

## **PLANNING COMMITTEE MEETING**

# **AGENDA**

**13 JULY 2016**

**at 10:30 AM**

**COPACC**



### *Our Vision*

A sustainable community with a vibrant future.

### *Our Mission*

Council will work with our community and partners to provide:

- Innovative leadership, good governance and financial accountability
- Value for money, accessible and appropriately targeted services
- A strong advocacy and engagement approach to achieve a truly liveable community

### *Our Values*

Council will achieve its Vision and Mission by acting with:

- Respect
- Integrity
- Goodwill
- Honesty
- Trust

### *Our Strategic Direction*

The four pillars of our Council Plan indicate our key strategic direction for 2013-2017.

An underlying principle in the development of the Council Plan was to more effectively integrate service delivery.

Pillar 1: Good Governance

Pillar 2: A Planned Future

Pillar 3: A Place to Live and Grow

Pillar 4: A Healthy Community and Environment

### *Our Councillors*

Cr Frank Buchanan (Mayor), Cr Brian Crook, Cr Michael Delahunty, Cr Stephen Hart, Cr Lyn Russell, Cr Chris Smith, Cr Terry Woodcroft (Deputy Mayor).



# **Planning Committee Meeting**

## **Welcome**

Welcome to this Meeting of the Colac Otway Shire Council Planning Committee.

Planning Committee meetings are an important way to ensure that your democratically elected representatives are working for you in a fair and transparent way.

The Planning Committee makes decisions on planning permit applications where the proposals are outside of the delegation for decisions by planning officers.

## **About this meeting**

There are a few things to know about today's meeting.

The agenda itemises all the matters to be discussed by the Committee.

Each report is written by a Council officer outlining the purpose of the report, all relevant information and a recommendation. The Committee will consider the report and either accept the recommendation or make amendments to it. All decisions of the Committee are adopted if they receive a majority vote from the Councillors present at the meeting.

A copy of the decision on any planning permit applications determined by the Committee, together with information relating to opportunities for review of these decisions by the Victorian Civil and Administrative Tribunal (VCAT) are circulated to all applicants and objectors after the meeting.

## **Recording of Meetings**

All Council and Committee meetings are audio recorded. 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.

## **Hearing of Submissions**

The proponent and/or submitter may, at the approval of the Chairperson, be given an opportunity to have their views heard by the Planning Committee regarding an item listed on the agenda.

A written request should be received by Council two (2) days prior to the Planning Committee Meeting. The deadline for requests to be heard will close at 5.00pm on the Monday prior to each Meeting (except when Monday is a public holiday the close off will be Tuesday at 5.00pm).

One speaker on behalf of each party/group will be given the opportunity to be heard within a time restriction of 5 minutes. The applicant will be heard last, after any objectors.

All speakers are to be present at the beginning of the Planning Committee Meeting being held at 10.30am.

When the relevant item is listed for discussion, the Mayor/Chairperson will call your name and ask you to address the Committee.

# **COLAC-OTWAY SHIRE PLANNING COMMITTEE MEETING**

**13 JULY 2016**

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NOTICE is hereby given that the next ***PLANNING COMMITTEE MEETING OF THE COLAC-OTWAY SHIRE COUNCIL*** will be held in COPACC on 13 July 2016 at 10.30am.

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## **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.

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.

### **5. DECLARATION OF INTEREST**

## **6. CONFIRMATION OF MINUTES**

- **Planning Committee held on the 08/06/16.**

### **Recommendation**

***That Council confirm the above minutes.***

## **7. VERBAL SUMBISSIONS 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.

**Mark Lyons**  
**Acting Chief Executive Officer**

**PC161307-1      PP139/2014 - TO USE AND DEVELOPMENT OF THE LAND FOR A  
MOTEL (14 UNITS) WITHIN COMMERCIAL 1 ZONE, BUILDINGS  
AND WORKS WITHIN DESIGN AND DEVELOPMENT OVERLAY,  
DEMOLITION OF THREE SHEDS AND BUILDING AND WORKS  
WITHIN THE HERITAGE OVERLAY, REMOVAL OF NATIVE  
VEGETATION WITHIN HERITAGE OVERLAY AND VEGETATION  
PROTECTION OVERLAY AND DISPLAY OF INTERNALLY  
ILLUMINATED SIGNAGE.**

AUTHOR:	Helen Evans	ENDORSED:	Brydon King
DEPARTMENT:	Development & Community Services	FILE REF:	F14/6980

**Location:** 49 & 53-57 Main Street Main Street BIRREGURRA

C/A 7 & 8 Section I Parish of Birregurra

**Zoning:** Commercial 1 Zone (C1Z)

Adjacent Road Zone Category 1 (RDZ1)

**Overlay controls:** Heritage Overlay (HO303 - Birregurra Main Street Precinct)

Vegetation Protection Overlay Schedule 3 (VPO3)

Design and Development Overlay Schedule 15 (DDO15)

**Proposed Amendments:** Nil

**Purpose:**

This application seeks a permit to demolish three (3) outbuildings, to use and develop the land for fourteen (14) motel units and associated car parking, to remove native and non-native vegetation, and to display illuminated and non-illuminated signage.

This application is before the Planning Committee as thirteen objections (including a petition) have been received.

It is recommended that the application be allowed and that a Notice of Decision to Grant a Permit be issued.

**Declaration of Interests**

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

### **Summary**

- This application seeks a planning permit to use and develop land behind the Birregurra Royal Mail Hotel for a motel (14 units) and associated car parking. A planning permit is also sought for the demolition of three (3) outbuildings, the removal of native and non-native vegetation, and the display of illuminated and non-illuminated signage.
- The site, which comprises two adjoining lots, is in the Commercial 1 Zone and is subject to Design and Development Overlay Schedule 15 (Birregurra Commercial Area), partially subject to Vegetation Protection Overlay Schedule 3 (Birregurra Tree Protection Area) and partially subject to a Heritage Overlay (HO303 – Birregurra Main Street Precinct). The site has frontages to Main Street, a Road Zone Category 1, to the north and Jenner Street to the south. Land to the east and west is also in the Commercial 1 Zone, whilst land to the south is in the Township Zone
- During the processing of the application, Council raised numerous concerns about the proposal as originally submitted, which resulted in the proposal being substantially redesigned to provide a better planning outcome.
- Following notice of the proposal, thirteen letters of objection (including one petition) and one letter of support were received. The grounds of the objections include inconsistency with neighbourhood character and the Birregurra Character Study, inconsistency with the heritage overlay, overdevelopment of the site, loss of amenity, appropriateness of use, increased noise and traffic, parking issues, concerns about illuminated signage, removal of trees and inadequate landscaping, lack of solar orientation and stormwater drainage issues. The objections are discussed in detail in the report below.
- A Consultation Meeting attended by the applicant and objectors, and facilitated by Council, was held on 25 August 2015. At that meeting, the applicant advised that consideration would be given to amending the proposal to address some of the concerns raised by the objectors. However, the applicant eventually advised in writing on 7 June 2016 that no changes were being made to the proposal and that it was to be determined in its current form. No objections have been withdrawn.
- No external referrals were required. The application was referred internally to Council's Infrastructure, Environment, Health Protection and Building Units, and advice was also sought from Council's Heritage Advisor. No objections were received in response.
- The proposal is considered to provide an acceptable outcome on a currently underutilised parcel of land within a well serviced location. On balance, the proposal is considered to accord with the preferred vision for the Birregurra Township.
- It is considered that a Notice of Decision to Grant a Permit could reasonably be issued in this case.

### **Background**

At the time the original application was lodged in 14 July 2014, the land was within the Township Zone. Council sent a request for further information to the applicant on 1 August 2014. On 25 September 2014, Amendment C76 (Birregurra Structure Plan) was gazetted and the land was rezoned to the Commercial 1 Zone. The land also became subject to a Vegetation Protection Overlay Schedule 3 (VPO3 – Birregurra Tree Protection Area) and a

Design and Development Overlay Schedule 15 (DDO15 – Birregurra Commercial Area), in addition to the existing Heritage Overlay (HO303 – Birregurra Main Street Precinct). The

applicant was advised of these Planning Scheme changes and asked to have consideration to the new planning controls when responding to the further information request.

The initial proposal sought a permit for the demolition of three (3) outbuildings, the use and development of the land for fourteen (14) motel units and associated car parking, the removal of native and non-native vegetation, and the display of an illuminated sign. The original design proposed motel units in 2 buildings facing each other, each containing 7 units. It was proposed that the existing buildings would retain existing vehicle access from Jenner Street along the eastern and western property boundaries, which would have been fenced to separate that access from the proposed accommodation. Fencing to a height of 1.8m constructed of timber paling was proposed. A new vehicle access point was to be located in the middle of the lots onto Jenner Street, to access the car park the single car park of 20 spaces fronting onto Jenner Street. Storage and a service area for the motel units were proposed to be located within the existing hotel building. It was also proposed to display three (3) internally illuminated signs – one fronting Main Street and two onto Jenner Street. This layout proposed to remove the majority of the existing vegetation on the site.

Council officers subsequently met with the applicant to discuss issues with the proposed development. Concern was expressed about the design of the buildings and the lack of regard for the existing vegetation. The applicant subsequently submitted revised plans on 12 June 2015.

### **Issues / Options**

Council has the options of:

- a) Supporting the application subject to conditions;
- b) Supporting the application subject to conditions with changes;
- c) Refusing to grant a permit.

The key considerations in this case relate to the potential impact of the proposed use and development on the character of the area and the amenity of neighbouring properties. It is recommended that Option a) is supported for the reasons outlined in the balance of this report.

### **Proposal**

The application site comprises two abutting lots, both of which have frontages to Main Street and Jenner Street. At the time of writing this report, the site contained the Royal Mail Hotel on 49 Main Street, with a residence, shop and catering business on 53-57 Main Street. Both sites also have existing outbuildings.

A planning permit is sought for the demolition of three (3) outbuildings, the use and development of the land for fourteen (14) motel units and associated car parking, the removal of native and non-native vegetation, and the display of illuminated signage and non-illuminated signage.

It is proposed to construct four single-storey buildings containing fourteen (14) motel units – a block of 2 units, a block of 3 units, a block of 4 units and a block of 5 units. The units would be set on an angle to the lot boundaries, with the majority of the proposed car parking

to be provided in the middle of the units. Two parking spaces would also be provided to the immediate north of the block of 2 units. The units would be constructed of weatherboard (painted Dulux Hogs Bristle - cream), with natural sandstone rammed earth end walls and pitched woodland grey Colorbond roofing and verandah. The two existing vehicle entry points from Jenner Street would be retained and these access driveways would also provide vehicle access to the parking and loading areas located at rear of the existing Store and Hotel fronting onto Main Street. The access/driveways and car parking area are proposed to be constructed with a compacted gravel surface. Landscaping is proposed along the east and west boundaries and amongst the motel units. Existing trees would be retained where possible. Storage and servicing associated with the motel units would be provided at the rear of the hotel. The reception area for the units would also be provided within the hotel. Waste bin receptacles would be provided at the rear of the hotel and near the Jenner Street frontage behind existing stone fencing. The motel units would face each other, with a garden and pathway running in between and to the hotel.

The units would vary in size, providing options for accommodation for couples or families. The units would not be self-contained. Each unit would be of an open plan design, containing one large room and with bathroom/ensuite facilities located to the rear of the units.

The proposed setback of the buildings would range between 3 and 4 metres to the Jenner Street frontage, with the buildings partially screened by the existing vegetation. The side setbacks would range between 6.37m and 7.175m to the west boundary, and would be 5.5m to the eastern boundary. As previously noted, the position of the existing driveways would be retained to provide vehicle access to the motel units, as well as to the existing buildings/businesses fronting onto Main Street.

A number of new signs are proposed on the site as follows:

- One 2m x 1m non-illuminated sign that reads '*Royal Mail Accommodation – Parking at Rear*', to be attached to the front of the hotel building on Main Street at a height of 3.6m;
- Two freestanding illuminated signs measuring 2m x 0.8m that read '*Royal Mail Accommodation carpark – this way*' with an arrow signs, located at the frontage to Jenner Street at each entrance;
- Six illuminated directional signs measuring 1m x 0.80m, providing direction to the units. These signs would be located internally within the site.

The proposed hours of illumination are dusk to midnight.

The three outbuildings which it is proposed to remove are located at the rear of the existing buildings fronting Main Street, and are currently used for storage and as a car port.

The proposal includes the removal of 11 trees, 7 of which are native. The trees are located at the rear of the site.

### **Site and Surrounds**

The subject site comprises two lots, i.e. C/A 7 and 8 Section I in the Birregurra township.

C/A 7 is known as 53-57 Main Street and is 2,023m<sup>2</sup> in area. At the time this report was drafted, C/A 7 was developed with a residence, office, shop and another catering business fronting onto Main Street. An outbuilding is located behind these buildings. Vehicular access to this lot is via Jenner Street. The southern half of the site contains scattered vegetation, including some native vegetation.

C/A 8 is known as 49 Main Street and is 2,044m<sup>2</sup> in area. C/A 8 is currently developed with the Birregurra Royal Mail Hotel, which fronts onto Main Street with car parking and two (2) outbuildings behind the hotel. The southern half of the site also has scattered vegetation including some native vegetation; however, the bulk of the land is vacant and was previously used as an effluent field. As the land is now connected to reticulated sewer, the effluent disposal field is no longer required.

Businesses in the vicinity of the application site fronting Main Street include the general store to the west and a vacant former restaurant ('Nippers'). Main Street is a VicRoads road, with a wide reserve that provides for informal angled parking in front of the commercial strip. The opposite side of Main Street has parallel parking, with a service road providing further parking opportunities.

Many of the lots in this block have frontages to both Main Street and Jenner Street. Historically, buildings were constructed to the Main Street frontage and the septic fields were located to the rear towards the Jenner Street frontage, together with driveway accesses. With the recent installation of reticulated sewerage, opportunity is now available to develop the land fronting Jenner Street.

Fronting Jenner Street on the abutting lot to the west is a dwelling and to the east is vacant vegetated land. On the opposite side of Jenner Street are vacant lots and dwellings. Jenner Street is a gravel road and has a wide nature strip, particularly on the opposite side of the road.

### **Public Notice**

Public notice of the application was given in accordance with Section 52 of the *Planning and Environment Act* by sending a copy of the notice to all property owners and occupiers adjoining and opposite the subject site. A sign was also placed on both lots fronting Jenner Street and one sign was posted on the Main Street frontage for a period of 14 days. Due to issues with the on-site notices, the expiry of the public notice period was extended from 10 June to 10 July 2015. At the end of the public notice period twelve (12) objections, one petition and one letter of support had been received.

On 25 August 2015, Council arranged a Consultation Meeting, to allow the applicant to discuss the proposal with the objectors. The aim of the Consultation Meeting was to bring

the objectors and the applicant together, so that each party was fully informed about the proposal and the nature of the concerns raised.

At this meeting, the applicant advised that consideration would be given to further revising the proposal to address some of the concerns raised. However, the applicant advised in writing on 7 June 2016 that no changes would be made to the proposal and that the application was to be determined in its current form. No objections to the proposal were withdrawn.

The objections are summarised as follows:

- Inconsistency with neighbourhood character and the Birregurra Character Study, inconsistency with Heritage Overlay, incompatible with surroundings, lack of context to existing buildings, demolition of old building, no consideration for hotel design style, size and nature is inappropriate for small township

**Comment**

The applicant was advised of Council officer concerns about the design of the proposal originally submitted. The proposed buildings were subsequently redesigned to address Council concerns. It is considered that the current proposal provides an acceptable

planning outcome in terms of the existing neighbourhood character, the Birregurra Character Study and the provisions of the Heritage Overlay, as discussed below. Council's Heritage Advisor raised no objection to the proposal, as also discussed below.

- Appropriateness of use, suitability of this type of accommodation in Commercial 1 Zone, dominates C1Z precinct.

**Comment**

Whilst the site was within the Township Zone at the time of the application was originally submitted, it has since been rezoned to the Commercial 1 Zone. Accommodation is a Section 2 Use (permit required) in the Commercial 1 Zone if the frontage at ground floor level exceeds 2 metres. The purpose of the zone encourages a mix of uses and residential densities. As such, this type of use and development can be allowed in the Commercial 1 Zone, and the application must be considered on its merits.

- Overdevelopment of the site, density too high.

**Comment**

It is considered that the density of the proposed development would be acceptable and would not represent an overdevelopment of the site. The proposed overall site coverage would be 37.8% (1,530.23sqm), which is considerably less than the 60% specified in Clause 55 (Two or More Dwellings on a Lot and Residential Buildings) and the 80% maximum site coverage under DDO15 (Birregurra Commercial Area).

- Increased noise, noise impacts, loss of amenity, and negative impact on enjoyment of quiet amenity.



Comment

The site is located in a Commercial 1 Zone. It is not a residential zone and is separated from dwellings in the Township Zone by Jenner Street. It is not anticipated that the proposed motel units would result in unacceptable noise impacts in a commercial area, or have significant noise impacts on dwellings on the south side of Jenner Street.

- Increased traffic, potential traffic and access management issues including pedestrian movements; parking issues including parking for the hotel.

Comment

The proposed access and parking arrangements are considered to be acceptable. As discussed below, access is proposed via existing crossovers at the eastern and western ends of the Jenner Street frontage.

The car parking requirement for a motel is 1 space to each unit, and one to each manager dwelling, plus 50 per cent of the relevant requirement of any ancillary use.

There is no manager's dwelling proposed on-site and the proposed motel would be ancillary to the existing hotel. The car parking requirement for the motel would be satisfied, with 14 car spaces proposed to the 14 motel units. The existing hotel and shops did not previously have any designated on-site parking. Four staff spaces would be formalised for the hotel and 3 spaces for the 2-3 shops at 53-57 Main Street, in areas shown as existing informal graveled parking areas to the rear of these buildings.

- Lack of consideration for solar orientation

Comment

The orientation of the site does not provide for ideal solar efficiency; however, windows in the east and west elevations would provide sufficient solar access for the motel units.

- Stormwater drainage issues, large amount of hard surface which will impact on stormwater runoff.

Comment

The development would increase runoff and the Jenner Street open drains are less than an urban standard. To prevent any decrease in amenity associated with the expected increased stormwater runoff, it is recommended that some form of onsite stormwater treatment should be developed as part of this development if a permit is issued. Council's Infrastructure Unit has raised no objection to the proposal, but requires a Stormwater Management Plan to be submitted prior to the commencement of works.

- Concerns about illuminated signage and soft lighting.

Comment

A proposed illuminated sign at the front of the hotel was not supported by Council's Heritage Advisor. As a result, it is no longer proposed to illuminate this sign.

Illuminated signage would therefore be limited to:

- Two (2) freestanding illuminated signs measuring 2m x 0.8m that would have the wording '*Royal Mail Accommodation car park – this way*' with arrow signs located at each proposed entrance along the Jenner Street frontage (1.6sqm total), and
- Six (6) illuminated directional signs within the site measuring 1m x 0.80m, providing direction to the units (0.8sqm x 6 – 4.8sqm total). The proposed hours of illumination are dusk to midnight.

The extent of illuminated signage proposed is considered to be acceptable.

- Removal of large number of trees and inadequate landscaping; current setbacks do not allow for sufficient screening.

Comment

As part of the application, it is proposed to remove 11 (7 native, 4 non-native) of the existing 34 trees on the two lots that form the subject site. An arboricultural assessment report was submitted, which provided a review of each tree on the site and recommendations about the protection of the trees to be retained. It is considered that there has been reasonable consideration to the retention of the bulk of the existing vegetation in the design of the units. The existing vegetation is well established and, with the proposed development being over 2 lots, the bulk of the vegetation is located down the centre of the two lots. A landscaping plan was submitted as part of the application and Council's Environment Unit has raised no objection to the proposal.

- Concerns that rammed earth walls might not satisfy fire separation requirements.

Comment

This concern was raised by Council's Building Surveyor and may require a design change if the appointed building surveyor is not satisfied. This would be addressed as part of the assessment under the Building Regulations. In the event a planning permit is issued, the plans endorsed as part of the planning permit would have to be amended.

- No indication of motel office.

Comment

The motel would be ancillary to the existing hotel and would be managed from that building. As such, the proposal does not include a dedicated motel office.

- Decreased land value.

Comment

This is not a material planning consideration.

- Long term cheap rentals for residents; use as medium term accommodation; detrimental effect discouraging other accommodation providers; too much accommodation to be

offered, competing against other B&B's; impact on tourism; misleading description as 4 large family units provide for higher occupancy than a single bedroom unit.

Comment

The proposed provision of a mix of unit sizes is considered to be an acceptable outcome. Matters relating to commercial interests and competition between accommodation providers are not relevant planning considerations.

**Referrals**

No external referrals were required in accordance with Section 55 of the *Planning and Environment Act*.

The application was referred internally to Council's Infrastructure, Environment, Health Protection and Building Units, and advice was also sought from Council's Heritage Consultant. No objections were raised, subject to conditions being included should a permit be issued. These conditions have been included in the recommendation at the end of this report.

**Planning Controls**

The subject site is included in the Commercial 1 Zone (C1Z) and is subject to the Design and Development Overlay Schedule 15 (DDO15), partially subject to a Heritage Overlay (HO303 - front half of the site), partially subject to Vegetation Protection Overlay Schedule 3 (VPO3 - rear half of the site) and adjacent to a Road Zone Category 1. A planning permit is required under the following provisions:

- Clause 34.01-2, Commercial 1 Zone – use of the land for motel
- Clause 34.01-4, Commercial 1 Zone – buildings and works associated with section 2 use
- Clause 42.02, Vegetation Protection Overlay Schedule 3 - removal of vegetation
- Clause 43.01, Heritage Overlay Schedule 303 – demolition, buildings and works, and tree removal
- Clause 43.02, Design and Development Overlay Schedule 15 - buildings and works
- Clause 52.05, Advertising Signage – display of illuminated signage
- Clause 52.17, Native Vegetation – removal of native vegetation

a. State and Local Planning Policy

The State and Local Planning Policy Frameworks seek to ensure the objectives of planning in Victoria are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development. The following policies are relevant to the consideration of this application:

- Clause 11.05-1 - Regional Settlement Networks
- Clause 11.05-4 - Regional Planning Strategies and Principles
- Clause 11.07-7 - Geelong (G21) Regional Growth - A Diversified Economy

- Clause 15.01 - Urban Environment
- Clause 15.03-1 - Heritage Conservation
  
- Clause 17.01-1 - Business
- Clause 17.03-1 - Facilitating Tourism
- Clause 19.03-2 - Water Supply, Sewerage and Drainage
- Clause 19.03-3 – Stormwater
- Clause 21.03-4 - Birregurra
- Clause 21.04-3 - Vegetation
- Clause 21.04-9 - Cultural Heritage
- Clause 21.05-4 - Tourism
- Clause 22.01 - Heritage Places and Areas
- Clause 22.01-7 - HO303 - Birregurra Main Street Precinct, Birregurra

The proposal is considered to accord with the relevant State planning policies listed above in that it would contribute to the local economy of Birregurra, without compromising the existing character and heritage significance of the township. The proposal would provide additional tourist accommodation, which would in turn result in increased business and expenditure within Birregurra and its surrounds. Infrastructure services are available to accommodate the development.

It is also considered that the proposal is in accordance with relevant local policies. In particular, the proposal is considered consistent with the following strategies of Clause 21.03-4 – Birregurra, which seek to:

- Support new commercial uses and redevelopment of existing premises on both sides of Main Street between Roadknight Street/Austin Street to the west and the unnamed watercourse/Strachan Street to the east and encourage active street frontages.
- Ensure any new commercial development to the rear of properties on Main Street has regard to sensitive residential interfaces.
- Support an increase and diversification of tourist based activities and accommodation in Birregurra.
- Retain low building heights throughout the township and the single storey built form of Main Street.

The development is also considered to accord with the intent of Clause 22.01-7 which relates to the Heritage Overlay covering this site (HO303 - Birregurra Main Street Precinct, Birregurra). This clause states that:

*“The Birregurra Main Street Precinct is of historic importance to the Shire of Colac Otway, demonstrating a continuum of growth from the simple timber buildings constructed at the time of settlement in the 1860s located mainly, but not exclusively, to the east, to the more substantial building of the early decades of the twentieth century*

*predominantly but not exclusively constructed to the west. This continuum provides a cultural map of the town's social and economic evolution'.*

The proposed development would be of single-storey scale and of a style that would be suited to the heritage significance of the area. Council's Heritage Advisor has confirmed that the scale and design would be acceptable from a heritage perspective.

The application also has regard to vegetation retention. Only 11 of the existing 34 trees (7 native and 4 non-native) would be removed. A Landscape Plan has been submitted with the application, which Council's Environment Unit has confirmed is acceptable.

Overall, it is considered that the proposal is in accordance with the principles of the State and Local Planning Policy Frameworks.

b. Zoning

The land is zoned Commercial 1 Zone (C1Z). The purpose to the zone is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.*
- *To provide for residential uses at densities complementary to the role and scale of the commercial centre.*

A 'motel' is defined as:

*"Land used to provide accommodation in serviced rooms for persons away from their normal place of residence, and where provision is made for parking guests' vehicles convenient to the rooms."*

A 'motel' is nested under the 'Residential Hotel', which is included under the 'Residential Buildings'. This in turn falls within the broader definition of 'Accommodation'. Accommodation (other than a corrective institution) is a Section 1 use (permit not required) if any frontage at ground floor level does not exceed 2 metres (other than a bed and breakfast and caretaker's house). This condition would not be satisfied by the proposal and therefore the proposed use of the land for accommodation requires a planning permit under the provisions of the zone.

A permit is also required to construct building and works under the provisions of the zone (Clause 34.01-4). It is noted that, under Clause 34.01-2, a use must not detrimentally affect the amenity of the neighbourhood.

Clause 34.01-5 requires applications for the construction of a residential building to be accompanied by a neighbourhood and site description and a design response, as described in Clause 55.01.

Comment

As discussed above, a permit is required under zoning provisions to use the land for accommodation, and for the associated buildings and works. The application included a neighbourhood and site description, and a design response, as required by zoning provisions.

It is considered that the application can be allowed as an acceptable outcome against the relevant decision guidelines of the zone. Compliance with relevant State and local planning policies is discussed above. The site has an interface with three dwellings within the Township Zone to the south; however, these properties are separated from the application site by Jenner Street and it is considered that there would not be any significant detriment to the residential amenity of these dwellings as a result of this proposal.

The proposed use of the site is considered acceptable in a Commercial Zone and would complement existing adjoining commercial uses. All infrastructure services, including reticulated sewerage, are available to the site. It is expected that there would be a modest increase in traffic generation as a result of this proposal and therefore it is recommended that a permit condition require that Jenner Street be improved to provide a wider pavement width. Council's infrastructure Unit has advised that it is not considered that the increase in traffic generation would warrant the sealing of Jenner Street.

The proposed buildings and works would be of single-storey scale, appropriately sited on the lot and constructed of muted, non-reflective materials. The units would be constructed of weatherboard cladding (painted Dulux Hogs Bristle cream), with natural sandstone rammed earth end walls, and pitched woodland grey Colorbond roofing and verandah.

There would be no significant change to the Main Street heritage streetscape. It is considered that the presentation of the development to Jenner Street would be acceptable, given its single storey-scale and the proposed offsets from the Jenner Street boundary. Landscaping and paved areas are also proposed to blend the development into the streetscape and to contribute to the character of the area.

The proposed motel units would have adequate solar penetration from east and west facing windows. As discussed above, the site has an interface to a Township Zone to the south; however, it is separated from residential properties by Jenner Street. Given

this, and the low scale of the proposed development, there would be no overlooking and overshadowing of dwellings on the south side of Jenner Street. Side fencing would ensure there was no overlooking of adjoining properties. An assessment of all other Clause 55 requirements is included below, as is a detailed assessment of proposed advertising signs.

The provision of on-site parking and access to the site is considered acceptable (see discussion below) and would allow for the efficient movement of vehicles within the site, and of vehicles, pedestrians and cyclists past the site. The proposed layout would make adequate provision for on-site loading and bin storage.

Overall it considered that the proposal could be allowed as an acceptable outcome against the relevant decision guidelines of the Commercial 1 Zone. It is not considered that the proposal would result in unacceptable detriment to the amenity of the neighbourhood.

c. Overlays

i. Vegetation Protection Overlay Schedule 3 (VPO3)

The southern half of the subject site is covered by the Vegetation Protection Overlay – Schedule 3 (VPO3 – Birregurra Tree Protection Area). The purpose of this overlay is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To protect areas of significant vegetation.*
- *To ensure that development minimises loss of vegetation.*
- *To preserve existing trees and other vegetation.*
- *To recognise vegetation protection areas as locations of special significance, natural beauty, interest and importance.*
- *To maintain and enhance habitat and habitat corridors for indigenous fauna.*
- *To encourage the regeneration of native vegetation.*

Under Clause 42.02-2, a permit is required to remove, destroy or lop any vegetation specified in a schedule to this overlay.

The vegetation protection objectives to be achieved are as follows:

- To protect tree vegetation for its aesthetic value and its contribution to the character of Birregurra.
- To encourage the retention of trees where possible and the planting of new canopy trees and understorey vegetation.

Under Schedule 3, a permit is required to remove, destroy or lop any tree, except those less than 5 m high and having a single trunk circumference of less than 0.5 m at a height of 1 m above ground level.

Comment

As discussed above, the application proposes the removal of 11 of the existing 34 trees (7 native, 4 non-native) on the two lots that form the subject site. All of the trees to be removed are within the VPO3 area at the rear of the site; however some do not require approval under this overlay as they are less than 5m high and have a single trunk circumference of less than 0.5m at a height of 1m above ground level.

It is considered that the design of the proposed development has had sufficient regard to retaining the majority of the existing vegetation, particularly given that the original design had little regard for vegetation retention on the site. The retention of significant vegetation would assist in maintaining the landscaped character of the area.

An arboricultural assessment report was submitted with the application, which reviewed each tree on the site and provided recommendations about the protection and retention of the trees.

A Landscape Plan was also submitted as part of the application, and Council's Environment Unit has not objected to the proposal. As such, it is considered that the proposal would provide an acceptable outcome against VPO3 provisions.

ii. Heritage Overlay Schedule 303 (HO303 – Birregurra Main Street Precinct Birregurra)

The northern half of the site, with a frontage to Main Street, is covered by HO303, the purpose of which is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To conserve and enhance heritage places of natural or cultural significance.*
- *To conserve and enhance those elements which contribute to the significance of heritage places.*
- *To ensure that development does not adversely affect the significance of heritage places.*
- *To conserve specifically identified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.*

Under Clause 43.01-1, a permit is required inter alia to:

- Demolish or remove a building.
- Construct a building or construct or carry out works
- Construct or display a sign.
- Remove, destroy or lop a tree.



Comment

The front half of the site is located within the Heritage Overlay that relates to the Birregurra Main Street Precinct Birregurra. Tree controls apply in this area.

Under this overlay, a permit is required for the demolition of the outbuildings, for the proposed buildings and works, for the display of signage and for tree removal. Whilst the heritage overlay only covers the northern half of the lots, some of the proposed works would be within this heritage area.

The proposed demolition of outbuildings would have no impact on the heritage values of the area. It is considered that the style and appearance of the development, including its single-storey built form, would be consistent with the requirements of this overlay and the provisions of Clause 22.01-7 (Birregurra Main Street Precinct), as discussed above. In addition, it is also considered that the style of signage and the extent of vegetation removal would be acceptable in this heritage area.

The application was referred to Council's Heritage Advisor, who responded as follows:

*"I am supportive of the proposed short term accommodation development at the rear of 49 and 53-57 Main Street. Due to the proposed placement of the new development at the rear of the contributory buildings and the single storey wings with pitched roof forms and with a separated layout, the development will have minimal visibility from Main Street and **therefore will not impact on the significance of the Main Street Heritage Overlay Precinct.** Unless the proposed new sign at the front of the Hotel is replacing an existing sign in the same location and of the same size, I do not support a new illuminated sign in this location."*

As noted earlier in this report, the new illuminated sign described by the Heritage Advisor has been deleted from the proposal.

In light of the above, it is considered that the proposal can be considered an outcome that would be acceptable in terms of its heritage context.

iii Design and Development Overlay Schedule 15 (DDO15)

The entire site is covered by the Design and Development Overlay – Schedule 15 (DDO15). The purpose of this overlay is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To identify areas which are affected by specific requirements relating to the design and built form of new development.*

Under Clause 43.02-2, a permit is required to construct a building or construct or carry out works.

The Design Objectives of Schedule 15 to the Design and Development Overlay - Birregurra Commercial Area, are as follows:

- *To encourage new development that responds to the historic character of building stock, in particular through the use of appropriate materials.*
- *To ensure new buildings and/or extensions and alterations between Austin Street and Strachan Street employ a contextual design approach that integrates with surrounding buildings.*
- *To ensure any new commercial development to the rear of properties on Main Street has regard to sensitive residential interfaces.*
- *To encourage low-rise single storey buildings.*
- *To encourage active street frontages to develop within the commercial core (between Roadknight Street/Austin Street to the west and Strachan Street to the east) over time.*
- *To restrict multi-dwelling development to circumstances where the purpose of the Commercial 1 Zone is not hindered, the existing dwelling fronting Main Street is retained and a new dwelling is concealed to the rear (except vacant lots).*
- *To encourage the retention of trees where possible and the planting of new canopy trees and understorey vegetation.*
- *To minimise the visual impact of signage, particularly free standing or above verandah signs.*
- *To ensure that new subdivision respects the character of the area.*

Applications should meet the design standards specified in Table 1 to Schedule 15.

Comment

A planning permit is required for buildings and works under this overlay. A detailed assessment was undertaken against the Design Standards specified in Table 1 of this overlay, and it is considered that the development would achieve satisfactory outcomes. The proposed street, side and rear setbacks would comply (a 3m setback is proposed to Jenner Street, which would exceed the 2m rear setback required); site coverage would be less than 80%; permeability would exceed 10%; building height would be single-storey and less than 5.5m (5.383m maximum proposed); no front fence is proposed to Jenner Street; and permit conditions could ensure side fencing would not exceed a 1.8m height tapered towards the street.

It is considered that the objectives of DDO15 would be satisfied by the overall design of the development, which would be sensitive to residential interfaces, of low-rise single-storey design, and would retain trees where possible.

d. Particular Provisions

i. Clause 52.05 – Advertising Signage

The Commercial 1 Zone applies Category 1 signage provisions. Business identification signage must meet the following conditions; otherwise a permit is required:

- *The total advertisement area of all signs to each premises must not exceed 8 sqm. This does not include a sign with an advertisement area not exceeding 1.5 sqm that is below a verandah or, if no verandah, that is less than 3.7 m above pavement level.*

An internally illuminated sign must meet the following conditions; otherwise a permit is required:

- *The total advertisement area to each premises must not exceed 1.5sqm.*
- *No part of the sign may be above a verandah or, if no verandah, more than 3.7 m above pavement level.*
- *The sign must be more than 30m from a residential zone or pedestrian or traffic lights.*

This application proposes the following signage:

- A 2m x 1m non-illuminated sign that reads 'Royal Mail Accommodation – Parking at Rear'. This would be attached to the front of the hotel building on Main Street, at a height of 3.6m (total 2sqm);
- Two (2) freestanding illuminated signs measuring 2m x 0.8m that read 'Royal Mail Accommodation carpark – this way' with an arrow sign, located at the frontage to Jenner Street at each proposed entrance (total 3.2sqm);
- Six (6) illuminated directional signs measuring 1m x 0.80m, providing direction to the units. These signs would be located internally within the site (0.8sqm x 6 – 4.8sqm total).

A permit is not required for the proposed business identification signage under this clause, as the total area would not exceed 8sqm (5.2sqm proposed). A permit is, however, required for the illuminated directional signage, as the total area would exceed 1.5sqm (4.8sqm proposed).

It is noted that a permit is also required for all of the signage within the Heritage Overlay.

Comment

The proposed illuminated signs, which would be located at the entry points fronting Jenner Street, would provide easy identification of the entry points for the motel. The signs would be illuminated between dusk and midnight and, whilst it is uncommon for an illuminated sign to be displayed in Birregurra, it is considered that the illumination of these two signs would not create any adverse effect greater than a street light.

The proposed illuminated directional signs would be 1.6sqm each and internally located within the site. It is considered that the size, style and location of these signs would be acceptable and would not cause detriment to other properties or the character of the area.

ii. Clause 52.06 – Car Parking

Under the provisions of this clause, the parking requirement for a motel is 1 space to each unit, and one to each manager dwelling, plus 50 per cent of the relevant requirement of any ancillary use.

Comment

The proposed provision of on-site parking for this development is considered to be acceptable.

There is no manager dwelling proposed on-site and the proposed motel would be ancillary to the hotel. The car parking requirement would be satisfied, with 14 car parking spaces proposed to serve the 14 motel units. The existing hotel and shop uses did not previously benefit from any designated parking. Four spaces would be provided for the 4 staff at the hotel and 3 spaces for the 2-3 shops at 53-57 Main Street, in an area previously providing an informal gravel car park area according to the submitted plans.

It is also noted that Council's Infrastructure Unit has raised no objection to the proposal.

iii. Clause 52.07 – Loading and Unloading of Vehicles

This clause states that no building or works may be constructed for the manufacture, servicing, storage or sale of goods or materials unless space is provided on the land for loading and unloading vehicles.

There is no specific requirement for loading associated with a motel.

Comment

Whilst there is no specific requirement for loading for the proposed motel, the proposal does provide a loading zone to the rear of the existing hotel and to the rear of the existing store.

iv. Clause 52.17 – Native Vegetation

A permit is required for the removal of native vegetation under this clause, as the site has a total area exceeding 4000sqm.

Comment

The application was accompanied by a Biodiversity Assessment Report, a Landscape Plan and an Arboricultural Assessment Report.

In order to offset the proposed removal of 7 native trees, a native vegetation offset must be provided in accordance with the Permitted Clearing of *Native Vegetation – Biodiversity Assessment Guidelines and the Native Vegetation Gain Scoring Manual*.

Council's Environment Unit has raised no objection to the proposal, subject to the provision of offset planting of native vegetation as required under Clause 52.17. Appropriate permit conditions have been included in the recommendation at the end of this report.

v. Clause 52.29 – Land Adjacent to Road Zone Category 1

A permit is required to create or alter access to a Road Zone Category 1 under the provisions of this Clause.

Comment

There would be no alteration to existing access to Main Street, which is a Road Zone Category 1.

vi. Clause 55

Whilst Clause 55 (Two or More Dwellings on a Lot and Residential Buildings) does not specifically apply in the Commercial 1 Zone, Clause 34.01-5 of the zone requires that the construction of a residential building must be accompanied by a neighbourhood and site description and a design response as described in Clause 55.01.

Comment

The proposed development has been assessed against Clause 55 requirements and found to be generally compliant as summarised below:

- The form, scale and style of the development are considered acceptable to the neighbourhood character and heritage significance of the area, as discussed above.
- There would be no change to the Main Street frontage and the presentation to Jenner Street would be acceptable in terms of the streetscape.
- It is considered that the proposed Jenner Street setbacks would be acceptable at 3m and 4m from the front boundary, with landscaping in the

front setback. It is noted that the adjoining dwelling to the west is set back 24m and that DDO15 allows for a zero setback.

- The maximum height proposed is 5.383m above natural ground level, which would accord with DDO15 (which seeks a maximum building height of 5.5m and single storey development).
- The proposed overall site coverage would be 37.8% which is considerably less than the 60% specified in the standard and the 80% maximum site coverage permitted under DDO15.
- The total permeability for the development would easily exceed 20% (the total hard surfaced area would be approximately 30%)
- Windows to the east and west elevations would provide adequate solar access.
- Communal open space is proposed in between the buildings, which would provide a central lawn and garden area.
- The proposed buildings and landscaping layout would provide for internal safety and observation areas.
- The proposed landscaping is acceptable and the development would allow the retention of many existing trees.
- Access to the development is proposed via 3.9m wide crossovers at both the eastern and western side of the frontage to Jenner Street, utilising the existing crossovers. This equates to 7.8m of the 40.24m frontage (19.38% which satisfies the standard, not exceeding 33%).
- The parking proposed would be convenient to each unit.
- The buildings would be set back a minimum of 5.5m from the side boundaries and the rear of the motel units would be set behind existing buildings fronting Main Street.
- No walls are proposed along the boundary
- The proposed units would be set back a substantial distance from the dwelling on the adjoining lot. Daylight to the existing windows of this dwelling would be unaffected.
- The proposal would not impact on any north-facing windows on adjoining properties due to the orientation of the land.
- The development will not cast any additional shadows on any adjoining property.
- The proposed timber paling side boundary fencing (1.8m in height) would ensure there would be no overlooking into existing habitable room windows or areas of secluded private open space.
- There would be internal views within the development; however it is noted that the proposal is for short term accommodation with communal open space proposed. Landscaping would provide some privacy.

- There would be mechanical plant equipment (6 air conditioning for units 9-14) located close to an existing dwelling and area of private open space. It is recommended that a permit condition require suitable treatment of such air conditioning units to minimise impacts on the amenity of that dwelling.
- The entries would be accessible for people with limited mobility.
- The buildings would provide verandah covered entries to each room, via a common pathway.
- All proposed windows would have adequate access to daylight.
- Given the proposal is for motel accommodation, no private open space is proposed; however, communal open space would be provided between the units.
- Appropriate solar access to the communal open space area would be achieved.
- Given that the development is for short term accommodation, separate storage space would not be provided for each unit. This is considered acceptable.
- As discussed above, it is considered that the proposed single-storey design, with rammed earth walls and weatherboard cladding, is acceptable. It is considered that the built form and style would complement the character of the area.
- No front fence is proposed.
- No common property is proposed.
- Bin storage would be provided on-site.

### **Consideration of the Proposal**

As discussed in detail above, the site is within a Commercial 1 Zone and is subject to Design and Development Overlay Schedule 15. In addition, the front half of the site is subject to Heritage Overlay Schedule 303 and the rear half of the site is subject to Vegetation Protection Overlay Schedule 3. The site is also adjacent to Road Zone Category 1 to the north and Township Zone to the south.

A detailed assessment of the proposal against all relevant planning provisions is included above in this report. In summary, it is considered that the proposed use and development would be acceptable on this site in the Commercial 1 Zone. The proposal is considered to demonstrate compliance with all relevant requirements and decision guidelines of the zone, and would complement existing adjoining commercial uses without compromising the character and amenity of the area.

The proposal also provides an acceptable response to the requirements of the DDO15, HO303 and VPO3 overlays, as discussed in detail above. It is considered that the development would achieve satisfactory outcomes against the Design Standards specified in Table 1 of DDO15. The style and appearance of the single-storey development are considered acceptable in the Heritage Overlay, having regard to the heritage significance of this area, as are the proposed signage and extent of vegetation removal. This is

demonstrated by the support of Council's Heritage Advisor for the proposal. In addition, the retention of significant vegetation and additional landscaping would assist to maintain the landscaped character of the area, consistent with VPO3 provisions.

The application is also considered to accord with the strategic direction provided in relevant State and local planning policies, and in particular Clause 21.03-4 (Birregurra) and Clause 22.01-7 (HO303 - Birregurra Main Street Precinct, Birregurra).

It is considered that relevant 'Particular Provisions' in the planning scheme would be satisfied, including those relating to advertising signage, car parking, loading/unloading requirements, native vegetation, and Clause 55 (Two or More Dwellings on a Lot and Residential Buildings) requirements, as discussed in detail above.

The concerns of objectors are acknowledged and have been considered above. It is not conserved that the proposal would be an overdevelopment of the site, given that it would be a low scale, single-storey development with low site coverage, which would be set amongst existing vegetation and additional landscaping. It is considered that the proposed development would respond well to the existing character of the area, HO303 provisions and the Birregurra Character Study. It is not anticipated that the development would result in unacceptable impacts relating to noise, light, traffic, parking issues or drainage issues.

It is also noted that no objection was raised to the proposal by Council's Infrastructure, Environment, Health Protection or Building Units.

It is considered that the proposal would provide an acceptable outcome on a currently underutilised parcel of land within a well serviced location. On balance, the proposal is considered to meet the preferred vision for the Birregurra Township and it is considered that a Notice of Decision to Grant a Permit could reasonably be issued in this case..

### **Council Plan / Other Strategies / Policy**

#### **A Planned Future**

Creates an attractive shire with quality buildings and spaces, accessible travel and transport, and a community that has the services and facilities it needs now and in the future; supports a prosperous economy where trade, manufacturing and business activity flourishes.

The Council Plan identifies that there are significant differences in the supply of residential property within the Shire, which will have a major influence during the next five to ten years due to changing needs. New development opportunities have been identified in Elliminyt and the coastal areas, while the established areas of Colac and the rural areas have relatively low numbers of new dwellings expected over the forecast period.

This proposal would assist in adding to the diversity of accommodation within the established township area of Birregurra, as well as contributing to tourism.

#### **Financial and Other Resource Implications**

The proposal raises no financial or resourcing implications for Council.



### **Risk Management and Compliance Issues**

The proposal raises no Risk Management or Compliance implications for Council.

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

Any relevant environmental considerations have been addressed within this report.

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

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

### **Conclusion**

A planning permit is sought for the use and development of the land for fourteen (14) motel units and associated car parking, the demolition of three (3) outbuildings, the removal of native and non-native vegetation, and the display of illuminated and non-illuminated signage.

The proposal is considered acceptable, having regard to the fact that this type of activity can be assessed on its merits in this zone. The site is located within the established township of Birregurra, which allows for this type of accommodation at a density that is complementary to the scale of the commercial centre, subject to meeting the zone and overlay provisions.

In light of the above assessment, it is considered that the proposal can reasonably be allowed as an acceptable planning outcome. The proposal would contribute to the local economy of Birregurra, whilst complementing the existing character and heritage significance of the area.

It is therefore recommended that a Notice of Decision to Grant a Permit be issued.

### **Attachments**

1. PP139 2014-1 Application for Planning Permit
2. PP139 2014-1 Plans

### **Recommendation(s)**

***That Council's Planning Committee resolves to a Notice of Decision to Grant a Permit for the Use and Development of the Land for a Motel (14 Units), Demolition of Three Sheds, Removal of Native and Non-Native Vegetation and Display of Illuminated and Non-Illuminated Signage at 49 & 53-57 Main Street Birregurra (C/A 7 & 8 Section 1 Parish of Birregurra) subject to the following conditions:***

#### ***Amended Plans***

1. ***Prior to the commencement of the development hereby permitted, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans submitted with the application, but modified to show:***

- (a) Plans depicting all proposed signage, including location, dimensions, height above ground level, supporting structures, colour, illumination and content.*
- (b) New side boundary fencing, on the eastern and western side of the site, constructed from the rear of the existing buildings to the Jenner Street frontage. The fencing must have a maximum height of 1.8m, tapered towards Jenner Street.*
- (c) The existing vegetation to be retained on the site, including species, and height, shown on the Landscape Plan.*

**Endorsed Plans**

- 2. The use and development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.*
- 3. The removal of native vegetation must be in accordance with the endorsed plan to the satisfaction of the Responsible Authority.*
- 4. The location and details of the signage and any supporting structures, as shown on the endorsed plans, must not be altered without the written consent of the Responsible Authority.*

**Consolidation**

- 5. Prior to commencement of the use, CA 7 Section I Township of Birregurra (Volume 11386 Folio 067) and C/A 8 Section I Township of Birregurra (Volume 5903 Folio 425) must be consolidated under the provisions of the Subdivision Act 1988 to the satisfaction of the Responsible Authority.*

**Construction Phase**

- 6. Soil erosion control measures must be employed throughout the construction stage of the development to the satisfaction of the Responsible Authority.*
- 7. Before the commencement of the development, a construction management plan should be submitted to and approved by the Responsible Authority. The plan must outline how issues such as mud on roads, dust generation and erosion and sediment control will be managed, on site, during the construction phase.*

*Management measures should consider as appropriate the Environment Protection Authority's guidelines for Environment Management, "Doing It Right On Subdivisions" Publication 960, September 2004*

*All activities during construction should be undertaken as outlined in the approved plan to the satisfaction of the Responsible Authority.*

**Access**

8. *Prior to commencement of development, the applicant must upgrade Jenner Street between Austin Street and Strachan Street with 120mm of fine crushed rock and regularise the pavement to a width of 6.2m, to the satisfaction of the Responsible Authority. Prior to undertaking these works, the specification of the material and class of fine crushed rock to be used must be submitted to and approved by the Responsible Authority.*
9. *Prior to commencement of use, the crossovers servicing the land must be improved to current Council standards as set down in the Infrastructure Design Manual, to the satisfaction of the Responsible Authority.*

**Car Park**

10. *Prior to the commencement of the use hereby permitted, the area/s set aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:*
  - a) *Constructed;*
  - b) *Properly formed to such levels that they can be used in accordance with the plans;*
  - c) *Surfaced with cement stabilised crushed rock;*
  - d) *Drained;*
  - e) *Marked to indicate each parking space;*
  - f) *Properly illuminated with lighting designed, baffled and located to prevent any adverse effect on adjoining land;*

*all to the satisfaction of the Responsible Authority*

*The areas must be constructed, and drained to prevent diversion of flood or drainage waters, and maintained in a continuously useable condition to the satisfaction of the Responsible Authority*

*Car spaces, access lanes and driveways must be kept available for these purposes at all times.*

11. *The loading and unloading areas shown on the endorsed plans must be developed and maintained to allow for forward in and forward out movement of service vehicles.*

**Drainage**

12. *Prior to commencement of works associated with this development, a stormwater management plan showing how the post development stormwater discharge volume does not exceed the pre development volume must be submitted to and approved by the Responsible Authority. Onsite reuse of the stormwater should be considered as part of this plan. Once approved, the plan will form part of the permit.*

13. *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.*

**Native Vegetation Offset**

14. *Before the removal of any native vegetation allowed by this permit, the applicant must provide a native vegetation offset that meets the following requirements, and is in accordance with the 'Permitted Clearing of Native Vegetation – Biodiversity Assessment Guidelines' (2013) and the 'Native Vegetation Gain Scoring Manual' (2013).*

*The offset must:*

- *contribute gain of 0.021 general biodiversity equivalence units;*
  - *be located within the Corangamite Catchment Management Authority boundary or Colac Otway municipal district; and*
  - *have a strategic biodiversity score of at least 0.135.*
15. *Before the removal of any native vegetation allowed by this permit, evidence that an offset has been secured must be provided to the satisfaction of the Responsible Authority. This offset must meet the offset requirements set out in this permit and be in accordance with the requirements of 'Permitted Clearing of Native Vegetation – Biodiversity Assessment Guidelines' and the 'Native Vegetation Gain Scoring Manual'. Offset evidence must be a credit register extract from the Native Vegetation Credit Register.*

**Vegetation**

16. *Prior to the commencement of development or vegetation removal, the boundaries of all vegetation stands to be removed and retained must be clearly marked on the ground or marked with tape or temporary fencing to the satisfaction of the Responsible Authority, and must thereafter be maintained, in accordance with the submitted Arboricultural Assessment Report by Tree Watch, dated 6/3/2015.*
17. *Vegetation removal and disposal must not cause damage to vegetation stands to be retained, to the satisfaction of the Responsible Authority.*
18. *Unless otherwise approved in writing by the Responsible Authority, no trenching, soil excavation, storage or dumping of equipment or waste is to occur within areas of existing native vegetation on the site.*

**Landscaping**

19. *Prior to the commencement of the use hereby permitted, or by such later date as 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.*

**Signage**

20. *Any signage lighting must be designed, baffled and located to the satisfaction of the Responsible Authority to prevent any adverse effect on adjoining land and/or adjacent roads/streets, and must not contain any flashing lights.*
21. *The signage may only be illuminated between the hours of 6pm to 12am (midnight) on any day.*
22. *All signage must be constructed and maintained to the satisfaction of the Responsible Authority.*

**Amenity**

23. *The use and development must be managed so that the amenity of the area is not detrimentally affected, through the:*
- *transport of materials, goods or commodities to or from the land;*
  - *appearance of any building, works or materials;*
  - *emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil;*
  - *Construction noise and dust.*
24. *Air-conditioning and other plant and equipment installed on the subject building(s) must be positioned and baffled so that noise disturbance is minimised, to the satisfaction of the Responsible Authority.*
25. *All buildings and works must be maintained in good order and appearance to the satisfaction of the responsible authority.*

**Expiry**

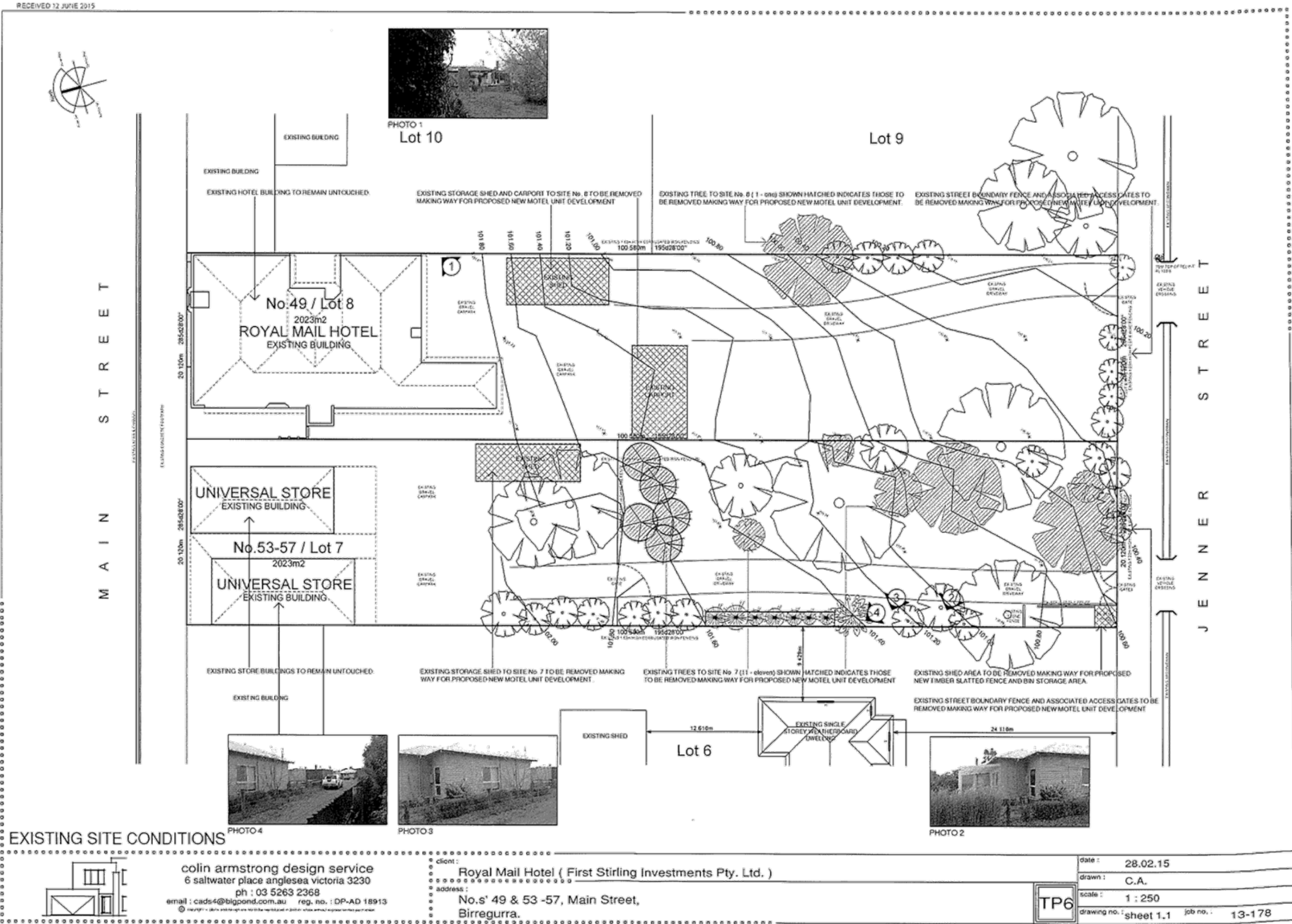
26. *This permit will expire if one of the following circumstances applies:*
- a) *The development has not commenced within two years of the date of this permit.*
  - b) *The development is not completed within four years of the date of this permit.*
  - c) *The use has not commenced within four years 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.*

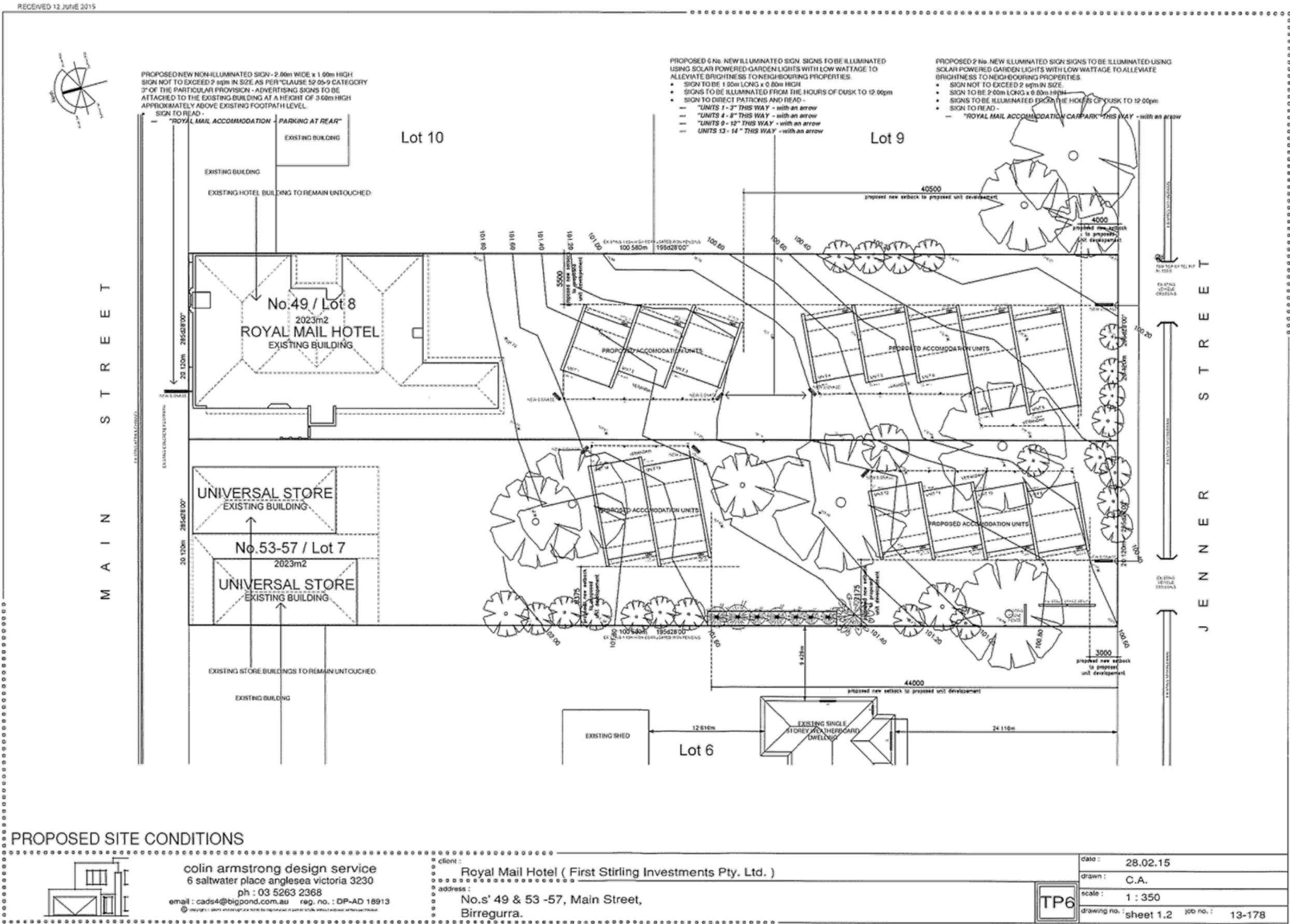
**Notes:**

- 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.***
- 2. *The use of the motel units for accommodation will require registration with Council as Prescribed Accommodation under the Public Health and Wellbeing Act 2008, and approval of registration will be contingent on compliance with the Act and Regulation.***
- 3. *Prior to commencement of the development, an application to undertake works within the road reserve must be submitted to and approved by the Council.***

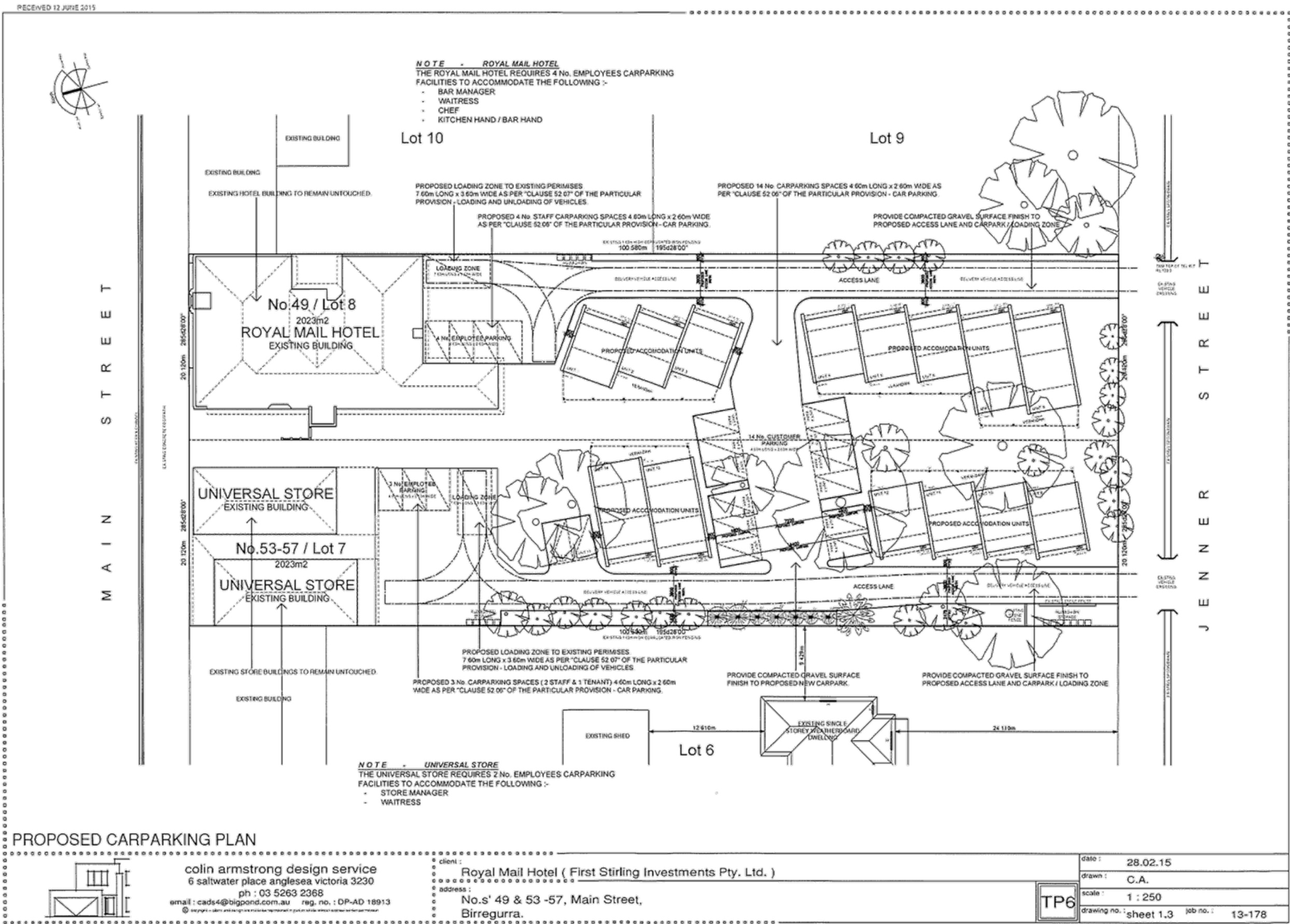
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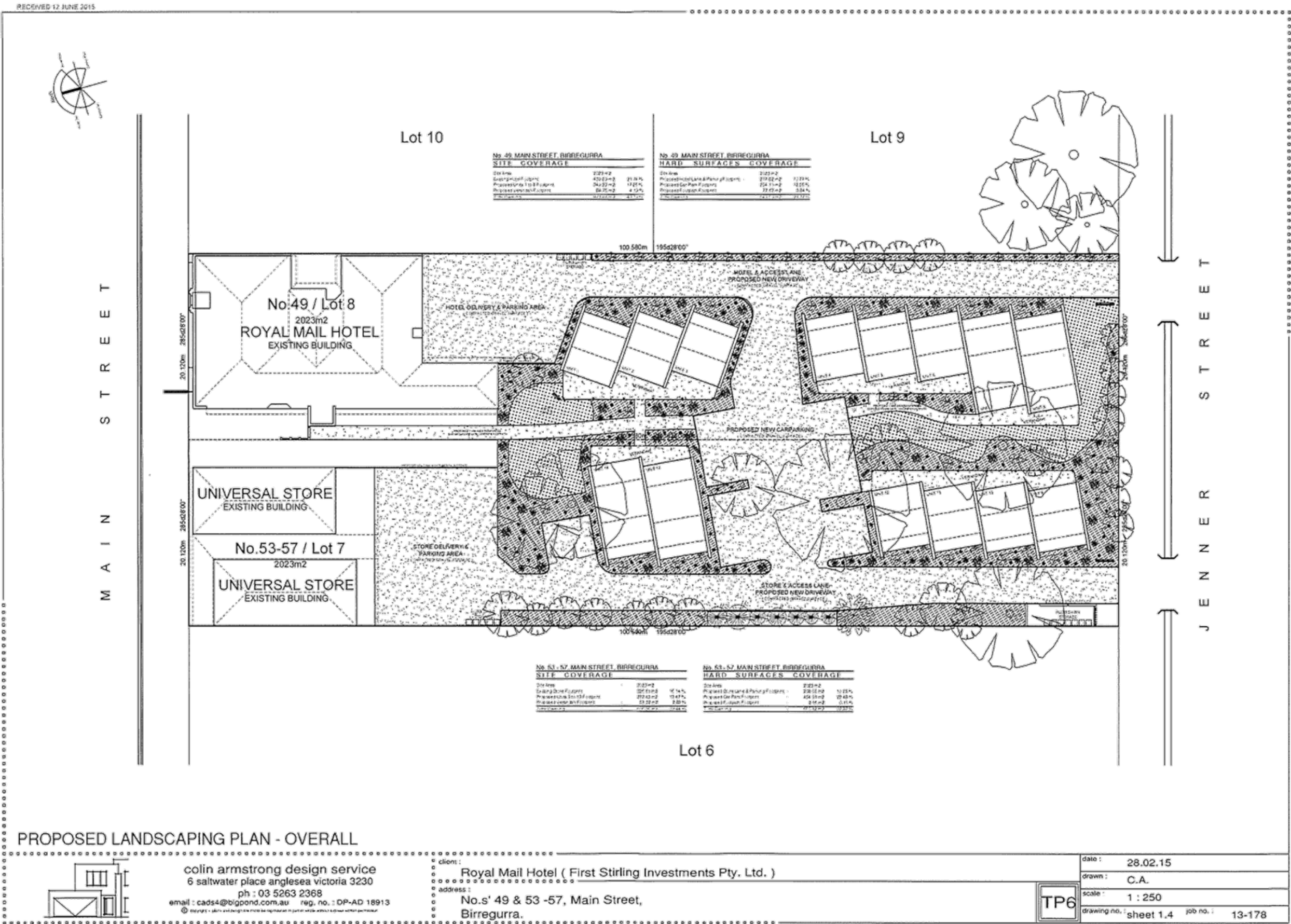




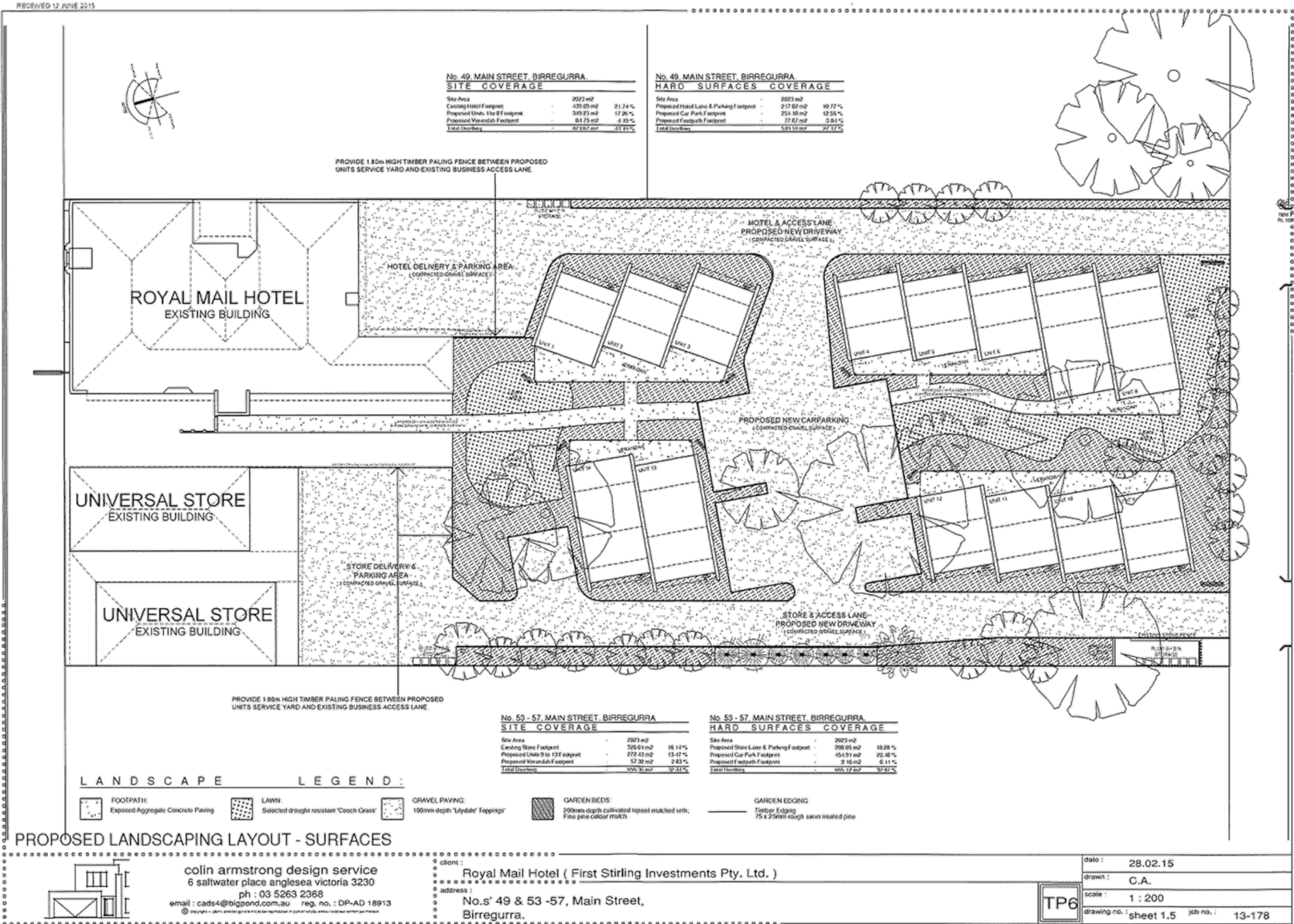




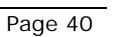


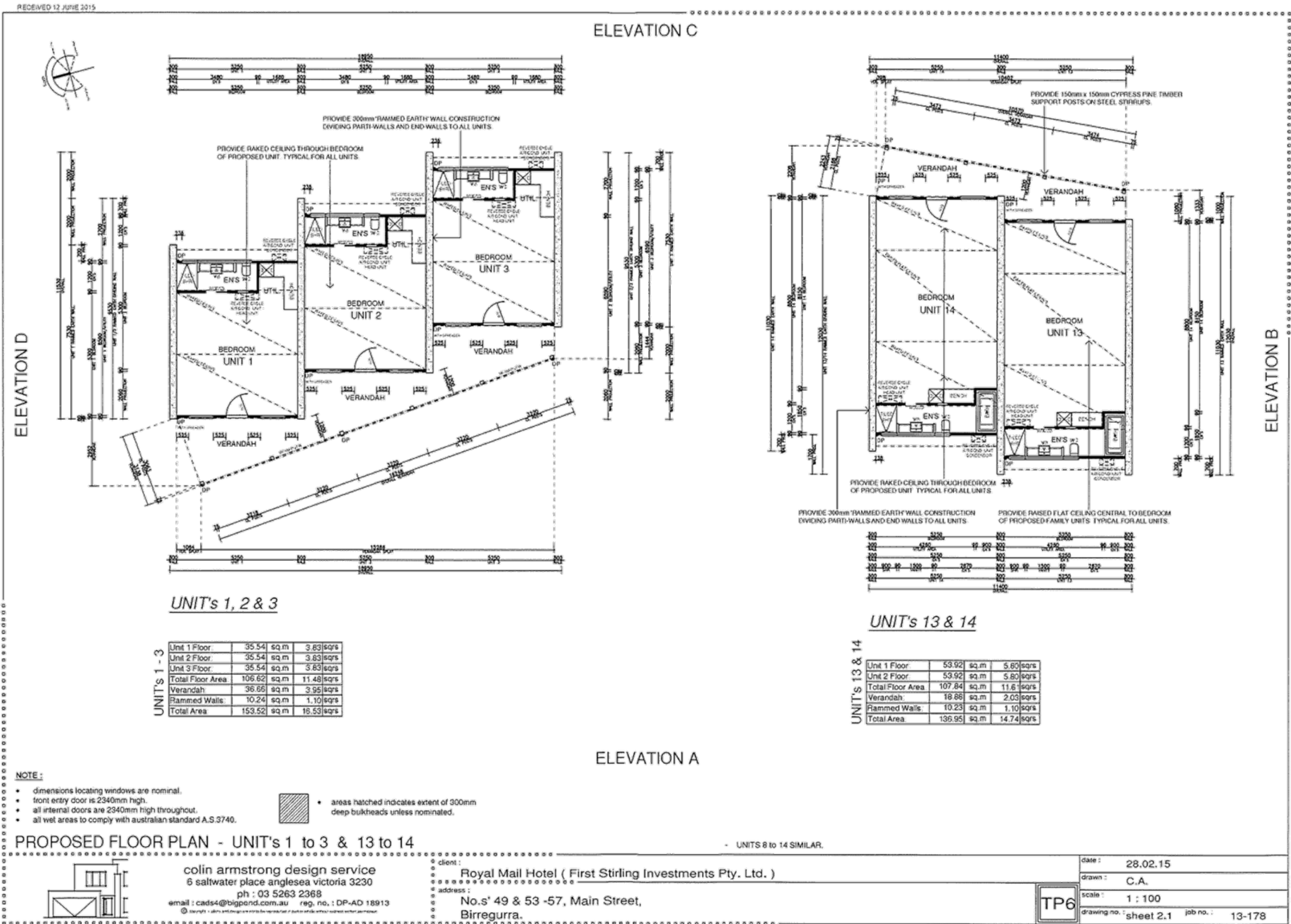




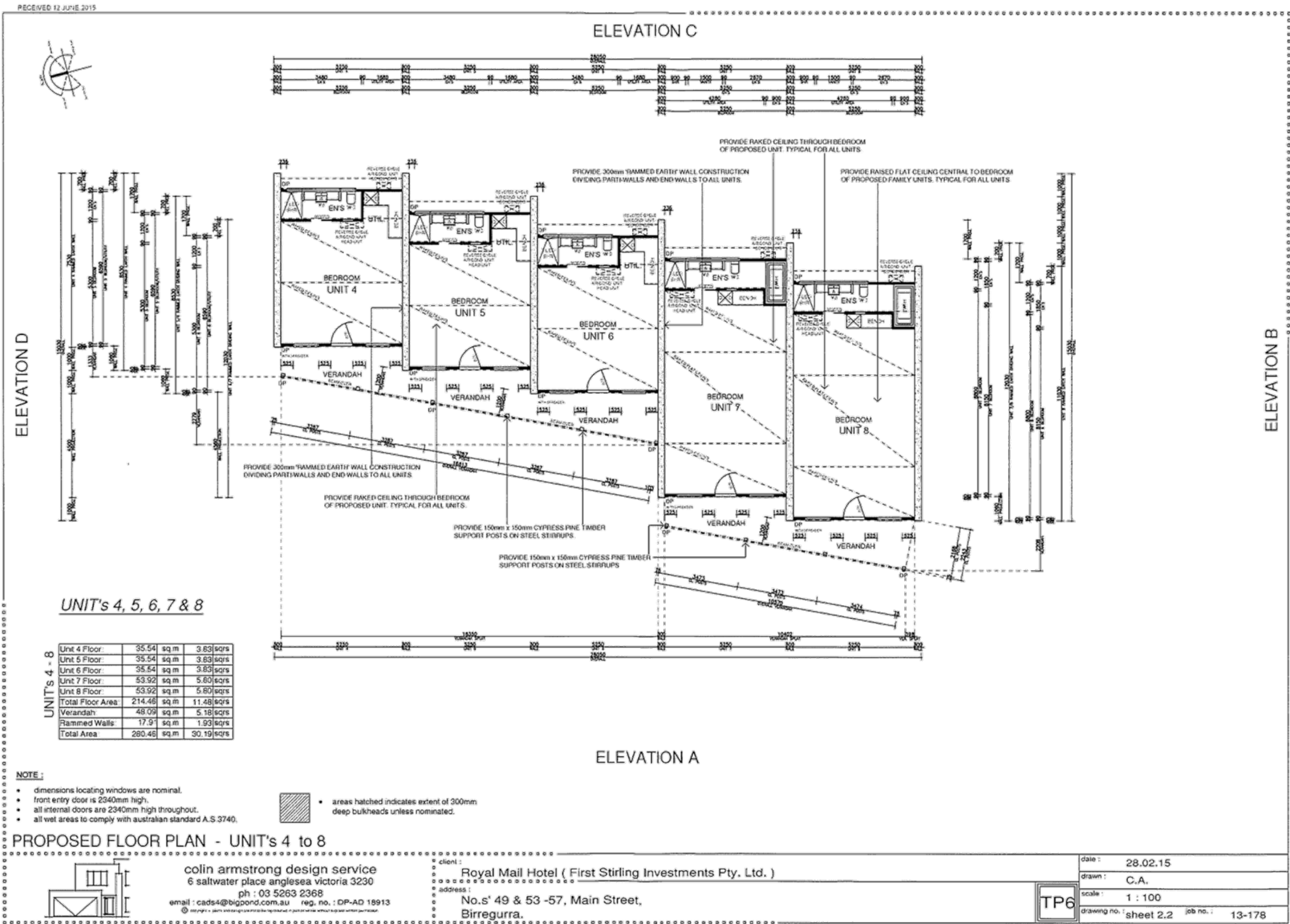


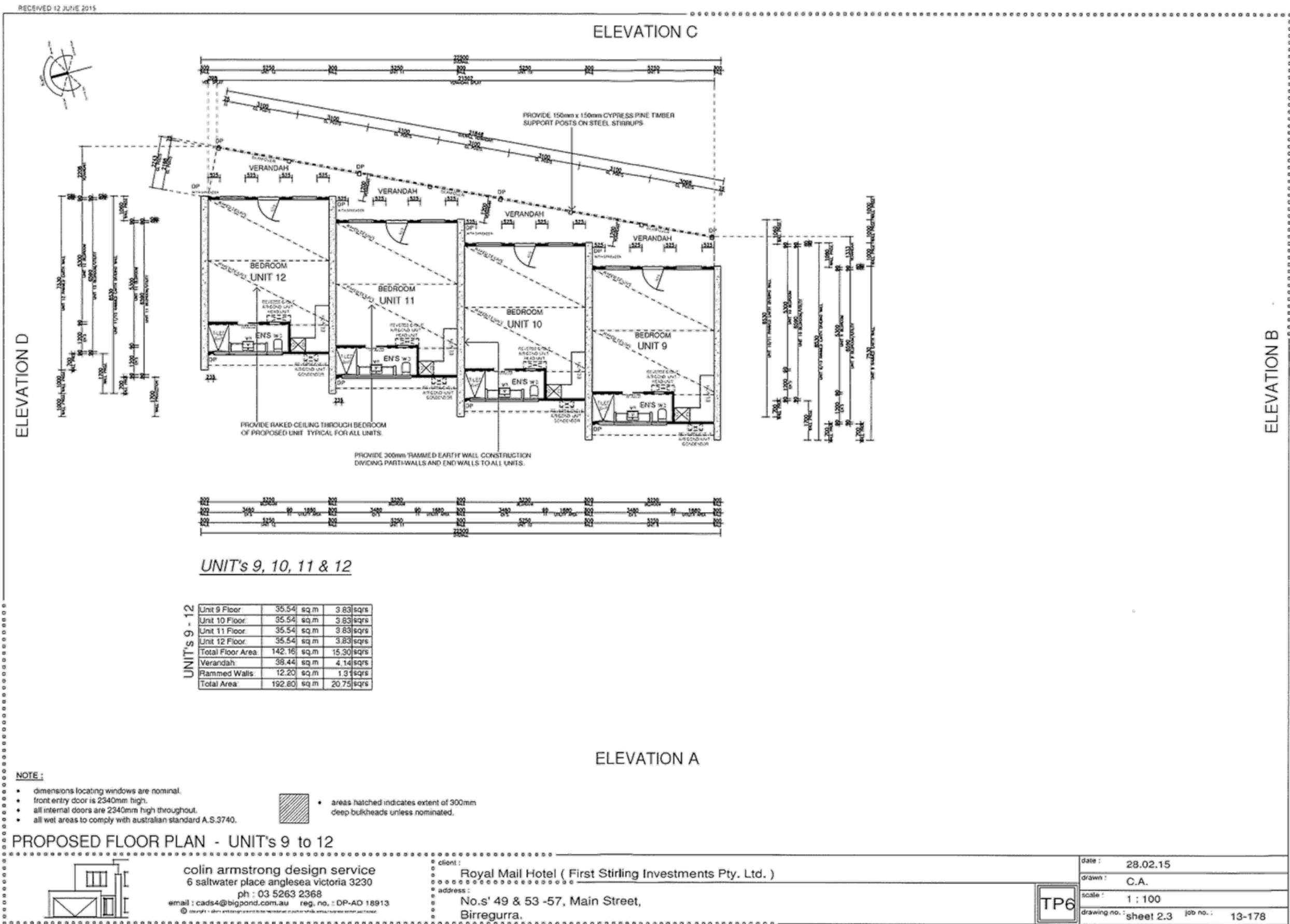


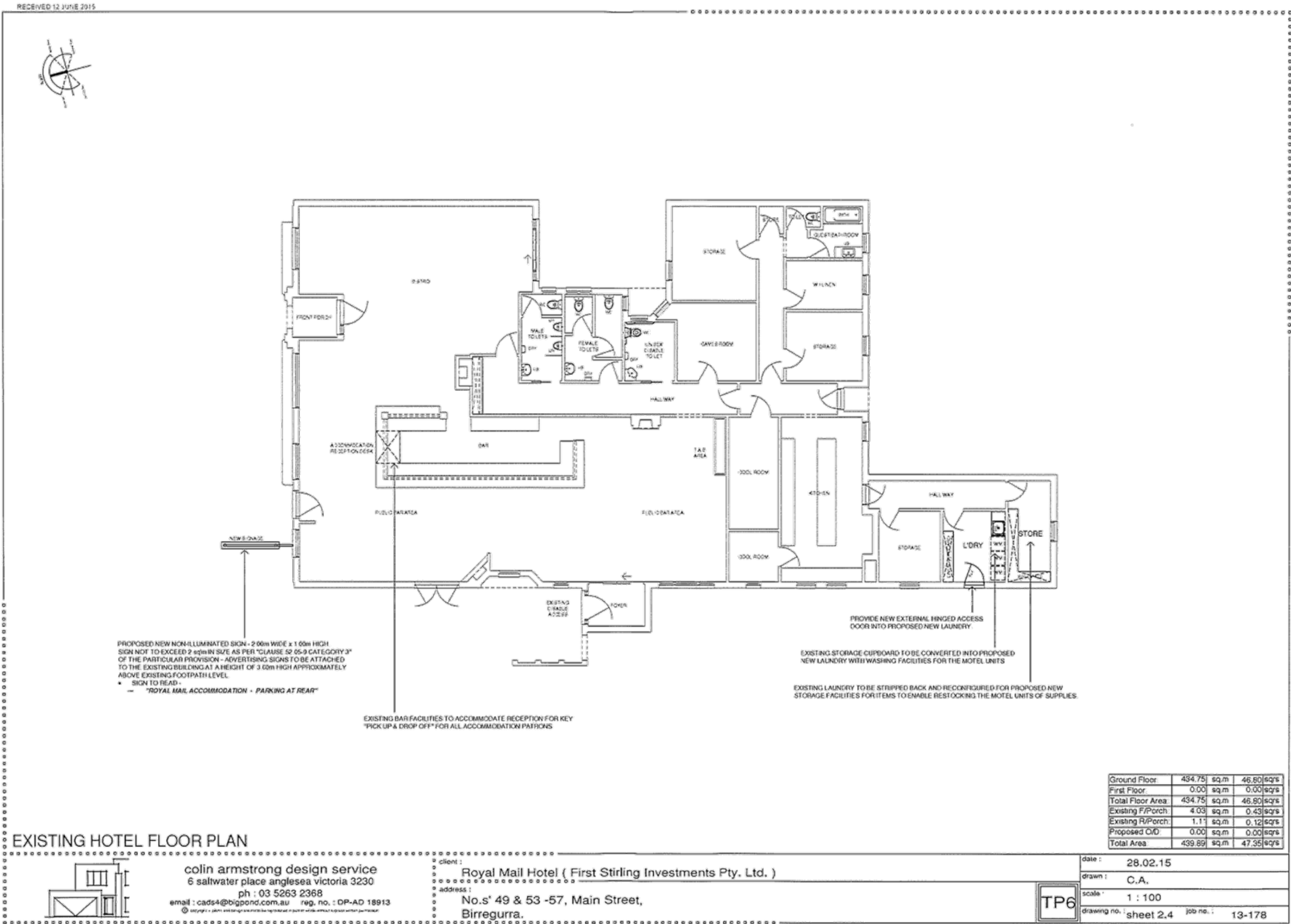




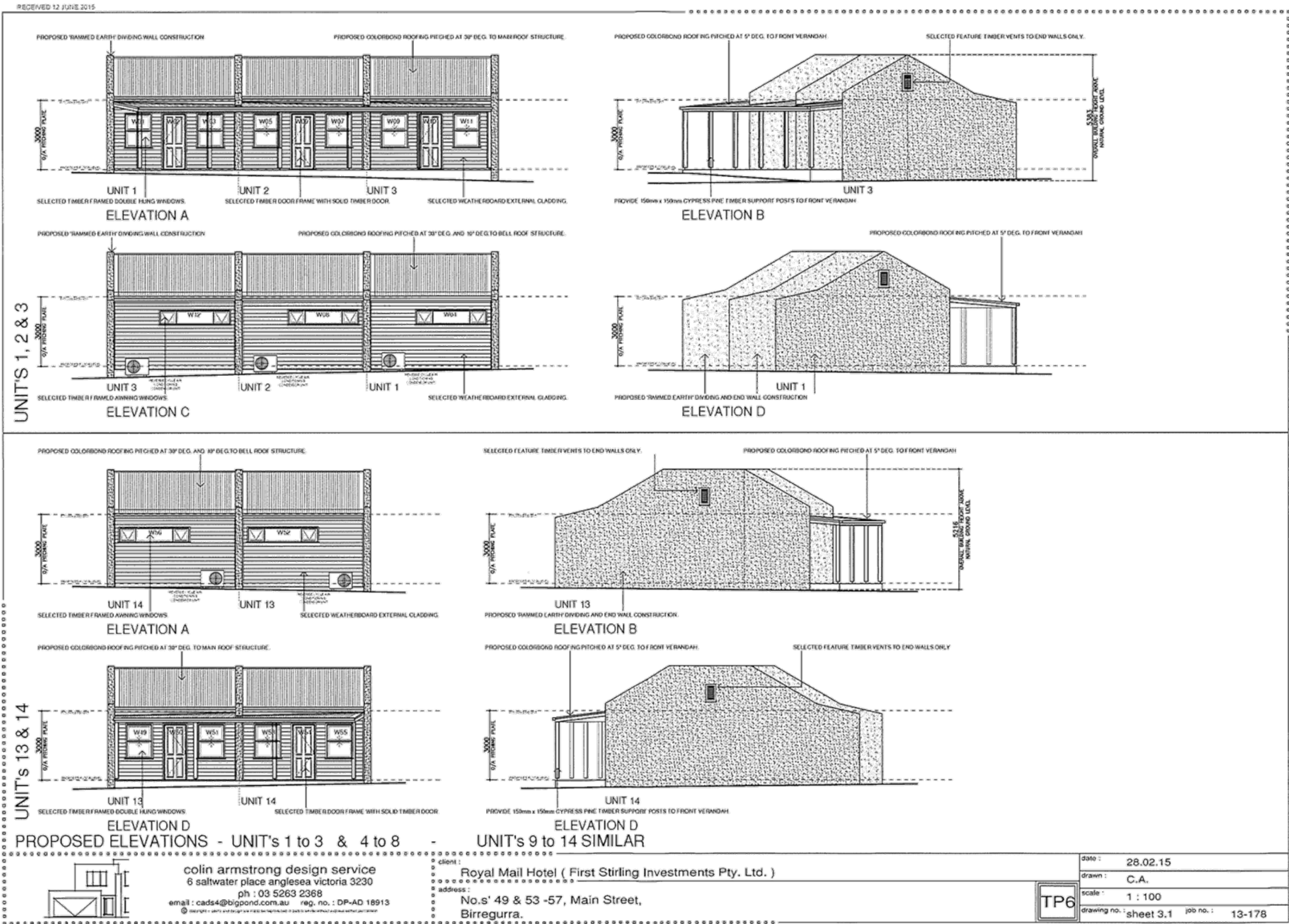




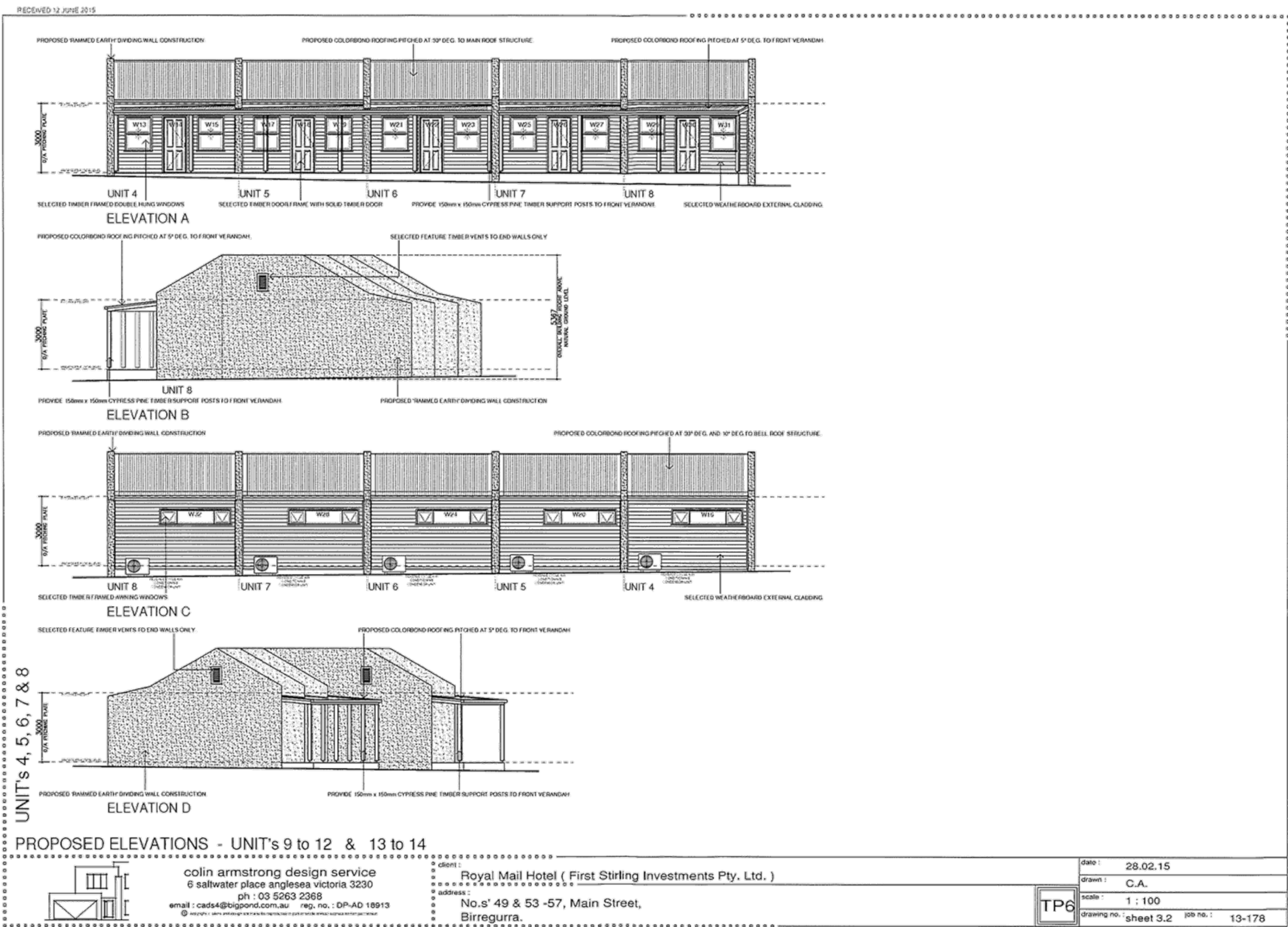


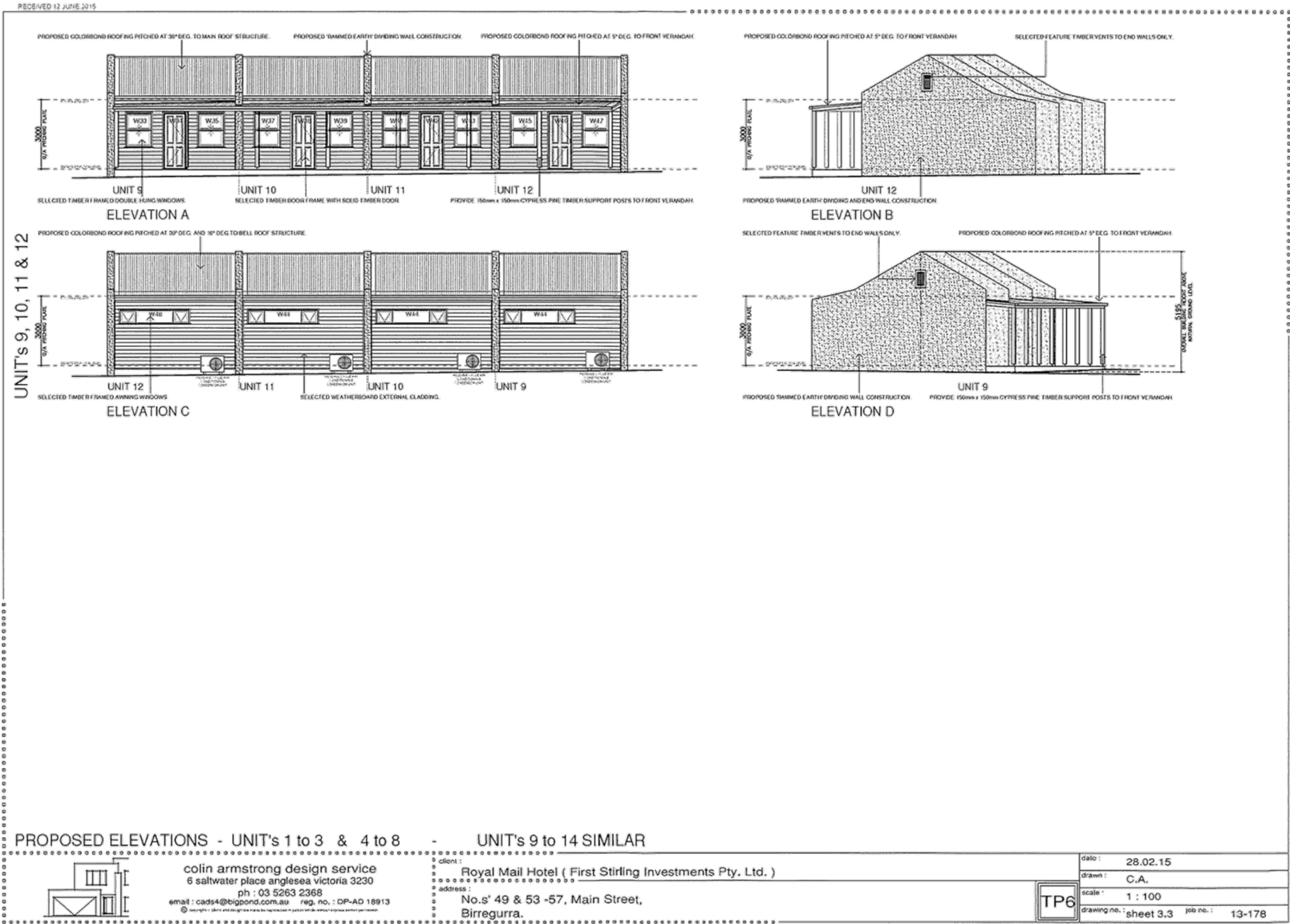
















Planning Enquiries  
Phone: (03) 5232 9412  
Web: [www.colacotway.vic.gov.au](http://www.colacotway.vic.gov.au)

|                        |          |              |
|------------------------|----------|--------------|
| <b>Office Use Only</b> |          | Fee: \$      |
| Application No.:       |          | Receipt No.: |
| Date Lodged: / /       | Ward:    |              |
| Date Allocated: / /    | Zone(s): |              |
| Allocated to:          |          | Overlay(s):  |

## Application for Planning Permit

Use this form to make an application for a planning permit and to provide the information required by section 47 of the *Planning and Environment Act 1987* and regulations 15 and 38 of the *Planning and Environment Regulations 2005*.

Supplementary information requested in this form should be provided as an attachment to your application. ☒ Please print clearly or complete the form electronically (refer to How to complete the Application for Planning Permit form).

### Privacy notice

▲ Information collected with this application will only be used to consider and determine the application. It will be made available for public inspection in accordance with section 51 of the *Planning and Environment Act 1987*.

### Need help with the application?

If you need help to complete this form, read *How to complete the Application for Planning Permit form*. For more information about the planning process, refer to *Planning: a Short Guide*. These documents are available from your local council, the Planning Information Centre (Ph: 03 9637 8610, 8 Nicholson Street, Melbourne), or [www.dse.vic.gov.au/planning](http://www.dse.vic.gov.au/planning).

Contact council to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

- ① Has there been a pre-application meeting with a council officer?

☒ Yes ☐ No

If yes, with whom?: HELEN EVENS

Date: 05 / 02 / 2014

### The land

- ② Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

#### Street Address

|                             |                             |
|-----------------------------|-----------------------------|
| Street No.:<br>49&53-57     | Street Name:<br>MAIN STREET |
| Suburb/Locality: BIRREGURRA |                             |
| Postcode: 3242              |                             |

#### Formal Land Description

▲ This information can be found on the certificate of title.

|                     |                                                                           |
|---------------------|---------------------------------------------------------------------------|
| Lot No.: 8 & 7      | on Lodged Plan, Title Plan or Subdivision Plan No.: TP471469B & TP406928N |
| OR                  |                                                                           |
| Crown Allotment No. | Section No.                                                               |
| Parish Name:        |                                                                           |

- ③ Title information.

☒ Attach a full, current copy of title information for each individual parcel of land, forming the subject site.

- ④ Describe how the land is used and developed now.  
eg. single dwelling, three dwellings, shop, factory, medical centre with two practitioners, licensed restaurant with 80 seats.

|                                                                                                      |
|------------------------------------------------------------------------------------------------------|
| FRONT OF BOTH ALLOTMENTS ARE CURRENTLY USED AS ROYAL MAIL HOTEL AND STORE OF MAIN STREET BIRREGURRA. |
|------------------------------------------------------------------------------------------------------|

- ⑤ Plan of the land.

☒ Attach a plan of the existing conditions. Photos are also helpful.



## The proposal

**▲** You must give full details of your proposal and attach the information required to assess the application.

If you do not give enough detail or an adequate description of the proposal you will be asked for more information. This will delay your application.

- ⑥ For what use, development or other matter do you require a permit?

Read *How to complete the Application for Planning Permit form* if you need help in describing your proposal.

THE PROPOSAL IS TO CONSTRUCT 7 No. 1 BEDROOM ACCOMMODATION UNITS (MOTEL STYLE)  
ON EACH ALLOTMENT AS PART OF THE ROYAL MAIL HOTEL COMPLEX.

- ⑦ Additional information about the proposal.

Contact council or refer to council planning permit checklists for more information about council's requirements.

☒ Attach additional information providing details of the proposal, including:

- ☒ Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.
- ☒ Plans showing the layout and details of the proposal.
- ☒ If required, a description of the likely effect of the proposal (eg. traffic, noise, environmental impacts).

- ⑧ Encumbrances on title.

Encumbrances are identified on the certificate of title.

Is the land affected by an encumbrance such as a restrictive covenant, section 173 agreement or other obligation on title such as an easement or building envelope?

- ☒ No, go to 9.
- ☐ Yes, ☒ Attach a copy of the document (instrument) specifying the details of the encumbrance.
- ☐ Does the proposal breach, in any way, the encumbrance on title?
- ☐ No, go to 9
- ☐ Yes, contact council for advice on how to proceed before continuing with this application.

### Note

Council must not grant a permit that authorises anything that would result in a breach of a registered restrictive covenant (sections 61(4) and 62 of the *Planning and Environment Act 1987*). Contact council and/or an appropriately qualified person for advice.

## Costs of buildings and works/permit fee

Most applications require a fee to be paid. Where development is proposed, the value of the development affects the fee. Contact council to determine the appropriate fee.

- ⑨ Estimated cost of development for which the permit is required.

Cost \$ 1,800,000.00

**▲** You may be required to verify this estimate.

Write 'NIL' if no development is proposed (eg. change of use, subdivision, removal of covenant, liquor licence)

- ⑩ Do you require a receipt for the permit fee?

☒ Yes ☐ No

## Contact, applicant and owner details

(11) Provide details of the contact, applicant and owner of the land.

### Contact

The person you want Council to communicate with about the application.

|                               |                                |                                   |                                     |     |
|-------------------------------|--------------------------------|-----------------------------------|-------------------------------------|-----|
| Name:                         | COLIN ARMSTRONG                |                                   |                                     |     |
| Organisation (if applicable): | COLIN ARMSTRONG DESIGN SERVICE |                                   |                                     |     |
| Postal address:               | 6 SALTWATER PLACE ANGLESEA     |                                   |                                     |     |
|                               | Postcode:                      | 3                                 | 2                                   | 3 0 |
| Contact phone:                |                                | Indicate preferred contact method |                                     |     |
| Mobile phone:                 | 0439 622 210                   |                                   |                                     |     |
| Email:                        | cads4@bigpond.com.au           |                                   | <input checked="" type="checkbox"/> |     |
| Fax:                          |                                |                                   | <input type="checkbox"/>            |     |

### Applicant

The person or organisation who wants the permit.

|                                                                           |                                   |   |   |     |
|---------------------------------------------------------------------------|-----------------------------------|---|---|-----|
| <input type="checkbox"/> Same as contact. If not, complete details below. |                                   |   |   |     |
| Name:                                                                     | MR. STIRLING MCGREGOR             |   |   |     |
| Organisation (if applicable):                                             | FIRST STIRLING INVESTMENTS        |   |   |     |
| Postal address:                                                           | 33 / 360 COLLINS STREET MELBOURNE |   |   |     |
|                                                                           | Postcode:                         | 3 | 0 | 0 0 |

### Owner

The person or organisation who owns the land.

|                                                                                                                               |                                                       |
|-------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Same as contact                                                                                      | <input checked="" type="checkbox"/> Same as applicant |
| Where the owner is different from the applicant or contact, provide the name of the person or organisation who owns the land. |                                                       |
| Name (if applicable):                                                                                                         |                                                       |
| Organisation (if applicable):                                                                                                 |                                                       |
| Postal address:                                                                                                               |                                                       |
| Postcode:                                                                                                                     |                                                       |

## Checklist

(12) Have you?

- ☒ Filled in the form completely?
- ☒ Paid or included the application fee?
- ☒ Attached all necessary supporting information and documents?
- ☒ Completed the relevant council planning permit checklist?
- ☒ Signed the declaration on the next page?

## Declaration

- ⑬ This form must be signed.  
Complete one of A, B or C

⚠ Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

### A Owner/Applicant

I declare that I am the applicant and owner of the land and all the information in this application is true and correct.

Signature

Date:

### B Owner

I declare that I am the owner of the land and I have seen this application.

Signature

Date

### Applicant

I declare that I am the applicant and all of the information in this application is true and correct.

Signature

Date:

### C Applicant

I declare that I am the applicant and:

- I have notified the owner about this application;
- and all the information in this application is true and correct.

Signature

Date: 1 1 / 0 7 / 2 0 1 4

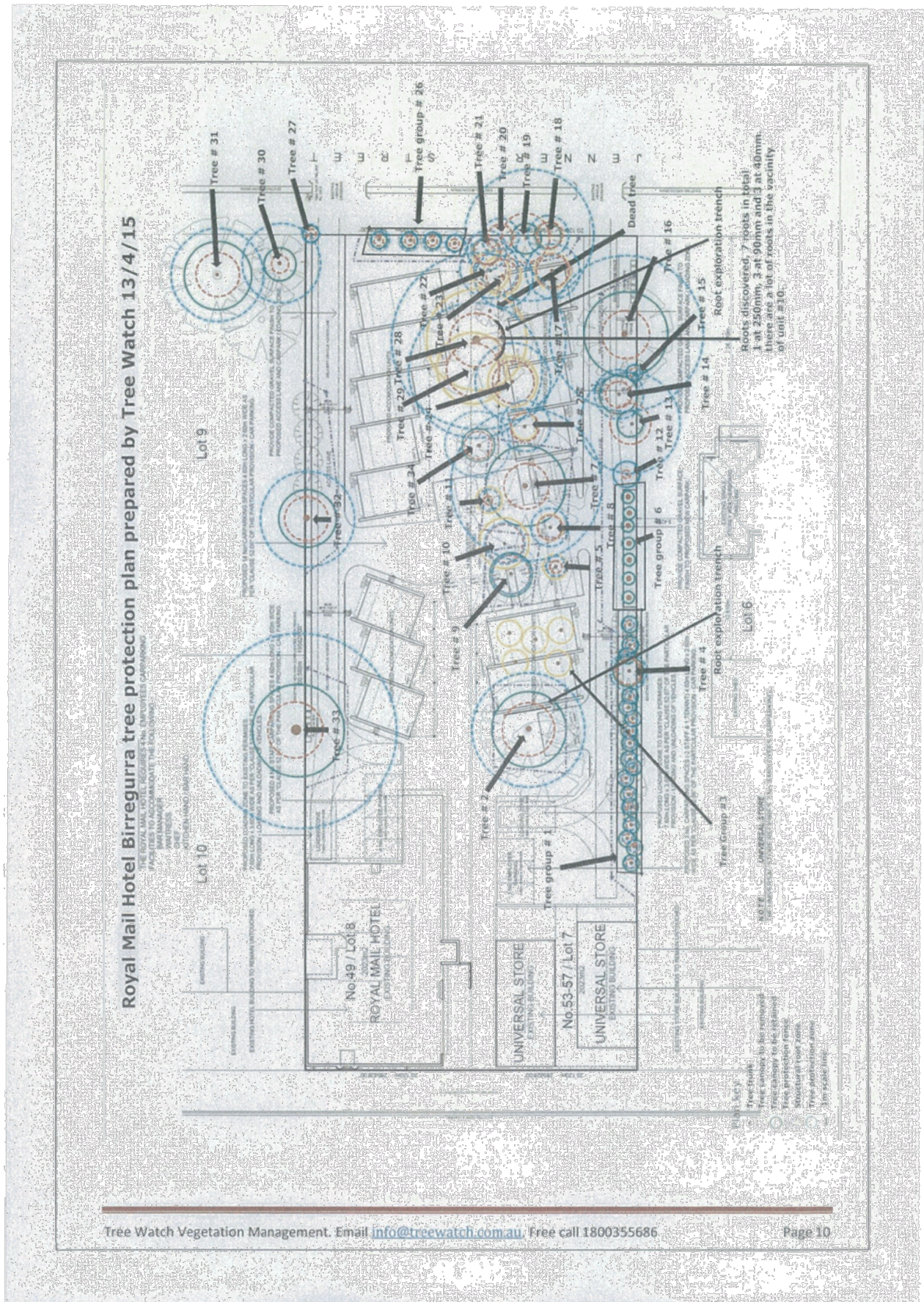
## Lodgement

Lodge the completed and signed form and all documents with:

Colac-Otway Shire  
PO Box 283, COLAC VIC 3250  
2-6 Rae Street, COLAC VIC 3250  
Telephone: (03) 5232 9412  
Fax: (03) 5232 1046  
Email: [inq@colacotway.vic.gov.au](mailto:inq@colacotway.vic.gov.au)  
TTY: (03) 5231 6787

For help or more information







|             |                                  |           |             |
|-------------|----------------------------------|-----------|-------------|
| AUTHOR:     | Jane Preston-Smith               | ENDORSED: | Brydon King |
| DEPARTMENT: | Development & Community Services | FILE REF: | F16/317     |

#### Planning Statistics

- 36 Planning Permit Applications were received for the period of 1 May 2016 to 31 May 2016.
- 20 Planning Permit Applications were considered for the period 1 May 2016 to 31 May 2016.

#### Building Statistics

The building statistics shown in the attachments to this report are updated to 31 May 2016

#### **Attachments**

1. Planning and Building Statistical Report May 2016 - Agenda Copy

#### **Recommendation(s)**

***That Council notes the Planning and Building Statistical report for the month of May 2016.***

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## PLANNING STATISTICAL REPORT – MAY 2016 - (DETERMINATIONS)

| APPLICATION NUMBER | DATE RECEIVED | LOCATION   | PROPOSAL   | STATUTORY DAYS | DATE DETERMINED | DETERMINATION AND AUTHORITY          |
|--------------------|---------------|--|--|----------------|-----------------|--------------------------------------|
| 51/2010-2          | 17-MAR-16     | 135 FRY'S ROAD<br>KAWARREN                         | EXTENSION TO DWELLING,<br>DEVELOPMENT OF A SHED AND REMOVAL<br>OF NATIVE VEGETATION (4 TREES)  | 25             | 18-MAY-16       | AMENDED PERMIT ISSUED<br>BY DELEGATE |
| 32/2013-2          | 19-NOV-15     | 42 CLARK<br>STREET COLAC<br>EAST                   | SUBDIVISION OF THE LAND INTO TWO (2)<br>LOTS AND CONSTRUCTION OF A WALL<br>AND ROOF (RETROSPECTIVE)  | 41             | 4-MAY-16        | AMENDED PERMIT ISSUED<br>BY DELEGATE |
| 209/2015-2         | 26-APR-16     | 610 PRINCES<br>HIGHWAY<br>LARPENT                  | BUILDINGS AND WORKS COMPRISING<br>CONSTRUCTION OF TWO SHEDS FOR<br>ANCILLARY STORAGE   | 10             | 6-MAY-16        | AMENDED PERMIT ISSUED<br>BY DELEGATE |
| 313/2015-2         | 18-MAR-16     | 100 WILSON<br>STREET COLAC                         | SUBDIVISION OF THE LAND INTO TWO (2)<br>LOTS   | 24             | 9-MAY-16        | AMENDED PERMIT ISSUED<br>BY DELEGATE |
| 285/2015-1         | 23-NOV-15     | 1680<br>BIRREGURRA<br>FORREST ROAD<br>BARWON DOWNS | BUILDINGS AND WORKS TO PROVIDE<br>ADDITIONAL DEPOT FACILITIES,<br>INCLUDING CONSTRUCTION OF AN<br>OFFICE, SHEDS, CAR PARK, REFUELLING<br>AND WASH BAY AREAS, FENCING,<br>CREATION OF ACCESS TO A ROAD IN<br>ROAD ZONE CATEGORY 1 AND REMOVAL<br>OF NATIVE VEGETATION | 33             | 5-MAY-16        | PERMIT ISSUED BY<br>DELEGATE         |
| 299/2015-1         | 15-DEC-15     | 6 MCMINN<br>COURT<br>MARENGO                       | BUILDINGS AND WORKS COMPRISING<br>CONSTRUCTION OF ONE DWELLING AND<br>REMOVAL OF NATIVE VEGETATION   | 39             | 31-MAY-16       | PERMIT ISSUED BY<br>DELEGATE         |
| 9/2016-1           | 15-JAN-16     | 17-19 VISTA<br>AVENUE SKENES<br>CREEK              | EXTENSIONS AND ALTERATIONS TO<br>DWELLING  | 75             | 26-MAY-16       | PERMIT ISSUED BY<br>DELEGATE         |
| 18/2016-1          | 25-JAN-16     | 185 CONNS LANE<br>BIRREGURRA                       | BUILDINGS AND WORKS COMPRISING<br>CONSTRUCTION OF AGRICULTURAL<br>SHED   | 113            | 17-MAY-16       | PERMIT ISSUED BY<br>DELEGATE         |

## PLANNING STATISTICAL REPORT – MAY 2016 - (DETERMINATIONS)

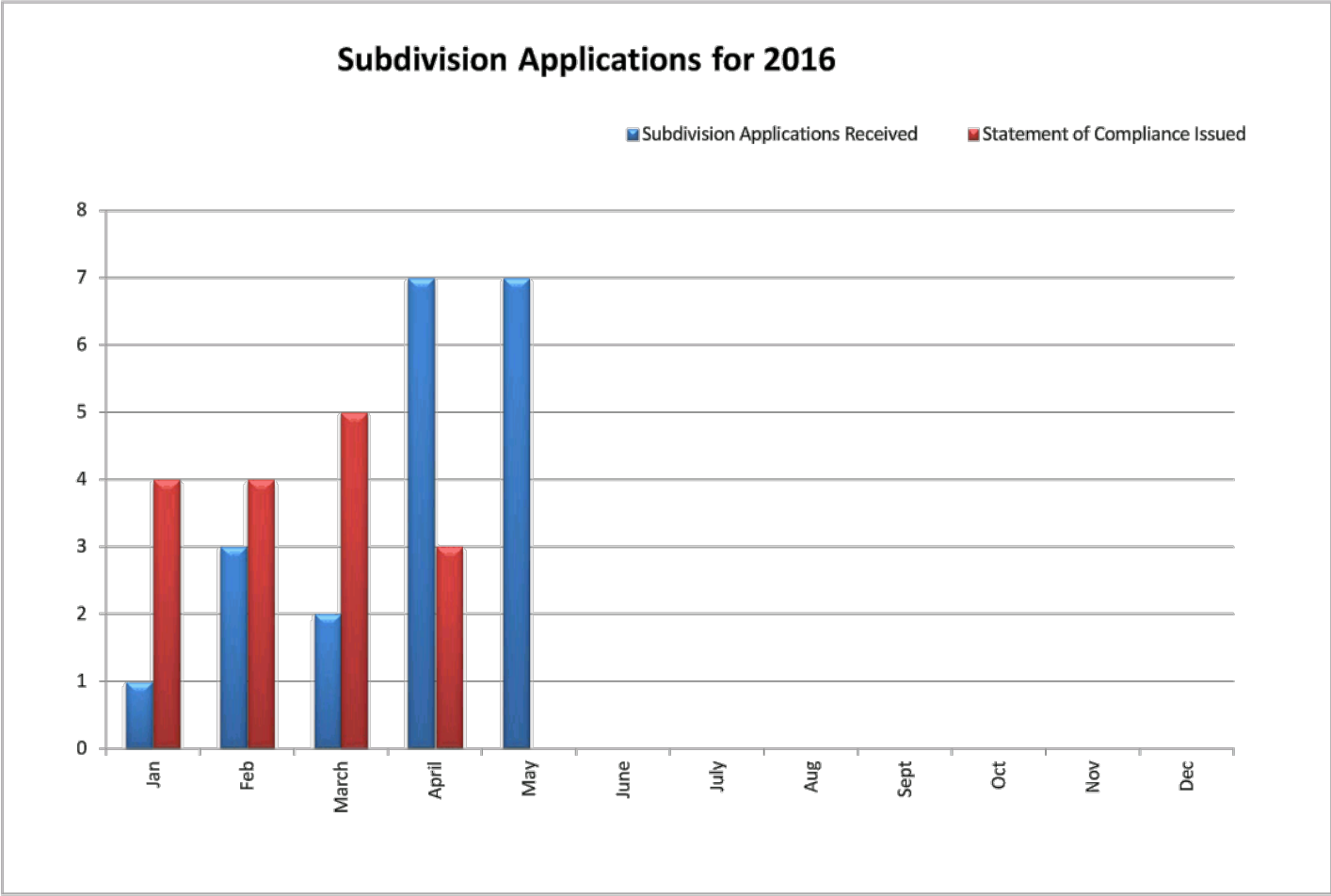
| APPLICATION NUMBER | DATE RECEIVED | LOCATION                       | PROPOSAL  | STATUTORY DAYS | DATE DETERMINED | DETERMINATION AND AUTHORITY |
|--------------------|---------------|--------------------------------|---|----------------|-----------------|-----------------------------|
| 19/2016-1          | 19-JAN-16     | 19 PENGILLEY AVENUE APOLLO BAY | SUBDIVISION OF THE LAND INTO TWO (2) LOTS AND RETENTION OF OUTBUILDING AS SECOND DWELLING | 66             | 30-MAY-16       | PERMIT ISSUED BY DELEGATE   |
| 21/2016-1          | 29-JAN-16     | 217 ARMSTRONG STREET ELLIMINYT | USE AND DEVELOPMENT OF THE LAND FOR A DWELLING  | 35             | 6-MAY-16        | PERMIT ISSUED BY DELEGATE   |
| 24/2016-1          | 1-FEB-16      | 86 MANNA GUM DRIVE CAPE OTWAY  | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF SHED AND WATER TANK                        | 33             | 4-MAY-16        | PERMIT ISSUED BY DELEGATE   |
| 25/2016-1          | 2-FEB-16      | 5 ROSS STREET COLAC            | SUBDIVISION OF LAND INTO FIVE (5) LOTS AND CONSTRUCTION OF FOUR (4) DWELLINGS             | 36             | 5-MAY-16        | PERMIT ISSUED BY DELEGATE   |
| 38/2016-1          | 23-FEB-16     | 368 QUEEN STREET ELLIMINYT     | CONSTRUCTION OF A DWELLING AND WATER TANK   | 16             | 26-MAY-16       | PERMIT ISSUED BY DELEGATE   |
| 44/2016-1          | 1-MAR-16      | 19 SURF AVENUE SKENES CREEK    | BUILDINGS AND WORKS COMPRISING BALCONY EXTENSION TO DWELLING                              | 86             | 27-MAY-16       | PERMIT ISSUED BY DELEGATE   |
| 50/2016-1          | 10-MAR-16     | 40 SEEBERG COURT APOLLO BAY    | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF DWELLING                                   | 10             | 5-MAY-16        | PERMIT ISSUED BY DELEGATE   |
| 57/2016-1          | 22-MAR-16     | 5 BUSTY ROAD APOLLO BAY        | BUILDINGS AND WORKS COMPRISING EXTENSION AND ALTERATIONS TO DWELLING                      | 10             | 9-MAY-16        | PERMIT ISSUED BY DELEGATE   |

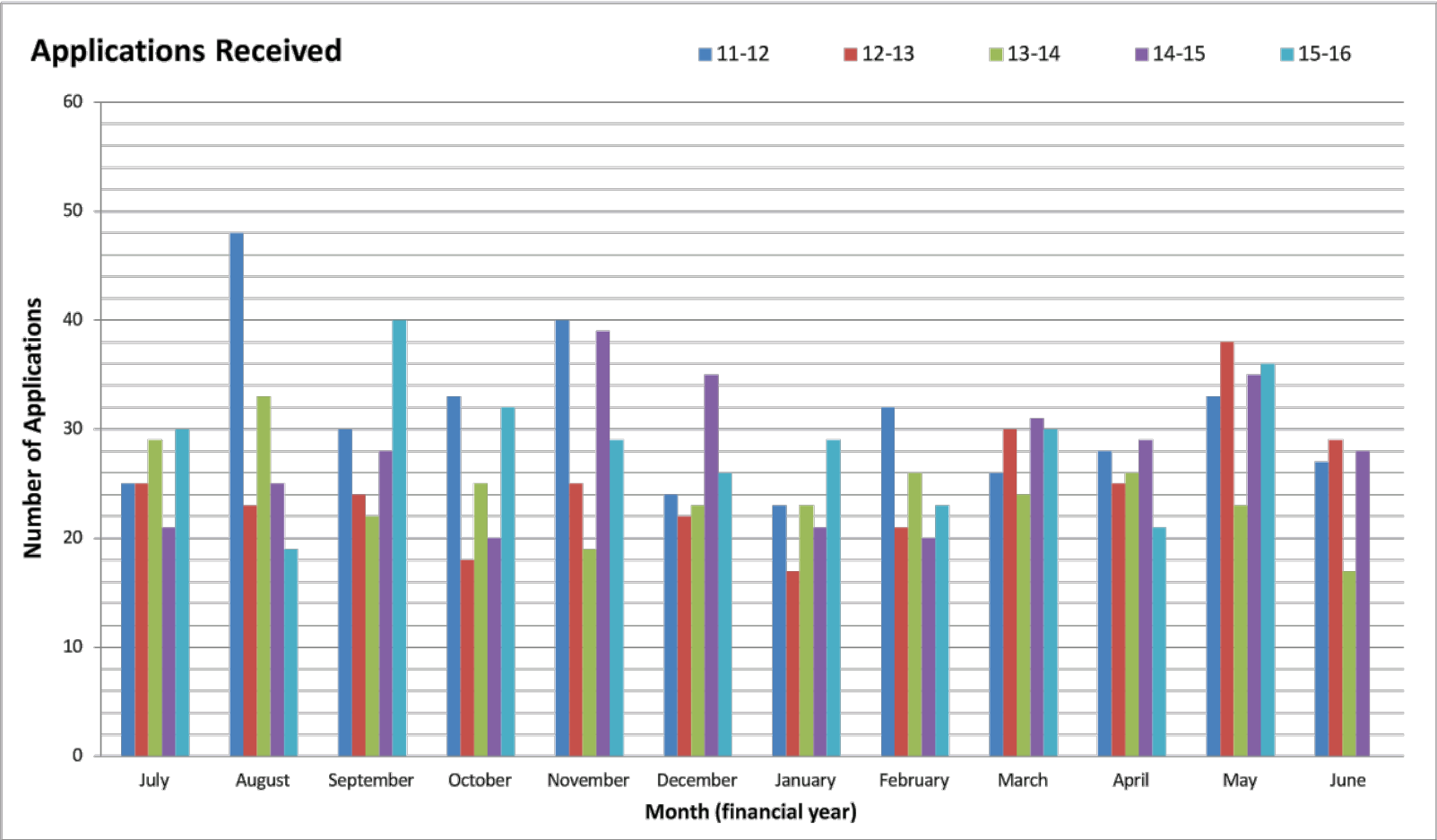
## PLANNING STATISTICAL REPORT – MAY 2016 - (DETERMINATIONS)

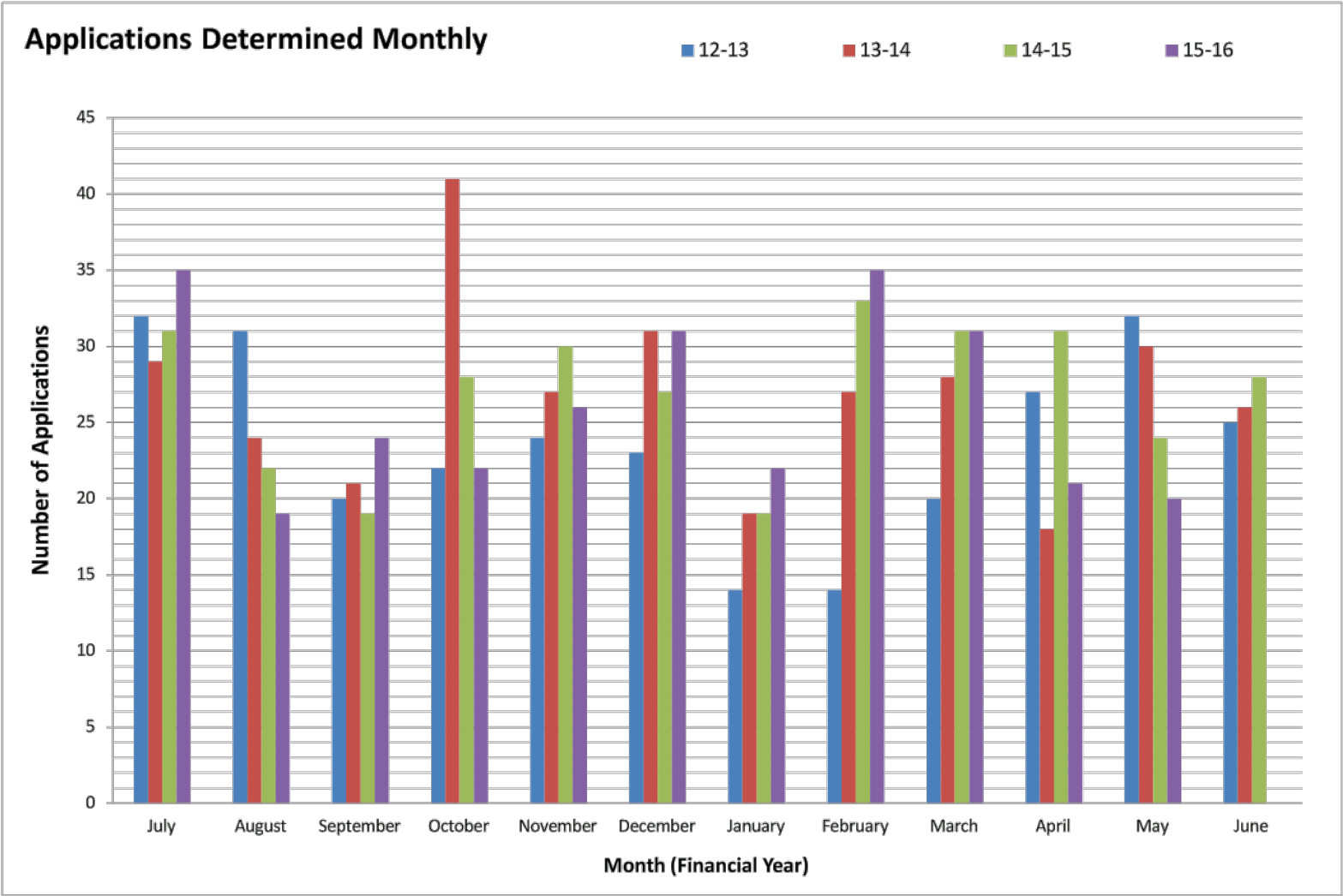
| APPLICATION NUMBER  | DATE RECEIVED | LOCATION                       | PROPOSAL  | STATUTORY DAYS | DATE DETERMINED | DETERMINATION AND AUTHORITY    |
|---|---------------|--------------------------------|---|----------------|-----------------|--------------------------------|
| 71/2016-1   | 19-APR-16     | 35 UNDERWOODS ROAD LARPENT     | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF EXTENSIONS TO DWELLING   | 41             | 30-MAY-16       | PERMIT ISSUED BY DELEGATE      |
| 75/2016-1   | 20-APR-16     | 14 ANDERSON STREET BIRREGURRA  | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF DWELLING   | 19             | 9-MAY-16        | PERMIT ISSUED BY DELEGATE      |
| 49/2015-1   | 4-MAR-15      | 70 POSSUM RIDGE ROAD YEODENE   | USE AND DEVELOPMENT OF THE LAND FOR AN OUTDOOR RECREATION FACILITY (TREE OBSTACLE COURSE), INCLUDING RETENTION OF PORTABLE BUILDING, CONSTRUCTION OF CAR PARK, ACCESS AND ASSOCIATED WORKS, DISPLAY OF ONE BUSINESS IDENTIFICATION SIGN, LOPPING OF NATIVE VEGETATION AND ALTERATION OF ACCESS TO A ROAD IN A ROAD ZONE, CATEGORY 1 | 77             | 27-MAY-16       | NOTICE OF DECISION BY DELEGATE |
| 296/2015-1  | 27-MAY-16     | 66 AND 70 MAIN ROAD GELLIBRAND | BUILDINGS AND WORKS COMPRISING THE CONSTRUCTION OF A REPLACEMENT TELECOMMUNICATIONS FACILITY (19.5 M TOWER)   | 80             | 27-MAY-16       | NOTICE OF DECISION BY COUNCIL  |
| AVERAGE STATUTORY DAYS TO DETERMINE PLANNING APPLICATIONS |               |                                |   | 43             |                 |                                |

## PLANNING STATISTICAL REPORT – MAY 2016 - (PERMITS NOT REQUIRED, WITHDRAWN AND LAPSED APPLICATIONS)

| APPLICATION NUMBER                        | DATE RECEIVED | LOCATION | PROPOSAL | STATUTORY DAYS | DATE DETERMINED | DETERMINATION AND AUTHORITY |
|---|---------------|----------|----------|----------------|-----------------|-----------------------------|
| NONE                                      |               |          |          |                |                 |                             |
| AVERAGE STATUTORY DAYS (ALL APPLICATIONS) |               |          |          | 43             |                 |                             |









**BUILDING DEPARTMENT REPORT – TOTAL BUILDING PERMITS 2016 (YEAR TO DATE)**

|              | New Dwelling |                   | Domestic (Other) |                  | New Commercial |                | Commercial (Other) |                | New Public/Health |               | Public/Health (Other) |                  | Municipal Totals |                   |
|--------------|--------------|-------------------|------------------|------------------|----------------|----------------|--------------------|----------------|-------------------|---------------|-----------------------|------------------|------------------|-------------------|
|              | No.          | Value (\$)        | No.              | Value (\$)       | No.            | Value (\$)     | No.                | Value (\$)     | No.               | Value (\$)    | No.                   | Value (\$)       | No.              | Value (\$)        |
| Jan          | 6            | 2,374,542         | 15               | 881,131          | 2              | 270,000        | 0                  | -              | 1                 | 50,000        | 0                     | -                | 24               | 3,575,673         |
| Feb          | 11           | 5,130,664         | 22               | 728,047          | 3              | 185,745        | 0                  | -              | 0                 | -             | 1                     | 2,779,280        | 37               | 8,823,736         |
| Mar          | 7            | 2,304,676         | 26               | 1,059,876        | 1              | 82,500         | 1                  | -              | 0                 | -             | 0                     | -                | 35               | 3,447,052         |
| Apr          | 12           | 3,967,277         | 35               | 1,232,009        | 2              | 370,000        | 0                  | -              | 0                 | -             | 0                     | -                | 49               | 5,569,286         |
| May          | 9            | 2,690,556         | 14               | 404,023          | 0              | -              | 2                  | 348,180        | 0                 | -             | 1                     | 31,000           | 26               | 3,473,759         |
| Jun          |              |                   |                  |                  |                |                |                    |                |                   |               |                       |                  |                  |                   |
| Jul          |              |                   |                  |                  |                |                |                    |                |                   |               |                       |                  |                  |                   |
| Aug          |              |                   |                  |                  |                |                |                    |                |                   |               |                       |                  |                  |                   |
| Sep          |              |                   |                  |                  |                |                |                    |                |                   |               |                       |                  |                  |                   |
| Oct          |              |                   |                  |                  |                |                |                    |                |                   |               |                       |                  |                  |                   |
| Nov          |              |                   |                  |                  |                |                |                    |                |                   |               |                       |                  |                  |                   |
| Dec          |              |                   |                  |                  |                |                |                    |                |                   |               |                       |                  |                  |                   |
| <b>Total</b> | <b>45</b>    | <b>16,467,715</b> | <b>112</b>       | <b>4,305,086</b> | <b>8</b>       | <b>908,245</b> | <b>3</b>           | <b>348,180</b> | <b>1</b>          | <b>50,000</b> | <b>2</b>              | <b>2,810,280</b> | <b>171</b>       | <b>24,889,506</b> |

Note: Figures for previous month may change at next report due to private surveyors lodging permits after report completed

**BUILDING DEPARTMENT REPORT – YEARLY COMPARISON (CURRENT YEAR TO DATE)**

|             | New Dwelling |            | Domestic (Other) |            | New Commercial |            | Commercial (Other) |            | New Public/Health |            | Public/Health (Other) |            | Municipal Totals |            |
|-------------|--------------|------------|------------------|------------|----------------|------------|--------------------|------------|-------------------|------------|-----------------------|------------|------------------|------------|
|             | No.          | Value (\$) | No.              | Value (\$) | No.            | Value (\$) | No.                | Value (\$) | No.               | Value (\$) | No.                   | Value (\$) | No.              | Value (\$) |
| <b>2011</b> | 130          | 34,883,520 | 259              | 11,427,948 | 11             | 4,897,695  | 21                 | 1,768,619  | 1                 | 550,000    | 15                    | 2,041,271  | 437              | 55,569,053 |
| <b>2012</b> | 112          | 37,509,600 | 259              | 9,248,333  | 12             | 9,024,422  | 22                 | 2,272,199  | 2                 | 2,913,411  | 15                    | 4,057,333  | 422              | 65,025,298 |
| <b>2013</b> | 113          | 30,065,304 | 252              | 11,629,479 | 8              | 620,000    | 24                 | 1,526,120  | 7                 | 3,849,610  | 10                    | 6,707,886  | 414              | 54,398,399 |
| <b>2014</b> | 103          | 33,310,220 | 248              | 9,141,465  | 6              | 6,185,846  | 15                 | 1,032,065  | 7                 | 641,868    | 13                    | 12,890,553 | 392              | 63,202,017 |
| <b>2015</b> | 97           | 25,064,524 | 307              | 12,328,475 | 7              | 2,508,183  | 24                 | 3,447,364  | 3                 | 220,634    | 12                    | 2,135,742  | 450              | 45,704,922 |
| <b>2016</b> | 45           | 16,467,715 | 112              | 4,305,086  | 8              | 908,245    | 3                  | 348,180    | 1                 | 50,000     | 2                     | 2,810,280  | 171              | 24,889,506 |

Note: Current year figures are to date only.

| Definition<br>(Examples) | New Dwelling                                  | Domestic (Other)  | New Commercial                                     | Commercial (Other)                            | New Public/Health                    |                             | Public/Health (Other)              |
|--------------------------|---|---|--|---|--------------------------------------|-----------------------------|------------------------------------|
|                          | Dwellings<br>Multi Development<br>Re-Erection | Extension/Alteration<br>Verandah/Deck<br>Shed/Garage<br>Swimming Pool | Office<br>Shop<br>Restaurant<br>Factory /Warehouse | Extension/Alteration<br>Fit Out<br>Demolition | Hospital<br>Medical Clinic<br>School | Hall<br>Church<br>Utilities | Extension/Alteration<br>Demolition |

