



PLANNING COMMITTEE MEETING
SUMMARY MINUTES

WEDNESDAY, 14 DECEMBER 2016

at 4PM

COPACC

COLAC OTWAY SHIRE PLANNING COMMITTEE MEETING

14 DECEMBER 2016

TABLE OF CONTENTS

PC161412-1	CHANGE TO MEETING TIME - PLANNING MEETING 14 DECEMBER 2016.....	6
PC161412-2	DEVELOPMENT PLAN (DPO5) - 6280 AND 6230 GREAT OCEAN ROAD, APOLLO BAY	7
PC161412-3	BUILDINGS AND WORKS COMPRISING THE CONSTRUCTION OF TWO SHEDS/WAREHOUSES, KILN, OFFICE/AMENITIES BUILDING, EXTENSION TO MILL AND ASSOCIATED WORKS, AND A REDUCTION IN CAR PARKING REQUIREMENTS, AT 7-15 AND 18-24 FORREST ROAD, COLAC (PP252/2016)	8
PC161412-4	SECTION 96A COMBINED PLANNING SCHEME AMENDMENT C92 AND PLANNING PERMIT APPLICATION NO. PP82/2016-1 - REZONING AND SUBDIVISION OF LAND AT 120 POUND ROAD, ELLIMINYT	11
PC161412-5	PLANNING AND BUILDING STATISTICAL REPORT FOR SEPTEMBER AND OCTOBER 2016.....	12

COLAC OTWAY SHIRE COUNCIL PLANNING COMMITTEE MEETING

MINUTES of the **PLANNING COMMITTEE MEETING OF THE COLAC OTWAY SHIRE COUNCIL** held in COPACC on 14 December 2016 at 4.00pm.

1. THIS MEETING IS DECLARED OPEN

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

Cr Kate Hanson
Cr Stephen Hart
Cr Joe McCracken
Cr Chris Potter (Mayor)
Cr Jason Schram
Cr Chris Smith
Cr Terry Woodcroft

Sue Wilkinson, Chief Executive Officer
Ingrid Bishop, General Manager, Infrastructure & Leisure Services
Gareth Smith, General Manager, Development & Community Services
Jenny Wood, Manager, Governance & Customer Service
Sarah McKew, Governance Officer
Melanesia Carson, Public Relations Officer
Vige Satkunarajah, Acting Manager, Planning, Building & Health

3. APOLOGIES

Mark Lyons, General Manager, Corporate Services

4. WELCOME & ACKNOWLEDGEMENT OF COUNTRY

I would like to start today by acknowledging the traditional custodians and law makers of this land, their elders past and present and welcome any descendants here today.

I would also like to advise that all Council meetings are audio recorded, with the exception of confidential matters. This includes the public participation sections of 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 unauthorized recording of the meeting.

BEHAVIOUR

Before we move on to Public Question Time, I would like to remind all Councillors of our obligations under the Councillor Code of Conduct and Local Law 4 which regulates the proceedings at Council Meetings.

I have high expectations of Councillors and expect us to work together and with the organisation for our community.

Towards this, it is my expectation that all Councillors exhibit exemplary conduct at all times during today's meeting. This means that you will behave in a professional manner throughout and that you will treat each other with courtesy and respect, even if there is disagreement.

I want to be clear that I will not tolerate any form of personal acrimony or insult, grandstanding, unnecessary interruptions or unreasonable or impolite language.

Nor will I tolerate any behaviour or comments that are disrespectful towards our professional officers.

5. DECLARATION OF INTEREST

Nil

6. CONFIRMATION OF MINUTES

- **Planning Committee held on the 19 September 2016.**

RESOLUTION

MOVED Cr Stephen Hart seconded Cr Terry Woodcroft

That the Planning Committee confirm the above minutes.

CARRIED 7 : 0

7. 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.

Objector	Graham Lorimer
Objector	Di Shipman
Objector	Chris Dance
Objector	Andrew Buchanan
Objector	John Riches

MOTION

MOVED Cr Stephen Hart seconded Cr Terry Woodcroft

That the Planning Committee consider Item 2 on the agenda first, so as to follow on from submissions just heard.

CARRIED 7 : 0

PLANNING COMMITTEE MEETING

CHANGE TO MEETING TIME – PLANNING MEETING 14 DECEMBER 2016 PC161412-1

LOCATION / ADDRESS	Whole of Municipality	GENERAL MANAGER	Sue Wilkinson
OFFICER	Mark Lyons	DEPARTMENT	Corporate Services
TRIM FILE	F16/6696	CONFIDENTIAL	No
ATTACHMENTS	Nil		
PURPOSE	Change to meeting time		

RESOLUTION

MOVED Cr Stephen Hart seconded Cr Terry Woodcroft

That Council:

Notes the report advising that the Chief Executive Officer exercised power under S.24 (1) of Local Law 4 to change the time of the Planning Meeting on 14 December 2016 from 10.30am to 4pm.

CARRIED 7 : 0

PLANNING COMMITTEE MEETING

DEVELOPMENT PLAN (DPO5) - 6280 AND 6230 GREAT OCEAN ROAD, APOLLO BAY PC161412-2

LOCATION / ADDRESS	Whole of Municipality	GENERAL MANAGER	Gareth Smith
OFFICER	Blaithin Butler	DEPARTMENT	Development & Community Services
TRIM FILE	F16/6696	CONFIDENTIAL	No
ATTACHMENTS	Attachment 1 - DPO5 Development Plan Synopsis Attachment 2 - DPO5 Development Plan Design Guidelines Attachment 3 - DPO5 Development Plan Referral Authority Comments		
PURPOSE	To consider a staged Development Plan for 6280 and 6230 Great Ocean Road, Apollo Bay, prepared under Schedule 5 to the Development Plan Overlay in the Colac Otway Planning Scheme.		

RESOLUTION

MOVED Cr Chris Smith seconded Cr Joe McCracken

A. *That Council refuses to approve the Development Plan for 6230 and 6280 Great Ocean Road, Apollo Bay, prepared under Schedule 5 to the Development Plan Overlay and depicted at Attachment 1 to this report, on the following grounds:*

- 1. The Development Plan, due to the proposed lot widths and setbacks from the Great Ocean Road, would result in future development that would be detrimental to the character, landscape setting and heritage values of the area, as such, the Development Plan would be contrary to Schedule 5 to the Development Plan Overlay in the Colac Otway Planning Scheme, and would prejudice the purpose of the Neighbourhood Residential Zone (NRZ1) and the objectives Schedule 10 to the Design and Development Overlay (DDO10).*
- 2. Further information is required about the proposed landslide debris retention fence to ensure that the structure would not be detrimental to the significant landscape setting in which the land is located, which would be contrary to the purpose of the Rural Conservation Zone (RCZ) and the objectives of the Significant Landscape Overlay (SLO3).*
- 3. Further information is required about the potential impact of the subdivision on the heritage values of the Great Ocean Road, including offsite impacts such as the removal of trees and stormwater management.*

B. *Notifies the landowners and submitters of Council's decision to refuse to approve the Development Plan.*

CARRIED 7 : 0

PLANNING COMMITTEE MEETING

BUILDINGS AND WORKS COMPRISING THE CONSTRUCTION OF TWO SHEDS/WAREHOUSES, KILN, OFFICE/AMENITIES BUILDING, EXTENSION TO MILL AND ASSOCIATED WORKS, AND A REDUCTION IN CAR PARKING REQUIREMENTS, AT 7-15 AND 18-24 FORREST ROAD, COLAC (PP252/2016)

PC161412-3

LOCATION / ADDRESS	7-15 and 18-24 Forrest Rd Colac	GENERAL MANAGER	Gareth Smith
OFFICER	Blaithin Butler	DEPARTMENT	Development & Community Services
TRIM FILE	F16/6696	CONFIDENTIAL	No
ATTACHMENTS	Application for Planning Permit and plans		
PURPOSE	A planning permit is sought to construct a dispatch shed/warehouse, a dry sticker shed/warehouse, an extension to the existing Green Mill, a new additional kiln and an office/amenities building on the Associated Kiln Driers Pty Ltd (AKD) timber milling plant at 7-15 and 18-24 Forest Street, Colac. The application also seeks a permit for a reduction in the car parking requirement associated with the proposed development.		

RESOLUTION

MOVED Cr Chris Smith seconded Cr Terry Woodcroft

That Council's Planning Committee resolves to Grant a Permit for Buildings and Works Comprising the Construction of Two Sheds/Warehouses, Kiln, Office/Amenities Building, Extension to Mill and Associated Works, and a Reduction in Car Parking Requirements, at 7-15 Forest Street, Colac Lot 1 on (TP162902N) and 18-24 Forest Street, Colac (Lot 4 on TP943900P), subject to the following conditions:

Conditions:

Endorsed Plans

- 1. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.*

Barwon Water Easement

- 2. The building annotated as the 'dry sticker shed' on the endorsed plans must not be constructed until the feeder main in the Barwon Water easement on Lot 1 TP162902 has been relocated and the new main commissioned. No other works associated with the development hereby permitted may be undertaken within 3m either side of the Barwon Water easement on Lot 1 TP162902 before the feeder main has been relocated, unless the prior written consent of Barwon Water has been obtained to such works. Written confirmation that the new main has been commissioned must be obtained from Barwon Water prior to the commencement of the construction of the 'dry sticker shed'.*

Landscaping

3. *Prior to the commencement of development, a landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and three copies must be provided. The plan must show:*

- a) landscaping along Forest Street frontage in the front setback area adjacent to the office/amenities building hereby permitted;*
- b) a planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, sizes at maturity, and quantities of each plant.*

All species selected must be to the satisfaction of the Responsible Authority. Landscaping is to be completed within 6 months of the office/amenities building being constructed. 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.

Amenity

4. *Any external lighting on the development hereby permitted must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the Responsible Authority.*
5. *All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.*

Stormwater

6. *All stormwater is to be directed to the legal point of discharge to the satisfaction of the Responsible Authority.*

Access

7. *Prior to the commencement of development, access must be constructed in accordance with the endorsed plans.*
8. *Prior to commencement of the development, the redundant vehicular crossing must be reinstated to kerb and channel, footpath and nature strip to the satisfaction of the Responsible Authority.*

CFA conditions

Mandatory conditions for buildings and works

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

Bushfire Management Plan endorsed

10. *The Bushfire Management Plan at Attachment 4 of the Bushfire Management Statement prepared by 20 20 Engineering and dated 16/11/2016 must be endorsed to form part of the permit and must not be altered unless otherwise agreed in writing by the CFA and the Responsible Authority.*

Expiry

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

- a) The development is not commenced within two (2) years of the date of this permit.*
- b) The development is not completed within four (4) years of the date of this permit.*

In accordance with section 69 of the Planning and Environment Act 1987, an application may be made to the Responsible Authority to extend the periods referred to in this condition.

Notes

1. *This permit does not authorise the commencement of any building works. Prior to the commencement of development, it will be necessary to apply for and obtain building approval for the proposed buildings.*

The relevant Building Surveyor will need to ensure that all fire protection measures and compartmentation of the various buildings is addressed prior to granting any building permits for the works as a whole or in stages.

CARRIED 7 : 0

PLANNING COMMITTEE MEETING

SECTION 96A COMBINED PLANNING SCHEME AMENDMENT C92 AND PLANNING PERMIT APPLICATION NO. PP82/2016-1 - REZONING AND SUBDIVISION OF LAND AT 120 POUND ROAD, ELLIMINYT PC161412-4

LOCATION / ADDRESS	120 Pound Road Elliminyt	GENERAL MANAGER	Gareth Smith
OFFICER	Francis Wong	DEPARTMENT	Development & Community Services
TRIM FILE	F16/3154	CONFIDENTIAL	No
ATTACHMENTS	<ol style="list-style-type: none">1. Amendment C92 – 120 Pound Road ELLIMINYT - Figure 1 - Rezoning2. Amendment C92 – 120 Pound Road ELLIMINYT - Figure 2 - Amended Colac Framework Plan3. Amendment C92 – 120 Pound Road ELLIMINYT - Clause 21.03 tracked changes4. Amendment C92 – 120 Pound Road ELLIMINYT - Explanatory Report5. Amendment C92 – 120 Pound Road ELLIMINYT - Draft Planning Permit PP82/2016-1		
PURPOSE	To recommend that Council adopts the Planning Scheme Amendment C92, and authorises officers to submit the amendment and the planning permit for the subdivision of the land to the Minister for Planning (Minister) for approval.		

RESOLUTION

MOVED Cr Terry Woodcroft seconded Cr Stephen Hart

That Council:

1. *Pursuant to section 29 of the Planning and Environment Act 1987, adopt Amendment C92 as exhibited without changes.*
2. *Pursuant to section 31 of the Planning and Environment Act 1987, submit the adopted Amendment C92 to the Minister for Planning together with the prescribed information.*
3. *Pursuant to section 96G of the Planning and Environment Act 1987, recommend to the Minister that proposed planning permit PP82/2016-1 be granted as exhibited without changes.*
4. *Pursuant to section 96H of the Planning and Environment Act 1987, submit proposed planning permit PP82/2016-1 to the Minister, together with adopted Amendment C92.*

CARRIED 7 : 0

PLANNING COMMITTEE MEETING

PLANNING AND BUILDING STATISTICAL REPORT FOR SEPTEMBER AND OCTOBER 2016

PC161412-5

LOCATION / ADDRESS	Whole of Municipality	GENERAL MANAGER	Gareth Smith
OFFICER	Jane Preston-Smith	DEPARTMENT	Development & Community Services
TRIM FILE	F16/6696	CONFIDENTIAL	No
ATTACHMENTS	Planning Statistical Report - September 2016 Planning Statistical Report – October 2016		
PURPOSE	To note the Planning and Building Statistical reports for September and October 2016.		

RESOLUTION

MOVED Cr Joe McCracken seconded Cr Terry Woodcroft

That Council notes the Planning and Building Statistical reports for the months of September and October 2016.

CARRIED 7 : 0

The Meeting Was Declared Closed at 5.00pm

CONFIRMED at the Planning Committee meeting held on 8 FEBRUARY 2017

A handwritten signature in black ink, consisting of stylized, cursive letters, positioned above a horizontal dotted line.

