



Colac Otway
SHIRE

AGENDA

PLANNING COMMITTEE MEETING
OF THE
COLAC-OTWAY SHIRE
COUNCIL

13 JUNE 2012

at 10:30 AM

COPACC, Gellibrand Street Colac

An audio recording of this meeting is being made for the purpose of verifying the accuracy of the minutes of the meeting. In some circumstances the recording may be disclosed, such as where Council is compelled to do so by court order, warrant, subpoena or by any other law, such as the Freedom of Information Act 1982.

COLAC-OTWAY SHIRE PLANNING COMMITTEE MEETING

13 JUNE 2012

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NOTICE is hereby given that the next *PLANNING COMMITTEE MEETING OF THE COLAC-OTWAY SHIRE COUNCIL* will be held in COPACC, Gellibrand Street Colac on 13 June 2012 at 10.30 am.

AGENDA

1. OPENING PRAYER

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

AMEN

2. PRESENT

3. APOLOGIES

4. MAYORAL STATEMENT

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

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

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

An audio recording of this meeting is being made for the purpose of ensuring the minutes of the meeting are accurate. In some circumstances the recording may be disclosed, such as where Council is compelled to do so by court order, warrant, subpoena or by any other law, such as the Freedom of Information Act 1982. It is an offence to make an unauthorised recording of the meeting.

5. DECLARATION OF INTEREST

6. VERBAL SUBMISSIONS FROM APPLICANTS/OBJECTORS

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

7. CONFIRMATION OF MINUTES

- Planning Committee held on the 11/04/12.

Recommendation

That Council confirm the above minutes.

OFFICERS' REPORTS

Sustainable Planning and Development

PC121306-1 PLANNING & BUILDING STATISTICAL REPORT
PC121306-2 USE & DEVELOPMENT OF THE LAND FOR A RESIDENTIAL BUILDING
(ACCOMMODATION ASSOCIATED WITH A PRIMARY HEALTH CARE
FACILITY) AT 6 MILLER ST COLAC (PP196/2011)

Rob Small
Chief Executive Officer

PC121306-1

PLANNING & BUILDING STATISTICAL REPORT

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

Summary

This report provides statistics relating to the months of April and May 2012.

Planning Statistics

28 Planning Permit Applications were received for the period 1 April 2012 – 30 April 2012.

23 Planning Permit Applications were considered for the period 1 April 2012 – 30 April 2012.

33 Planning Permit Applications were received for the period 1 May 2012 – 31 May 2012.

37 Planning Permit Applications were considered for the period 1 May 2012 – 31 May 2012.

Building Statistics

Please note that the Building Commission website has been updated to March 2012.

Attachments

1. Planning & Building Statistical Report April 2012
2. Planning & Building Statistical Report May 2012

Recommendation(s)

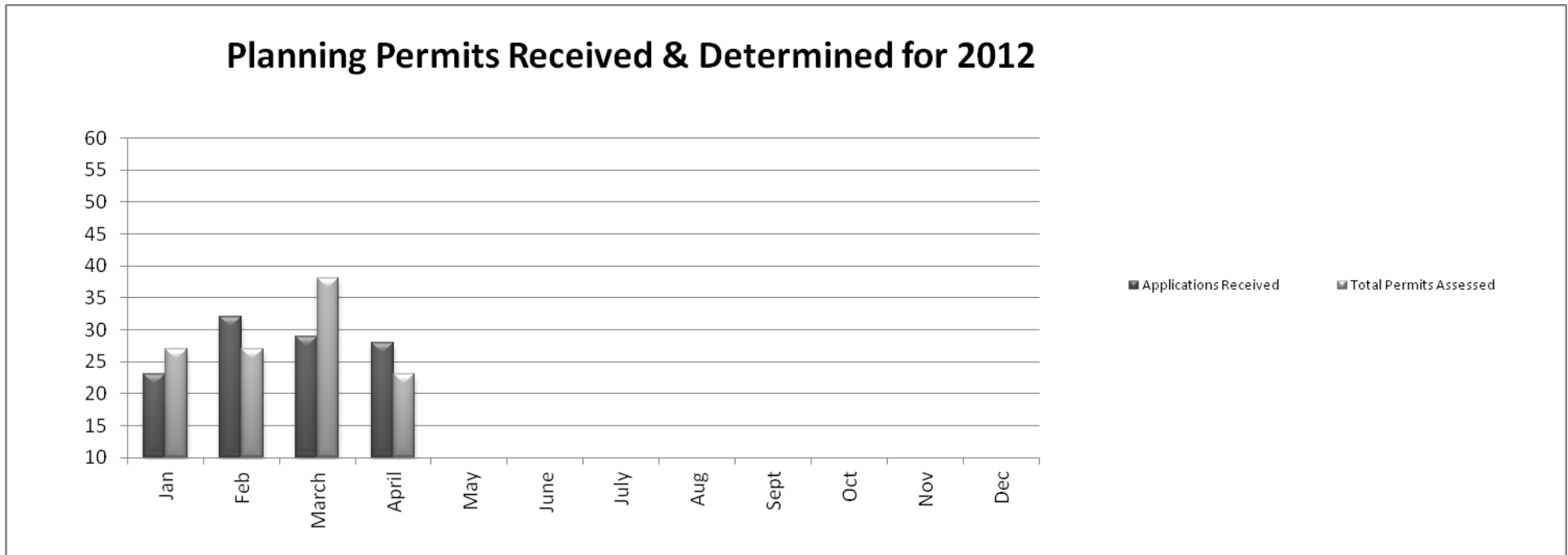
That Council’s Planning Committee note the statistical reports.

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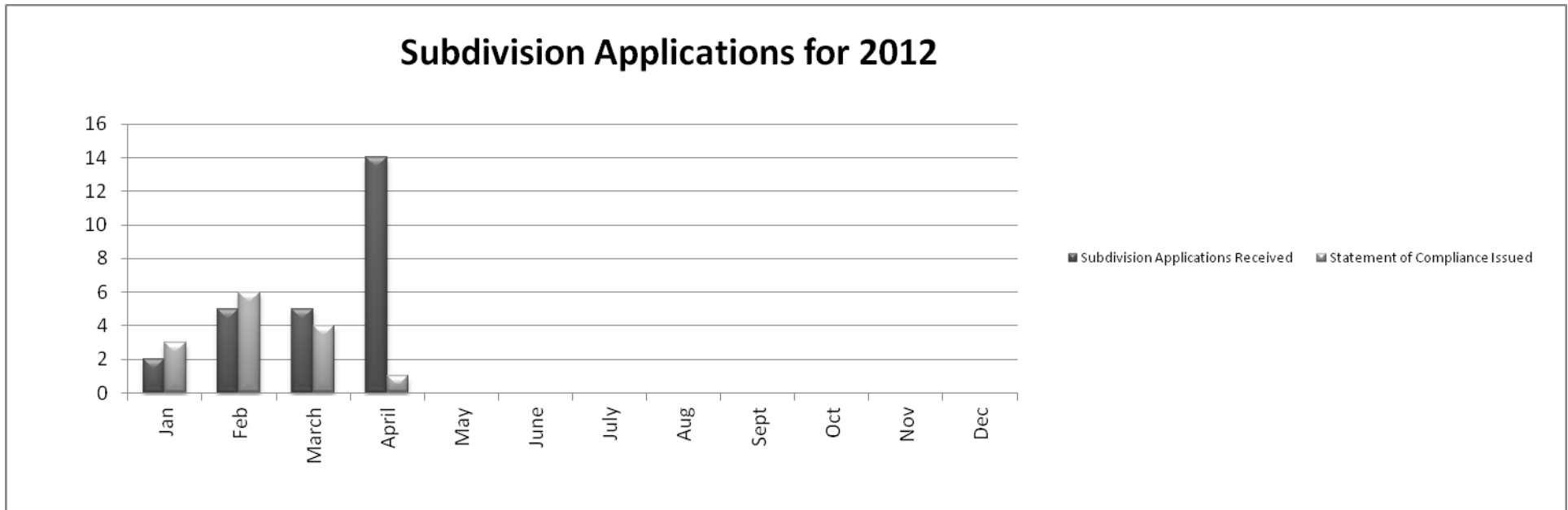
## Planning Statistical Report April 2012

| APPLIC NO  | DATE RECEIVED | LOCATION                                | PROPOSAL                                                                                                 | DETERMINATION DATE | ACTUAL TIME | AUTHORITY          | DECISION              |
|------------|---------------|-----------------------------------------|----------------------------------------------------------------------------------------------------------|--------------------|-------------|--------------------|-----------------------|
| 415/2003-3 | 21 MAR 2012   | 42 GRAVESEND STREET, COLAC              | DEVELOPMENT OF THE LAND FOR THREE (3) DWELLINGS AND A THREE (3) LOT SUBDIVISION – AMENDMENT              | 30 APR 2012        | 40          | UNDER DELEGATION   | AMENDED PERMIT ISSUED |
| 355/2006-2 | 6 FEB 2012    | 57 NEW STATION STREET, CRESSY           | USE OF LAND FOR CONVENIENCE & TAKE AWAY FOOD SHOP, ASSOCIATED SIGNAGE & WAIVER OF CARPARKING – AMENDMENT | 27 APR 2012        | 81          | UNDER DELEGATION   | AMENDED PERMIT ISSUED |
| 259/2010-1 | 6 SEP 2010    | 10 CASSIDY ACCESS, WYE RIVER            | FIVE (5) LOT SUBDIVISION                                                                                 | 10 APR 2012        | 120         | UNDER DELEGATION   | LAPSED                |
| 282/2010-2 | 19 MAR 2012   | 24A TURNER DRIVE, FORREST               | ERECTION OF A RELOCATABLE DWELLING AND CARPORT/GARAGE                                                    | 18 APR 2012 30     | 30          | UNDER DELEGATION   | AMENDED PERMIT ISSUED |
| 19/2011-1  | 28 JAN 2011   | 1 MITCHELL GROVE, SEPARATION CREEK      | DEMOLITION OF EXISTING DWELLING CONSTRUCTION OF NEW DOUBLE STOREY DWELLING                               | 24 APR 2012        | 0           | UNDER DELEGATION   | WITHDRAWN             |
| 31/2011-1  | 13 MAR 2011   | 7 HUGH MURRAY DRIVE, COLAC EAST         | BUILDINGS AND WORKS COMPRISING THE CONSTRUCTION OF A SHED AND OFFICE – AMENDMENT                         | 5 APR 2012         | 23          | UNDER DELEGATION   | AMENDED PERMIT ISSUED |
| 132/2011-1 | 27 MAY 2011   | 640 FORREST APOLLO BAY ROAD, BARRAMUNGA | USE AND DEVELOPMENT OF A DWELLING AND ACCESS ALTERATIONS TO A ROAD ZONE CATEGORY 1 ROAD                  | 18 APR 2012        | 223         | UNDER DELEGATION   | REFUSAL TO GRANT      |
| 231/2011-1 | 15 SEP 2011   | 180 WICKHAMS ROAD, MURROON              | DEMOLITION OF EXISTING DWELLING & CONSTRUCTION OF A NEW DWELLING                                         | 18 APR 2012        | 187         | UNDER DELEGATION   | PERMIT ISSUED         |
| 283/2011-2 | 24 FEB 2012   | 300 BOUNDARY ROAD, FORREST              | USE AND DEVELOPMENT OF THE LAND FOR A DWELLING AND SHEDS – AMENDMENT                                     | 16 APR 2012        | 34          | UNDER DELEGATION   | AMENDED PERMIT ISSUED |
| 306/2011-1 | 23 NOV 2011   | 365 PRINCES HIGHWAY, COLAC WEST         | BUSINESS IDENTIFICATION SIGNAGE                                                                          | 30 APR 2012        | 110         | UNDER DELEGATION   | PERMIT ISSUED         |
| 5/2012-1   | 10 JAN 2012   | 115-129 WILSON STREET, COLAC            | INSTALLATION OF FOUR 12 METRE HIGH LIGHT TOWERS                                                          | 11 APR 2012        | 82          | PLANNING COMMITTEE | PERMIT ISSUED         |
| 17/2012-1  | 30 JAN 2012   | 56-58 STRACHAN STREET, BIRREGURRA       | TWO (2) LOT SUBDIVISION                                                                                  | 24 APR 2012        | 60          | UNDER DELEGATION   | PERMIT ISSUED         |
| 23/2012-1  | 7 FEB 2012    | 324-328 MURRAY STREET, COLAC            | BUILDINGS AND WORKS COMPRISING EXTENSIONS TO THE EXISTING AUTOMOTIVE WORKSHOP AND DISPLAY OF SIGNAGE     | 23 APR 2012        | 23          | UNDER DELEGATION   | PERMIT ISSUED         |
| 25/2012-1  | 8 FEB 2012    | 240 CANTS ROAD, ELLIMINYT               | USE & DEVELOPMENT OF THE LAND FOR A DWELLING AND SHED                                                    | 16 APR 2012        | 53          | UNDER DELEGATION   | PERMIT ISSUED         |
| 29/2012-1  | 14 FEB 2012   | 395 CONNS LANE, BIRREGURRA              | CONSTRUCTION OF A MACHINERY SHED                                                                         | 17 APR 2012        | 63          | UNDER DELEGATION   | PERMIT ISSUED         |
| 31/2012-1  | 15 FEB 2012   | 34 HESSE STREET, COLAC                  | CONSTRUCTION OF TWO (2) PEDESTRIAN ACCESS RAMPS, MODIFICATIONS TO EXISTING REAR SHED AND REPAINTING      | 16 APR 2012        | 40          | UNDER DELEGATION   | PERMIT ISSUED         |

| APPLIC NO | DATE RECEIVED | LOCATION                              | PROPOSAL                                                                                  | DETERMINATI<br>ON DATE | ACTUAL<br>TIME | AUTHORITY           | DECISION               |
|-----------|---------------|---------------------------------------|-------------------------------------------------------------------------------------------|------------------------|----------------|---------------------|------------------------|
| 36/2012-1 | 20 FEB 2012   | 1 HOPKINS STREET,<br>BIRREGURRA       | DEMOLITION OF A BUILDING AND BUILDINGS AND<br>WORKS COMPRISING THE CONSTRUCTION OF A SHED | 24 APR 2012            | 9              | UNDER<br>DELEGATION | PERMIT<br>ISSUED       |
| 38/2012-1 | 27 FEB 2012   | 212 MURRAY STREET,<br>COLAC           | BUSINESS IDENTIFICATION SIGNAGE                                                           | 23 APR 2012            | 56             | UNDER<br>DELEGATION | PERMIT<br>ISSUED       |
| 40/2012-1 | 27 FEB 2012   | 2 IRREWARRA SCHOOL ROAD,<br>IRREWARRA | CONSTRUCTION OF A SHED                                                                    | 30 APR 2012            | 43             | UNDER<br>DELEGATION | PERMIT<br>ISSUED       |
| 55/2012-1 | 20 MAR 2012   | 5-11 SKENE STREET,<br>BIRREGURRA      | BUILDINGS AND WORKS COMPRISING THE<br>CONSTRUCTION OF A TOILET BLOCK                      | 11 APR 2012            | 22             | UNDER<br>DELEGATION | PERMIT<br>ISSUED       |
| 60/2012-1 | 21 MAR 2012   | 2 MARKS STREET, COLAC                 | REMOVAL OF CARRIAGEWAY EASEMENT                                                           | 18 APR 2012            | 28             | UNDER<br>DELEGATION | PERMIT NOT<br>REQUIRED |
| 69/2012-1 | 3 APR 2012    | 15/131-141 WILSON STREET,<br>COLAC    | DEMOLISH PART OF BRICK CHIMNEY                                                            | 5 APR 2012             | 2              | UNDER<br>DELEGATION | PERMIT NOT<br>REQUIRED |
| 79/2012-1 | 18 APR 2012   | 31 PANORAMA CRESCENT,<br>MARENGO      | BUILDINGS & WORKS COMPRISING ALTERATIONS AND<br>ADDITIONS TO AN EXISTING DWELLING         | 30 APR 2012            | 12             | UNDER<br>DELEGATION | PERMIT<br>ISSUED       |
|           |               |                                       |                                                                                           |                        |                |                     |                        |
|           |               |                                       | <b>AVERAGE DAYS TO PROCESS PLANNING<br/>APPLICATIONS</b>                                  |                        | <b>58</b>      |                     |                        |



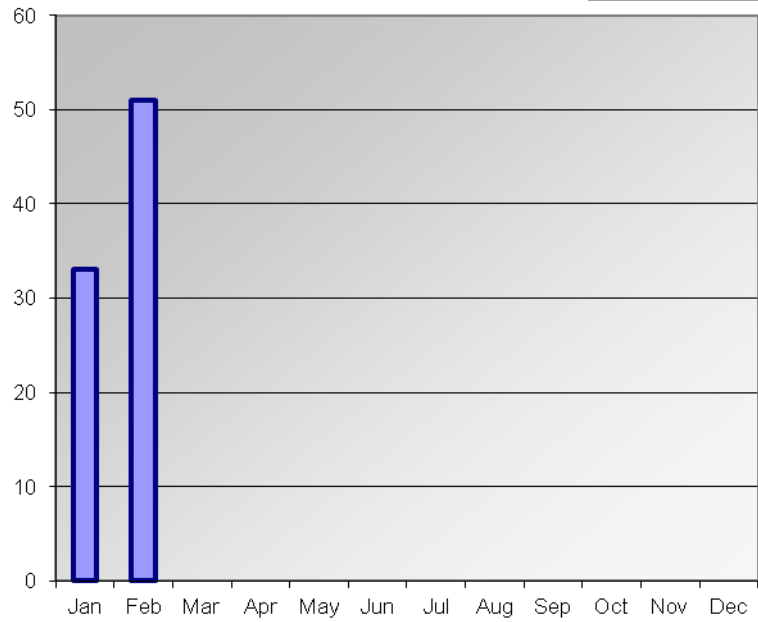




|               | Domestic |            | Residential* |            | Commercial |            | Retail   |            | Industrial |            | Hospital/HealthCare |            | Public Buildings |            | Municipal Totals |            |
|---------------|----------|------------|--------------|------------|------------|------------|----------|------------|------------|------------|---------------------|------------|------------------|------------|------------------|------------|
|               | 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           | 23       | 2,632,772  | 0            | 0          | 4          | 356,809    | 2        | 410,000    | 1          | 27,000     | 0                   | 0          | 3                | 210,173    | 33               | 3,636,754  |
| Feb           | 36       | 4,147,416  | 0            | 0          | 7          | 229,380    | 2        | 66,500     | 4          | 2,910,222  | 0                   | 0          | 2                | 56,000     | 51               | 7,409,518  |
| Mar           |          |            |              |            |            |            |          |            |            |            |                     |            |                  |            |                  |            |
| Apr           |          |            |              |            |            |            |          |            |            |            |                     |            |                  |            |                  |            |
| May           |          |            |              |            |            |            |          |            |            |            |                     |            |                  |            |                  |            |
| Jun           |          |            |              |            |            |            |          |            |            |            |                     |            |                  |            |                  |            |
| Jul           |          |            |              |            |            |            |          |            |            |            |                     |            |                  |            |                  |            |
| Aug           |          |            |              |            |            |            |          |            |            |            |                     |            |                  |            |                  |            |
| Sep           |          |            |              |            |            |            |          |            |            |            |                     |            |                  |            |                  |            |
| Oct           |          |            |              |            |            |            |          |            |            |            |                     |            |                  |            |                  |            |
| Nov           |          |            |              |            |            |            |          |            |            |            |                     |            |                  |            |                  |            |
| Dec           |          |            |              |            |            |            |          |            |            |            |                     |            |                  |            |                  |            |
| <b>Totals</b> | 59       | 6,780,188  | 0            | 0          | 11         | 586,189    | 4        | 476,500    | 5          | 2,937,222  | 0                   | 0          | 5                | 266,173    | 84               | 11,046,272 |

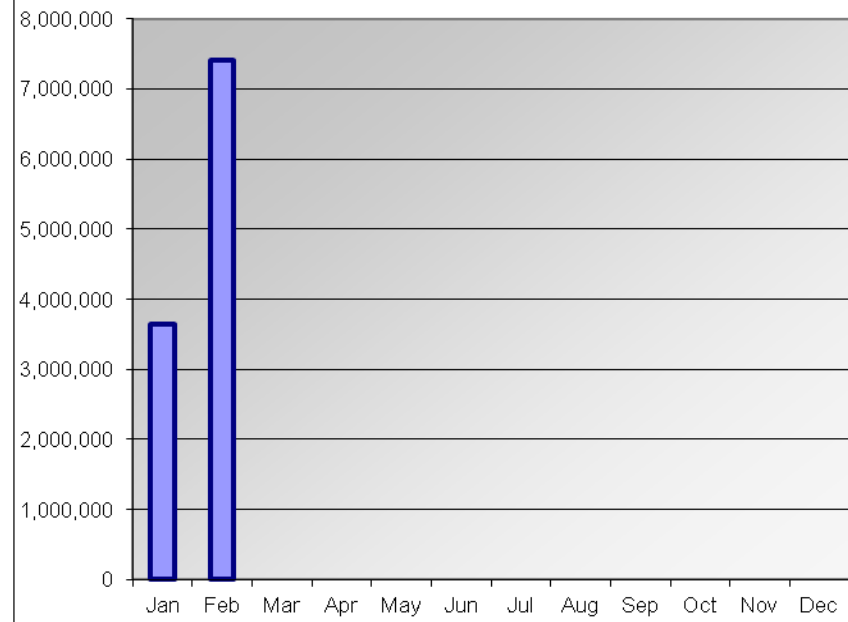
2012 Building Statistics - Total Permits Issued

No of Permits



2012 Building Statistics - Total Value of Works

Value (\$)

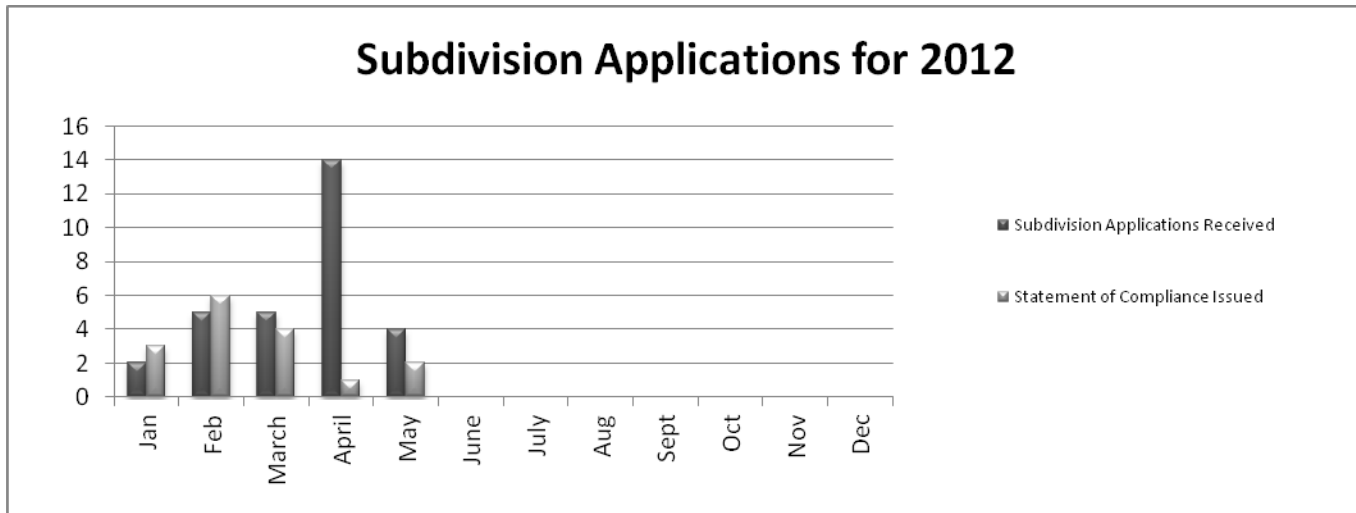
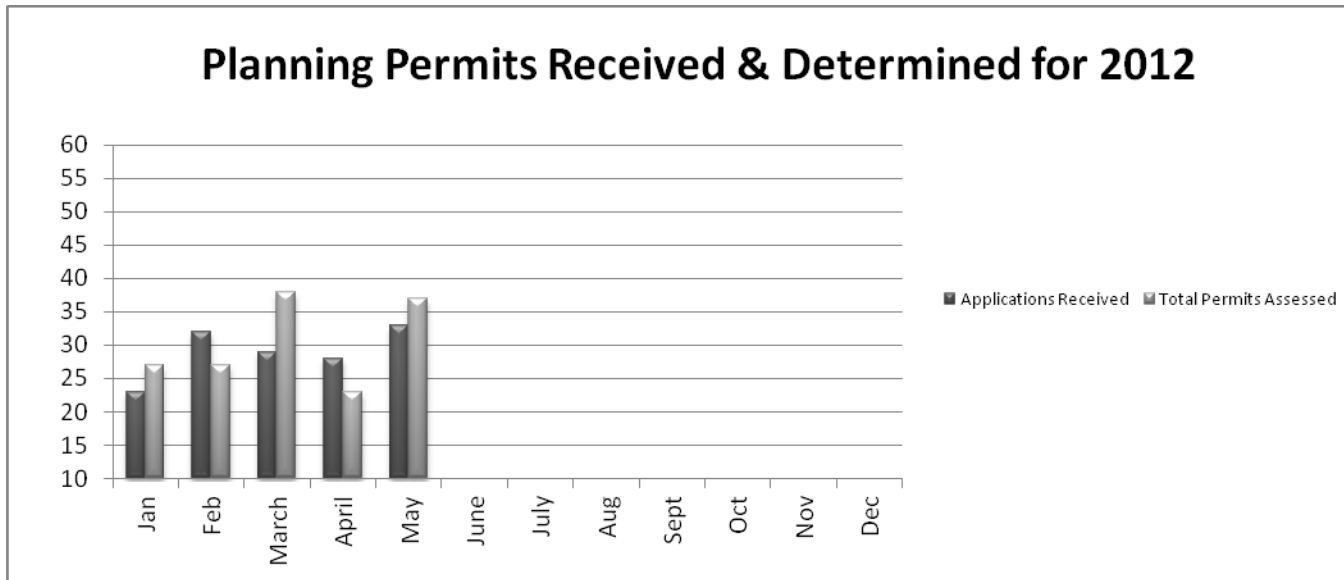


## Planning Statistical Report May 2012

| APPLIC NO  | DATE RECEIVED | LOCATION                                     | PROPOSAL                                                                                                                                 | DETERMINATION DATE | ACTUAL TIME | AUTHORITY        | DECISION                  |
|------------|---------------|----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------|------------------|---------------------------|
| 127/2004-4 | 27 JAN 2012   | 45 KAWARREN EAST ROAD KAWARREN               | USE & DEVELOPMENT OF A DWELLING, DEVELOPMENT OF A SHED AND TWO WATER TANKS – AMENDMENT                                                   | 7 MAY 2012         | 63          | UNDER DELEGATION | AMENDED PERMIT ISSUED     |
| 345/2005-3 | 21 FEB 2012   | 495 MURROON ROAD MURROON                     | USE OF LAND FOR CELLAR DOOR SALES, ERECT ADVERTISING SIGN & REMOVAL OF A NATIVE TREE – AMENDMENT (HOURS OF OPERATION)                    | 1 MAY 2012         | 49          | UNDER DELEGATION | AMENDED PERMIT ISSUED     |
| 353/2006-3 | 5 MAR 2012    | 125 ACKERLEYS ROAD WEST BARONGAROOK WEST     | USE & DEVELOPMENT OF THE LAND FOR A DWELLING AND SHED – AMENDMENT                                                                        | 28 MAY 2012        | 61          | UNDER DELEGATION | AMENDED PERMIT ISSUED     |
| 243/2009-2 | 18 APR 2012   | 44A WALLACES ROAD BARWON DOWNS               | VEGETATION REMOVAL – AMENDMENT                                                                                                           | 29 MAY 2012        | 55          | UNDER DELEGATION | AMENDED PERMIT ISSUED     |
| 206/2010-1 | 3 AUG 2010    | 3390 GREAT OCEAN ROAD GLENAIRE               | USE & DEVELOPMENT OF A DWELLING & REMOVAL OF VEGETATION                                                                                  | 30 APR 2012        | 366         | UNDER DELEGATION | PERMIT ISSUED             |
| 187/2011-2 | 29 MAY 2012   | 91-149 FOREST STREET COLAC                   | CONSTRUCTION OF BUILDINGS & WORKS & DISPLAY OF ILLUMINATED BUSINESS IDENTIFICATION SIGNAGE                                               | 30 MAY 2012        | 1           | UNDER DELEGATION | AMENDED PERMIT ISSUED     |
| 198/2011-1 | 15 AUG 2011   | 711 CARLISLE ROAD IRREWILLIPE EAST           | USE AND DEVELOPMENT OF THE LAND FOR A DWELLING                                                                                           | 29 MAY 2012        | 170         | UNDER DELEGATION | PERMIT ISSUED             |
| 199/2011-2 | 17 APR 2012   | 8 HAWDON AVENUE KENNETT RIVER                | DEVELOPMENT OF A TWO STOREY DWELLING AND DETACHED GARAGE – AMENDMENT                                                                     | 2 MAY 2012         | 15          | UNDER DELEGATION | AMENDED PERMIT ISSUED     |
| 211/2011-1 | 24 AUG 2011   | 43 WYNNE STREET COLAC                        | TWO (2) LOT SUBDIVISION                                                                                                                  | 17 MAY 2012        | 242         | UNDER DELEGATION | PERMIT ISSUED             |
| 250/2011-1 | 3 OCT 2011    | 160 HICKEYS CUTTING SKENES CREEK             | CONSTRUCT A GARAGE & WORKSHOP                                                                                                            | 7 MAY 2012         | 99          | UNDER DELEGATION | PERMIT ISSUED             |
| 277/2011-1 | 2 NOV 2011    | 30 MARRINERS LOOKOUT ROAD APOLLO BAY         | TREE REMOVAL AND REPLANTING                                                                                                              | 8 MAY 2012         | 24          | UNDER DELEGATION | NOTICE OF DECISION ISSUED |
| 288/2011-1 | 9 NOV 2011    | 1275 CARLISLE GELLIBRAND ROAD CARLISLE RIVER | USE & DEVELOPMENT OF THE SITE FOR A DWELLING, SHED, TWO WATER TANKS AND THE REMOVAL OF NATIVE VEGETATION                                 | 31 MAY 2012        | 146         | UNDER DELEGATION | NOTICE OF DECISION ISSUED |
| 289/2011-1 | 9 NOV 2011    | 17 HART STREET COLAC                         | USE & DEVELOPMENT OF THE SITE FOR THE PURPOSES OF A MEDICAL CENTRE                                                                       | 31 MAY 2012        | 75          | UNDER DELEGATION | PERMIT ISSUED             |
| 300/2011-1 | 17 NOV 2011   | 71-75 MAIN STREET BIRREGURRA                 | CHANGE OF LIQUOR LICENCE TO ON/OFF PREMISE GENERAL LICENCE AND ALTERATION TO LICENSED HOURS AND EXTENDED LICENSED AREA OVER THE FOOTPATH | 8 MAY 2012         | 61          | UNDER DELEGATION | PERMIT ISSUED             |
| 301/2011-1 | 17 NOV 2011   | 50 HARRIS ROAD ELLIMINYT                     | NINETEEN (19) LOT SUBDIVISION                                                                                                            | 23 MAY 2012        | 53          | UNDER DELEGATION | PERMIT ISSUED             |
| 314/2011-1 | 6 DEC 2011    | 62-66 MURRAY STREET EAST COLAC               | ALTER EXISTING LIQUOR LICENCE TRADING HOURS & RED LINE AREA                                                                              | 22 MAY 2012        | 125         | UNDER DELEGATION | NOTICE OF DECISION ISSUED |

| APPLIC NO | DATE RECEIVED | LOCATION                            | PROPOSAL                                                                                          | DETERMINATION DATE | ACTUAL TIME | AUTHORITY        | DECISION              |
|-----------|---------------|-------------------------------------|---------------------------------------------------------------------------------------------------|--------------------|-------------|------------------|-----------------------|
| 18/2012-1 | 30 JAN 2012   | 11 MANIFOLD STREET COLAC            | TWO (2) SINGLE STOREY UNITS AND GARAGES AND TWO (2) LOT SUBDIVISION                               | 18 MAY 2012        | 53          | UNDER DELEGATION | PERMIT ISSUED         |
| 26/2012-1 | 8 FEB 2012    | 1 FYANS STREET COLAC                | REPLACE SHADE CLOTH AND PLASTIC SHEETING ON CAFÉ DECK WITH A COMBINATION OF TIN AND LASERLITE     | 11 MAY 2012        | 72          | UNDER DELEGATION | PERMIT ISSUED         |
| 41/2012-1 | 28 FEB 2012   | 112 MAIN STREET ELLIMINYT           | DISPLAY OF AN ILLUMINATED SIGN                                                                    | 18 MAY 2012        | 13          | UNDER DELEGATION | PERMIT ISSUED         |
| 44/2012-1 | 5 MAR 2012    | 53-81 GREAT OCEAN ROAD LAVERS HILL  | BUILDINGS AND WORKS IN ASSOCIATION WITH EXISTING MOTEL                                            | 11 MAY 2012        | 50          | UNDER DELEGATION | PERMIT ISSUED         |
| 45/2012-1 | 5 MAR 2012    | 10 MAIN STREET BIRREGURRA           | DEMOLISH REAR ADDITION OF DWELLING & SHEDS                                                        | 11 MAY 2012        | 45          | UNDER DELEGATION | PERMIT ISSUED         |
| 46/2012-1 | 5 MAR 2012    | 48 LAWES STREET ELLIMINYT           | CONSTRUCTION OF A FENCE                                                                           | 4 MAY 2012         | 57          | UNDER DELEGATION | PERMIT ISSUED         |
| 48/2012-1 | 7 MAR 2012    | 1 LYONS STREET CRESSY               | EXTERNAL PAINTING OF CHURCH HALL                                                                  | 8 MAY 2012         | 0           | UNDER DELEGATION | APPLICATION LAPSED    |
| 49/2012-1 | 7 MAR 2012    | 390 SEVEN BRIDGES ROAD GERANGAMETE  | ROADSIDE SPRAYING OF NATIVE VEGETATION                                                            | 11 MAY 2012        | 45          | UNDER DELEGATION | PERMIT ISSUED         |
| 51/2012-1 | 13 MAR 2012   | 15 OAK AVENUE APOLLO BAY            | CONSTRUCT TWO (2) SHEDS TO BE USED FOR THIRTEEN (13) SELF STORAGE FACILITY UNITS                  | 30 MAY 2012        | 43          | UNDER DELEGATION | PERMIT ISSUED         |
| 56/2012-1 | 15 MAR 2012   | 53-81 GREAT OCEAN ROAD LAVERS HILL  | REMOVAL OF VEGETATION                                                                             | 4 MAY 2012         | 31          | UNDER DELEGATION | PERMIT ISSUED         |
| 58/2012-1 | 19 MAR 2012   | 310 AIREYS STREET ELLIMINYT         | CONSTRUCTION OF A SHED                                                                            | 24 MAY 2012        | 58          | UNDER DELEGATION | PERMIT ISSUED         |
| 65/2012-1 | 26 MAR 2012   | 91A SINCLAIR STREET COLAC           | CONSTRUCTION OF A STORAGE SHED                                                                    | 29 MAY 2012        | 15          | UNDER DELEGATION | PERMIT ISSUED         |
| 68/2012-1 | 2 APR 2012    | 34 TURNER DRIVE FORREST             | ADDITION TO EXISTING RESIDENCE                                                                    | 23 MAY 2012        | 51          | UNDER DELEGATION | PERMIT ISSUED         |
| 70/2012-1 | 2 APR 2012    | 50 & 65 NICHOLAS LANE BIRREGURRA    | SUBDIVISION – BOUNDARY REALIGNMENT                                                                | 29 MAY 2012        | 5           | UNDER DELEGATION | APPLICATION WITHDRAWN |
| 73/2012-1 | 5 APR 2012    | 539 CORANGAMITE LAKE ROAD COROROOKE | BUSINESS IDENTIFICATION SIGNAGE                                                                   | 24 MAY 2012        | 30          | UNDER DELEGATION | PERMIT ISSUED         |
| 74/2012-1 | 5 APR 2012    | 88 STRACHAN STREET BIRREGURRA       | ALTERATIONS & ADDITIONS TO EXISTING RESIDENCE AND CONSTRUCTION OF GARAGE, WOODSHED AND GLASSHOUSE | 16 MAY 2012        | 74          | UNDER DELEGATION | PERMIT ISSUED         |
| 75/2012-1 | 5 APR 2012    | 90 POLLEYS ROAD BARONGAROOK WEST    | REALIGNMENT OF BOUNDARY                                                                           | 28 MAY 2012        | 48          | UNDER DELEGATION | PERMIT ISSUED         |

| APPLIC NO  | DATE RECEIVED | LOCATION                           | PROPOSAL                                             | DETERMINATION DATE | ACTUAL TIME | AUTHORITY        | DECISION            |
|------------|---------------|------------------------------------|------------------------------------------------------|--------------------|-------------|------------------|---------------------|
| 82/2012-1  | 10 APR 2012   | 60 MAHONEY ROAD ELLIMINYT          | CONSTRUCTION OF A DOUBLE CARPORT                     | 16 MAY 2012        | 36          | UNDER DELEGATION | PERMIT ISSUED       |
| 85/2012-1  | 27 APR 2012   | 61 POLLACK STREET COLAC            | CONSTRUCTION OF A SINGLE STOREY DWELLING & GARAGE    | 23 MAY 2012        | 7           | UNER DELEGATION  | PERMIT ISSUED       |
| 95/2012-1  | 2 MAY 2012    | 40 LYONS STREET CRESSY             | LIQUOR LICENCE                                       | 22 MAY 2012        | 20          | UNDER DELEGATION | PERMIT NOT REQUIRED |
| 101/2012-1 | 10 MAY 2012   | 20 IRREWARRA SCHOOL ROAD IRREWARRA | EXTENSION TO EXISTING SHED TO CREATE STORAGE         | 29 MAY 2012        | 19          | UNDER DELEGATION | PERMIT ISSUED       |
|            |               |                                    |                                                      |                    |             |                  |                     |
|            |               |                                    | <b>AVERAGE DAYS TO PROCESS PLANNING APPLICATIONS</b> |                    | <b>64</b>   |                  |                     |



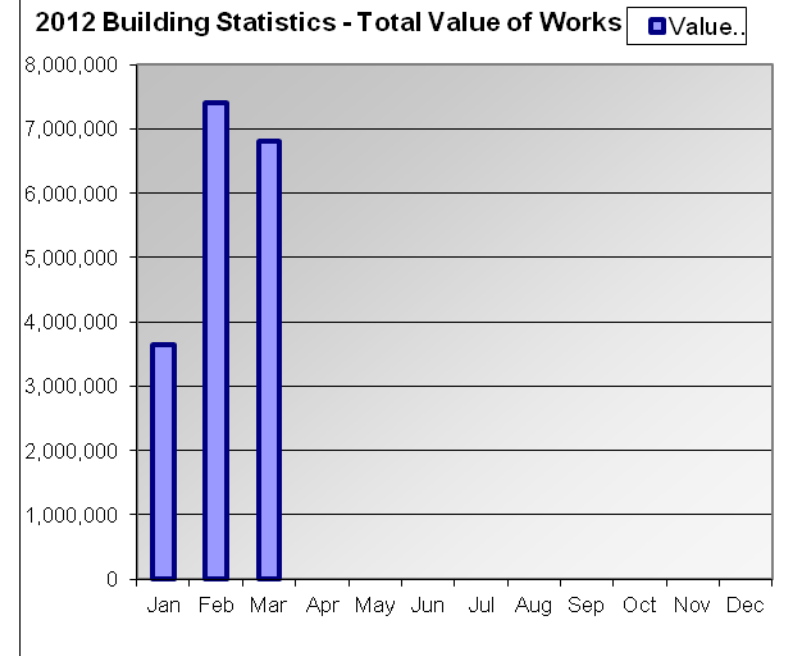
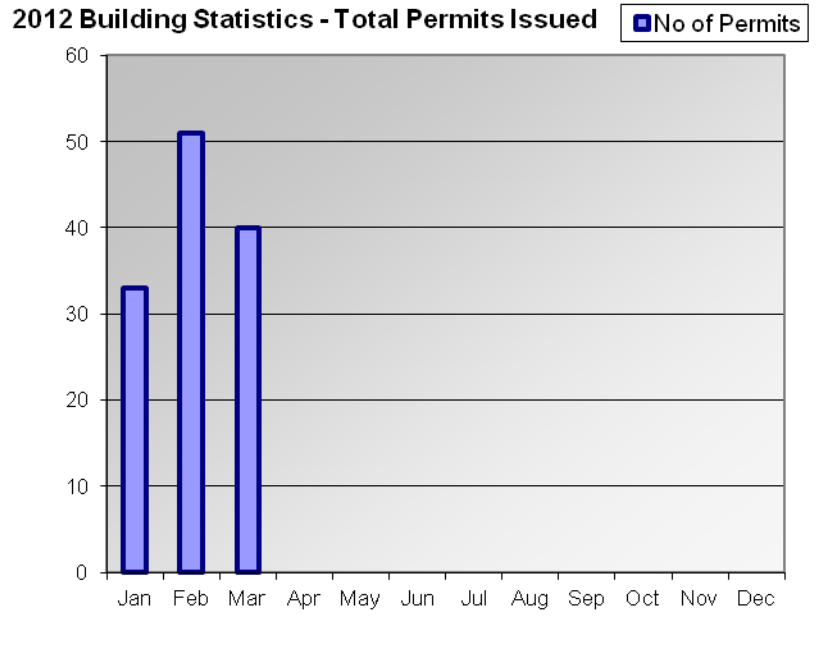
[Pulse Building Reports](#)

[Financial Yr Stats](#)

|               | 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           | 23       | 2,632,772  | 0            | 0          | 4          | 356,809    | 2        | 410,000    | 1          | 27,000     | 0                   | 0          | 3                | 210,173    | 33               | 3,636,754  |
| Feb           | 36       | 4,147,416  | 0            | 0          | 7          | 229,380    | 2        | 66,500     | 4          | 2,910,222  | 0                   | 0          | 2                | 56,000     | 51               | 7,409,518  |
| Mar           | 30       | 4,901,928  | 0            | 0          | 4          | 143,000    | 2        | 30,000     | 2          | 520,000    | 0                   | 0          | 2                | 1,217,137  | 40               | 6,812,065  |
| Apr           |          |            |              |            |            |            |          |            |            |            |                     |            |                  |            |                  |            |
| May           |          |            |              |            |            |            |          |            |            |            |                     |            |                  |            |                  |            |
| Jun           |          |            |              |            |            |            |          |            |            |            |                     |            |                  |            |                  |            |
| Jul           |          |            |              |            |            |            |          |            |            |            |                     |            |                  |            |                  |            |
| Aug           |          |            |              |            |            |            |          |            |            |            |                     |            |                  |            |                  |            |
| Sep           |          |            |              |            |            |            |          |            |            |            |                     |            |                  |            |                  |            |
| Oct           |          |            |              |            |            |            |          |            |            |            |                     |            |                  |            |                  |            |
| Nov           |          |            |              |            |            |            |          |            |            |            |                     |            |                  |            |                  |            |
| Dec           |          |            |              |            |            |            |          |            |            |            |                     |            |                  |            |                  |            |
| <b>Totals</b> | 89       | 11,682,116 | 0            | 0          | 15         | 729,189    | 6        | 506,500    | 7          | 3,457,222  | 0                   | 0          | 7                | 1,483,310  | 124              | 17,858,337 |

\*Multi-Development







**Background**

Colac Area Health has been successful in obtaining Federal Government funding for the development of medium to long term accommodation for medical students training at the Colac Area Health facility in Colac. The provision of suitable accommodation will enable the training partnership to be strengthened between Deakin University, facilitating practical training through Colac Area Health.

The planning application was lodged seeking approval for 4 dwellings to provide accommodation to students of Colac Area Health. Further information was sought regarding the original application and public notice was then given of the application. Following later discussion with Council officers, the proponent amended the application to more specifically define the purpose of the proposed use, which had the effect of requiring planning permission for a reduction in the number of car parking spaces from eight (8) to six (6). Minor changes were made at that time to the building layout and design, including the deletion of two car spaces and increased manoeuvrability for vehicles parking within the site.

**Issues / Options**

Council has the options of:

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

The key issue is whether the proposed building design appropriately responds to the neighbourhood character of the precinct and whether sufficient on-site car parking has been provided. For the reasons outlined in the report below, it is recommended that a permit be granted.

**Proposal**

The proposed buildings are to provide medium to long term accommodation for medical students. This proposal seeks permission for the development and use of a residential building consisting of two stand alone double storey buildings with six (6) car spaces and a bike shed to be located between the two buildings.

The buildings each present as a modern contemporary design with a mix of materials including hebel brick, scyon linea weatherboard and colourbond with a masonry wing wall.

The buildings are articulated by having a stepped central section with recessed side elements broken by the use of varying colours and materials as well as providing elements of the surrounding buildings' roof design by having a projecting pitched verandah at the front of the units. The majority of the roof form will be flat.

Each double storey building will contain two duplex style units. Units 1 and 2 will face onto Miller Street and each unit will contain 4 bedrooms, study, kitchen/meals/living area, bathroom and laundry.

Units 3 and 4 are also mirrored and will contain 3 bedrooms, study, 2 bathrooms, meals/kitchen/living area and laundry. These units are set behind units 1 and 2 and orientated into the car parking area located between the two buildings.

A courtyard area has been provided at the front of each of the units with a 1.7 metre high front fence to provide privacy.

Vehicle access to the site will be via Forbes Street.

### Site & Surrounds

The subject site is located on the southeast corner of Miller and Forbes Streets in Colac. The site has a total area of 944 square metres and is an irregular rectangle shape. The land is flat and currently accommodates an existing single storey weatherboard building orientated to Miller Street that was formerly used as a dwelling and 3 single storey brick flats orientated to Forbes Street. The weatherboard building is used as an office by the hospital.

The adjoining properties are developed in the following way:

- To the north is the Colac Area Health hospital precinct including an aged care facility. Colac Area Health occupies the whole block and contains a mix of buildings both single and double storey, predominantly brick with varied roof styles including, flat, pitched, skillion, and curved forms. The building directly opposite the subject site is a modern single storey brick building with a curved roof.
- Immediately to the east is a weatherboard building formerly used as a dwelling and more recently used as a health related community support office.
- Along Forbes Street, to the south and west of the subject site, are dwellings ranging in design, age and density. Most lots contain older weatherboard dwellings with pitched or gable roofs whilst there are also single storey weatherboard and brick units with pitched roofs.
- An unused road reserve is immediately south of the site which can provide rear access to lots fronting Miller Street.

### Public Notice

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

Public notice of the amended application was not considered necessary as the fundamental design and intended use had not changed, and it was considered the specific design improvements would not impact on the amenity of any person.

### Referrals

The application was referred internally to the Council's Infrastructure Department. No objections were raised to the proposal.

### Planning Controls

#### State and Local Planning Policy Framework

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

The proposal is considered to accord with the principles of the State and Local Planning Policy Framework.

The proposal provides for a range of household needs that support the health and community services sector of the Shire whilst also providing a boost for the economic and educational benefits to Colac by providing medical training facilities with accommodation.

b. Zone Provisions

The purpose of the Residential 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 residential development at a range of densities with a variety of dwellings to meet the housing needs of all households.*
- *To encourage residential development that respects the neighbourhood character.*
- *In appropriate locations, to allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs.*

A residential building is a permit required use in the Residential 1 Zone. A residential building is defined as “*Land used to accommodate persons, but does not include camping and caravan park, corrective institution, dependent person's unit, dwelling, group accommodation, host farm, residential village or retirement village.*”

Clause 32.01-4 states that a permit is required to construct or extend a residential building and that before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The objectives, standards and decision guidelines of Clause 55.

An assessment of the application against Clause 55 provisions is provided in Section E of this report. Generally, it is considered that a residential building is an appropriate outcome in this instance although the proposal seeks a higher density than is generally found in Colac for unit development. Both State and Local Planning Policy encourage a higher density of development in and around activity centres. The development is in close proximity to the activity centre of Colac as well as adjacent to the hospital which is an appropriate outcome given the building will be used to provide accommodation for medical students.

c. Overlay Provisions

No overlays affect this land.

d. Relevant Particular Provisions

Clause 52.06 Carparking

On 5 June 2012, the Minister for Planning introduced new state wide car parking provisions which have impacted on this proposal.

The former provisions were relevant up until the preparation of this report, and had required the application to seek a reduction in the number of car spaces required for the development – this is no longer required. This report provides information on both the former and new provisions.

*Prior to 5 June 2012 -*

Pursuant to Clause 52.06, a new use must not commence or the floor area of an existing use must not be increased until the required car spaces have been provided on the land. A residential building attracted a car parking ratio of one (1) car space per lodging room. As there are fourteen (14) bedrooms, the required number of spaces to be provided onsite was fourteen (14). The proposal includes the provision of six (6) spaces onsite in the centre of the site and therefore a reduction of eight (8) car spaces was being sought.

*After 5 June 2012 –*

Pursuant to Clause 52.06, a new use must not commence or the floor area of an existing use must not be increased until the required car spaces have been provided on the land. Table 1 to Clause 52.06 now does not provide a specified requirement for residential buildings. Where a use is not specified in Table 1, in another provision of this scheme or in a Parking Overlay, car parking spaces must be provided to the satisfaction of the responsible authority.

For the purposes of calculating an appropriate number of spaces for a residential building, an appropriate rate to consider would be that which would normally apply to a three or more bedroom dwelling for each of the four units proposed. Table 1 requires 2 spaces per dwelling to be provided and therefore if the development was considered as four dwellings, eight (8) spaces would be required.

The proposal includes the provision of six (6) spaces in the centre of the site, and is only marginally below the rate of parking which would apply if the development was considered to be four dwellings.

The Colac and Apollo Bay Car Parking Strategy adopted by Council on 12 December 2011 contains the following main aims:

- Improve management of on-street and off-street car parking to achieve optimum use and turnover of car parks.
- Maximise the availability and awareness of existing parking by better managing demand and encouraging alternative transport modes such as walking, cycling and public transport.
- Manage the provision of off-street parking for new and existing land uses.
- Encourage good design principles to minimise the amount of land used by car parking.

With respect to car parking rates, the report states:

*'Given the often unique circumstances associated with different new developments, it is not always the case that one parking rate fits all developments in all locations. As an alternative, Clause 52.06-6 of the Colac Otway Shire Planning Scheme enables Parking Precinct Plans to be prepared.'*

These are locally prepared strategic plans that contain parking provisions for an area or precinct. They allow all the parking issues arising in a precinct to be considered and a strategy to be implemented to address them.

The Shire's Parking Strategy does not specifically recommend any change to the current parking requirement for a residential building. The report does however provide detail on the car parking occupancy during the week in the surrounding area. The parking occupancy survey included in the report shows that the on street parking in Forbes Street has a low utilisation rate whilst along Miller Street the car parking demand is near capacity.

It is considered reasonable in this instance to accept the provision of six spaces as it is expected that many of the students will travel to Colac by public transport. There is a particularly convincing case that this will occur given the students' employment is in the building opposite and that the site is close to the railway station. Colac Area Health will be discouraging students to bring their vehicles to Colac. It is not expected that the units will be permanently fully occupied and the two rear units have been designed for a family situation where only one space may be occupied for the whole unit.

The applicant submits that *'the experience from the existing flats on the site has proven that car parking has not been an issue in the past, with most of the previous students not using cars while they are in Colac. Colac Area Health is well aware of the car parking situation in close proximity to the hospital, and do not wish to exacerbate the situation due to this development, and will take all reasonable measures to discourage visiting students from bringing cars to Colac, especially for short term placements, and to this end they are considering providing some bikes on site for the use of the students and a bike shed has been provided on the site.'*

Overall, given the on street supply of car parking within the immediate and surrounding area the proposed provision of six (6) car parking spaces is considered to be acceptable.

e. Relevant Particular Provisions

Clause 55 – Two or more dwellings on a lot and residential buildings

Clause 55 applies to an application for the construction of or extension to a residential building. The purpose of Clause 55 is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character.
- To encourage residential development that provides reasonable standards of amenity for existing and new residents.
- To encourage residential development that is responsive to the site and the neighbourhood.

A development:

- Must meet all of the objectives of this clause; and
- Should meet all of the standards of this clause.

An analysis of the application against the requirements of Clause 55 of the Planning Scheme has been undertaken and with the condition 1 proposed in the officer recommendation requiring particular changes to the plans, it is considered that the development can generally comply with the provisions. Council Officers had raised initial concern with the applicant regarding the lack of integration to Forbes Street, the lack of regard to the surrounding neighbourhood character, car parking accessibility and the height of the front fence to Miller Street, however the amended plans lodged during the application process have responded to most of these concerns.

The most relevant parts of this clause are discussed below:

#### Standard B1 – Neighbourhood character

##### Objective –

- To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.
- To ensure that development responds to the features of the site and the surrounding area.

The modern contemporary design is more in character with the recently constructed health care facility opposite the site than the surrounding residential land on Miller and Forbes Street and contrasts with the period homes located in Forbes Street which are generally pitched roof single storey dwellings. The proposed buildings are articulated by having a stepped central section with recessed side elements broken by the use of varying colours and materials as well as providing elements of the surrounding buildings' roof design by having a projecting pitched verandah at the front, although the bulk of the buildings have a flat roof. Whilst a pitched roof design would have more closely integrated the building with the homes in Forbes Street, it is considered there is sufficient variability within this section of Miller Street with the dominance of the hospital building that the proposal can be supported in this instance.

As noted in later sections, it is considered important that the western elevation of Unit 3 is further articulated by the provision of a front entrance to better integrate this building with Forbes Street.

#### Standard B5 – Integration with the street objective

##### Objective –

- To integrate the layout of development with the street.

The standard requires development to provide adequate vehicle and pedestrian links that maintain or enhance local accessibility. Development should be oriented to front existing and proposed streets, and high fencing in front of dwellings should be avoided if practicable.

The units fronting onto Miller Street have good street integration although a 1.7 metre high vertical slatted timber fence is proposed in order to provide private open space with a northerly aspect. The front fence however is proposed with a varied setback of 1 to 2 metres from the Miller Street frontage with landscaping to be provided between the property boundary and the fence. It is anticipated that the landscaping will soften the impact of the fence onto the streetscape. The frontage to Forbes street is not ideal in that unit 3 provides limited integration to the street – the building is oriented with its front façade facing within the development and the large two storey side wall faces onto the street. It is considered that this could be easily improved with the addition of a footpath and new front door on the western elevation of the building.

The proposed permit conditions require amended plans showing this change. Vehicle access to the site will be via Forbes Street and fencing is only proposed along the Forbes Street frontage in order to enclose private open space.

The proponent does not agree to providing a front door facing Forbes Street, however it is considered a highly desirable outcome to overcome the lack of integration of the building with Forbes Street.



#### Standard B6 - Street Setback

##### Objective -

- To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.

The standard requires that if there is a building on the abutting allotment facing the front street, the setback required is the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser. The side walls of a new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.

The site is on a corner and the adjoining property (4 Miller Street) is setback greater than 9 metres. The required setback should therefore be 9 metres. The proposed setback is 6 metres and as the previous building on the subject site had a setback of 4.7 metres, it is considered the development will provide for an efficient use of the site and is an acceptable outcome in this instance given that the setback of 6 metres is generally consistent with the Miller Street streetscape save for a couple of larger setbacks.

The street frontage to Forbes Street satisfies the standard as a minimum setback of 2 metres is proposed.

#### Standard B7 – Building Height

##### Objective -

- To ensure that the height of buildings respects the existing or preferred neighbourhood character.

The height of the building is 6.4 metres which is well below the 9 metre benchmark set by the standard.

#### Standard B10 – Energy Efficiency

##### Objective -

- To achieve and protect energy efficient dwellings and residential buildings.
- To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.

This objective has been satisfied as all units have north facing living and courtyards. This design response will provide excellent solar access to the proposed buildings, thus minimising fossil fuel usage on the site.

#### Standard B12 – Safety

##### Objective -

- To ensure the layout of development provides for the safety and security of residents and property.

This standard seeks that entrances to residential buildings should not be obscured or isolated from the street and internal access ways amongst other things should include consideration of the lighting, landscaping, surveillance of the parking areas.

Units 1 and 2 are satisfactory as the paths provide clear identity to the front doors of these units. The entries for units 3 and 4 are not entirely satisfactory, as the orientation of both of these units is onto the internal carpark. Therefore in order to improve the orientation of these units and improve security for occupants, a condition requiring the provision of an entrance facing Forbes Street for unit 3 is recommended.

### Standard B13 – Landscaping

#### Objective -

- To encourage development that respects the landscape character of the neighbourhood.
- To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.
- To provide appropriate landscaping.
- To encourage the retention of mature vegetation on the site.

A landscaping plan has been submitted which provides for a range of ground covers and trees, some growing to a maximum height of 12 metres. The landscape character of the neighbourhood includes a mix of gardens with large trees surrounding the buildings. A permit condition will require amended plans to be submitted to provide for the new pathway to the unit 3 west elevation front door.

### Standard B26 – Dwelling entry

#### Objective -

- To provide each dwelling or residential building with its own sense of identity.

This standard seeks for entries to residential buildings to be visible and easily identifiable from streets and other public areas and to provide shelter and a sense of personal address and a transitional space around the entry.

As discussed in Standards B5 and B12, the entries to units 1 and 2 are satisfactory however the entries to units 3 and 4 are not ideal. It is considered that the entry to unit 3 can be easily improved by providing a front entrance to the west elevation of unit 3. Proposed permit conditions require this change.

### Standard B28 – Private open space

#### Objective –

- To provide adequate private open space for the reasonable recreation and service needs of residents.

The private open space has been provided at the front of each unit and as previously discussed is not ideal due to the high front fence along Miller Street, however this design response is necessary for this development if the open space is to have appropriate solar energy. Proposed landscaping and setback of the fence from the street boundary has improved the visual impact of this fencing.

### Standard B30 – Storage

#### Objective –

- To provide adequate storage facilities for each dwelling.

This standard seeks that each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.

This standard has not been satisfied as some storage is proposed but not 6m<sup>3</sup> as required per dwelling. As a residential building is proposed and the building is not proposed to be used as permanent residences, it is considered that the bike shed located at the rear of lot 2 would provide sufficient storage for units 1 and 2. Units 3 and 4 have been provided with storage areas to the south of the building. The applicant has submitted that longer term tenancy would be provided in units 3 and 4.

**Standard B31 – Design Detail****Objective -**

- To encourage design detail that respects the existing or preferred neighbourhood character.

As noted earlier in the report, the modern contemporary design is more in character with the recently constructed health care facility opposite the site than the surrounding residential land on Miller and Forbes Street and contrasts with the period homes located in Forbes Street which are generally pitched roof single storey dwellings. The design is supported however as the proposed buildings are articulated by having a stepped central section with recessed side elements broken by the use of varying colours and materials as well as providing elements of the surrounding buildings roof design by having a projecting pitched verandah at the front. Importantly, the design will not be at odds with the range of hospital buildings on the northern side of the street.

**Standard B32 - Front fences****Objective –**

- To encourage front fence design that respects the existing or preferred neighbourhood character.

Front fences should respect the existing or preferred character of the area and front fences within 3 metres of the street should not exceed 1.5 metres in height. The fencing proposed has a varied setback stepped between one and two metres from Miller Street and is proposed to be 1.7 metre high to provide adequate private open space to each of the front units. Landscaping will be provided between the boundary and the fencing to reduce any visual impact of the fence height. In this vicinity, a number of properties have high fencing to provide for privacy in the backyards (1 Forbes Street and 71 Corangamite Street – both corner lots). Further to this, along what would generally be considered as the side boundary on a corner lot, the proposal does not seek fencing along the Forbes Street frontage except for where the private open space is proposed. This will result in three sections of fencing for less than a third of the whole Forbes Street frontage. It is considered that this outcome will provide for openness without detriment to the character.

**Standard B34 – Site services****Objective -**

- To ensure that site services can be installed and easily maintained.
- To ensure that site facilities are accessible, adequate and attractive.

The applicant has submitted that all mail for students will be via the Colac Area Health (CAH) mail system and therefore letterboxes are not required. Whilst no mailboxes are shown on the plans, it is considered that they could be easily provided in the future if necessary.

The applicant also submits that all green waste will be disposed of through CAH and therefore only rubbish and recyclable bins will be needed. Two enclosures have been provided behind timber fencing located adjacent to the driveway entry on Forbes Street.

**Consideration of the Proposal**

The proposal is considered to generally be consistent with the purpose of the Residential 1 Zone and to meet the decision guidelines for the zone.

Key issues with this proposal are the design of the building, its use and the car parking provision.

As discussed, it is considered that the contemporary design sufficiently respects the emerging neighbourhood character as many sites are now being utilised for medical practices due to its proximity to the hospital. Miller Street has more modern elements in comparison to Forbes Street which is older style pitched roof dwellings.

If the CAH buildings are taken into context, this allows for a broader design style upon which the design has been based.

Generally the development provides modern buildings to be used for short term accommodation with the potential to be used for longer term accommodation if necessary. The buildings are well separated with the car parking provided onsite.

The proposal is not considered to cause any adverse impact on the surrounding area and will generally be consistent with State and local policies.

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

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

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

The proposal raises no financial or resourcing implications for Council.

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

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

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

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

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

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

#### **Conclusion**

The proposed buildings and works will not cause detriment to the existing streetscape and the general amenity of the site and surrounds. The provision of six (6) car parking spaces is considered appropriate given the availability of car parking along Forbes Street and that the buildings are likely to be occupied by students who will utilise public transport and not drive to Colac. The approval of this development will provide suitable accommodation and enable the training partnership to be strengthened between Deakin University, facilitating practical training through Colac Area Health. It is therefore recommended that the application be supported.

#### **Attachments**

Nil

**Recommendation(s)**

***That Council's Planning Committee resolve to issue a Planning Permit for the use and development of the land for a residential building (accommodation associated with a primary health care facility) at 6 Miller Street, Colac (C/A 1 Section 48 Parish of Colac) subject to the following conditions:***

- 1. Before the development starts, 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 (dated 15 May 2012) with the application but modified to show:***
  - a. a front entry door onto Forbes Street for the unit 3 so as to provide street integration. The front door is to be provided off the family room with a foot path from Forbes Street.***
  - b. a schedule of colours, materials and finishes.***
  - c. a revised landscaping plan generally in accordance with the proposed landscape layout drawn by G De La Rue dated 22 May 2012 but showing a footpath from Forbes Street to the new front door as required by Condition 1(a), and the Gleditsia Tricanthos "Sunburst" plant species replaced with another species.***
- 2. The layout of the site and the size of the proposed buildings and works as shown on the endorsed plans must not be altered or modified without the written consent of the Responsible Authority.***
- 3. The landscaping shall be established within 6 months of commencement of the use hereby permitted and shall be maintained to the satisfaction of the Responsible Authority.***
- 4. All service meters must be located in the front of the units in a location easily accessible to the various authorities.***
- 5. All pipes, fixtures, fittings and vents servicing any building on the site must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.***
- 6. All run off from stormwater, including overflow from water storage, must be taken to a legal point of discharge to the satisfaction of the Responsible Authority.***
- 7. Prior to commencement of the development, a stormwater detention system designed by a qualified engineer must be lodged with the Responsible Authority verifying that the stormwater discharge volume from the land does not exceed 32 litres per second per hectare to the satisfaction of the Responsible Authority. Once approved such design must be endorsed and must form part of the permit.***
- 8. The driveway and car park area must be constructed to an all weather concrete surface to the satisfaction of the Responsible Authority.***

9. ***Prior to the commencement of the use of the buildings hereby approved, the obsolete vehicle crossovers on Miller Street and Forbes Street must be removed and reinstated to concrete footpath and nature strip to the satisfaction of the responsible authority at the expense of the applicant.***
10. ***This permit will expire if one of the following circumstances applies:***
  - a. ***The development is not started within two years of the date of this permit.***
  - b. ***The development is not completed within four years of the date of this permit.***
  - c. ***The use is not commenced within four years of the date of this permit.***

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

**Notes**

1. ***Building approval is required prior to commencement of construction.***
2. ***An application to construct a vehicle crossing must be lodged and approved by the Responsible Authority prior to the commencement of works.***

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