Colac Otway
SHIRE

AGENDA

PLANNING COMMITTEE MEETING

OF THE

COLAC-OTWAY SHIRE

COUNCIL

14 AUGUST 2013

at 10:30 AM

COPACC Meeting Rooms

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

COLAC-OTWAY SHIRE PLANNING COMMITTEE MEETING

14 AUGUST 2013

TABLE OF CONTENTS

OFFICERS' REPORTS

PC131408-1 RE-SCHEDULING OF PLANNING COMMITTEE MEETINGS 2013 5
PC131408-2 PLANNING & BUILDING STATISTICAL REPORT.....7

NOTICE is hereby given that the next *PLANNING COMMITTEE MEETING OF THE COLAC-OTWAY SHIRE COUNCIL* will be held in COPACC Meeting Rooms on 14 August 2013 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.

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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 10/07/13.**

Recommendation

That Council confirm the above minutes.

OFFICERS' REPORTS

Sustainable Planning and Development

PC131408-1 RE-SCHEDULING OF PLANNING COMMITTEE MEETINGS 2013
PC131408-2 PLANNING & BUILDING STATISTICAL REPORT

Rob Small
Chief Executive Officer

PC131408-1 RE-SCHEDULING OF PLANNING COMMITTEE MEETINGS 2013

AUTHOR:	Bronwyn Keenan	ENDORSED:	Jack Green
DEPARTMENT:	Sustainable Planning & Development	FILE REF:	F11/1530

Purpose
To rescind a resolution passed at the Planning Committee meeting held on 11 November 2012 setting the meeting dates and times for 2013 Planning Committee meetings and to seek endorsement of a new meeting schedule for the remainder of 2013.

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

Background
As a new Council, Councillors adopted the 2013 Planning Committee meeting dates, times and venues at its Planning Committee meeting held on 11 November 2012. It was decided at this meeting to continue with the current practice of holding workshops and briefings on the second Wednesday of each month, in conjunction with the Planning Committee meetings. Council has since reviewed this current arrangement and resolved at the Council Meeting held on Wednesday 24 July 2013, to trial holding briefings and workshops every Wednesday afternoon from 3.00pm to 6.00pm. Planning Committee and Ordinary Council meetings would commence from 5.00pm on the second and fourth Wednesday of the month respectively.

Council Plan / Other Strategies / Policy
Good Governance
means we care about and are responsive to the community, encourage democratic participation and involve people in decisions that affect them. We strive for excellence in financial management and council services, and always look for better ways to do things.

Our Goal:
Ensure transparency of governance practices, the capability of our organisation and effective resource management.

Issues / Options
The current arrangement requires Councillors and officers to commit to two full days, and often one evening, each month. This has led to a conflict with Councillors' employment commitments and their availability to attend workshop presentations. Councillor briefings and workshops are an important component in a suite of tools used by Councillors and Council officers to communicate on a broad range of issues. It is therefore desirable that all Councillors have the opportunity to attend these briefing sessions. Community members with work commitments have also found it difficult to attend Council and Planning Committee meetings held during the day. Whilst Council has resolved to change Council meeting times, Planning Committee still need to separately resolve to change their meeting times as per the Council resolution on 24 July 2013.

Proposal
That the Planning Committee rescind its previous resolution with respect to the holding of Planning Committee meetings in 2013 and resolve to hold future meetings from 5.00pm on the second Wednesday of each month.

Financial and Other Resource Implications
It is not anticipated that there will be significant financial implications with respect to this proposal, however Council officers will be required to work additional hours to accommodate the scheduling of evening briefings and meetings.

Risk Management & Compliance Issues
There are no significant risk management issues associated with this proposal, however it must be noted that there will be occasions when Councillors and Council staff will be required to commute during the evening hours.

Environmental and Climate Change Considerations
There are no expected environmental and climate change considerations with respect to this proposal.

Community Engagement
The community engagement strategy follows the recommendations of the Colac Otway Shire Council Community Engagement Policy of January 2010, which details five levels of engagement – inform, consult, involve, collaborate and empower.

The method selected would be inform and include an advertisement in local media and notification on the Colac Otway Shire Council website.

Implementation
Should the recommendation be adopted, it is expected that the new meeting arrangements will commence on 11 September 2013. Venue and catering arrangements would be revised to accommodate the change of meeting times.

Conclusion
The current schedule of briefings and the Planning Committee meetings has meant that some Councillors have missed valuable briefings and/or presentations. It is anticipated that the holding of more frequent and shorter briefings and workshops will make it easier for Councillors to attend without significant impact on their professional careers. It is also hoped that the scheduling of the Planning Committee meetings to commence at 5.00pm will provide for greater community inclusiveness and participation.

Attachments
Nil

Recommendation(s)

That Council rescinds the resolution from its Planning Committee Meeting held on 11 November 2012 with respect to the scheduling of 2013 Planning Committee meetings and confirms the new meeting times for the Planning Committee Meetings for the remainder of 2013, if required, as follows:

- ***Wednesday, 11 September 2013 at 5.00pm, at COPACC, Colac***
- ***Wednesday, 9 October 2013 at 5.00pm, at COPACC, Colac***
- ***Wednesday, 13 November 2013 at 5.00pm, at COPACC, Colac***
- ***Wednesday, 11 December 2013 at 5.00pm, at COPACC, Colac***

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PC131408-2 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 month of July 2013.

Planning Statistics
29 Planning Permit Applications were received for the period 1 July 2013 – 31 July 2013.
29 Planning Permit Applications were determined for the period 1 July 2013 – 31 July 2013.

Building Statistics
Please note that the Building Commission website has been updated to March 2013.

Attachments
1. Planning and Building Statistical Report July 2013 0 Pages

Recommendation(s)

That Council's Planning Committee note the statistical report for July 2013.

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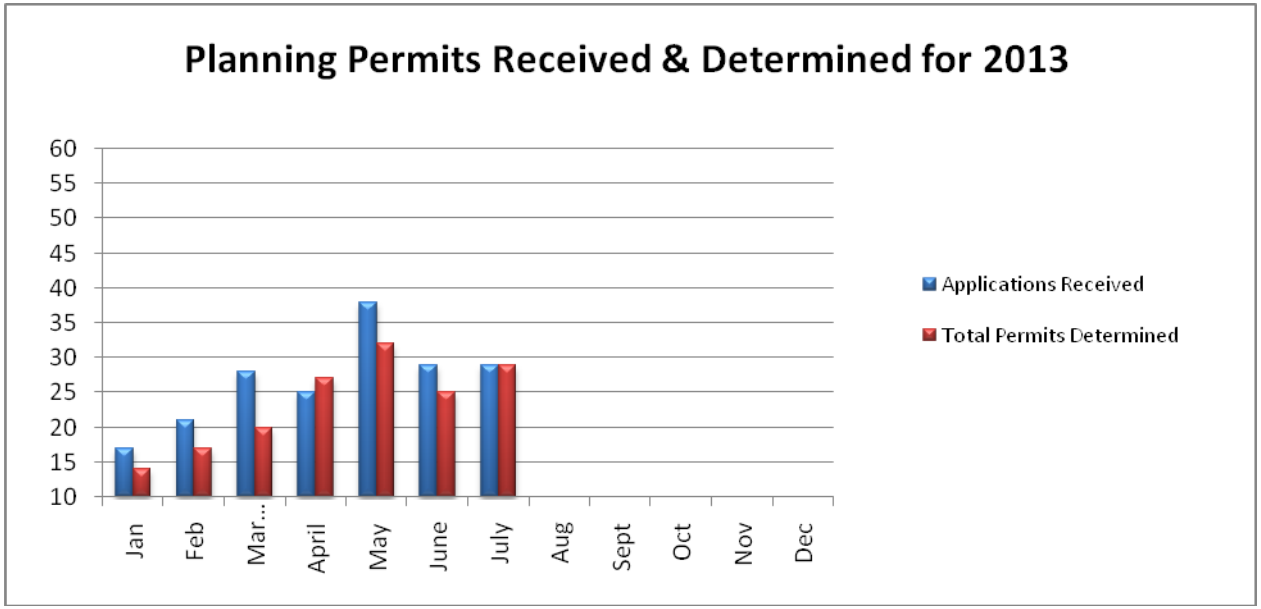
PLANNING STATISTICAL REPORT – JULY 2013 – (DETERMINATIONS)

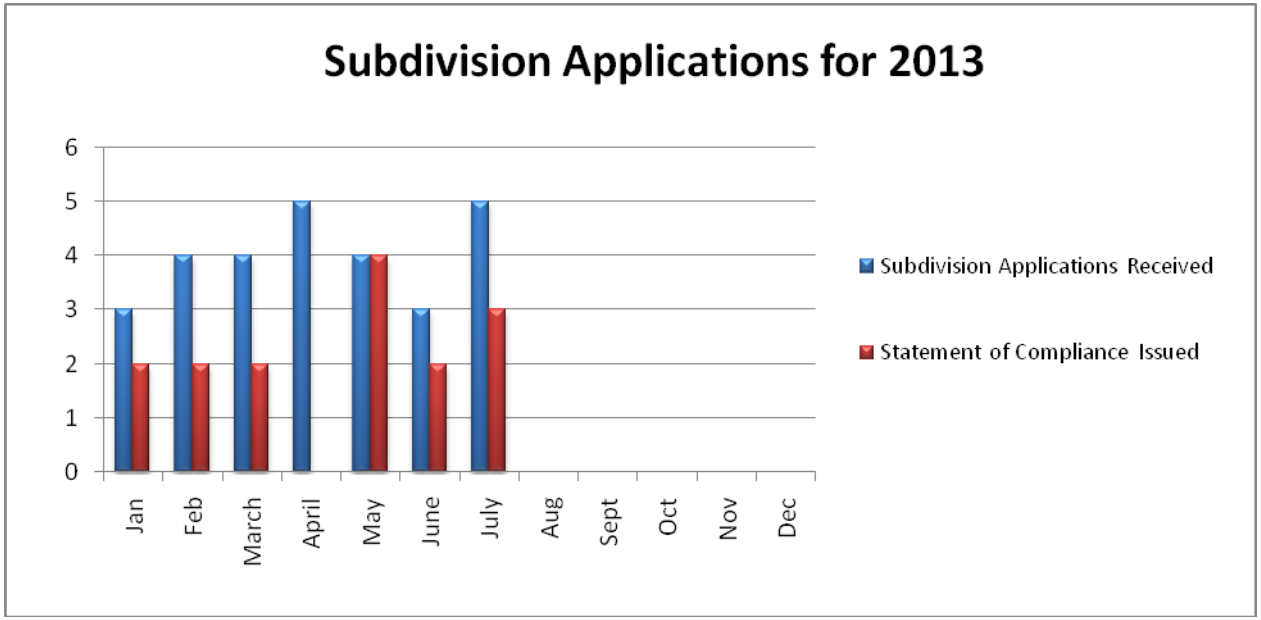
APPLICATION NUMBER	DATE RECEIVED	LOCATION	PROPOSAL	STATUTORY DAYS	DATE DETERMINED	DETERMINATION & AUTHORITY
44/2011-2	1 MAR 2013	85 OAKLEYS ROAD YEO	USE & DEVELOPMENT OF THE LAND FOR A DWELLING & SHED – AMENDMENT	16	26 JUL 2013	AMENDED PERMIT ISSUED ***DELEGATE***
218/2012-1	11 OCT 2012	80 KETTLES ROAD YEO	SUBDIVISION OF THE LAND INTO 2 LOTS	128	19 JUL 2013	REFUSAL TO GRANT ***DELEGATE***
248/2012-1	12 NOV 2012	30 MCLELLAN COURT WYE RIVER	VARIATION OF POWERLINE EASEMENT	172	4 JUL 2013	PERMIT ISSUED ***DELEGATE***
250/2012-1	20 NOV 2012	4/355 GREAT OCEAN ROAD MARENGO	EXTENSION TO GROUP ACCOMMODATION CABIN	11	30 JUL 2013	PERMIT ISSUED ***DELEGATE***
253/2012-1	26 NOV 2012	32 LIGAR STREET COLAC	SUBDIVISION OF THE LAND INTO 2 LOTS	97	23 JUL 2013	PERMIT ISSUED ***DELEGATE***
4/2013-1	2 JAN 2013	183 GREAT OCEAN ROAD APOLLO BAY	CONSTRUCTION OF EIGHT (8) DWELLINGS AND A EIGHT (8) LOT SUBDIVISION AND COMMON PROPERTY AND CREATION OF ACCESS TO A ROAD IN A ROAD ZONE CATEGORY	36	11 JUL 2013	REFUSAL TO GRANT ***COUNCIL***
26/2013-1	15 MAR 2013	11 BARTON PLACE MARENGO	BUILDINGS AND WORKS COMPRISING THE CONSTRUCTION OF AN OUTBUILDING	64	2 JUL 2013	PERMIT ISSUED ***DELEGATE***
28/2013-1	19 FEB 2013	28 MILLER STREET COLAC	USE OF THE LAND FOR A MEDICAL CENTRE (PODIATRY & MASSAGE SERVICES) AND ASSOCIATED CAR PARKING AND DISPLAY OF BUSINESS IDENTIFICATION SIGN	36	1 JUL 2013	PERMIT ISSUED ***DELEGATE***
49/2013-1	14 MAR 2013	329, 331 & 333 PRINCES HIGHWAY COLAC WEST	ADDITION TO EXISTING WAREHOUSE FOR USE AS OFFICE AMENITIES	73	22 JUL 2013	PERMIT ISSUED ***DELEGATE***
53/2013-1	19 MAR 2013	91-149 FOREST STREET COLAC	CONSTRUCTION OF A PATHWAY	77	31 JUL 2013	PERMIT ISSUED ***DELEGATE***
57/2013-1	22 MAR 2013	270-302 MURRAY STREET COLAC	BUILDINGS AND WORKS ASSOCIATED WITH THE CONSTRUCTION OF A CO-GENERATION PLANT	34	10 JUL 2013	PERMIT ISSUED ***COUNCIL***
59/2013-1	21 MAR 2013	87-89 MAIN STREET BEEAC	DISPLAY OF TWO (2) BUSINESS IDENTIFICATION SIGNS	43	10 JUL 2013	PERMIT ISSUED ***DELEGATE***
61/2013-1	20 MAR 2013	196-200 MURRAY STREET COLAC	RE-SUBDIVISION OF LAND INTO THREE LOTS (CONSOLIDATION OF AREA OF COMMON PROPERTY WITH LOT 2)	52	29 JUL 2013	PERMIT ISSUED ***DELEGATE***

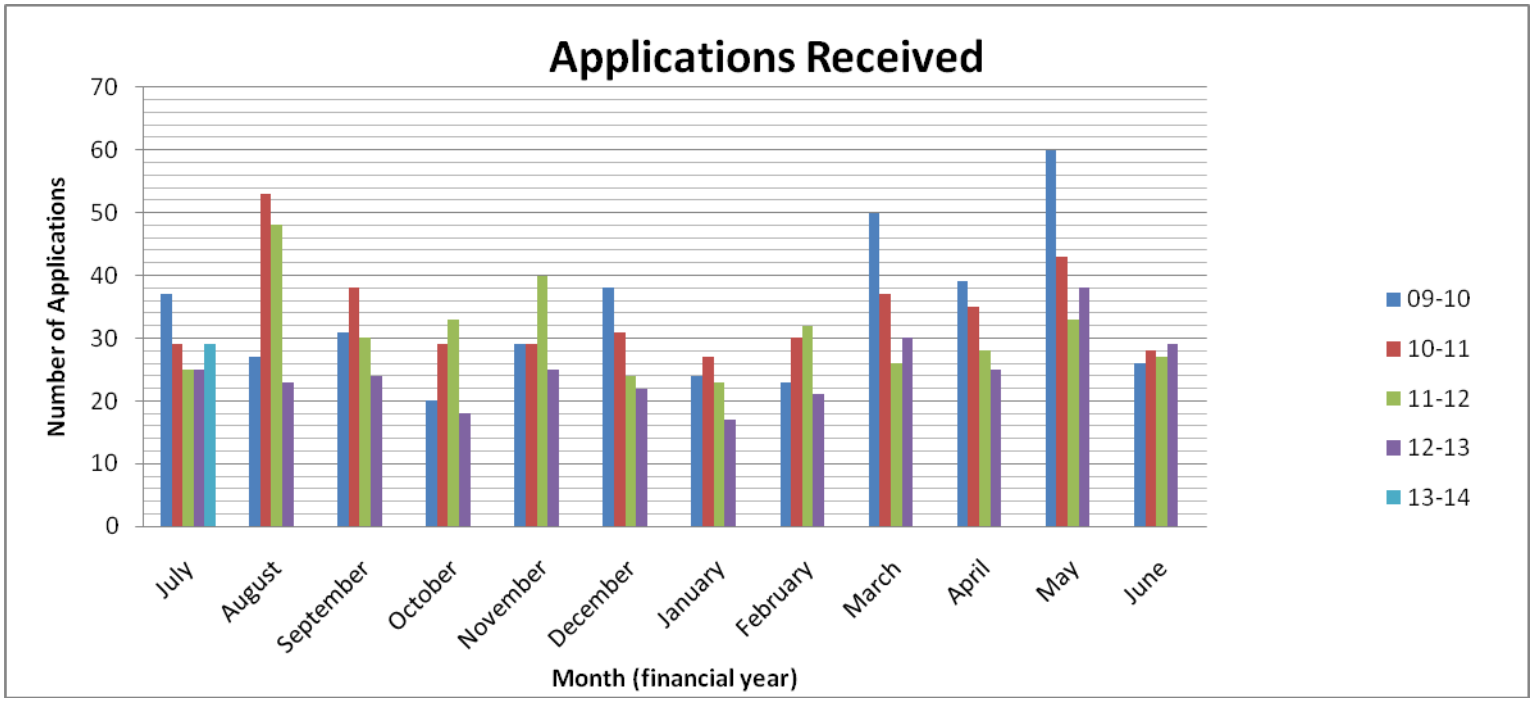
APPLICATION NUMBER	DATE RECEIVED	LOCATION	PROPOSAL	STATUTORY DAYS	DATE DETERMINED	DETERMINATION & AUTHORITY
63/2013-1	28 MAR 2013	119-243 HART STREET COLAC	CONSTRUCTION OF BUILDING ASSOCIATED WITH EDUCATION CENTRE	28	11 JUL 2013	PERMIT ISSUED ***DELEGATE***
70/2013-1	10 APR 2013	40 LAWES STREET ELLIMINYT	CONSTRUCTION OF A DWELLING AND SHED	26	30 JUL 2013	PERMIT ISSUED ***DELEGATE***
84/2013-1	23 APR 2013	35 ROSS STREET COLAC	BUILDINGS & WORKS COMPRISING CONSTRUCTION OF RAMP AND CAR PARKING AREA	59	24 JUL 2013	PERMIT ISSUED ***DELEGATE***
89/2013-1	6 MAY 2013	55 COLAC BALLARAT ROAD COLAC EAST	REMOVAL OF TREES	54	18 JUL 2013	PERMIT ISSUED ***DELEGATE***
90/2013-1	2 MAY 2013	270-302 MURRAY STREET COLAC	INSTALLATION OF COOLING TOWER & CONSTRUCTION OF SUPPORT PLATFORM ABOVE EXISTING GANTRY FRAMWORK	14	17 JUL 2013	PERMIT ISSUED ***DELEGATE***
92/2013-1	18 APR 2013	3 CARTRA CRESCENT KENNET RIVER	EXTENSION TO EXISTING DWELLING	68	2 JULY 2013	NOTICE OF DECISION ***DELEGATE***
96/2013-1	10 MAY 2013	93 GELLIBRAND STREET COLAC	PROPOSED DEMOLITION OF EXISTING OUTBUILDING & CONSTRUCTION OF NEW COLOURBOND OUTBUILDING & INSTALLATION OF WATER TANKS	49	18 JUL 2013	PERMIT ISSUED ***DELEGATE***
113/2013-1	22 MAY 2013	4 SELWOOD STREET COLAC	DEMOLITION OF A DWELLING	40	1 JUL 2013	REFUSAL TO GRANT ***DELEGATE***
116/2013-1	12 JUN 2013	260 OLD YEO ROAD YEO	CONSTRUCTION OF A STORAGE SHED	7	22 JUL 2013	PERMIT ISSUED ***DELEGATE***
118/2013-1	23 MAY 2013	85 TUXION ROAD APOLLO BAY	ALTERATIONS AND EXTENSION TO EXISTING DWELLING	40	2 JUL 2013	PERMIT ISSUED ***DELEGATE***
125/2013-1	31 MAY 2013	208A MURRAY STREET COLAC	DISPLAY OF SIX (6) BUSINESS IDENTIFICATION SIGNS	34	4 JUL 2013	PERMIT ISSUED ***DELEGATE***
147/2013-1	26 JUN 2013	4285 CAPE OTWAY ROAD BIRREGURRA	BUILDINGS AND WORKS COMPRISING EXTENSION AND ALTERATIONS TO EXISTING BUILDING INCLUDING CONSTRUCTION OF ENTRY AWNING, RAMP AND TWO RAMMED WALLS, EXTERNAL PAINTING AND SURFACING OF CARPARKING AREAS AND PATHS	20	29 JUL 2013	PERMIT ISSUED ***DELEGATE***
AVERAGE STATUTORY DAYS TO DETERMINE PLANNING APPLICATIONS				**51**		

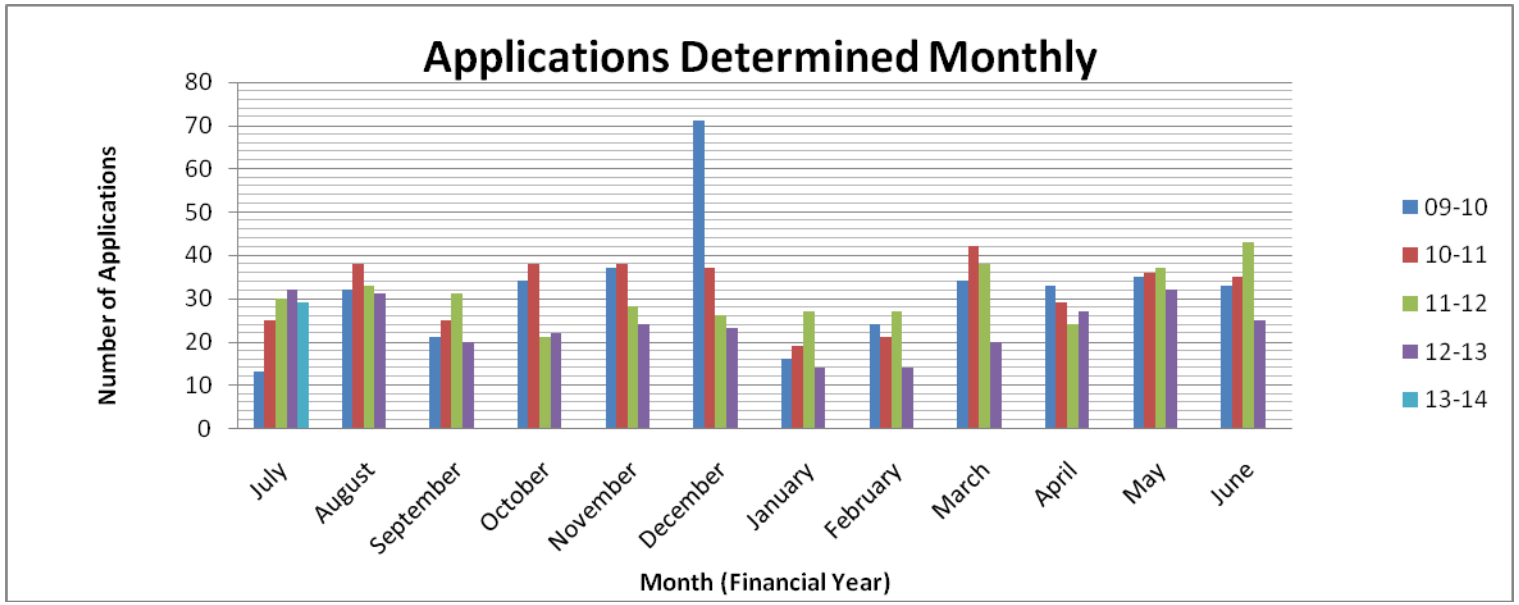
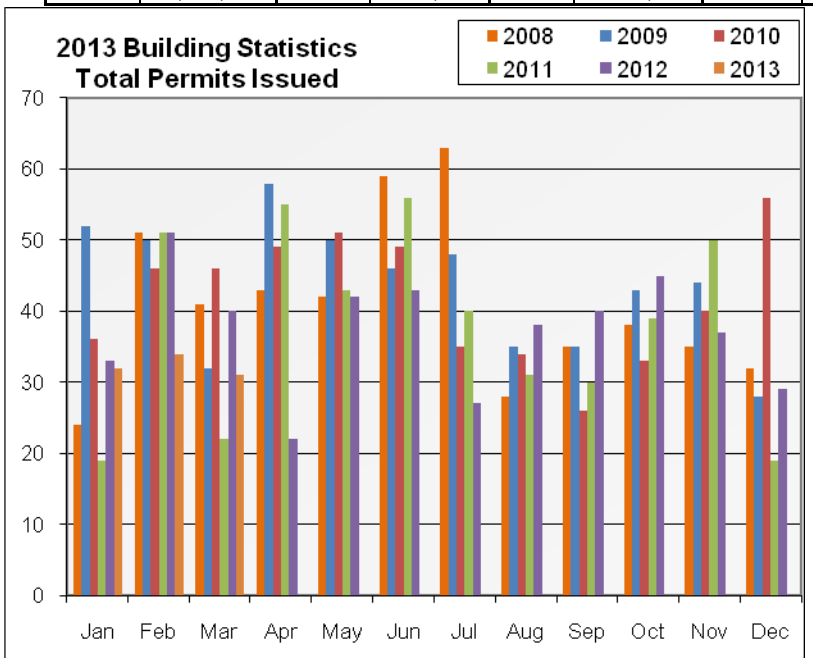
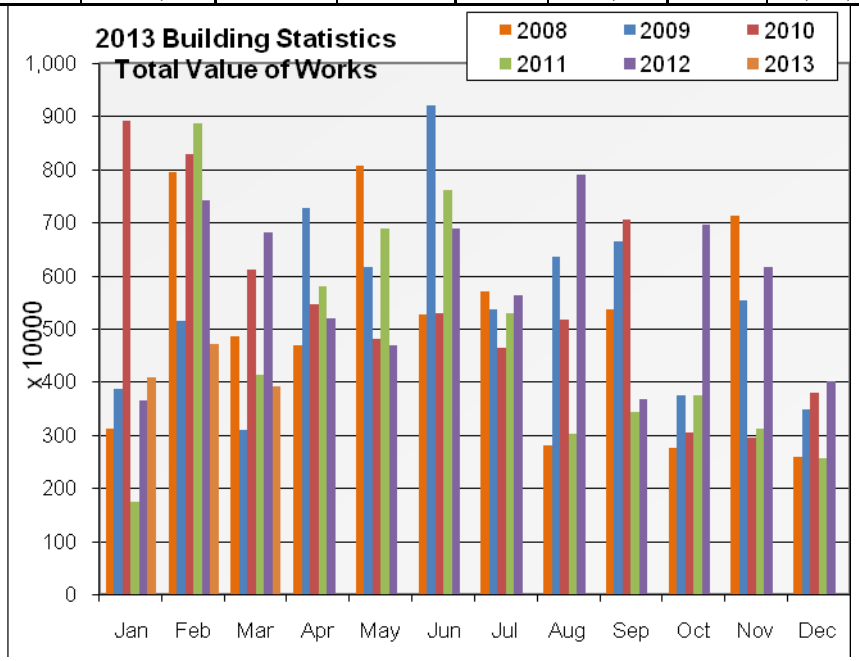
PLANNING STATISTICAL REPORT – JULY 2013 (PERMITS NOT REQUIRED, WITHDRAWN & LAPSED APPLICATIONS)

APPLICATION NUMBER	DATE RECEIVED	LOCATION	PROPOSAL	STATUTORY DAYS	DATE DETERMINED	DETERMINATION & AUTHORITY
10/2008-4	30 APR 2012	22-26 GREAT OCEAN ROAD APOLLO BAY	NINE (9) LOT STAGED SUBDIVISION – AMENDMENT	58	1 JUL 2013	WITHDRAWN
62/2012-1	22 MAR 2012	30 RIDGE DRIVE KENNET RIVER	DEVELOPMENT OF THE LAND FOR A DWELLING AND THE REMOVAL ONE (1) TREE	414	17 JUL 2013	WITHDRAWN
25/2013-1	14 FEB 2013	1545 COLAC LAVERS HILL ROAD KAWARREN	USE & DEVELOPMENT OF THE LAND FOR A DWELLING & SHED	0	15 JULY 2013	WITHDRAWN
38/2013-1	1 MAR 2013	215 MURRAY STREET COLAC	DISPLAY OF BUSINESS IDENTIFICATION SIGNAGE (RETROSPECTIVE)	0	11 JUL 2013	LAPSED
TOTAL AVERAGE STATUTORY DAYS (ALL APPLICATIONS)				**60**		




Subdivision Applications for 2013
6
5
4
3
2
1
0
Jan
Feb
March
April
May
June
July
Aug
Sept
Oct
Nov
Dec
Subdivision Applications Received
Statement of Compliance Issued


Applications Received
Number of Applications
70
60
50
40
30
20
10
0
July
August
September
October
November
December
January
February
March
April
May
June
Month (financial year)
09-10
10-11
11-12
12-13
13-14


Applications Determined Monthly
Number of Applications
80
70
60
50
40
30
20
10
0
July
August
September
October
November
December
January
February
March
April
May
June
Month (Financial Year)
09-10
10-11
11-12
12-13
13-14

	Domestic		Residential*		Commercial		Retail		Industrial		Hospital/HealthCare		Public Buildings		Municipal Totals	
	No of BP	Value ($)	No of BP	Value ($)	No of BP	Value ($)	No of BP	Value ($)	No of BP	Value ($)	No of BP	Value ($)	No of BP	Value ($)	No of BP	Value ($)
Jan	21	3,757,719	0	0	5	117,068	1	2,000	1	39,745	0	0	4	177,495	32	4,094,027
Feb	31	4,341,165	1	280,929	1	10,000	1	69,000	0	0	0	0	0	0	34	4,701,094
Mar	26	3,132,341	0	0	3	504,374	0	0	1	150,000	0	0	1	118,320	31	3,905,035
Apr																
May																
Jun																
Jul																
Aug																
Sep																
Oct																
Nov																
Dec																
Totals	78	11,231,225	1	280,929	9	631,442	2	71,000	2	189,745	0	0	5	295,815	97	12,700,156