## MINUTES of the next *PLANNING COMMITTEE OF THE COLAC-OTWAY SHIRE COUNCIL* held in the COPACC Meeting Room, Rae Street, Colac on Error! Reference source not found.9 December 2008 at 10.30am.

# 1. PRESENT

Cr Brian Crook (Mayor) Cr Frank Buchanan Cr Stephen Hart Cr Stuart Hart Cr Geoff Higgins Cr Lyn Russell Cr Chris Smith

# 2. APOLOGIES

# 3. DECLARATION OF INTEREST

NIL

# 4. VERBAL SUMBISSIONS FROM APPLICANTS/OBJECTORS

Item PC080912-3 Jeff Harrison (Mayor read written submission) Wayne Kennedy

## 5. CONFIRMATION OF MINUTES

• Planning Committee Meeting of the Colac-Otway Shire Council held on the 11/11/08.

## **Recommendation**

That the Planning Committee confirm the above minutes.

## **Resolution**

**MOVED Cr** Smith seconded Cr Stephen Hart that the Planning Committee confirm the above minutes.

# CARRIED 7:0

## **OFFICERS' REPORTS**

## **Sustainable Planning and Development**

- PC080912-1 PLANNING COMMITTEE MEETING DATE FOR JANUARY 2009
- PC080912-2 PLANNING PERMITS FOR THE MONTH OF NOVEMEBER 2008
- PC080912-3 CONSTRUCTION OF FOUR (4) DWELLINGS AND A FOUR (4) LOT SUBDIVISION

## PC080912-1 PLANNING COMMITTEE MEETING DATE FOR JANUARY 2009

AUTHOR:	Bronwyn Keenan	ENDORSED:	Doug McNeill
DEPARTMENT:	Sustainable Planning and	FILE REF:	GEN00450
	Development		

#### Recommendation(s)

That Council's Planning Committee confirm the meeting dates and time for the 2009 Planning Committee Meetings.

#### **Resolution**

MOVED Cr Stephen Hart seconded Cr Higgins that Council's Planning Committee confirm the meeting dates and time for the 2009 Planning Committee Meetings.

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## Note: Confirmed dates and time for 2009

| Date                        | Time    |
|-----------------------------|---------|
| Wednesday, 21 January 2009  | 10.30am |
| Wednesday, 11 February 2009 | 10.30am |
| Wednesday, 11 March 2009    | 10.30am |
| Wednesday, 8 April 2009     | 10.30am |
| Wednesday, 13 May 2009      | 10.30am |
| Wednesday, 10 June 2009     | 10.30am |
| Wednesday, 8 July 2009      | 10.30am |
| Wednesday, 12 August 2009   | 10.30am |
| Wednesday, 9 September 2009 | 10.30am |
| Wednesday, 14 October 2009  | 10.30am |
| Wednesday, 11 November 2009 | 10.30am |
| Wednesday, 9 December 2009  | 10.30am |

# CARRIED 7:0

# PC080912-2 PLANNING PERMITS FOR THE MONTH OF NOVEMEBER 2008

| AUTHOR:     | Janole Cass              | ENDORSED: | Doug McNeill |
|-------------|--------------------------|-----------|--------------|
| DEPARTMENT: | Sustainable Planning and | FILE REF: | GEN00450     |
|             | Development              |           |              |

#### Recommendation(s)

That Council's Planning Committee note the November 2008 statistical report.

## **Resolution**

MOVED Cr Higgins seconded Cr Stephen Hart that Council's Planning Committee note the November 2008 statistical report.

# CARRIED 7:0

# PC080912-3 CONSTRUCTION OF FOUR (4) DWELLINGS AND A FOUR (4) LOT SUBDIVISION

| AUTHOR:     | Anne Sorensen            | ENDORSED: | Doug McNeill |
|-------------|--------------------------|-----------|--------------|
| DEPARTMENT: | Sustainable Planning and | FILE REF: | PP198/08     |
|             | Development              |           |              |

## Recommendation(s)

That Council's Planning Committee resolve to issue a Refusal to Grant a Planning Permit for Planning Permit Application PP198/08 for the subdivision, use and development of the land for four (4) dwellings and a four (4) lot subdivision at 15 Cawood Street, Apollo Bay, on the following grounds:

- 1. The overall design and layout of the development is not responsive to the site context as the layout and design of the built form fail to capitalise on the natural attributes of the site, particularly in respect of achieving appropriate solar access.
- 2. The development proposed does not respond appropriately to the existing or preferred neighbourhood character of the area and does not satisfy the provisions of the Residential 1 Zone and the requirements of Clause 55 (ResCode).
- 3. The proposal does not comply with the objectives of the Design and Development Overlay – Schedule 7 (Lower Density Residential Areas) or the Design and Development Overlay – Schedule 6 (Medium Density Residential Areas), which encourages well articulated upper levels to respect the character of the area, space between buildings so that views to the surrounding landscape are retained, and articulated facades, incorporating setbacks to upper levels to reduce building bulk and overshadowing.

## **Resolution**

MOVED Cr Stephen Hart seconded Cr Russell that the recommendation be withdrawn.

Councillors agreed that this recommendation be withdrawn.

CARRIED 7:0

MOVED Cr Buchanan seconded Cr Stephen Hart that Council's Planning Committee defer consideration of PP198/08 to allow notification of amended plans to adjoining property owners/occupiers and objectors for comment. The notification shall be given by 12 December 2008 and comments received by close of business on 6 January 2009. The applicant shall be given until close of business on the 9 January 2009 to comment on any submissions. The matter then be reported to 21 January 2009 Planning Committee Meeting for consideration.

CARRIED 7:0

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