



Colac Otway
SHIRE

PLANNING COMMITTEE MEETING

MINUTES

Tuesday 14 July 2026

at 1:01 PM



COLAC OTWAY SHIRE COUNCIL PLANNING COMMITTEE MEETING

Tuesday 14 July 2026

TABLE OF CONTENTS

1 Declaration of Opening of Meeting	3
2 Welcome and Acknowledgement of Country	3
3 Meeting Administration	4
3.1 Present	4
3.2 Apologies	4
3.3 Confirmation of Minutes	4
3.4 Declarations of Interest	4
4 Officer Planning Reports.....	5
4.1 1060 Wool Wool Road WOOL WOOL.....	5
4.2 50 Mahoneys Road ELLIMINYT.....	9

COLAC OTWAY SHIRE COUNCIL PLANNING COMMITTEE MEETING

MINUTES of the **PLANNING COMMITTEE MEETING OF THE COLAC OTWAY SHIRE COUNCIL** held at COPACC on Tuesday 14 July 2026 at 1:01 PM.

MINUTES

1 DECLARATION OF OPENING OF MEETING

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 WELCOME AND ACKNOWLEDGEMENT OF COUNTRY

Colac Otway Shire acknowledges the original custodians and law makers of this land, their elders past and present.

RECORDING AND PUBLICATION OF MEETINGS

Please note: All Planning Committee meetings are live streamed and recorded when the meeting is held either at COPACC or online. When meetings are held in other locations, Council will endeavour to make an audio recording of the meeting for community access. Matters identified as confidential items in the Agenda will not be live streamed or recorded regardless of venue or mode.

By participating in open Planning meetings, individuals consent to the use and disclosure of the information they share at the meeting (including any personal and/or sensitive information).

As soon as practicable following each open Council and Planning Committee meeting, the live stream recording will be accessible on Council's website. Recordings are also taken to facilitate the preparation of the minutes of open Council and Planning Committee meetings and to ensure their accuracy. Recordings will be retained by Council for a period of four years.

As stated in the Governance Rules, other than an official Council recording, no video or audio recording of proceedings of Council Meetings will be permitted without specific approval by resolution of the relevant Planning Meeting.

This meeting will be livestreamed to the public via Council's YouTube channel (search Colac Otway Shire Council at www.youtube.com).

3 MEETING ADMINISTRATION

3.1 Present

Cr Jason Schram (Mayor)
Cr Phil Howard (Deputy Mayor)
Cr Chris Potter
Cr Zoe Hudgell
Cr Charlie Buchanan
Cr Chrissy De Deugd

Andrew Tenni, Chief Executive Officer
Emma Lowes, General Manager Corporate Services
Doug McNeill, General Manager Infrastructure and Environment
Ian Seuren, General Manager Community and Economy
Anita Craven, Executive Officer Governance
Matilda Hardy-Smith, Coordinator Council Business

3.2 Apologies

Cr Mick McCrickard

3.3 Confirmation of Minutes

RESOLUTION

Moved Cr Hudgell, Seconded Cr Howard

That the Planning Committee confirm the minutes of the Planning Committee Meeting held on 9 June 2026.

CARRIED 6 : 0

3.4 Declarations of Interest

Nil.

Item: 4.1

1060 Wool Wool Road WOOL WOOL

ADDRESS AND PROPERTY DETAILS	1060 Wool Wool Road WOOL WOOL (Lot 1 TP: 861882 V/F: 8504/861)	APPLICATION NUMBER	PP63/2026-1
PROPOSAL	Building and Works Comprising Construction of a Dwelling		
PERMIT TRIGGERS	35.07-4 (FZ) – Building and works comprising construction of a dwelling within 100 metres of a floodplain 42.01-2 (ESO4) - Building and works comprising construction of a dwelling 42.03-2 (SLO1) - Building and works comprising construction of a dwelling		
TRIGGER FOR DETERMINATION BY COMMITTEE	Construction of a Dwelling		
ZONE	Farming Zone (FZ)	OVERLAYS	Significant Landscape Overlay, Schedule 1 (SLO1) – Valleys, Hills and Plains Landscape Precinct Land Subject to Inundation Overlay, Schedule 1 (LSIO1) – 34.97% Environmental Significance Overlay, Schedule 4 (ESO4) – Habitat Protection.
COVENANTS	No covenants. Crown Grant relating to water and mining rights.		

Item: 4.1

1060 Wool Wool Road WOOL WOOL

**CULTURAL
HERITAGE**

Most of the site is within an area of Aboriginal cultural heritage sensitivity, including the location of the proposed dwelling. However, a Cultural Heritage Management Plan (CHMP) is not required for the construction of a single dwelling.

OFFICER

Archana Rani

**GENERAL
MANAGER**

Ian Seuren

DIVISION

Community and Economy

RESOLUTION

Moved Cr Howard, Seconded Cr Potter

That the Planning Committee resolves to Grant a Permit for building and works comprising the construction of a dwelling at 1060 Wool Wool Road WOOL WOOL (Lot 1 TP: 861882 V/F: 8504/861), subject to the following conditions:

Endorsed Plans

1. *The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.*

Dwelling Infrastructure

2. *Prior to the initial occupation of the dwelling hereby permitted, the following must be provided to the satisfaction of the Responsible Authority:*
 - a) *Access to the dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.*
 - b) *The dwelling must be connected to reticulated sewerage, if available. If reticulated sewerage is not available, all wastewater from the dwelling must be treated and retained within the lot in accordance with the requirements of the Environment Protection Regulations under the Environment Protection Act 2017 for an on-site wastewater management system.*
 - c) *The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire-fighting purposes.*
 - d) *The dwelling must be connected to a reticulated electricity supply or have an alternative energy source.*

Stormwater

3. *All stormwater runoff from the development, including overflow from water storage, must be taken to a legal point of discharge to the satisfaction of the Responsible Authority.*
4. *During construction works, the site must be developed and managed to ensure there is no stormwater pollution through the contamination of runoff by chemicals, sediments, wastes or pollutants in accordance with 'Best Practice Environmental Management Guidelines for Stormwater Management and Construction Techniques for Sediment Pollution Control' (EPA), to the satisfaction of the Responsible Authority.*

Wastewater

5. *A domestic wastewater management system must be constructed concurrently with the dwelling hereby permitted, so that all wastewater is at all times contained within the curtilage of the site. The design and installation of any wastewater disposal system for any building on the land must comply with the EPA Guidelines for Onsite Wastewater Management (May 2024, or as amended) and the EPA Effluent Dispersal and Recycling Systems Guidance (May 2024, or as amended), to the satisfaction of the Responsible Authority. Mitigation measures are required to address the soil profile and basalt rock.*

Landscaping

6. *Prior to the initial occupation of the dwelling 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.*

No Gas Connection

7. *Any new dwelling allowed by this permit must not be connected to a reticulated gas service (within the meaning of clause 53.03 of the relevant planning scheme). This condition continues to have force and effect after the development authorised by this permit has been completed.*

Expiry

8. *This permit will expire if one of the following circumstances applies:*
 - a) *The development is not commenced within three (3) years of the date of this permit.*
 - b) *The development is not completed within five (5) years of the date of this permit.*

In accordance with section 69 of the Planning and Environment Act 1987, an application may be made to the Responsible Authority to extend the periods referred to in this condition.

Note:

1. *This permit does not authorise the commencement of any building works. Prior to the commencement of development, it will also be necessary to obtain a building permit for the proposed dwelling.*
2. *Prior to preparing drainage plans, a legal point of discharge (LPoD) must be obtained in accordance with Building Regulation 133. A copy of the LPoD, which*

incurs a fee in accordance with the Building Regulations, must be submitted with the engineering plans.

- 3. *A separate application to install an onsite wastewater management system must be submitted and approved by Council's Health Protection Unit prior to the commencement of works. The Health Protection Unit reserves the right to request that the Land Capability Assessment (LCA) be amended or updated by a suitably qualified person and submitted for approval at the wastewater permit application stage.***

The LCA must be accompanied by a detailed system design after consideration of different effluent land application options in the report. The LCA must comply with the minimum requirements for a 'Standard LCA Assessment and Report' as per Council's Domestic Wastewater Management Plan (DWMP) and as required by the Health Protection Unit.

CARRIED 6 : 0

Item: 4.2

50 Mahoneys Road ELLIMINYT

ADDRESS AND PROPERTY DETAILS	50 Mahoneys Road ELLIMINYT (CA:27 Sec M, V/F 9585/198)	APPLICATION NUMBER	PP286/2022-2
PROPOSAL	Use and Development of the Land for a Dwelling Including Outbuilding		
PERMIT TRIGGERS	35.07-1 (FZ): - Use of land for a Dwelling 35.07-4 (FZ): – Building and works associated with a use in Section 2 of Clause 35.07-1. – Building and works comprising construction of a dwelling and associated outbuilding within 100 metres of a dwelling not in the same ownership.		
TRIGGER FOR DETERMINATION BY COMMITTEE	Amendment to Planning Permit for Use and Development of a Dwelling in the Farming Zone (original permit issued under delegations in force at that time)		
ZONE	Farming Zone (FZ)	OVERLAYS	Nil
COVENANTS	Nil		
CULTURAL HERITAGE	The whole of the subject site is within an area of cultural heritage sensitivity. However, a Cultural Heritage Management Plan (CHMP) is not required for the construction of a single dwelling.		
OFFICER	Archana Rani	GENERAL MANAGER	Ian Seuren
DIVISION	Community and Economy		

RESOLUTION

Moved Cr Potter, Seconded Cr Hudgell

That the Planning Committee resolves to Grant an Amended Planning Permit for the use and development of the land at 50 Mahoneys Road ELLIMINYT (CA:27 Sec M, V/F 9585/198) for a dwelling including outbuilding, subject to the following conditions:

Amended Plans

- 1. Deleted*

Endorsed Plans

- 2. The use and development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.*

Dwelling Infrastructure

- 3. Prior to the initial occupation of the dwelling hereby permitted, the following must be provided to the satisfaction of the Responsible Authority:*
 - Access to the dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.*
 - The dwelling must be connected to reticulated sewerage, if available. If reticulated sewerage is not available, all wastewater from the dwelling must be treated and retained within the lot in accordance with the requirements of the Environment Protection Regulations under the Environment Protection Act 2017 for an on-site wastewater management system.*
 - The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire-fighting purposes.*
 - The dwelling must be connected to a reticulated electricity supply or have an alternative energy source.*

Use of Outbuilding

- 4. The outbuilding hereby permitted must not be used at any time for the purpose of human habitation.*

Access

- 5. Prior to the commencement of development, unless otherwise agreed in writing by the Responsible Authority, vehicular access from the roadway to the property boundary must be constructed to the satisfaction of the Responsible Authority. The vehicular access must be a minimum of 1m from the existing power pole located within the road reserve.*
- 6. Prior to the dwelling hereby permitted being brought into use, the driveway must be constructed to an all-weather standard and with a minimum width of 3m in accordance with the endorsed plans, to the satisfaction of the Responsible Authority.*

Stormwater

7. *All stormwater runoff from the development, including overflow from water storage, must be taken to a legal point of discharge to the satisfaction of the Responsible Authority.*
8. *The site must be developed and managed to ensure there is no stormwater pollution through the contamination of runoff by chemicals, sediments, wastes or pollutants in accordance with 'Best Practice Environmental Management Guidelines for Stormwater Management and Construction Techniques for Sediment Pollution Control' (EPA) at any time during construction or operation, to the satisfaction of the Responsible Authority.*

Wastewater

9. *An onsite wastewater management system must be constructed concurrently with the dwelling hereby permitted, so that all liquid waste is at all times contained within the curtilage of the lot. The design and installation of any wastewater disposal system for any building on the land must comply with the EPA Guidelines for Onsite Wastewater Management (May 2024, or as amended) and the EPA Effluent Dispersal and Recycling Systems Guidance (May 2024, or as amended), to the satisfaction of the Responsible Authority.*
10. *All works and development associated with this permit must be carried in accordance with the Land Capability Assessment produced by Provincial Geotechnical Pty Ltd (Ref. No. 20206H, dated 26th September 2022) unless otherwise agreed in writing by the Responsible Authority.*

Materials

11. *All external finishes must be in non-reflective tones to blend with the surrounding landscape to the satisfaction of the Responsible Authority.*

Expiry

12. *This permit will expire if one of the following circumstances applies:*
 - b) *The development is not commenced within three years of the date of this permit.*
 - b) *The development is not completed, and the use has not commenced within five years of the date of this permit.*

In accordance with section 69 of the Planning and Environment Act 1987, an application may be made to the Responsible Authority to extend the periods referred to in this condition.

Notes

1. *This permit does not authorise the commencement of any building works. Prior to the commencement of development, it will also be necessary to obtain a building permit for the proposed buildings.*
2. *Prior to preparing drainage plans, a legal point of discharge (LPoD) must be obtained in accordance with Building Regulation 133. A copy of the LPoD, which incurs a fee in accordance with the Building Regulations, must be submitted with the engineering plans.*

3. *A separate application to install an onsite wastewater management system must be submitted to and approved by Council's Health Protection Unit prior to the commencement of works. The Health Protection Unit reserves the right to request that the Land Capability Assessment be amended or updated by a suitably qualified person and submitted for approval to support a detailed system design and proposed site plan at the permit application stage.*

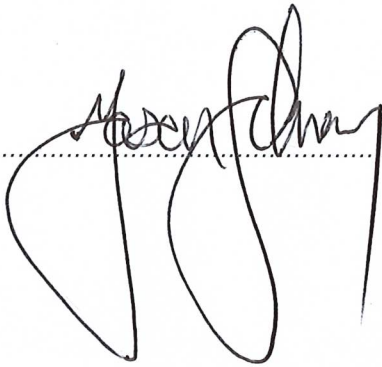
THIS PERMIT HAS BEEN AMENDED AS FOLLOWS:

<i>Date of amendment</i>	<i>Brief description of amendment</i>	<i>Name of Responsible authority that approved the amendment</i>	<i>Section of the Act under which the permit has been amended</i>
<i>14/07/2026</i>	<i>• Condition 1 deleted.</i> <i>• Condition 9 amended</i> <i>• Amended plans endorsed</i> <i>• Note 3 corrected (insertion of word 'to' after "must be submitted")</i>	<i>Colac Otway Shire Council</i>	<i>Section 74</i>

CARRIED 6 : 0

The meeting was declared closed at 1.06pm

CONFIRMED AND SIGNED at the meeting held on 11 August 2026.


.....MAYOR