

# Submitters Committee Meeting Agenda

**Wednesday 12 August 2020 at 6.00pm**  
**Held online and livestreamed at [mrsc.vic.gov.au](http://mrsc.vic.gov.au)**

**Submitters Committee:**

Council established the Submitters Committee pursuant to Section 86 of the *Local Government Act 1989* (LGA) on 27 November 2019 for the purposes of hearing from submitters to planning applications and from submitters in accordance with section 223 of the LGA.

**Recording of Meetings:**

The recording of Council Meetings, or special committee meetings, either visually or by sound, or the taking of photographs in meetings is not permitted without first obtaining the consent of Council or the Chairperson.

**Attachments:**

All attachments are available for viewing or downloading from Council's website, [mrsc.vic.gov.au](http://mrsc.vic.gov.au)

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	<p>The Submitters Committee is a Special Committee of Council, established to hear from:</p> <ul style="list-style-type: none"><li>• people in support of written submissions lodged in accordance with s223 of the Local Government Act 1989 (Vic) (LGA);</li><li>• persons who have made an objection or submission to a planning application in accordance with the Planning and Environment Act 1987 (Vic) (P&amp;E Act); and</li><li>• planning permit applicants and/or land owners in relation to a planning permit application submitted in accordance with the P&amp;E Act.</li></ul>	
<b>7.</b>	<b>Hearing of submitters in respect of application for a planning permit PLN/2005/569/G – 1849 Mt Macedon Road, Woodend and 29-33 Sullivans Road, Woodend</b>	<b>4</b>

## **ACKNOWLEDGEMENT OF COUNTRY**

**To start the official proceedings I would like to acknowledge that Macedon Ranges Shire Council is on Dja Dja Wurrung, Taungurung and Wurundjeri Country whose ancestors and their descendants are the traditional owners of this Country. We acknowledge that they have been custodians for many centuries and continue to perform age old ceremonies of celebration, initiation and renewal. We acknowledge their living culture and their unique role in the life of this region.**

### **1. RECORDING AND LIVE STREAMING OF THIS COMMITTEE MEETING**

**Ladies and gentlemen**

**Please note that this meeting is being recorded and streamed live on the internet in accordance with Council's *'Live Streaming and Publishing Recording of Meetings'* Protocol, which can be viewed on Council's website.**

**The recording will be bookmarked, archived and made available on Council's website 48 hours after the meeting.**

**This meeting is being held online and Councillors are attending via electronic means.**

**The meeting will be conducted in accordance with Council's existing Meeting Procedure Local Law 11, noting that as indicated in some parts of the agenda, procedures have been slightly modified to ensure the meeting remains compliant but can run effectively in the online environment.**

**As this meeting is being held online there will be no one present in the public gallery.**

**I also remind everyone that Local Government decision making, unlike State and Federal Government, does not afford the benefit of parliamentary privilege and hence no protection is afforded to Councillors and Council officers for comments made during meetings which are subsequently challenged in a court of law and determined to be slanderous.**

**Thank you**

### **2. PRESENT**

### **3. APOLOGIES**

#### 4. DECLARATION OF CONFLICT OF INTERESTS

**Online meeting:** *The Chairperson will call on each committee member by name to declare whether or not they hold a conflict of interest in relation to any agenda items.*

Councillors' attention is drawn to Division 1A Sections 76-81 of the *Local Government Act 1989* regarding interests.

Councillors are reminded that;

1. Disclosures of Conflicts of Interest must be declared immediately before the consideration of the item (refer Section 79 (2) (a) (i)), and
2. They should classify the type of interest that has given rise to the conflict of interest, and describe the nature of the interest (refer Section 79 (2) (b) (c)).

#### 5. ADOPTION OF MINUTES

Any Councillor whether in attendance or not at the subject meeting can move and second the adoption of the minutes, however accepted practice is that Councillors who were in attendance move and second these motions.

Submitters Committee Meeting: Wednesday 8 July 2020

**Recommendation:**

**That the minutes of the Submitters Committee of the Macedon Ranges Shire Council held on Wednesday 8 July 2020 as circulated be confirmed.**

#### 6. HEARING OF SUBMITTERS

In accordance with Council's Meeting Procedure Local Law 11 a special committee may suspend standing orders for the purposes of allowing a member of the public to address the meeting.

In accordance with the Submitters Committee Guidelines, each speaker will be allocated a maximum of three (3) minutes to speak to their submission.

In the case of joint submissions, a maximum of three (3) minutes will be allocated per submission, up to a maximum of nine (9) minutes, and one person should be nominated to speak on behalf of the submitters.

**Online meeting:** *Submitters will participate in the meeting and present their verbal submission in accordance with the method they have chosen prior to commencement of the meeting, that is:*

- i) via video and audio participation in the online meeting; or*
- ii) via audio-only participation in the online meeting; or*
- iii) via the reading by a Council officer on the submitter's behalf of an additional 400-word submission prepared and lodged by the submitter.*

**7. HEARING OF SUBMITTERS IN RESPECT OF APPLICATION FOR A PLANNING PERMIT PLN/2005/569/G - AMEND THE PERMIT FOR THE USE OF THE LAND FOR THE PURPOSE OF A RETIREMENT VILLAGE BY THE ADDITION OF 19 DWELLINGS AND REMOVAL OF NATIVE VEGETATION**

**Officer** Christo Crafford, Coordinator Statutory Planning

**Attachments** Submissions received

**Purpose and Overview**

To hear from the submitter in relation to Planning Application PLN/2005/569/G regarding an application to amend the permit.

**Recommendation**

- 1. That the Submitters Committee note the submission received in relation to Application for an amen Planning Permit Application; and**
- 2. That recommendations be prepared, based on all relevant information, including the submissions received, for consideration and determination at the Ordinary Council Meeting on 26 August 2020.**

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**Background**

The application proposes to amend the existing permit by extending the approved residential village to include the abutting land to the west at 29-33 Sullivans Road Woodend into the overall development.

The application has been advertised and the advertising material was made public at this time. One (1) objection to the application has been received.

**Summary of Proposal**

It is proposed to extend the approved retirement village to include the abutting land to the west at 29-33 Sullivans Road Woodend into the overall development. This lot is 9720m<sup>2</sup> in size. An additional 19 dwellings are proposed as part of the amendment application resulting in an overall development of 245 dwellings, a manager's residence and recreation facilities. Minor changes are proposed to the approved layout of Planning Permit (PLN/2005/569/E) to enable the extension of the private road network to the subject site. It is also proposed to replace the tennis court and RV compound with three sites and relocation of these facilities to the new area to be incorporated in the overall site. The proposal also includes the removal of native vegetation.

**Planning Permit Trigger/s**

A planning permit is required:

- To use the land for a retirement village under Clause 32.09-2 within the Neighbourhood Residential Zone.

- To construct a building or construct or carry out works for a use in Section 2 of Clause 32.09-9 within the Neighbourhood Residential Zone.
- To remove vegetation on a site affected by an Environmental Significance Overlay.
- To remove native vegetation on land affected under clause 52.17.

### **Summary of Submissions**

One objection was received to this application. It is summarised as follows:

<b>Submission number</b>	<b>Objection/concern regarding application</b>	<b>Officer comment</b>
1	<ul style="list-style-type: none"><li>• Concerns are raised relating to: Vehicular noise; Heat island affect; Car parking; Septic tank; Traffic volumes and RV parking area; Light spill; Another amendment to the planning permit; Bushfire risk; Insufficient application reports; Noise pollution and Impact on telecommunications infrastructure.</li></ul>	Noted

### **Officer Declaration of Conflict of Interest**

No officers involved in the preparation of this report have any direct or indirect conflict of interest in this matter.