buildings should not exceed a height of 8 metres above natural ground level.*
- *Landscaping is to be provided in accordance with a landscape plan approved to the satisfaction of the responsible authority. The landscape plan is to provide a range of trees, shrubs and ground cover to create a 'garden' appearance for the development. Landscaping is to be completed within 6 months of the development or works being constructed.*

The decision guidelines require the Responsible Authority to consider:

- *The design objectives of the relevant schedule to this overlay.*
- *The provisions of any relevant policies and urban design guidelines.*
- *Whether the bulk, location and appearance of any proposed buildings and works will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.*



- *Whether the design, form, layout, proportion and scale of any proposed buildings and works is compatible with the period, style, form, proportion, and scale of any identified heritage places surrounding the site.*
- *Whether any proposed landscaping or removal of vegetation will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.*
- *The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off street car parking*
- *Colac Structure Plan (2007)*

Under the provisions of clause 43.02-2, a permit is required to construct a building or construct or carry out works. It is considered that the design objectives have been satisfactorily addressed in the current application, as the proposed buildings would be set back further than 20 metres from the front boundary, all staff parking and loading bays would be located behind the proposed buildings, and the existing and proposed building's site coverage would not exceed 40% of the site area. The proposed building would exceed the preferred 8 metre height limitation; however the applicant has demonstrated that the 12 metre building height is required to accommodate the crane required to lift the concrete slabs produced. The impact of the building height would be reduced due to the significant 79 metre setback from the front boundary and also the screening provided by the existing building located in front of the proposed building. The application describes some landscaping to be planted along the northern boundary of the lot and permit conditions would require additional landscaping in accordance with the design objectives, in the event a permit is issued.

#### Heritage Overlay (Clause 43.01)

Schedule Reference: 163 – Onion Dehydration Factory

#### ***The key purpose of the Heritage Overlay is:***

- *"To conserve and enhance heritage places of natural or cultural significance.*
- *To conserve and enhance those elements which contribute to the significance of heritage places.*
- *To ensure that development does not adversely affect the significance of heritage places.*
- *To conserve specifically identified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place."*

Planning Scheme Amendment C77 (Heritage Audit) is currently before the Minister for a final decision before gazettal. This amendment affects the site as currently only a small portion of the site is covered by the Heritage Overlay and this small portion is incorrectly mapped. The proposed amendment would remove this small portion and add the front half of the lot reflecting the intended outcome when Council implemented its 2003 Heritage Study.

Under the provisions of the Heritage Overlay, a permit is required to construct a building or construct or carry out works, and to construct or display a sign.

Council's Heritage Advisor was consulted about this proposal and offered the following comments/recommendations following a site inspection:

*"The subject site contains a former Onion Dehydration Factory consisting of a saw tooth roof form factory building with corrugated sheet cladding and a cylindrical brick chimney on a square base. The factory building is empty and in poor condition.*

*The chimney appears to be in good condition. The onion growing industry was very important to the development of the Colac Otway Shire.*

*The proposed new factory does not involve any alterations to the existing factory building and features. It is to be located to the rear of the existing factory and will be set back approximately 35 metres from the rear most section of the existing factory. It will therefore have no impact on significant fabric.*

*While the new factory building will be higher than the existing factory building at the front of the site and will be visible from Rossmoyne Road, due to its set back from the front of the site and location behind the existing factory, it will not overwhelm views to the existing factory from Rossmoyne Road. Its simple form and design with an exposed concrete finish will ensure it is a recessive element in views from Rossmoyne Road and the heritage factory will remain the dominant element in views from the road.*

*I have no concerns with the proposed widening of the entrance driveway leading to the rear of the site and the proposed new factory. I am supportive of the use of an existing entry and driveway and widening of the entry will not impact on the significance of the site, which relates primarily to the factory buildings and chimney”.*

It is therefore considered that the proposed building or signage would not impact on any significant heritage fabric and would not dominate views to the heritage factory as viewed from Rossmoyne Road.

d. Particular Provisions

i. *Clause 52.05 Advertising signs*

Schedule 2 to the Design and Development Overlay specifies that advertising signage must satisfy Category 2 of clause 52.05. Category 2 (Office and Industrial – Low Limitation) seeks to provide for adequate identification signs, and signs that are appropriate to office and industrial areas. Under the provisions of Category 2, a permit is required for business identification signage where the total advertisement area of all signs to each premises exceeds 8 square metres.

It is proposed to display business identification signage at the entrance to the site. This would either be in the form of a single sign measuring 4 metres by 3 metres (12sqm), or two smaller signs on both sides of the entrance. Details of the sign have not been finalised at this stage. Given the size of the property and the fact that the proposed building would be set behind the existing building on site, it is considered that signage as proposed at the entrance to the site would be reasonable to identify the site and provide adequate opportunity for the heavy vehicles to slow down and enter the site. In the event a permit is issued, permit conditions would require details to be submitted for approval prior to the display of any signage. Details of the location, size and prominence of the signage would be fully assessed at this stage.

ii. *Clause 52.06 Car parking*

Clause 52.06-2 includes the following requirements:

“Before:

- *a new use commences; or*
- *the floor area or site area of an existing use is increased; or*

- *an existing use is increased by the measure specified in Column C of Table 1 in Clause 52.06-5 for that use,*

*the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay must be provided to the satisfaction of the responsible authority in one or more of the following ways:*

- *on the land; or*
- *in accordance with a permit issued under Clause 52.06-3; or*
- *in accordance with a financial contribution requirement specified in a schedule to the Parking Overlay”.*

Clause 52.06-3 states:

*“A permit is required to:*

- *Reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay.*
- *Provide some or all of the car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay on another site.*
- *Provide more than the maximum parking provision specified in a schedule to the Parking Overlay”.*

|                                                                                                                                                                                                                                                                         | <b>Rate in Clause 52.06-5</b>                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| Parking requirement for proposed use - Industry<br>Shed area measures 57.1m x 27.2m providing a floor area of 1553m <sup>2</sup> . The office and amenity area measures 6m x 23m providing a floor area of 138m <sup>2</sup> - total floor area is 1691m <sup>2</sup> . | 2.9 spaces per 100m <sup>2</sup> of net floor area |
| Less any previous use credit not provided on site                                                                                                                                                                                                                       | N/A                                                |
| <b>Net parking requirement</b>                                                                                                                                                                                                                                          | <b>49</b>                                          |
| Car parking proposed on site                                                                                                                                                                                                                                            | 30                                                 |
| Deficit                                                                                                                                                                                                                                                                 | 19                                                 |

This application seeks a reduction in the car parking requirement as specified in clause 52.06. Whilst there is adequate room on the site to provide the required amount of car parking, the applicant proposes to provide 30 car spaces onsite and seeks planning permission for a reduction of 19 parking spaces. The applicant advises that the business currently employs 8 people and it is not expected to receive more than 2 visitors at any one time. The applicant considers that 30 car spaces would be more than adequate to cater for the expected number of people onsite at any time. The site is large enough to accommodate the entire necessary car parking requirements; however it is considered unnecessary to require the applicant to construct and maintain a large parking area that would not be utilised. The applicant submits that the 30 car spaces to be provided would not only be sufficient for this proposed development but also for any future expansion of the building.

The site plan provides an area set aside between the proposed building and car park to allow for future expansion of the proposed building. This future expansion is not being considered as part of this application, but explains the separation between the proposed building and the car parking area to be located east of the proposed building.

Should production space double in the future, then it is expected that 16 people would be employed onsite with peak numbers reaching 20 people. Should an application for an extension to the proposed building be received in the future, additional parking provision could be required if necessary at that time.

It is considered that the provision of 30 car spaces onsite would be more than adequate for the development proposed by this application and that the reduction of 19 car spaces could reasonably be allowed.

*iii. Clause 52.07 Loading and Unloading of Vehicles*

“Clause 52.07 “seeks to *set aside land for loading and unloading commercial vehicles to prevent loss of amenity and adverse effect on traffic flow and road safety*”.

This clause specifies that no building or works may be constructed for the manufacture, servicing, storage or sale of goods or materials unless space is provided on the land for loading and unloading vehicles as specified in the accompanying table (area 27.4sqm, length 7.6m, width 3.6m, height clearance 4.0 m).

Given the nature of the business proposed, trucks would enter the building and be loaded within the shed. The loading areas proposed are greater than the defined area required. There would also be sufficient hard standing areas adjacent to existing buildings to accommodate additional loading/unloading facilities should the need arise in the future. It is considered that the loading area provisions are satisfied.

*iv. Clause 52.10 Uses with Adverse Amenity Potential*

Clause 52.10 seeks to define those types of industries and warehouses which if not appropriately designed and located may cause offence or unacceptable risk to the neighbourhood.

‘Concrete article or stone article production’ requires a 100 metre threshold distance “*from any part of the land of the proposed use or buildings and works to land (not a road) in a residential zone, Capital City Zone or Docklands Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre*”. This threshold distance would be satisfied by the proposed development. The applicant considers that the proposed use and development would not cause any adverse amenity potential. As stated in this report, public notice of the application was given to surrounding owners and occupiers and no objections were received to the application. Given the nature of the proposed use, the distance to sensitive uses and the fact that a similar use has operated without complaint at the neighbouring site, it is considered that the proposed use of the land would not impact materially on the surrounding amenity.

**Consideration of the Proposal**

It is considered that the proposal would provide an acceptable outcome against the purpose of the Industrial 1 Zone. The development would be suitably located on the site, being recessed from the street frontage behind the existing industrial built form, so as not to impact on the existing character of the area or on the streetscape. It is considered that the materials, bulk, mass and position of the proposed building would be acceptable. The maximum height of approximately 12 metres is considered acceptable given the generous front setback proposed and the fact the building would be partially screened by existing vegetation and proposed plantings on the site. The proposed access, parking and loading arrangements are also considered acceptable. Permit conditions would ensure that potential amenity impacts (lighting, emissions, drainage etc.) would be appropriately managed.

The proposal is also considered to be generally in accordance with the design objectives of the Design and Development Overlay. The site coverage would not exceed 40%; the proposed building would be set back further than 20 metres from the front boundary, and all staff parking and loading bays would be located behind the proposed building. The proposed building would exceed the preferred 8 metre height limitation; however the applicant has demonstrated that the 12 metre building height is required to accommodate a crane which is fundamental to the operation of the business.

It is considered that the proposal should be allowed in light of relevant state and local planning policies, as it would assist in consolidating Colac's industrial base, provide long term viability for the business remaining in Colac and support existing associated concreting businesses. The proposal would also result in improved productivity, operations and safety and would promote the development of a regional Victorian town in a location with good access and a full range of infrastructure services.

#### **Council Plan / Other Strategies / Policy Planning for Growth**

Creates an attractive shire with quality buildings and spaces, accessible travel and transport, and a community that has the services and facilities it needs now and in the future; supports a prosperous economy where trade, manufacturing and business activity flourishes.

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

There are no financial implications arising from this report.

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

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

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

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

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

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

#### **Conclusion**

The proposal is considered acceptable, as the land is suitably zoned for this type of development and is located within an established industrial area. This development would add to employment opportunities available in Colac and consolidate the strong manufacturing industry base of Colac. It is not considered that the proposal would cause any significant detriment to the character of the area or the amenity of the surrounding properties.

#### **Attachments**

Nil

#### **Recommendation(s)**

***That Council's Planning Committee resolves to issue a planning permit for construction of an industrial building and associated works, display of business identification signage and a reduction in the car parking requirement at 20 Rossmoyne Road Colac West subject to the following conditions:***

**Amended Plans**

1. ***Prior to commencement of the development hereby permitted, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans submitted with the application, but modified to show:***
  - a) ***Full details of the proposed business identification signage, which must not exceed 12sqm, including details of siting and dimensions of the sign(s) and any supporting structure(s), materials and colours, and lettering style.***

**Endorsed Plans**

2. ***The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.***
3. ***The location and details of the signage and any supporting structures, as shown on the endorsed plans, must not be altered without the written consent of the Responsible Authority.***

**Amenity**

4. ***The development hereby permitted must be managed so that the amenity of the area is not detrimentally affected, through the:***
  - ***transport of materials, goods or commodities to or from the land;***
  - ***appearance of any building, works or materials;***
  - ***emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.***
5. ***Any external lighting on the building hereby permitted must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the Responsible Authority.***
6. ***The buildings and works hereby permitted must be maintained in good order and appearance, to the satisfaction of the Responsible Authority.***
7. ***Details of measures to protect the existing heritage building on site during and after construction works, such as fencing or barriers, must be submitted to and approved in writing by the Responsible Authority prior to the commencement of development. The protective measures must be installed prior to the commencement of development and must thereafter be maintained on an ongoing basis to the satisfaction of the Responsible Authority.***

**Waste Disposal**

8. ***An all waste septic tank disposal system must be constructed concurrently with the new building, so that all liquid waste is at all times contained within the title boundary. The septic tank system must be designed and installed to the satisfaction of the Responsible Authority.***

9. *The design and installation of any wastewater disposal system for any building on the land must comply with the Septic Tanks Code of Practice, (On-site Domestic Wastewater Management), February, 2013, (Publication No 891.3) published by the Environment Protection Authority, State Government of Victoria.*

### Landscaping

10. *Prior to commencement of the development hereby permitted, a landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and three copies must be provided. The landscaping plan must show:*

- a) *a survey (including botanical names) of all existing vegetation to be retained and/or removed*
- b) *details of surface finishes of pathways and driveways*
- c) *a planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, sizes at maturity, and quantities of each plant*
- d) *a minimum of 5 canopy trees (minimum one metre tall when planted) to be planted adjacent to the proposed building along the northern boundary.*
- e) *a range of indigenous and exotic species to soften the appearance of car parks and buildings. Landscaping should provide shading for buildings, define entrances and provide a buffer between buildings.*

*All species selected must be to the satisfaction of the Responsible Authority.*

11. *Within 6 months of the completion of the development hereby permitted, or by such later date as is approved by the Responsible Authority in writing, the landscaping works shown on the endorsed plans must be completed to the satisfaction of the Responsible Authority. The landscaping must thereafter be maintained to the satisfaction of the Responsible Authority, including that any dead, diseased or damaged plants are to be replaced.*

### Signage

12. *The signage must be constructed and maintained to the satisfaction of the Responsible Authority.*
13. *The signage must not be illuminated by external or internal light except with the written consent of the Responsible Authority.*

### Stormwater/Drainage

14. *Prior to the commencement of development, a stormwater management plan detailing how the site's stormwater is to be managed and discharged must be submitted to and approved by the Responsible Authority. Once approved the plan will form part of the permit.*
15. *The site must be developed and managed to ensure that no contaminants, including but not limited to chemicals, sediments, wastes or pollutants, are discharged off site or into the stormwater drainage system from the property, to the satisfaction of the Responsible Authority.*

**Car Parking and Access**

- 16. No less than thirty car spaces, including a disabled parking space, must be provided on the land to the satisfaction of the Responsible Authority.**
- 17. Prior to the commencement of the use of the building hereby permitted, car parking and vehicle access must be clearly designated on site and constructed with a compacted gravel surface to the satisfaction of the Responsible Authority.**
- 18. Unless otherwise approved by the Responsible Authority, within 12 months of the date of this permit construction plans showing the sealing of car parking and vehicle access areas to the satisfaction of the Responsible Authority must be submitted to and approved in writing by the Responsible Authority.**

**Unless otherwise approved by the Responsible Authority, within 18 months of the commencement of the use of the building hereby permitted those car parking and vehicle access areas shown on the approved construction plans to be sealed and line-marked must be so constructed to the satisfaction of the Responsible Authority.**

- 19. Prior to the commencement of the use of the building hereby permitted, the proposed vehicle crossover must be sealed to the satisfaction of the Responsible Authority.**

**Barwon Water condition**

- 20. The payment of New Customer contributions for each additional lot created and/or each additional metered connection for water supply within the development.**

**Southern Rural Water conditions**

- 21. A new sewer disposal system must comply with the EPA's Code of Practice for Onsite Wastewater Management (Publication 891.3).**
- 22. The existing wastewater disposal system must be decommissioned in accordance with the EPA's Code of Practice for Onsite Wastewater Management (Publication 891.3).**

**Expiry**

- 23. This permit, excluding the signage component, will expire if one of the following circumstances applies:
  - a) The development is not commenced within two (2) years of the date of this permit.**
  - b) The development is not completed within four (4) years of the date of this permit.****
- 24. The signage component of this permit will expire if the signage hereby permitted is not completed within two years of the date of this permit.**



**Notes**

1. ***The Responsible Authority may extend the periods referred to in conditions 23 and 24 if a request is made in writing before the permit expires, or within six (6) months afterwards, or if the request for the extension of time is made within 12 months after the permit expires and the development started lawfully before the permit expired.***
2. ***This permit does not authorise the commencement of any building works. Prior to commencement of the development, it will be necessary to apply for and obtain building approval for the proposed works.***
3. ***A separate application to install an all waste septic tank system must be submitted to and approved by Council's Environmental Health Department prior to the commencement of works.***

***A Land Capability Assessment is required to accompany the Application for a Permit to Install a Septic System. The Land Capability Assessment must comply with 'Land Capability Assessment for Onsite Domestic Wastewater Management', March 2003, (Publication 746.1) published by the EPA. The Land Capability Assessor should contact the Council to discuss the requirements for the assessment.***

4. ***Prior to commencement of the development, an application to undertake works within the road reserve must be submitted to and approved by the Council. Standard drawings for industrial use crossovers are available from the Council.***
5. ***The developer is to apply to Barwon Water for details relating to costs and conditions required for the provision of water supply services to the development. It would be appreciated if all communications between the developer/agent and Barwon Water quote Barwon Water reference number L011379.***

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