Colac Otway
SHIRE

PLANNING COMMITTEE MEETING

MINUTES

Tuesday 10 November 2026

at 1:00 PM

UNCONFIRMED

COLAC OTWAY SHIRE COUNCIL PLANNING COMMITTEE MEETING

Tuesday 10 November 2026

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COLAC OTWAY SHIRE COUNCIL PLANNING COMMITTEE MEETING

MINUTES of the ***PLANNING COMMITTEE MEETING OF THE COLAC OTWAY SHIRE COUNCIL*** held at COPACC on Tuesday 10 November 2026 at 1:00 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).

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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 Mick McCrickard
Cr Chrissy De Deugd

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

3.2 Apologies

Emma Lowes, General Manager Corporate Services

3.3 Confirmation of Minutes

RESOLUTION

Moved Cr Potter, Seconded Cr Hudgell

That the Planning Committee confirm the minutes of the Planning Committee Meeting held on 13 October 2026.

CARRIED 7 : 0

3.4 Declarations of Interest

Nil.

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Item: 4.1

PP64/2026-1 - 215 Beech Forrest Lavers Hill Road BEECH FORREST - Use and Development of Dwelling and Alteration of Access from a road in Transport Zone 2

ADDRESS AND PROPERTY DETAILS	215 Beech Forest-Lavers Hill Road BEECH FOREST Lot 1 TP: 238284 V/F: 8140/532 and Lot 1 TP231076 V/F: 08091/491 Parish of Weeaproinah	**APPLICATION NUMBER**	PP64/2026-1
PROPOSAL	Use and Development of a Dwelling, and Alteration of Access to a Road in a Transport Zone 2		

PERMIT TRIGGERS

Planning scheme clause	Matter for which a permit has been applied:
Clause 35.07-1	Use of the land for a dwelling in the Farming Zone
Clause 35.07-4	Buildings and works comprising construction of a dwelling in the Farming Zone - a use in Section 2 (permit required) of Clause 35.07-1
Clause 44.01	Building and works in the Erosion Management Overlay, Schedule 1 (EMO
Clause 44.06	Building and works associated with accommodation in the Bushfire Management Overlay (BMO)
Clause 52.29-2	Alteration of access to a road in a Transport Zone 2

TRIGGER FOR DETERMINATION BY COMMITTEE	Construction of a dwelling in the Farming Zone

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Item: 4.1

PP64/2026-1 - 215 Beech Forrest Lavers Hill Road BEECH FORREST - Use and Development of Dwelling and Alteration of Access from a road in Transport Zone 2

ZONE	Farming Zone Adjacent Transport Zone 2	**OVERLAYS**	Erosion Management Overlay, Schedule 1 (EMO1) Bushfire Management Overlay (BMO)
COVENANTS	No		
CULTURAL HERITAGE	The site is not in an area of cultural heritage sensitivity.		
OFFICER	Vikram Kumar	**GENERAL MANAGER**	Ian Seuren
DIVISION	Community and Economy		

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RESOLUTION

Moved Cr Howard, Seconded Cr McCrickard

That the Planning Committee resolves to Grant a Permit for the use and development of a dwelling, and alteration of access to a road in a Transport Zone 2 at 215 Beech Forest-Lavers Hill Road, Beech Forest (Lot 1 TP: 238284 V/F: 8140/532 and Lot 1 TP231076 V/F: 08091/491 Parish of Weeaproinah) subject to the following conditions:

Endorsed Plans

1. The use and 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) 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.

b) 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.

c) The dwelling must be connected to a reticulated electricity supply or have an alternative energy source.

Consolidation of Land

3. Prior to commencement of the use hereby permitted, Lot 1 TP: 238284 V/F: 8140/532 and Lot 1 TP231076 V/F: 08091/491 must be consolidated under the provisions of the Subdivision Act 1988 to the satisfaction of the Responsible Authority, and a copy of title must be submitted to the Responsible Authority.

Compliance with Geotechnical Assessment

4. The approved development must be carried out on the site in accordance with the recommendations of the Landslide Risk Assessment Report prepared by Provincial Geotechnical Pty Ltd (ref. 24950E, dated 10 June 2026) or any Geotechnical Practitioner engaged to review the assessment submitted with the application.

Drainage

5. 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.

6. 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

7. 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.

8. All works and development associated with this permit must be carried out in accordance with the Land Capability Assessment prepared by Provincial Geotechnical Pty Ltd (ref. 24949E, dated 30 June 2026) or as otherwise agreed in writing by the Responsible Authority.

No Gas Connection

9. 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

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scheme). This condition continues to have force and effect after the development authorised by this permit has been completed.

Country Fire Authority (CFA) conditions

10. The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defendable space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.

11. Before the development starts, a Bushfire Management Plan must be prepared to the satisfaction of CFA then submitted to and endorsed by the Responsible Authority. Once endorsed the plan must not be altered unless agreed to in writing by CFA and the Responsible Authority. The plan must be generally in accordance with details of the Bushfire Management Plan – Prepared by SCBC, 8 July 2026, V1 but modified to:

a) Include the correct property address.
b) 64m of defendable space to all aspects.
c) Require that the accessway incorporates passing bays at least every 200m which must be at least 20m long and have a minimum trafficable width of 6m.

Department of Transport and Planning condition

12. Within 6 months of the date of issue of this permit (unless otherwise agreed in writing by the Head, Transport for Victoria), the existing accessway to Beech Forest Road from the site must be upgraded in accordance with the design of a Typical Driveway Access to Rural Properties (see attached drawing GD4010), to the satisfaction of the Responsible Authority and at no cost to the Head, Transport for Victoria. This must include:

a) Treating the surface with an all-weather seal.

Expiry

13. This permit will expire if one of the following circumstances applies:

a) 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 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.

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3. A separate application to install/alter 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 (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 if required by the Health Protection Unit.

Department of Transport and Planning

4. Before the works start, a separate consent for works within the road reserve and the specifications of these works is required under the Road Management Act 2004. When ready please submit your application on: https://rapp.transport.vic.gov.au/.

CARRIED 7 : 0

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Item: 4.2

PP148/2026-1 - 15 Gellibrand Valley Road GELLIBRAND

ADDRESS AND PROPERTY DETAILS	15 Gellibrand Valley Road GELLIBRAND Lot 2 TP: 098946, V/F: 08996/529 Parish of Moorbanool	**APPLICATION NUMBER**	PP148/2026-1
PROPOSAL	Construction of Replacement Dwelling		

PERMIT TRIGGERS

Planning scheme clause	Matter for which a permit has been applied:
Clause 35.07-4	Building and works associated with the construction of a dwelling in the Farming Zone
Clause 42.01-2	Building and works associated with the construction of a dwelling in the Environmental Significance Overlay, Schedule 3 (ESO3)
Clause 44.01-2	Building and works associated with the construction of a dwelling in the Erosion Management Overlay, Schedule 1 (EMO1)
Clause 44.06-2	Building and works associated with accommodation in the Bushfire Management Overlay (BMO)

TRIGGER FOR DETERMINATION BY COMMITTEE	Construction of a dwelling in the Farming Zone		
ZONE	Farming Zone (FZ)	**OVERLAYS**	Environmental Significance Overlay, Schedule 3 (ESO3) - Declared Water Supply Catchments Erosion Management Overlay,

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Item: 4.2

PP148/2026-1 - 15 Gellibrand Valley Road GELLIBRAND

	Schedule 1 (EMO1) Bushfire Management Overlay (BMO)		
COVENANTS	No		
CULTURAL HERITAGE	The northern tip of the site is within an area of cultural heritage sensitivity. No development is proposed in this area, and the construction of a single dwelling is not, in any event, a high impact activity.		
OFFICER	Angela Daly	**GENERAL MANAGER**	Ian Seuren
DIVISION	Community and Economy		

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RESOLUTION

Moved Cr Potter, Seconded Cr Buchanan

That the Planning Committee resolves to Grant a Permit for the construction of a replacement dwelling at 15 Gellibrand Valley Road Gellibrand (Lot 2 TP: 098946, V/F: 08996/529 Parish of Moorbanool) 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.

Compliance with Geotechnical Assessment

2. The approved development must be carried out on the site in accordance with the recommendations of the Landslide Risk Assessment Report prepared by Provincial Geotechnical Pty Ltd (Ref. No. 25061G, dated 25 July 2026) or any Geotechnical Practitioner engaged to review the assessment submitted with the application.

Drainage

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.

No Gas Connection

5. 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.

Wannon Water conditions

6. Sewage, sullage and other liquid wastes from the development must be treated to a minimum standard of 20mg/L BOD, 30mg/L suspended solids and 10 cfu/100ml E. coli and retained onsite by a wastewater management system.

7. The system must be in accordance with the Land Capability Assessment (LCA) Reference file number 2026-E-0034, Version 2, prepared by MES Wastewater, 3 August 2026 or an addendum or an amendment to the LCA by a suitably qualified person approved by the responsible authority.

8. The domestic onsite wastewater management system including treatment plant, any pipe work and effluent disposal area must be located a minimum of 100 metres from the nearest waterway (including dam or mapped unnamed waterway) unless otherwise agreed in writing by the Responsible Authority. A revised Land Capability Assessment (produced by MES Wastewater 2026-E-0034, V2) is to be submitted to support the re-design and relocation of the revised onsite wastewater system.

9. 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. The Land Capability Assessment must be amended to show additional bore logs/revised effluent location.

10. A separate application to install/alter 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 (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 if required by the Health Protection Unit. Additional drainage may be required to manage stormwater inundation and protect effluent disposal area.

11. The system must have a certificate of conformity issued by the Conformity Assessment Body (or equivalent approval) and be installed, operated and maintained in accordance with the EPA's "Guidelines for onsite wastewater effluent dispersal and recycling systems", and "Guidelines for onsite wastewater management", 2024 (as updated or replaced) and the relevant Australian Standard(s) and must be approved in writing by the relevant authority.

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12. ***Any redundant septic system infrastructure must be decommissioned as per Section 5.1 of the Land Capability Assessment (2026-E-0034, V2) and relevant EPA guidelines.***

13. ***The wastewater disposal area must be appropriately sized and conditioned in accordance with the Land Capability Assessment and:***

    a) ***Located:***
        i. ***A minimum of 100 metres from the nearest waterway (including dam or mapped unnamed waterway).***
        ii. ***A minimum of 40 metres from the nearest drainage line.***
        iii. ***A minimum of 20 metres from the nearest bore.***

    b) ***Located to the satisfaction of the relevant authority.***

    c) ***Must not be located on land that has a slope of greater than 20 percent.***

14. ***All wastewater must be applied to the wastewater disposal area via pressure-compensating sub-surface irrigation installed along the contour.***

15. ***The system must be appropriately designed to manage the potential volume of wastewater generated under full occupancy, including an appropriately sized disposal area based on a full water balance specific to the proposal and land in accordance with the EPA's guidelines.***

    a) ***The wastewater disposal area must be kept free of stock, buildings, driveways and service trenching and must be planted with appropriate vegetation to maximise its performance.***

    b) ***Stormwater must not cause erosion and must minimise the transport of sediment offsite and must be diverted away from the wastewater disposal area.***

    c) ***An area must be allocated for a reserve wastewater disposal area, sized as described in the Land Capability Assessment (2026-E-0034, V2). This area must be provided for use in the event that the primary wastewater disposal area requires resting or has failed.***

    d) ***A cut-off diversion drain must be installed upslope of the wastewater disposal area.***

    e) ***The disposal areas, and any recommendations for fencing or the prevention of trafficable access to the disposal area, must be shown on the site plans that form part of the permit.***

16. ***An annual inspection of the wastewater management system and the wastewater effluent (to ensure compliance with the 20/30/10 standard) must be undertaken at the cost of the owner by a competently trained person or servicing agent, and a report of the inspection must be forwarded to Council within two weeks of its completion.***

17. ***The owner must carry out the works identified in the report or as otherwise required by Council as soon as practicable/within the time specified by the***

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Council. Such works must be at the cost of the owner and must be documented and reported to Council.

18. The owner must have the system desludged at least once every three years and evidence of this fact must be provided in the annual written report.

19. If the wastewater program proves to be unsustainable, the owner must immediately rectify the wastewater treatment system.

20. Unless the dwelling is connected to a reticulated sewerage system, a dwelling on this land must contain no greater than three bedrooms (or rooms that can be used as bedrooms).

21. The permit is conditional on all fittings and fixtures having a 4 star WELS rating or better.

22. All construction and ongoing activities must be in accordance with sediment control principles outlined in EPA publication 275 – Construction techniques for sediment pollution control (as updated or replaced) until the disturbed areas associated with the development have been permanently stabilised or revegetated to the satisfaction of the council.

Country Fire Authority (CFA) conditions

23. The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defendable space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.

Amended Bushfire Management Plan Required

24. Before the development starts, a Bushfire Management Plan must be prepared to the satisfaction of CFA then submitted to and endorsed by the Responsible Authority. Once endorsed the plan must not be altered unless agreed to in writing by CFA and the Responsible Authority. The plan must be generally in accordance with details of the plan prepared by Southern Cross Town Planning, April 2026, Version 1 but modified to show:

a) The defendable space setback increased to 50 metres to all aspects, or the property boundary whichever is the lesser.

b) The location of the 10,000 litre water tank must be shown on the site plan in the BMP including the setback to the proposed building and accessway. The water tank must be located within 60 metres of the outer edge of the approved building and the outlet/s of the water tank must be within 4 metres of the accessway and unobstructed.

Department of Energy, Environment and Climate Action (DEECA) conditions

25. Best practice measures must be implemented to prevent erosion, sedimentation and polluted runoff entering drainage lines and waterways downslope of the site, including sediment controls around stockpile and laydown areas, in accordance with relevant Environment and Protection Authority guidelines at all times during works.

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Expiry

26. This permit will expire if one of the following circumstances applies:

a) The development is not commenced within three years of the date of this permit.

b) The development is not completed 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 replacement 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/alter 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 (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 if required by the Health Protection Unit.

4. Before the certificate of occupancy is issued for the dwelling, the existing Onsite Wastewater Management system must be decommissioned.

CARRIED 7 : 0

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The meeting was declared closed at 1.06pm

CONFIRMED AND SIGNED *at the meeting held on 9 February 2027.*

*.....**MAYOR***

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