



PLANNING COMMITTEE MEETING

AGENDA

Wednesday 11 October 2023

at 4:00 PM

COPACC

95 - 97 Gellibrand Street, Colac



COLAC OTWAY SHIRE COUNCIL PLANNING COMMITTEE MEETING

Wednesday 11 October 2023

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COLAC OTWAY SHIRE COUNCIL PLANNING COMMITTEE MEETING

NOTICE is hereby given that the next *PLANNING COMMITTEE MEETING OF THE COLAC OTWAY SHIRE*COUNCIL will be held at COPACC on Wednesday 11 October 2023 at 4:00 PM.

AGENDA

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 PRESENT
- 3 APOLOGIES AND LEAVES OF ABSENCE

4 WELCOME AND ACKNOWLEDGEMENT OF COUNTRY

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

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 Committee 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 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 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 meetings will be permitted without specific approval by resolution of the relevant Planning Committee meeting.

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

5 DECLARATIONS OF INTEREST

A Councillor who has declared a conflict of interest, must leave the meeting and remain outside the room while the matter is being considered, or any vote is taken.

6 CONFIRMATION OF MINUTES

• Planning Committee Meeting held on Wednesday 13 September 2023.

RECOMMENDATION

That the Planning Committee confirm the minutes of the Planning Committee Meeting held on Wednesday 13 September 2023.



Item: 7.1

PP137/2023-1 - 37 Wynne Street COLAC - Three Lot Subdivision and Development of Three Dwellings

ADDRESS AND 37 Wynne Street COLAC APPLICATION PP137/2023-1

PROPERTY DETAILS Lot 2 LP: 120598 V/F: NUMBER

9240/924 Parish of

Colac

PROPOSAL Three (3) Lot Subdivision and Construction of Three (3) Dwellings

PERMIT TRIGGERS Clause 32.08 (GRZ1) – A permit is required to subdivide land, and to

construct two or more dwellings on a lot

TRIGGER FOR 4 or more objections (5 objections received)

DETERMINATION BY COMMITTEE

ZONE General Residential 1 **OVERLAYS** Nil

Zone (GRZ1)

COVENANTS Nil

CULTURAL Not applicable

HERITAGE

OFFICER Blaithin Butler CHIEF EXECUTIVE OFFICER Anne Howard

DIVISION Executive

ATTACHMENTS 1. Copy of Application Pans [7.1.1 - 14 pages]

1. LOCATION PLAN / AERIAL PHOTO

LOCATION PLAN



AERIAL PHOTO



2. RECOMMENDATION

That the Planning Committee resolves to issue a Notice of Decision to Grant a Permit for the subdivision of the land into three lots and the construction of three dwellings at 37 Wynne Street, Colac (Lot 2 LP: 120598 V/F: 9240/924 Parish of Colac) subject to the following conditions:

Amended Plans

- 1. Prior to the commencement of development, 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. The plans must be generally in accordance with the plans submitted with the application, but modified to show:
 - a) Colorbond fencing to a height of 1.95m along the western boundary of the site, to be established at the applicant/developer's cost.
 - b) Landscaping along the western boundary of the site of species and heights that will not materially encroach over the boundary shared with the neighbouring property neighbouring property.

Endorsed Plans

- 2. The layout and site dimensions of the subdivision hereby permitted, as shown on the endorsed plan/s, must not be altered or modified without the written consent of the Responsible Authority. There are no requirements to alter or modify the endorsed plan if a plan is certified under the provisions of the Subdivision Act 1988 that is generally in accordance with the endorsed plan/s.
- 3. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.

Creation of Easements

4. Prior to the certification of the plan under the Subdivision Act 1988, all easements deemed necessary to protect existing or future drainage lines within the subject site, and any easements required between the subject site and the nominated legal point of discharge must be created to the satisfaction of the Responsible Authority.

Public Open Space

5. Prior to the issue of a statement of compliance under the Subdivision Act 1988, the applicant or owner must pay to the Responsible Authority a cash contribution equivalent to five per cent of the site value of all land in the subdivision.

Removal of Existing Structures

6. Prior to the issue of statement of compliance under the Subdivision Act 1988, any existing services, infrastructure and/or buildings must be removed to the satisfaction of the Responsible Authority, and written and photographic evidence must be provided to the Responsible Authority to confirm the works have been completed.

Section 173 Agreement - Development in Accordance with Endorsed Plans

- 7. Unless otherwise approved in writing by the Responsible Authority, prior to the issue of a statement of compliance under the Subdivision Act 1988:
 - a) The development of Lots 1, 2 and 3 allowed by planning permit PP137/2023-1 must be substantially completed (i.e., lockup stage as a minimum) in accordance with the endorsed plans forming part of that planning permit (or any amendment to that permit) to the satisfaction of the Responsible Authority. Evidence must be submitted which demonstrates that the development is substantially completed to the satisfaction of the Responsible Authority;

<u>or</u>

- b) The owner of the land must enter into an agreement under Section 173 of the Planning and Environment Act 1987 with the Responsible Authority. The agreement must be in a form to the satisfaction of the Responsible Authority, and the applicant must be responsible for the expense of the preparation and registration of the agreement, including the Responsible Authority's reasonable costs and expenses (including legal expenses) incidental to the preparation, registration and enforcement of the agreement. The agreement must contain covenants to be registered on title so as to run with the land, and must provide for the following:
 - All development on the subject land must be in accordance with the endorsed plans forming part of planning permit PP137/2023-1 (or any amendment to that permit) or any subsequent planning permit issued by the Responsible Authority, unless otherwise agreed in writing by the Responsible Authority.

The agreement will be registered on title in accordance with Section 181 of the Planning and Environment Act 1987.

Access

- 8. Prior to the issue of statement of compliance under the Subdivision Act 1988 or the initial occupation of any of the dwellings hereby permitted, whichever is the sooner, vehicular access from the roadway to the property boundary of Lot 1 must be constructed to an all-weather standard and with a minimum width of 3m to the satisfaction of the Responsible Authority.
- 9. Prior to the issue of statement of compliance under the Subdivision Act 1988 or the initial occupation of any of the dwellings hereby permitted, whichever is the sooner, the common property driveway must be constructed to an all-weather standard and with a minimum width of 3m to the satisfaction of the Responsible Authority.

Stormwater

- 10. All runoff from stormwater, including overflow from water storage, must be taken to a legal point of discharge to the satisfaction of the Responsible Authority.
- 11. During works associated with the subdivision and development, 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.

Stormwater Management Plan

12. Prior to the commencement of any works associated with the subdivision or the development, a Stormwater Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The Stormwater Management Plan must show how the developed site will be effectively drained without causing detrimental downstream effects.

The Stormwater Management Plan must include a stormwater detention system designed by a qualified engineer, which must provide for a maximum site discharge rate equal to the predevelopment 5 year storm (20% AEP) and detain the post development 10 year storm (10% AEP).

When approved, the Stormwater Management Plan will be endorsed and will form part of the planning permit.

All works must be undertaken in accordance with the endorsed Stormwater Management Plan to the satisfaction of the Responsible Authority.

13. Within one week of the installation of the stormwater detention system, notice of its installation must be given to the Responsible Authority and an inspection must be requested. Prior to the occupation of any of the dwellings hereby permitted, the written approval of the Responsible Authority to the stormwater detention system must be obtained.

Construction Management Plan

- 14. Prior to the commencement of works associated with the subdivision or development, unless otherwise approved in writing by the Responsible Authority:
 - a) a photographic record of the road reserve in the vicinity of the site must be submitted to the Responsible Authority.
 - b) details of methods to control sediment laden runoff and stormwater pollution from leaving the land during construction works must be submitted to and approved in writing by the Responsible Authority. The approved methods must be implemented during construction works to the satisfaction of the Responsible Authority.

Landscaping

15. Prior to initial occupation of any of the dwellings hereby permitted, unless an alternate date is approved by the Responsible Authority in writing, the landscaping works shown on the endorsed plans must be completed to the satisfaction of the Responsible Authority. The landscaping must thereafter be maintained to the satisfaction of the Responsible Authority, including that any dead, diseased or damaged plants are to be replaced.

Powercor conditions

- 16. This letter shall be supplied to the applicant in its entirety.
- 17. The plan of subdivision submitted for certification under the Subdivision Act 1988 shall be referred to the Distributor in accordance with Section 8 of that Act.
- 18. The applicant shall provide an electricity supply to all lots in the subdivision in accordance with the Distributor's requirements and standards.
- 19. The applicant shall ensure that existing and proposed buildings and electrical installations on the subject land are compliant with the Victorian Service and Installation Rules (VSIR).

Barwon Water conditions

General

- 20. The plan of subdivision must be referred to Barwon Water in accordance with the Subdivision Act 1988 and any subsequent amendments to the plan provided to Barwon Water.
- 21. The certified plan must create implied easements under Section 12(2) of the Subdivision Act, over all proposed and existing private potable water (including recycled water where applicable) and sewerage services within the subdivision.
- 22. The creation of an unlimited Owners Corporation to encumber all lots within the subdivision.
- 23. The developer is to apply to Barwon Water for details relating to servicing requirements and costing for the provision of a potable water supply and where applicable, recycled water and/or sewerage services to the proposal. It would be appreciated if all communication between the developer/agent and Barwon Water quote Barwon Water reference number L021245.

Potable Water

- 24. The provision and installation of a potable water supply to the development.
- 25. An additional potable water connection(s) is to be provided to service the proposed development. A dimensioned plan showing location of all new connections relative to the allotment boundaries is to be submitted, where a meter is not being fitted. Note that tappings and service lines are not to be located under existing or proposed driveways.
- 26. Individual potable water supply meters are required for each lot or building as part of water connection works.
- 27. Barwon Water's records indicate that an existing potable water service and meter is located on this property. A dimensioned plan showing the location of existing meters, and the location of the meter relative to the existing boundaries, and its number, is to be submitted. Private potable water service pipes are not permitted to cross allotment boundaries and must be plugged and abandoned at the boundaries of such allotments.

28. The payment of a standardised New Customer Contribution is required for any new connection or any upsize to an existing connection. The number of standardised charges applied will be determined on the basis of an equivalent lot calculation and is based on potable domestic water meter size or water service size (where a meter is not being fitted). An equivalent lot is a measure of the additional demand a connection will place on the infrastructure in terms of the water consumption and sewage discharge for an average connection utilising a 20mm tapping and/or meter. If there is more than one meter within a single meter assembly, the size of the largest meter (excluding the fire service meter) will determine the number of equivalent connections. If there is a combined fire and domestic meter assembly proposed (incorporating a low flow meter), whereby the meter size is largely dictated by the fire service requirements, the developer is required to submit to Barwon Water the proposed peak flow (probable simultaneous demand) associated with the domestic supply in accord with AS/NZS 3500. Barwon Water will then assess the equivalent number of connections.

Sewer

- 29. The provision and installation of a sewerage service to the development.
- 30. New or re-aligned internal private sewer drains are required. Upon completion of this work a sewer drainage plan is to be submitted to Barwon Water by a licensed plumber that complies with Victorian Building Authority requirements. Note that if any common drain or drain from another allotment crosses under a proposed dwelling, a 'modification to consent' is to be obtained from the Victorian Building Authority and presented to Barwon Water with the required drainage plan. Where an Owners Corporation is not applicable, individual allotment house connection drains are to be provided for and extend into each allotment.
- 31. Any existing sewer house connection point that is to be utilised for additional connections or altered to serve the development is to be CCTV inspected by a licensed plumber and the 'CCTV Inspection Form' with the video footage (standard digital format i.e. MP4, AVI) submitted to Barwon Water for their records. The submitted form requires verification from the licensed plumber that the connection point is deemed satisfactory for use. If connection point is no longer required, it is to be decommissioned in accordance with Barwon Water's 'Property connection decommissioning process'. Details of this process are available on Barwon Water's website under the Properties and Development -> Property Connections section. Also, any existing house connection drain that traverses through the proposed allotments shall be relocated so not to inhibit future development. If the existing sewer house connection point is deemed satisfactory for use by Barwon Water and where branching after the connection point is permitted to service an additional allotment then this work can also be undertaken by a licensed plumber. If the sewer connection point being replaced is greater than 4.0 metres deep, a new sewer manhole is to be constructed with the new property connection point connected to this structure.
- 32. The payment of a standardised New Customer Contribution is required for any new sewer connection. This will be calculated based on the potable domestic water meter size or water service size.

Telecommunications

33. The owner of the land must enter into an agreement with:

- a) a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
- b) a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.
- 34. Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:
 - a) a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and
 - b) a suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

Expiry

- 35. This permit will expire if one of the following circumstances applies:
 - a) The development is not commenced within two years of the date of this permit.
 - b) The plan of subdivision is not certified within two years of the date of the permit.
 - c) The development is not completed within four years of the date of this permit.
 - d) A statement of compliance is not issued within five years of the date of certification of the plan.

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 be necessary to apply for and obtain a building permit for the proposed dwellings.
- 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 works within road reserve permit is required prior to any works being undertaken on Council managed road reserves within the Colac Otway Shire.

4. At least seven (7) days before any works start, an Asset Protection Permit must be obtained from Council. Council infrastructure must be maintained in a safe condition during the construction period. Any damage caused by these works to Council assets must be reinstated to the satisfaction of the Council prior to the completion of works.

5. Powercor

<u>Condition 18</u> - Extension, augmentation or rearrangement of the Distributor's electrical assets may be required to make such supplies available, with the cost of such works generally borne by the applicant.

<u>Condition 19</u> - Where electrical works are required to achieve VSIR compliance, a registered electrical contractor must be engaged to undertake such works.

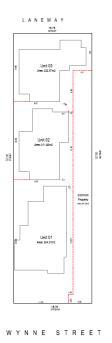
3. PROPOSAL

The proposal is for a three lot subdivision and the construction of three dwellings at 37 Wynne Street, Colac. It is proposed to demolish the existing dwelling and outbuildings on the site.

The existing crossover would remain, with a second crossover proposed to be constructed to give access to proposed Lot 1. Lots 2 and 3 would be accessed via a 4m wide common property, running up the eastern side of the land.

Lot 1 would be 334.31sqm and would contain a three-bedroom dwelling and double garage. Lot 2 would be 211.92sqm and would contain a two-bedroom dwelling and single garage. Lot 3 would be 222.57sqm and would contain a two-bedroom dwelling and a single garage. The common property along the eastern side of the site would have an area of 201.72sqm.

All dwellings would be single storey in height. The images below show the plan of subdivision, the layout of the proposed development and the existing site.







4. SUBJECT LAND & SURROUNDINGS

The subject site is a rectangular lot on the northern side of Wynne Street. There is an unmade laneway at the rear of the lot. A single crossover is located at the front of the site, providing access from Wynne Street into the lot.

The site currently contains a single dwelling and an associated outbuilding. There is no vegetation of note on the site.

The site is in the General Residential Zone, as is surrounding land to the north, south, east and west (see Location Plan above).

5. PLANNING SCHEME PROVISIONS

Planning Policy Framework

The Planning Policy Framework seeks to ensure that the objectives of planning in Victoria are fostered through appropriate land use and development policies. Key policies considered relevant to this application are clauses 11.01-15 (Settlement) and 11.01-1L (Settlement – Colac Otway). These policies seek to facilitate the sustainable growth and development of Victoria, and to deliver choice and opportunity for all Victorians through a network of settlements. Some of the strategies relevant to the proposal under Clause 11.01-1L (Settlement) are:

- Provide fully serviced residential land to meet the needs of the population.
- Encourage residential development in existing zoned and serviced areas to make effective use of existing infrastructure.

Another policy of relevance is Clause <u>11.01-1L</u> (<u>Colac Urban Growth</u>) - which is a different clause to that listed above, albeit with the same clause number. This clause seeks to support and manage the growth of Colac consistent with its role as a major urban centre of the Shire.

Clause <u>15.01-3S</u> (<u>Subdivision Design</u>), seeks to ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods. Clauses <u>15.01-2S</u> and <u>15.01-2L</u> (<u>Building Design</u>) seek to achieve building design and outcomes that contribute positively to the local context and Clause <u>15.01-5S</u> (<u>Neighbourhood Character</u>) seeks to recognise, support and protect neighbourhood character, cultural identity and sense of place.

Zone

The subject site is in the General Residential Zone (GRZ1). The key purposes of this zone are:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other nonresidential uses to serve local community needs in appropriate locations.

A planning permit is required to subdivide land under the provisions of the zone, and to construct two or more dwellings on a lot.

Other relevant provisions

Clause 52.06 (Car Parking)

Clause 53.01 (Public Open Space Contribution and Subdivision)

Clause 53.18 (Stormwater Management in Urban Development)

Clause 55 (Two or More Dwellings on a Lot)

Clause 56 (Residential Subdivision)

6. REFERRALS

Internal Referrals

The application was referred to Council's Infrastructure Department, which raised no objection subject to conditions being included on any permit issued.

External Referrals

Clause 66 of the planning scheme sets out requirements for the referral of applications for different types of subdivision. In accordance with these requirements, the application was referred to Barwon Water, Powercor and SP AusNet Gas/Downer. Barwon Water and Powercor raised no objections subject to conditions being imposed on any permit issued. These have been included in the recommendation above. No response was received from Downer.

7. PUBLIC NOTIFICATION & RESPONSE

Public notice was given for the application in the form of a site notice and letters to adjoining landowners/occupiers. Five objections were received from residents of Wynne Street, which are summarised below:

- Concern with increased traffic as a result of additional dwellings, including decreased safety for children.
- Potential traffic congestion.
- Parking would be an issue; single garages for two of the dwellings are not adequate and would result in car parking on the street.
- Additional noise creating disturbances; amplified noise, light and disruption; detriment to health and well-being.
- Visually unappealing development.
- Multiple dwellings are not consistent with the existing character which includes spacious gardens and architecturally charming post-war era houses or wanted by existing residents.
- Area is low density and lacks subdivisions; proposal would threaten the peaceful enjoyment of the area.

- Concern with garden area allowance (i.e., garden area requirement would be met but not exceeded, and would create small unusable outdoor living areas).
- Existing infrastructure is not adequate to accommodate two additional dwellings.
- Issues with garbage pick-up due to number of bins and limited frontage (with two access points and power pole).
- Colorbond boundary fence of neighbour would be impacted/replaced with paling fence.
- Landscaping proposed is not acceptable (planting would be too large).
- Surrounding area still contains substantial underdeveloped land that should be prioritised by developers before encroaching upon existing streets and neighbourhoods.
- Proximity to fencing and casting of shadow.
- Clothesline attached to fence.
- Queried credentials of consultant.

COMMUNICATION

A site notice was posted on the land and letters were sent by registered mail to the owners and occupiers of surrounding properties. Five objections were received.

In accordance with Council's standard practice, a Consultation meeting was offered to the applicant and objectors. Whilst the applicant agreed to attend if a meeting was desired, the general feedback was that there appeared little merit in meeting to discuss the proposal as submitted. Given this, a Consultation Meeting was not held.

TIMELINE

The timeline for implementation of the proposal, in the event a permit is issued, will depend on whether any of the objectors appeals the decision to the Victorian Civil and Administrative Tribunal (VCAT). Certification and statement of compliance would also need to be issued for the plan of subdivision, prior to new titles being created.

8. OFFICER'S ASSESSMENT

General Residential Zone (GRZ1)

The proposal is considered to be consistent with the purpose of the GRZ1 i.e., to encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.

Clause 32.08-3 (Subdivision) of the GRZ1 states that applications for three lot subdivisions must meet relevant objectives and should meet the associated standards of Clause 56 relating to neighbourhood character, lot area, solar orientation, common areas, access, integrated water management and site management.

Whilst the proposed lot sizes would be smaller than some in the immediate surrounds, it is considered that the proposed subdivision and units would respect the neighbourhood character and also make efficient use of residentially zoned land, which is a current important strategic objective for Council. It is also noted that there are numerous examples of subdivisions in the wider area where the lot sizes are similar in size, or smaller, than those proposed.

In this case, it is considered that the proposed subdivision would maximise the use of existing residential land, with the creation of lot sizes acceptable in terms of the surrounding pattern and character of the area. The proposed subdivision would create efficiencies by its use of infrastructure and services that are already available to the immediate area. It is considered the proposal would create additional residential opportunities within Colac, in an existing residential area.

Clause 55 Assessment (Two or more dwellings on a lot)

Most of the standards and objectives of Clause 55 were met. Of note are the standards below:

Standard B1 (Neighbourhood character objectives)

It is considered that the proposal complies with this objective and standard. The neighbourhood has a mix of architectural styles; however, dwellings usually have a gable or pitched roof and generally utilise brick or weatherboard materials. Car parking areas are generally uncovered and sited to the side of the dwelling. It is considered that the proposed development would respond acceptably to the neighbourhood character, with weatherboard materials proposed for the street-facing façades of the proposed front dwelling, and a roof style typical of the surrounding dwellings.

Standard B8 (Site coverage objective)

Complies. Overall site coverage would be 42.3%, which is less than the maximum specified site coverage of 60%. The site coverage for each proposed lot would be as follows:

Lot 1 – 47.8% site coverage (meets standard)

Lot 2 – 59.45% site coverage (meets standard)

Lot 3 – 55.7% site coverage (meets standard)

Standard B9 (Permeability and stormwater management objectives)

Complies. Permeable surfaces would be approximately 25% of the site, which meets the minimum specified area of 20%. The permeability for each proposed lot would be as follows:

Lot 1 – 104sqm of permeable area (31.13% - meets standard)

Lot 2 – 45sqm of permeable area (21.23% - meets standard)

Lot 3 – 50sqm of permeable area (22.46% - meets standard)

Standard B10 (Energy efficiency objectives)

Complies. This standard states, inter alia, that living areas and private open space should be located on the north side of the development, if practicable, and that developments should be designed so that solar access to north-facing windows is maximised. It also states that buildings should be sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.

Kitchen/living/dining areas of each dwelling would have north-facing windows, which would meet the standard. Open space would also have northern solar access. The proposed single-storey dwellings would not unreasonably reduce the energy efficiency of adjacent dwellings.

Standard B13 (Landscaping objective)

Complies. It is considered that the proposed landscaping would respond acceptably to the predominant features of the neighbourhood, by providing some light landscaping around the entrance and using low maintenance plants.

It is noted that one of the objectors raised concerns about having large trees on a shared boundary. The applicant was advised of this concern and has indicated that the owner is willing to discuss the type of landscaping proposed along this boundary. The same objector asked if the proposed 1.95m fence along the shared boundary could be replaced by a Colorbond fence to that height. The applicant has agreed to this fence being Colorbond, rather than a paling fence as shown on the plans, to be funded by the applicant. It is recommended that an amended plans condition require these relatively minor revisions to the submitted landscape plan.

Standard B15 (Parking location objectives)

Complies. Each dwelling would contain a secure and attached garage with pedestrian doors providing access to each dwelling and also leading to the private open space.

Whilst objectors have raised concerns about the proposed parking being inadequate, the parking rates specified in Clause 52.06 (Car Parking) would be met for each dwelling. That clause requires 1 space to each one or two bedroom dwelling and 2 spaces to each dwelling with three bedrooms or more.

Standard B22 (Overlooking objective)

Complies. This standard seeks to limit views into existing secluded private open space and habitable room windows. The dwellings would be single storey. The plans show that the existing 1.8m high fence would be retained along the eastern boundary, whilst a 1.95m high paling fence is proposed along the western boundary.

Standard B28 (Private open space objective)

Complies. This standard specifies the provision of an area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room.

Unit 1 would have 56sqm of private open space, with 34sqm of secluded private open space. Unit 2 would have 53sqm of private open space, with 35sqm of secluded private open space. Unit 3 would have 57sqm of private open space with 32sqm secluded private open space. All areas of secluded private open space would have convenient access from a living room.

Variations to Standards

Four minor variations are sought to specified standards. It is considered that the variations to the standards would meet the objectives and therefore would be acceptable.

Standard B6 (Street setback objective)

The relevant specified standard for the street setback is as follows:

"The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser"

The dwelling at 39 Wynne Street is set back 9.2m from the front boundary and the dwelling at 35 Wynne Street is set back 6.17m from the front setback. The average distance between these two dwellings is 7.72m. Unit 1 is proposed to be set back from the front boundary by 6.5m, which would not meet the specified standard.

While the proposal would not meet the standard, there would still be a gradation in the street setbacks i.e., unit 1 would be between the setbacks of the two adjoining lots as shown by the red line in the image below. It is considered that the variation of the street setback of unit 1 would be acceptable in this case.



Standard B14 (Access objective)

The standard states, inter alia, that the width of accessways or car spaces should not exceed:

- 33 per cent of the street frontage, or
- if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.

In this case the proposed crossovers would be a combined 7m, across a frontage of 16.76m, equating to 41.7% of the street frontage. One crossover would allow access to unit 1 and a single car parking space in front of the garage, whilst the second crossover would allow access to the two rear units. There would still be on-street parking in front of the lot. The minor variation proposed is considered acceptable.

Standard B29 (Solar access to open space objective)

This standard states that private open space should be located on the north side of the dwelling, if appropriate, and that the southern boundary of secluded private open space should be set back from any wall on the north of the space at least (2 + 0.9h) metres, where 'h' is the height of the wall.

The proposed northern and western boundary fences, and internal fencing, would be 1.95m in height; therefore the southern boundary of the secluded private open spaces should be 3.75m from the wall/fence on of the northern boundary of the space. The solar access to secluded private open space would be met for units 1 and 2, but not for unit 3, which would have a distance of approximately 3.5m.

The location of the proposed secluded open space for each unit is considered acceptable and it is considered that the minor variation to the standard is acceptable.

Clause 56 Assessment (Residential Subdivision)

The Clause 55 assessment above demonstrates that the lots could accommodate the proposed dwellings in an acceptable manner. All of the relevant standards and objectives of Clause 56 would also be met. Overall, it is considered that the proposed subdivision would be of an acceptable design layout that would adequately respond to neighbourhood character. It is considered that the proposed subdivision would respect the existing neighbourhood character and would make efficient use of land in the General Residential Zone without being detrimental to the neighbourhood character.

The proposal would provide higher housing density within walking distance of Colac CBD. It has been demonstrated, through the Clause 55 assessment above, that a dwelling could be constructed on each lot in accordance with the requirements of the planning scheme. The solar orientation of the lots would be acceptable and, as discussed earlier in this report, living areas and secluded private open space would have acceptable solar access. Street orientation and access would be acceptable. The servicing and drainage of the lots would be addressed by permit conditions.

Consideration of Objections

- Concern with increased traffic as a result of additional dwellings (decreased safety for children).
- Additional noise creating disturbances.
- Visually unappealing development.

Whilst concerns about traffic generation and related safety concerns are noted, it is not considered that the small subdivision proposed would materially alter the existing situation to a degree that would warrant a refusal of the proposal. As discussed above, on-site parking would comply with the standards set in the planning scheme. No dedicated visitor parking is required for developments of less than 5 dwellings. Sufficient space would be available in the common property area to allow cars to manoeuvre so that they exit the site in forward direction. Whilst vehicles from Lot 1 would have to reverse out, it is noted that this is also the case with the existing dwelling on the land and other dwellings in the area.

It is not considered that the provision of two additional dwellings would increase noise levels to a degree that would warrant a refusal of the application.

It is considered that the design of the proposed dwellings would be consistent with the design of surrounding dwellings in the neighbourhood. The materials, front windows, porches, roof design, setbacks to boundaries and heights of dwellings would be consistent with the surroundings. It is therefore considered that the visual appearance of the proposed dwellings would be acceptable.

Multiple dwellings are not consistent with the character.

Each application must be considered on its merits having regard to the provisions of the planning scheme. As discussed above, the proposal demonstrates a high level of compliance with clauses 55

and 56 of the planning scheme, with only very minor variations proposed. Those variations are considered acceptable.

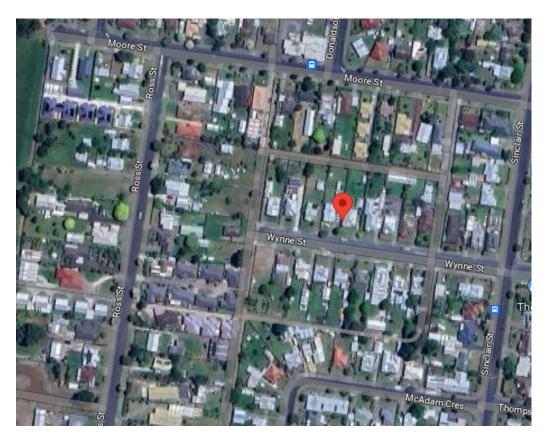
The zone is one in which a diversity of lot sizes and dwelling types is sought.

Clause 11.01-1L (Settlement) includes the following local strategy:

 Encourage residential development in existing zoned and serviced areas to make effective use of existing infrastructure.

It is considered that the proposal would be consistent with this provision, as discussed earlier in this report. The subject land is relatively close to Colac's CBD, in a serviced residential area.

Whilst the site is in a stretch where lots have not been subdivided, there have been subdivisions on other streets in the area (notably Ross Street to the west):



- Concern with garden area allowance (i.e., garden area requirement is met but not exceeded and creates small unusable outdoor living areas)

Garden area is defined in the planning scheme as:

"Any area on a lot with a minimum dimension of 1 metre that does not include:

- a) A dwelling or residential building, except for:
 - an eave, fascia or gutter that does not exceed a total width of 600mm;
 - a pergola;
 - unroofed terraces, patios, decks, steps or landings less than 800mm in height;
 - a basement that does not project above ground level;

- any outbuilding that does not exceed a gross floor area of 10 square metres; and
- domestic services normal to a dwelling or residential building
- b) a driveway; or
- c) an area set aside for car parking."

The information provided by the applicant has been checked by officers and it has been confirmed that the proposed garden area would meet the requirements of the planning scheme. Given this, it is not considered that the proposal could be resisted on the basis of insufficient garden area.

As noted earlier in this report, the secluded private open space provision would also comply with Clause 55 standards. Secluded private open space would comply with the specified standard in terms of area, dimension and access from a living room.

Existing infrastructure is not adequate to accommodate two additional dwellings

Neither the servicing authorities nor Council's Infrastructure Department has raised any objection to the proposal or advised that the proposed development would place an unacceptable load on infrastructure.

- Landscaping proposed is not acceptable (planting would be too large)

The landscaping has been reviewed and is generally considered to be acceptable. There would be a mix of trees and shrubs. Most of the trees are proposed within the common property, where they would be managed by the body corporate. The other trees would be by the front of each dwelling, which should be cared for by the resident of each unit. As noted earlier in this report, the applicant has agreed to some revisions to address an objector's concerns about fencing, and the type and height of plants along the shared boundary.

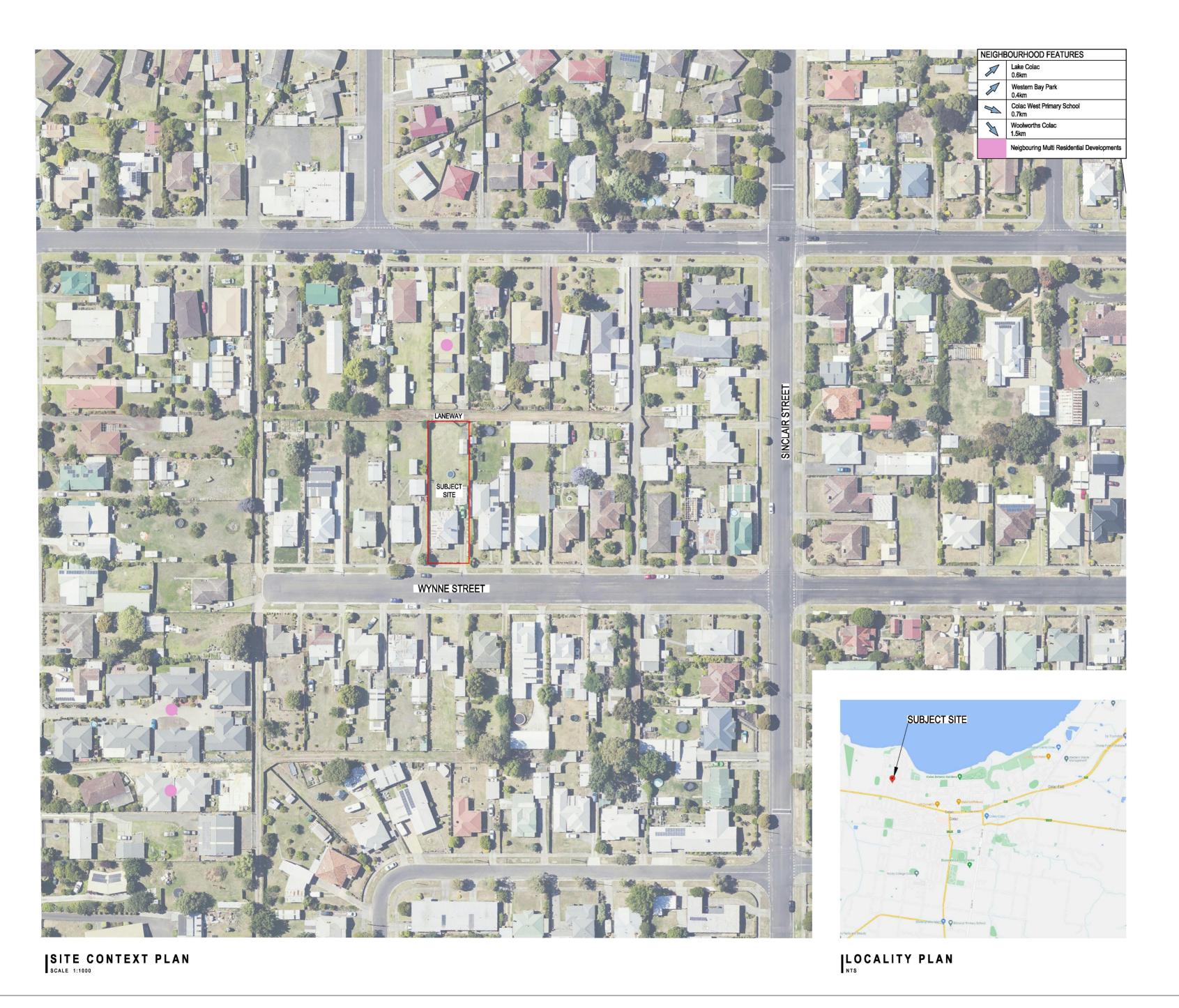
- Bin Collection

It is acknowledged that the area in front of the site available for putting out bins would be reduced due to the creation of an additional crossover, and that the amount of waste for collection would be greater due to the increased number of dwellings on the land. This is almost always the case with unit developments. Potential ways of addressing this would be for the relevant section of Council to liaise with the applicant to arrange for some level of shared waste facilities for the units e.g., providing some larger bins (to the total capacity required by the 3 units) so at least two of the units could share to reduce the overall number of bins. Private waste collection would be an alternative option. The applicant has been advised to liaise with Council's Waste Management section to ensure an appropriate solution is agreed for the land.

An overarching theme of the objections related to the community feel of the street. This is both acknowledged and lauded. The concerns expressed about the impacts on the existing community, including the potential impact on children being able to play in a safe environment in the cul-de-sac, are acknowledged and understood. However, from a planning perspective, the focus must be on statewide and local planning strategies and policies. As noted in this report, the proposal would help address areas of planning policy focus, such as housing shortages and housing diversity. The proposal has also demonstrated a high level of compliance with relevant standards in the planning scheme. For those reasons, it is recommended that a Notice of Decision to Grant a Permit be issued.

9. OFFICER DIRECT OR INDIRECT INTEREST

9. OFFICER DIRECT OR INDIRECT INTEREST											
No officer declared an interest under the <i>Local Government Act 2020</i> in the preparation of this report.											



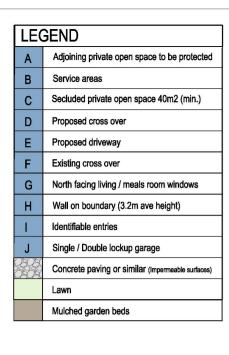
This drawing and design is the property of Dylan Barber Building Design and may not be reproduced without prior written consent. **AREAS** Unit 01 161.0m² Unit 02 125.34m² Unit 03 124.54m² 970m² Preliminary Issue Only NOT FOR CONSTRUCTION Town Planning Multi-Residential site address: 37 Wynne Street Colac Site Context Plan 180 - 2023 BUILDING DESIGN 408 Pakington Street, Newtown 3220 0400 3111 66 dylanbarber-buildingdesign.com REGISTERED TP 01 of 14



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NOT FOR CONSTRUCTION stage:
Town Planning Multi-Residential site address: 37 Wynne Street Colac Existing Site Plan 180 - 2023 north: BUILDING DESIGN 408 Pakington Street, Newtown 3220 0400 3111 66 dylanbarber-buildingdesign.com REGISTERED Building Practitioner TP 02 of 14

EXISTING SITE PLAN

Agenda - Planning Committee Meeting - 11 October 2023

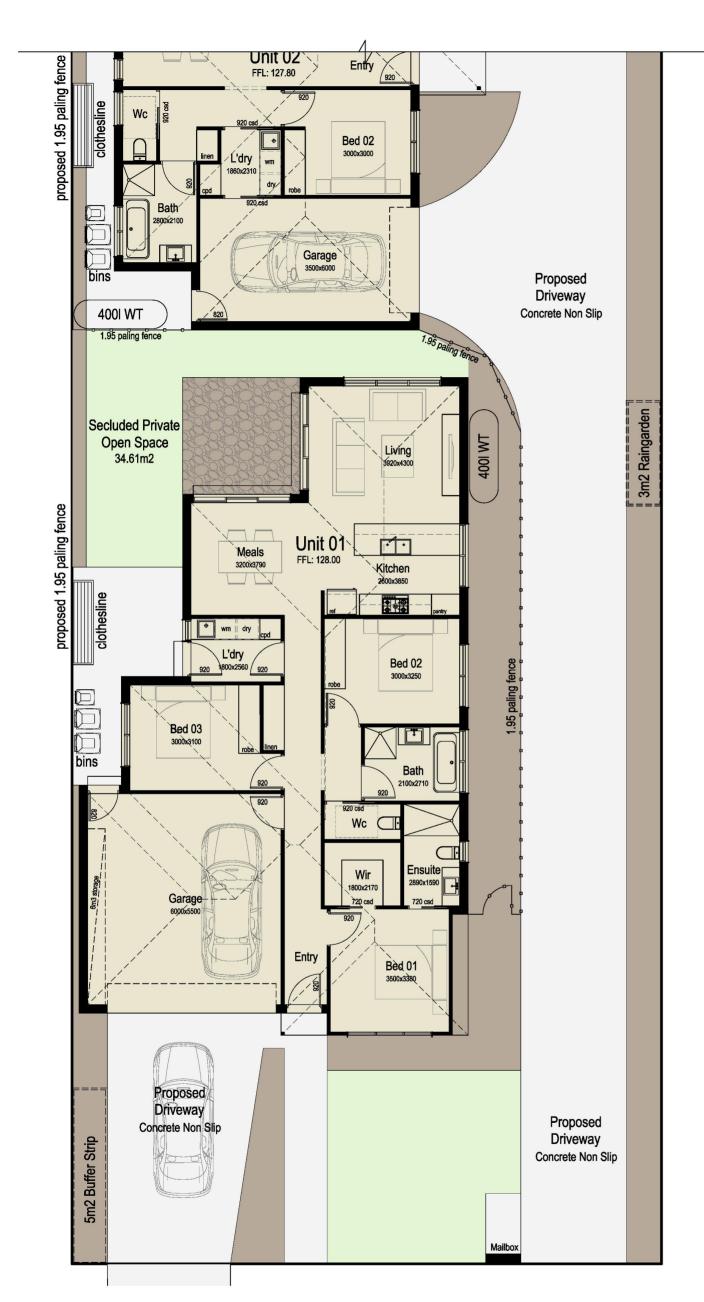




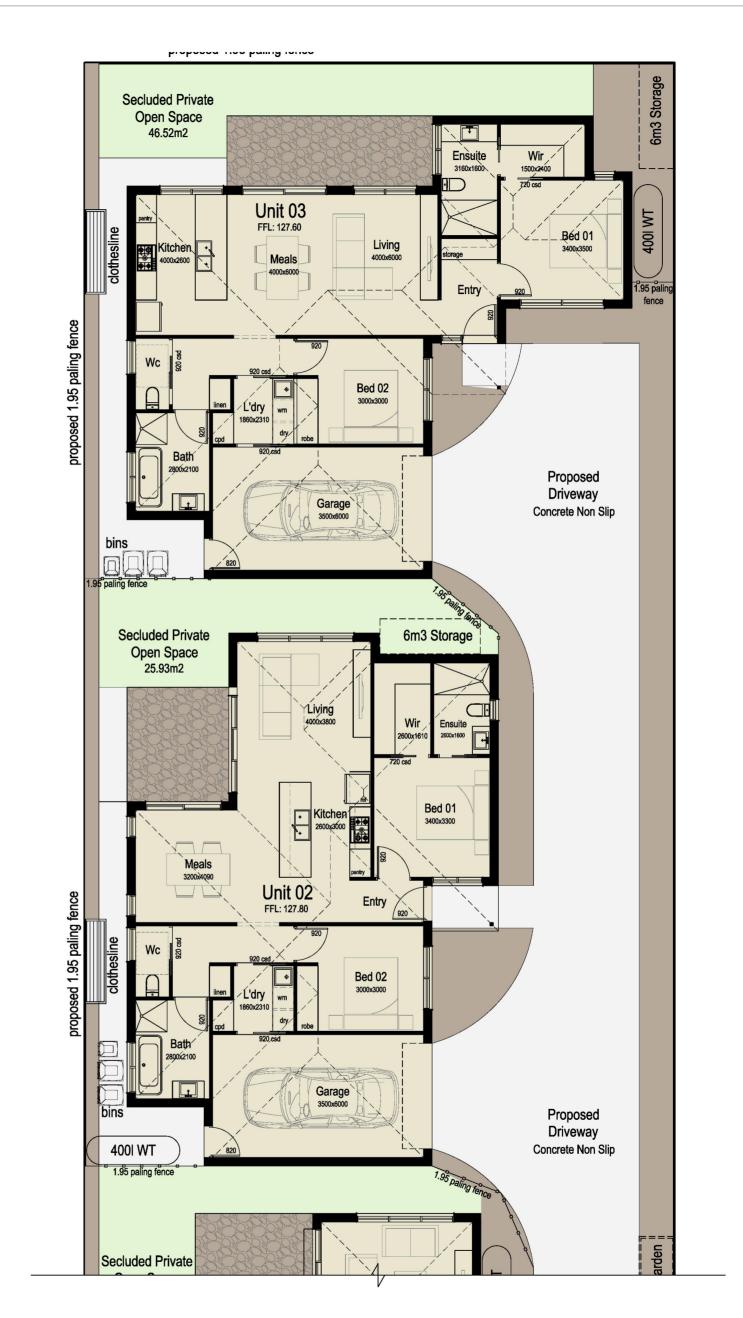
This drawing and design is the property of Dylan Barber Building Design and may not be reproduced without prior written consent. revision: date: description **AREAS** Unit 01 161.0m² Unit 02 125.34m² Unit 03 124.54m² 970m² Preliminary Issue Only
NOT FOR CONSTRUCTION Town Planning Multi-Residential site address: 37 Wynne Street Colac Proposed Site Plan 180 - 2023 1:200 BUILDING DESIGN 408 Pakington Street, Newtown 3220 0400 3111 66 dylanbarber-buildingdesign.com REGISTERED TP 03 of 14

|PROPOSED SITE PLAN

SCALE 1:200



PROPOSED FLOOR PLAN - UNIT 01



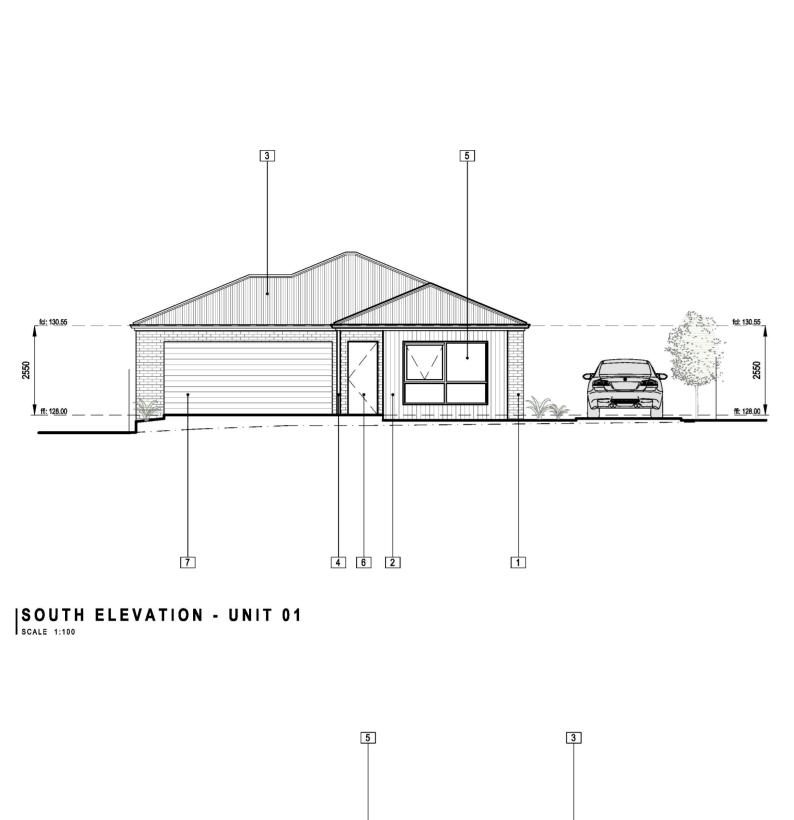
PROPOSED FLOOR PLAN - UNIT 02 & 03

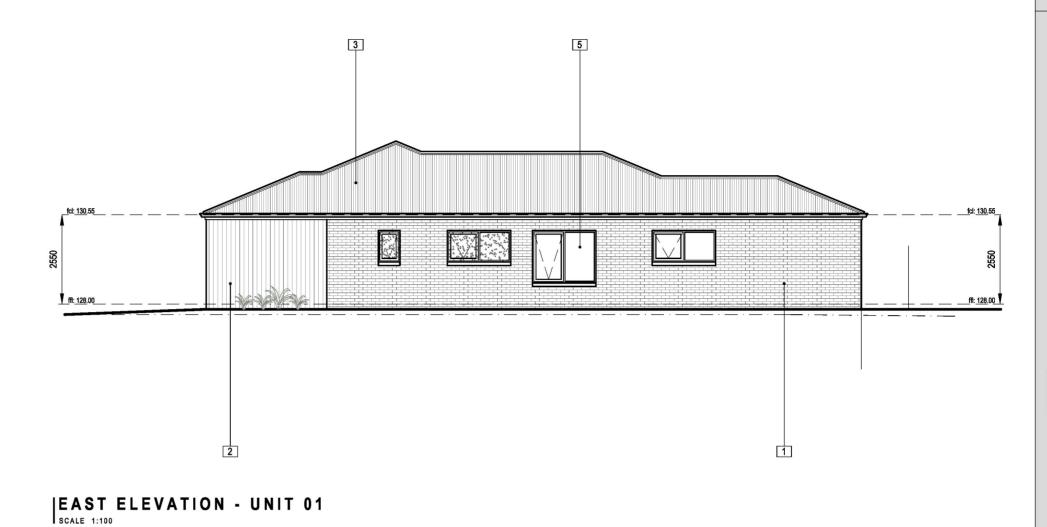


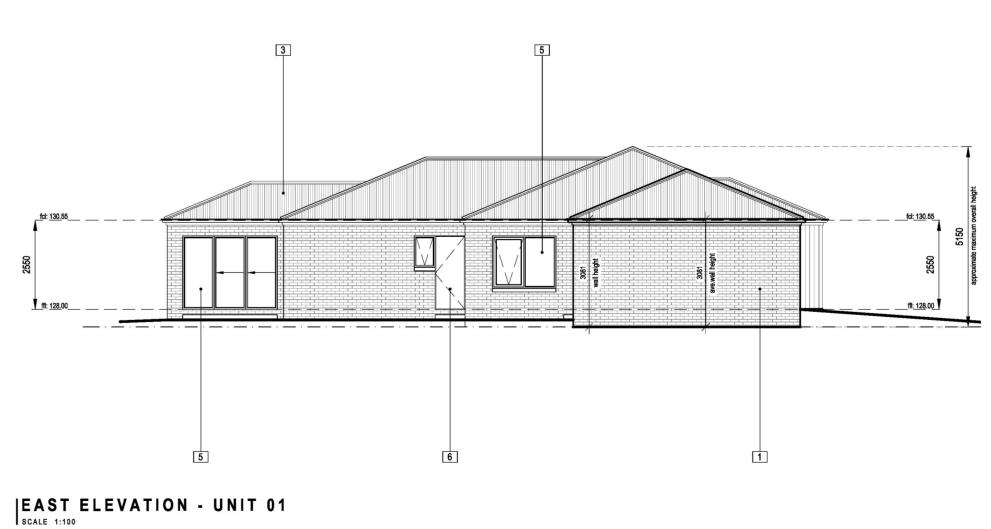
Agenda - Planning Committee Meeting - 11 October 2023

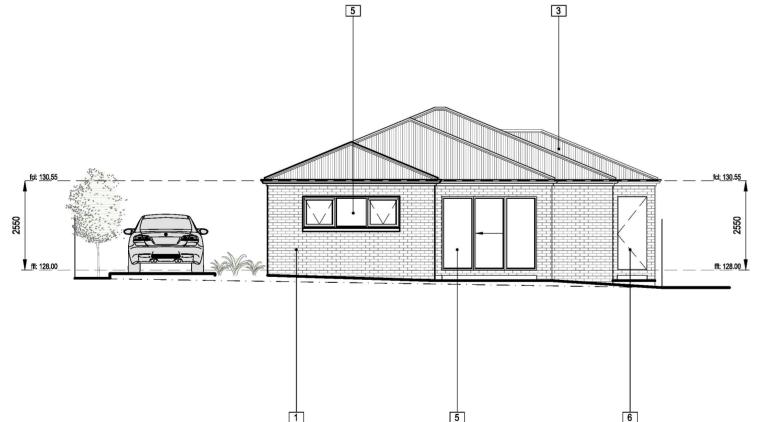
Materials Schedule

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|SOUTH ELEVATION - UNIT 01

BUILDING DESIGN

408 Pakington Street, Newtown 3220
0400 3111 66
dylanbarber-buildingdesign.com

Preliminary Issue Only
NOT FOR CONSTRUCTION

Town Planning

Multi-Residential

site address: 37 Wynne Street

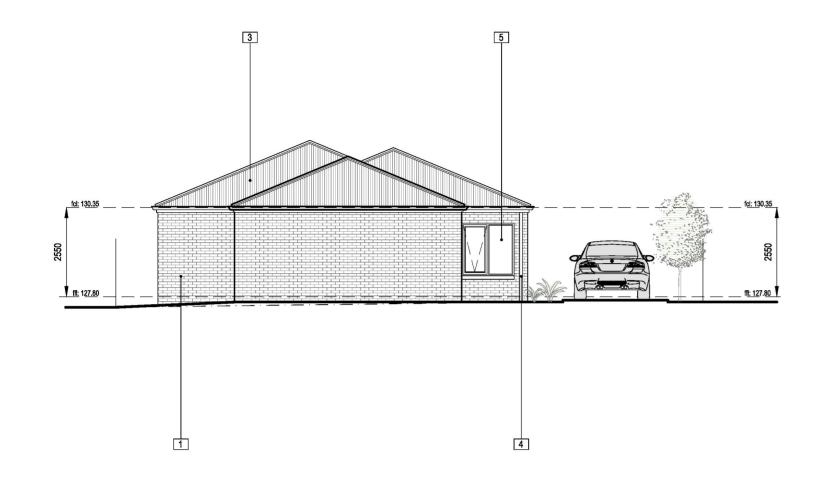
Elevations - Unit 01

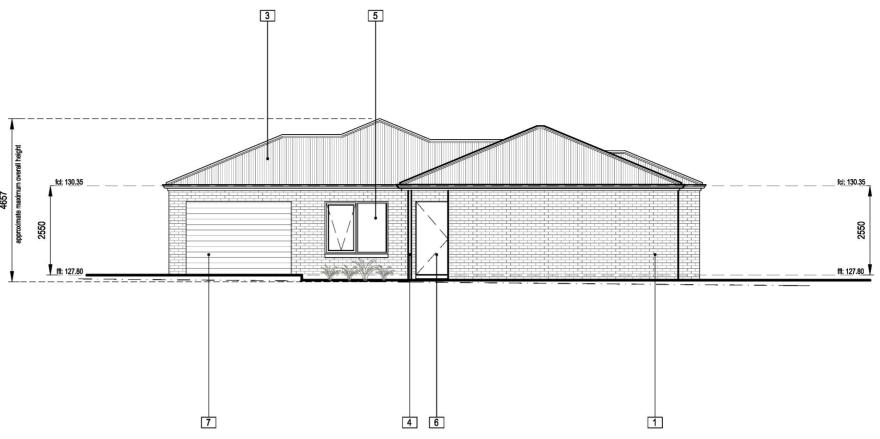
180 - 2023

Agenda - Planning Committee Meeting - 11 October 2023

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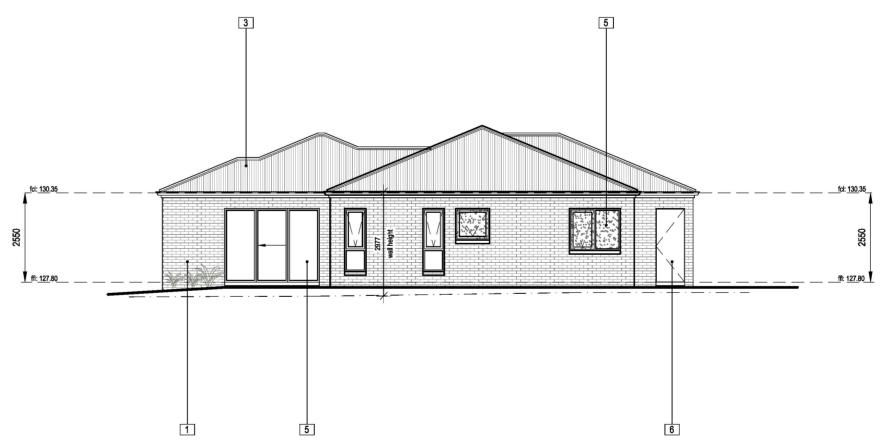
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EAST ELEVATION - UNIT 02

5 3 3 64:390.35 69:390.35



| WEST ELEVATION - UNIT 02

Materials Schedule 7. Selected garage door Preliminary Issue Only
NOT FOR CONSTRUCTION stage:
Town Planning Multi-Residential site address: 37 Wynne Street Colac Elevations - Unit 02 180 - 2023 1:100 408 Pakington Street, Newtown 3220 0400 3111 66 dylanbarber-buildingdesign.com

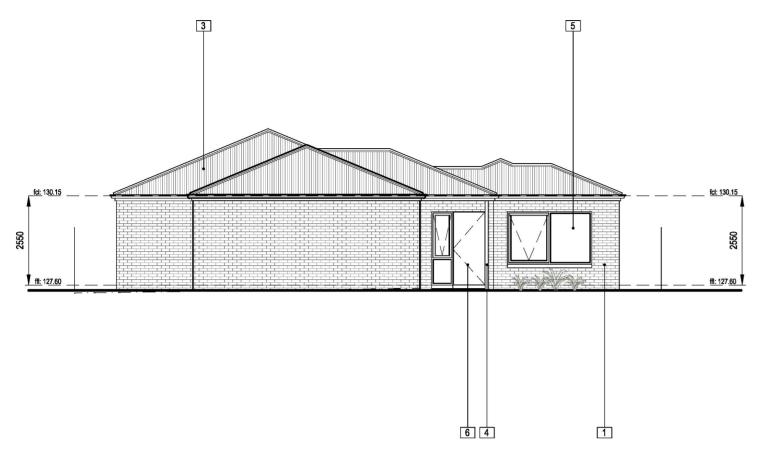
Agenda - Planning Committee Meeting - 11 October 2023

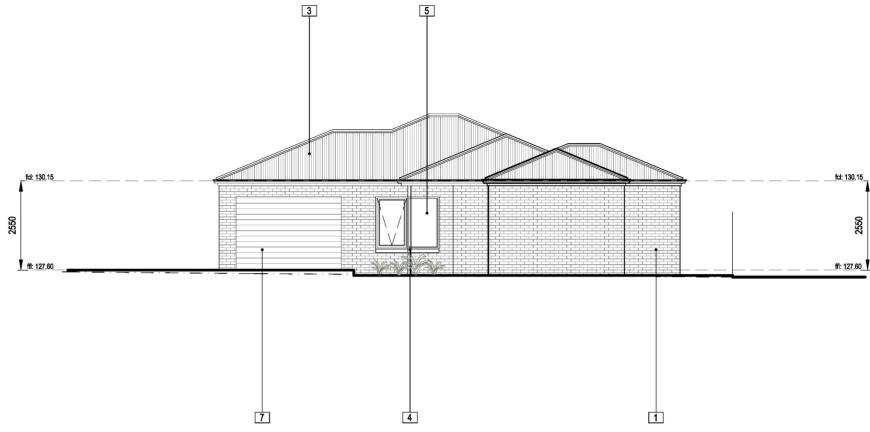
NORTH ELEVATION - UNIT 02
SCALE 1:100

SOUTH ELEVATION - UNIT 02

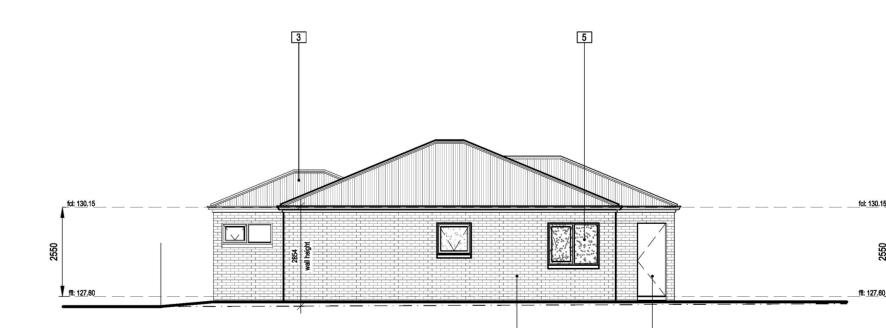
29

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|SOUTH ELEVATION - UNIT 03



5 1 5

|WEST ELEVATION - UNIT 03

EAST ELEVATION - UNIT 03

| NORTH ELEVATION - UNIT 03

Materials Schedule Selected face brickwork 3. Colorbond corrugated iron roofing (22°) 4. Painted timber post 5. Aluminium frame window / door (black) 6. Soild timber door 7. Selected garage door Preliminary Issue Only
NOT FOR CONSTRUCTION stage:
Town Planning Multi-Residential site address: 37 Wynne Street Colac Elevations - Unit 03 180 - 2023 1:100 BUILDING DESIGN 408 Pakington Street, Newtown 3220 0400 3111 66 dylanbarber-buildingdesign.com

AREAS Unit 01

Unit 02

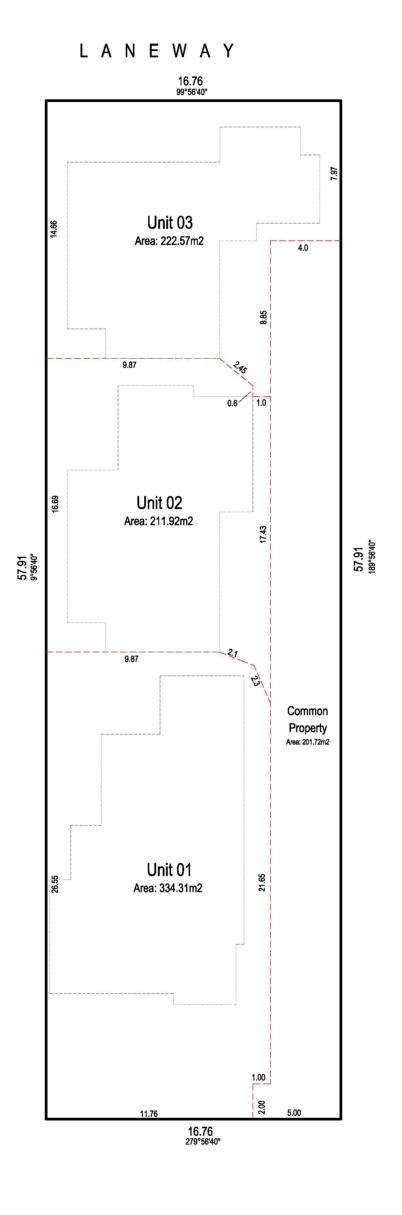
Unit 03

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161.0m²

125.34m²

124.54m²



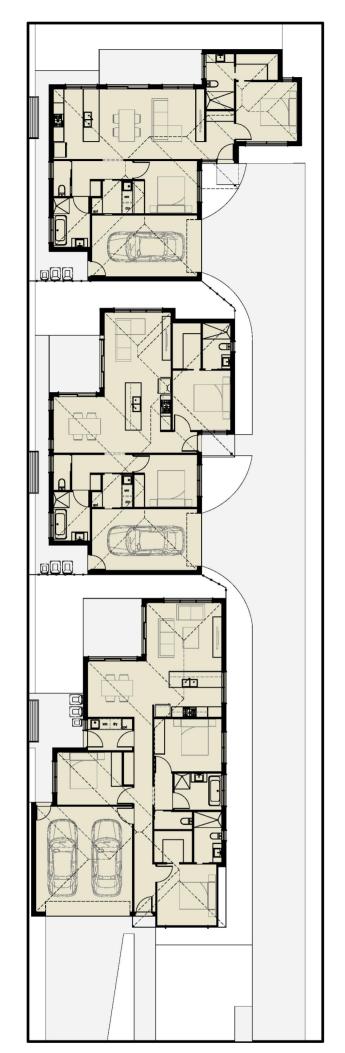
970m² 0m² Total Building Area Site Coverage Impervious Surfaces Total Impervious Area Impermeability Preliminary Issue Only NOT FOR CONSTRUCTION stage:
Town Planning Multi-Residential site address: 37 Wynne Street Colac Proposed Sub Division Plan 180 - 2023 north: 1:200 408 Pakington Street, Newtown 3220 0400 3111 66 dylanbarber-buildingdesign.com REGISTERED Building Practitioner

WYNNE STREET

PROPOSED PLAN OF SUBDIVISION SCALE 1:200

PROPOSED SUB DIVISION LINE

LANEWAY



WYNNE STREET

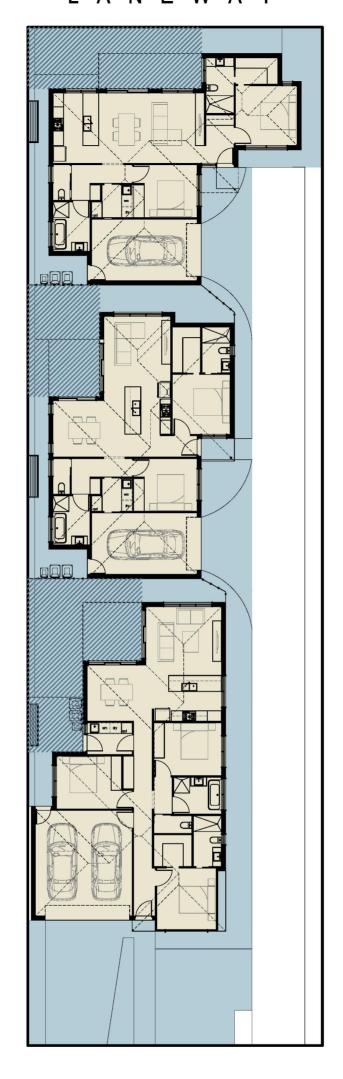
SITE COVERAGE & PERMEABILITY AREA PLAN

Site coverage

Impervious Landscaping

Building coverage Site coverage Impervious landscaping Total Impervious Surfaces Impervious Areas 410.93m² 42.3% (max. 60%) 300m² 427m² 73% (max. 80%)

LANEWAY



WYNNE STREET

PRIVATE OPEN SPACE AREA PLAN

Private Open Space

Private Open Space

Private Open Space

Unit 02

Secluded Private Open Space

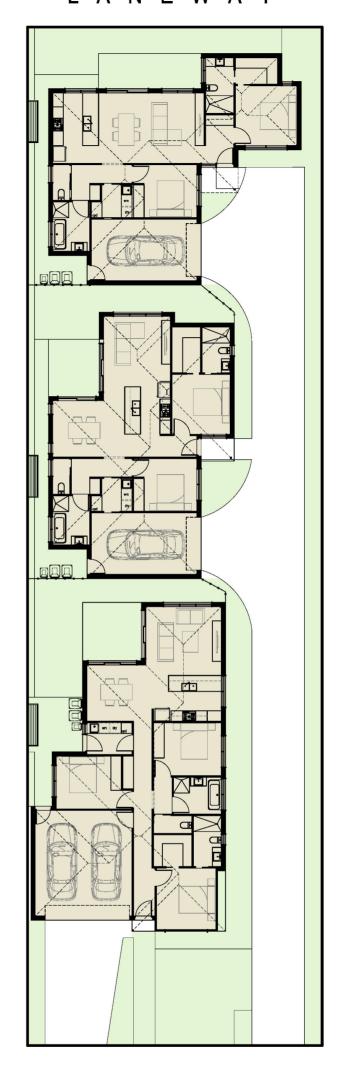
Sculded Private Open Space

171.88m² 46.52m² 86.65m² 25.93m²

Secluded Private Open Space 25.93m²
Unit 03

Private Open Space 98.0m²
Secluded Private Open Space 34.61m²

LANEWAY



WYNNE STREET

GARDEN AREA PLAN

Garden Area

Site Area Require garden space = Actual garden space = 970m2 339.5m2 341.2m2



Agenda - Planning Committee Meeting - 11 October 2023



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NOT FOR CONSTRUCTION stage:
Town Planning Multi-Residential site address: 37 Wynne Street Colac Shadow Diagram - 9:00 am 180 - 2023 north: BUILDING DESIGN 408 Pakington Street, Newtown 3220 0400 3111 66 dylanbarber-buildingdesign.com REGISTERED Building Practitioner

SHADOW DIAGRAM - 9:00AM
SCALE 1:200
22ND SEPTEMBER



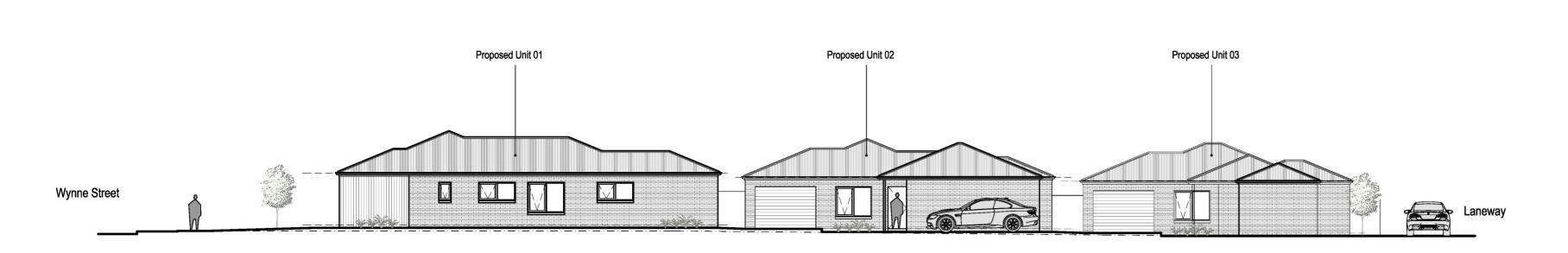
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Town Planning Multi-Residential site address: 37 Wynne Street Colac Shadow Diagram - 12:00 NOON 180 - 2023 north: BUILDING DESIGN 408 Pakington Street, Newtown 3220 0400 3111 66 dylanbarber-buildingdesign.com REGISTERED Building Practitioner

SHADOW DIAGRAM - 12:00 NOON
SCALE 1:200
22ND SEPTEMBER

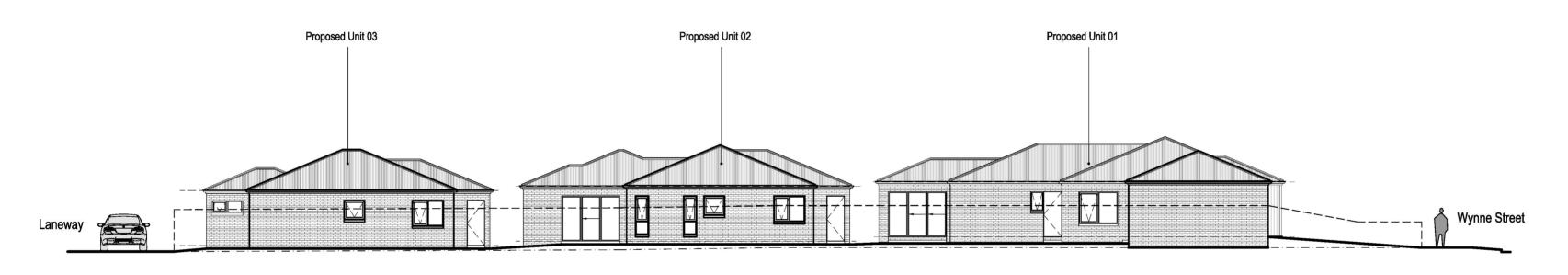


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NOT FOR CONSTRUCTION stage:
Town Planning Multi-Residential site address: 37 Wynne Street Colac Shadow Diagram - 3:00 PM 180 - 2023 north: BUILDING DESIGN 408 Pakington Street, Newtown 3220 0400 3111 66 dylanbarber-buildingdesign.com REGISTERED Building Practitioner

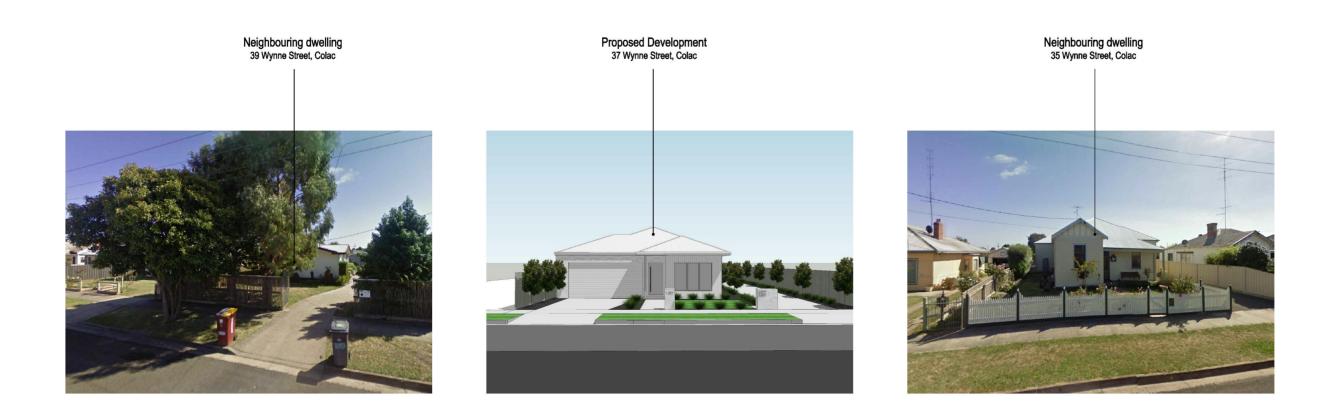
SHADOW DIAGRAM - 3:00 PM
SCALE 1:200
22ND SEPTEMBER



|PROPOSED EAST ELEVATION - DRIVEWAY



PROPOSED WEST ELEVATION SCALE 1:150



|PROPOSED STREETSCAPE - WYNNE STREET



Agenda - Planning Committee Meeting - 11 October 2023



Capital Pear



Blaze



Lomandra Longifolia



Blue fescue

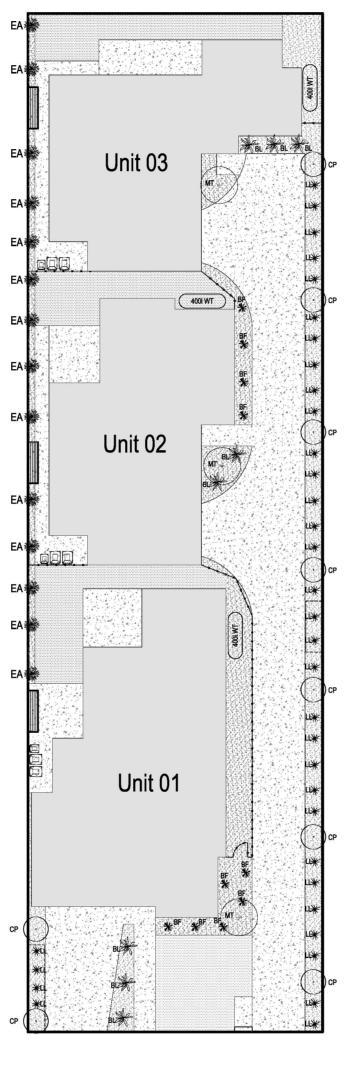


Mop Top Robinia



Emerald Arch

LANEWAY



 $W\ Y\ N\ N\ E \qquad S\ T\ R\ E\ E\ T$

LANDSCAPING PLAN

External Surface	Schedule	•		Planting Schedule	Planting Schedule																
SURFACE FINISH	LEGEND	SURFACE FINISH	LEGEND	COMMON NAME	BOTANICAL NAME	CODE	SIZE - H X W	SYMBOL	AMOUNT	COMMON NAME	BOTANICAL NAME	CODE	SIZE - H X W	SYMBOL	AMOUNT	COMMON NAME	BOTANICAL NAME	CODE	SIZE - H X W	SYMBOL	AMOUNT
Concrete	4 4	Lawn		Mop Top Robinia	Robinia Mop Top	мт	5m x 4m	(+)	3	Blaze	Dianella tasmanica	BL	0.5m x 0.5m	No.	8	Lomandra Longifolia	Katrinus	Ш	0.8m x 0.8m	*	35
Mulch		Stones																			
Concrete Pavers	00000	Timber Decking	01-10	Pyrus calleryana 'Capital'	CP	8m x 3m	$ \cdot \rangle$	9	Emerald Arch	Dianella tasmanica	EA	0.5cm x 0.5m		14	Blue fescue	Festuca glauca	BF	0.25m x 0.25m	*	10	



Agenda - Planning Committee Meeting - 11 October 2023



Item: 7.2

710 Blue Johanna Road, JOHANNA (PP87/2022-1) - Information Submitted to Support Amended Plans

ADDRESS AND 710 Blue Johanna Road, APPLICATION PP87/2022-1

PROPERTY DETAILS Johanna NUMBER

PROPOSAL Use and Development of Four Group Accommodation Buildings, One

Caretaker's House and Associated Works

REASON FOR CONSIDERATION Proposed substitution of amended plans at VCAT

BY COMMITTEE

OFFICER Blaithin Butler CHIEF EXECUTIVE OFFICER Anne Howard

DIVISION Executive

ATTACHMENTS Nil

1. PURPOSE

To seek direction from Councillors about the proposed substitution of amended plans at a Victorian Civil and Administrative Tribunal (VCAT) hearing, subject to the receipt of amended plans and supporting material prior to the Planning Committee meeting in accordance with the relevant Council resolution of 27 September 2023 on the matter.

2. RECOMMENDATION

That the Planning Committee:

- 1. Notes any amended, updated and/or additional plans and documentation provided to Council since the Council meeting held on 27 September 2023.
- 2. Provides direction to officers on whether the substitution of the full set of amended plans and supporting material at VCAT is considered acceptable.
- 3. Provides direction to officers on whether the revised proposal shown on the amended plans is deemed acceptable.
- 4. Authorises officers to convey its position to VCAT and all parties to the hearing.

3. BACKGROUND

This report relates to the planning application for the use and development of four group accommodation buildings and a caretaker's house at 710 Blue Johanna Road, Johanna (ref. PP87/2022-1). The Planning Committee resolved to issue a Notice of Decision to Grant a Permit for that application in February 2023, against officer recommendation. An appeal has been lodged against Council's decision by an objector to the application.

Councillors considered a report on the proposed substitution of amended plans at the VCAT hearing at the Council meeting on 27 September. At that Council meeting, Councillors resolved as follows:

"That Council:

- 1. Notes the amendments that have been made to the plans since the Notice of Decision to Grant a Permit was issued.
- 2. Notes that the amended plans and statement of changes do not adequately address the requirements of the Victorian Civil and Administrative Tribunal's (VCAT's) Practice Note PNPE9 'Amendment of Planning Permit Applications and Plans'.
- 3. Deems that the amended plans cannot be properly considered without, as a minimum, a full set of plans of the amended proposal and the submission of an amended Bushfire Management Plan, Geotechnical Assessment, Land Capability Assessment, Land Management Plan and Visual Impact Assessment.
- 4. Agrees to review the amended plans if and when the information required by Practice Note PNPE9 is provided.
- 5. Will take all reasonable steps to bring the item to the Planning Committee meeting on 11 October 2023, if the information referred to in point 4 is provided through the VCAT process with sufficient time.
- 6. Conveys this position to VCAT and all parties to the hearing."

VCAT and all parties to the appeal have been advised of the Council resolution.

This current officer report has been drafted to allow consideration of any amended, updated and/or additional plans and documentation received through the VCAT process from the permit applicant. Any such plans and documentation would also have to be provided through VCAT to the other parties to the appeal.

4. DISCUSSION

Councillors will recall that, to try to address the objector's concerns prior to the matter being heard at VCAT, the applicant circulated a set of amended plans on 14 September 2023 which it advised it wished to substitute at the VCAT hearing. These plans included the following:

- Landscape and site analysis plan
- Landscape and site design principles plan
- Landscape and site plan.

As noted earlier in this report, Council resolved that the information submitted on 14 September 2023 did not meet the requirements of VCAT Practice Note PNPE9, 'Amendment of Plans and Applications'.

At the time of writing this current report, no amended, updated or additional documentation had been received. Any such information will be circulated separately to Councillors on receipt.

Officers will also provide advice on whether it is considered any such information adequately addresses the requirements of the Practice Note. An update will also be provided on whether any comments have been provided by the Country Fire Authority (CFA), or the objector, on the amended documentation.

Update on VCAT Proceedings

Following receipt of the amended site plans circulated on 14 September 2023, the CFA submitted a statement of grounds to VCAT. The CFA advised that it had not been served with the application for review submitted to VCAT by the objector, and only became aware of the appeal when the amended plans were circulated. The CFA also advised that a representative intends to appear and present a submission at the VCAT hearing, noting in its statement of grounds that:

- "Changes made to the plans include revising the location of the caretaker's house and group accommodation buildings.
- In response to the above and any other changes, the Applicant must submit a revised bushfire management statement (BMS) that describes how the proposed changes respond to the requirements of Clause 44.06 and 53.02.
- CFA will be in a position to provide comment on the amendments once provided with a revised BMS and BMP.
- As matters relevant to fire safety will be raised, CFA will attend the hearing to address those matters".

The applicant for review (i.e., the objector) advised VCAT on 2 October 2023 that it considers that the amended application is premature. That party considers that a full set of plans/reports required under the planning scheme should be provided and agreed to prior to any hearing. The applicant for review also expressed concern that expert evidence is due to be circulated 10 business days prior to the commencement of the hearing on 30 October, and that this does not seem practical considering the extent of outstanding information required. That party has suggested that a VCAT Directions Hearing be held or VCAT Orders be issued to adjourn the matter to give parties more time to provide outstanding material and circulate expert evidence.

On 4 October 2023, the permit applicant submitted a request to VCAT for a Practice Day Hearing. In response to the section asking what VCAT Orders are wanted and why, the permit applicant responded, "Orders granting leave to substitute amended plans".

The VCAT hearing is currently scheduled for 3 days, from 30 October to 1 November 2023. A consultant has been engaged to represent Council, who will put forward the case for the decision made by the Planning Committee. That consultant will advise VCAT, and the other parties to the appeal, of any resolution regarding the substitution of the amended plans.

5. OFFICER DIRECT OR INDIRECT INTEREST

No officer declared an interest under the Local Government Act 2020 in the preparation of this report.