

Submitters Committee Meeting Minutes

Wednesday 13 May 2020 at 6.00pm

Held online and livestreamed at mrsc.vic.gov.au

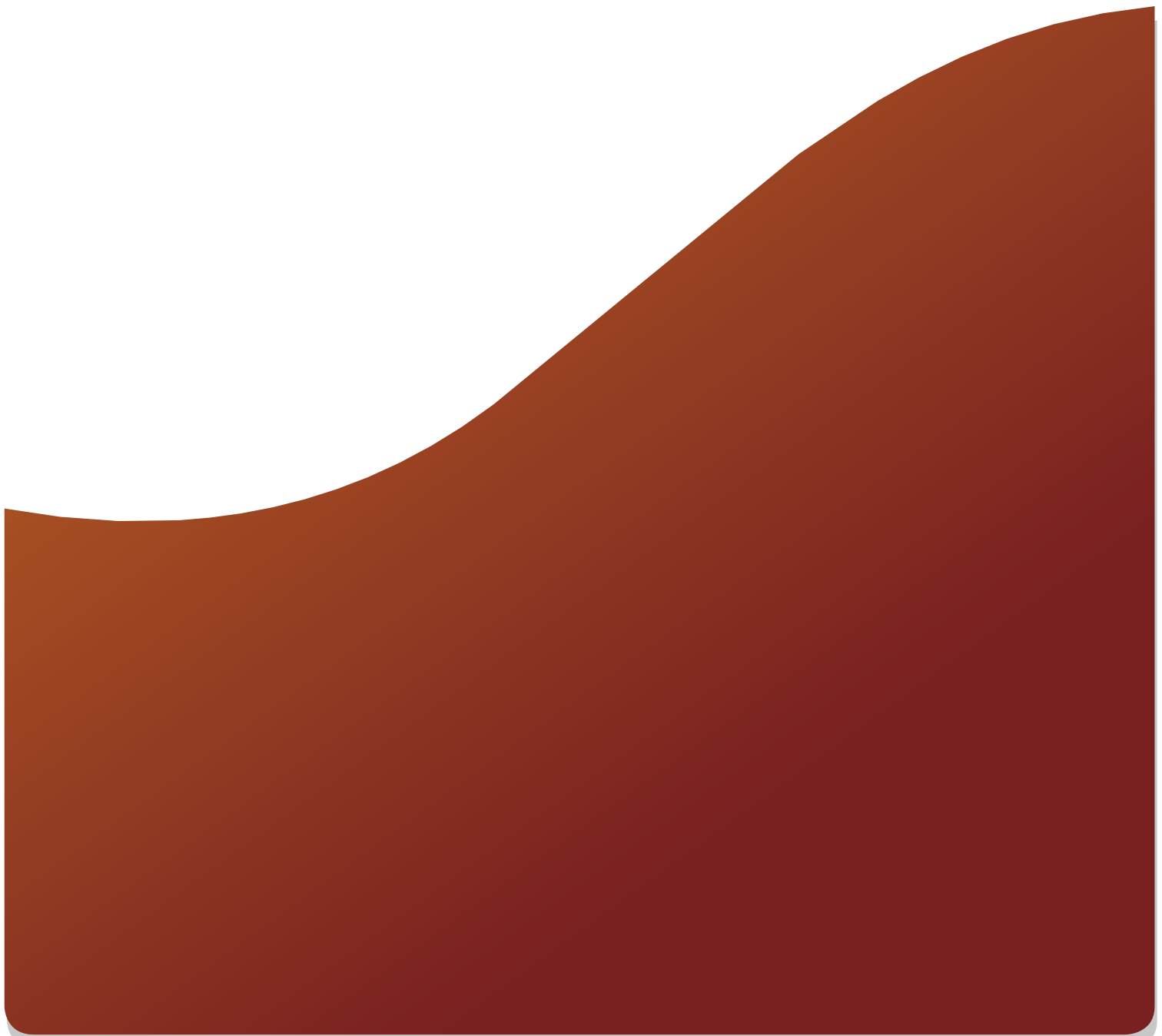


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ACKNOWLEDGEMENT OF COUNTRY

1. RECORDING AND LIVE STREAMING OF THIS COMMITTEE MEETING

The chairperson advised those present that the meeting would be 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 would be bookmarked, archived and made available on Council's website 48 hours after the meeting.

The chairperson noted the meeting was being held online and Councillors were attending via electronic means.

The meeting was conducted in accordance with Council's existing Meeting Procedure Local Law 11, noting that as indicated in some parts of the agenda, procedures were slightly modified to ensure the meeting remained compliant but could run effectively in the online environment.

As this meeting was held online there was no one present in the public gallery.

The chairperson reminded those present 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.

2. PRESENT

| | |
|------------------------------|------------|
| Cr Henry Bleeck | East Ward |
| Cr Natasha Gayfer | East Ward |
| Cr Bill West | East Ward |
| Cr Mandi Mees (Deputy Mayor) | South Ward |
| Cr Helen Radnedge | South Ward |
| Cr Andrew Twaits | South Ward |
| Cr Jennifer Anderson | West Ward |
| Cr Janet Pearce (Mayor) | West Ward |

In Attendance

| | |
|------------------|-----------------------------------|
| Ms Margot Stork | Chief Executive Officer |
| Mr Shane Walden | Director Assets and Operations |
| Mr John Hausler | Director Corporate Services |
| Ms Angela Hughes | Director Planning and Environment |
| Ms Lauren Reader | Governance Coordinator |
| Mr Brad Tellis | Coordinator Customer Service |

3. APOLOGIES

| | |
|----------------|-----------|
| Cr Roger Jukes | West Ward |
|----------------|-----------|

4. DECLARATION OF CONFLICTS OF INTEREST

Cr Pearce declared an indirect conflict in relation to agenda item 6, and advised the conflict had been declared in writing to the Chief Executive Officer prior to the meeting.

Appointment of Temporary Chairperson

It was moved by Cr Anderson and seconded by Cr Gayfer that Cr Mees be appointed as temporary chairperson of the committee meeting during the hearing of submitters for, and consideration of officer recommendations regarding, agenda item 6.

CARRIED

Suspension of Standing Orders

6.15pm: It was moved by Cr Anderson and seconded by Cr West that standing orders be suspended in order to hear from submitters regarding items on the agenda.

CARRIED

5. HEARING OF SUBMITTERS

6.16pm Cr Pearce left the meeting. Cr Mees assumed the chair.

| Item | Submitters |
|-------------|---------------------------------------|
| 6 | One submitter addressed the Committee |

6.26pm: Cr Pearce returned to the meeting and assumed the chair.

| | |
|-----------|---|
| 7 | One submitter addressed the Committee |
| 8 | One submitter addressed the Committee |
| 9 | Four submitters addressed the Committee |
| 10 | One submitter addressed the Committee |

Resumption of Standing Orders

8.29pm: It was moved by Cr Anderson and seconded by Cr Mees that standing orders be resumed in order to consider Officer Recommendations regarding items on the agenda.

CARRIED

8.30pm: Cr Pearce left the meeting. Cr Mees assumed the chair.

6. Hearing of Submitters in Respect of Application to Amend Planning Permit PLN/2018/55/C – Use and Development of the Land for a Second Dwelling (Amendment for Second Vehicle Crossover), 9 Ladye Place, Woodend

Background and Summary of Proposal:

Planning Application PLN/2018/55, was originally issued on 13 August 2018, allowing the construction of a second dwelling on the site.

This application seeks to amend the planning permit to allow a new crossover and driveway to be constructed to serve the second dwelling only. This driveway is proposed to be accessed via Ladye Place.

The application has been advertised and the advertising material was made public at this time. Three (3) submissions were received.

It is proposed to amend the existing planning permit to allow the construction of a second vehicular crossover and driveway to the second dwelling, which is located to the south of the site. This crossover and driveway will be used exclusively by the second dwelling.

A street tree will be removed to facilitate the crossover construction.

Officer Recommendations:

- 1. That the Submitters Committee note the submissions received in relation to Application to Amend PLN/2018/55/C – Use and Development of the Land for a Second Dwelling (Amendment for Second Vehicle Crossover) – 9 Ladye Place, Woodend, and the verbal presentations in support of those submissions.**
- 2. That recommendations be prepared, based on all relevant information, including the submissions received, for consideration and determination at the Ordinary Council Meeting on 27 May 2020.**

It was moved by Cr Anderson seconded by Cr Bleeck that the Officer Recommendations be adopted.

CARRIED

8.33pm: Cr Pearce returned to the meeting and assumed the chair.

7. Hearing of Submitters in Respect of Application for Extension of Time for Planning Permit PLN/2010/477 – Development of the Land for a Supermarket with Associated Car Parking, a Reduction in the Car Parking Requirements and Signage, 1-3 Station Street, Riddells Creek

Background and Summary of Proposal:

Planning Permit PLN/2010/477 allows the development of the land for a supermarket with associated car parking, a reduction in the car parking requirements and signage. The proposal includes the construction of three (3) buildings to accommodate a supermarket, sixteen (16) shops, and a café. It was

issued on 22 December 2014 at the direction of the Victorian Civil and Administrative Tribunal (VCAT).

An application has been received to extend the time allowed under the planning permit to commence and complete the approved development.

This application has not been advertised, as advertising is not required in this instance.

The application proposes to extend the time allowed under Condition 72 of Planning Permit PLN/2010/477 by two years to commence and complete the approved development.

Officer Recommendations:

1. **That the Submitters Committee note the submission received in relation to the extension of time application for Planning Permit Application PLN/2010/477 - Development of the land for a supermarket with associated car parking, a reduction in the car parking requirements and signage, 1-3 Station Street Riddells Creek, and the verbal presentations in support of those submissions.**
2. **That recommendations be prepared, based on all relevant information, including the submissions received, for consideration and determination at the Ordinary Council Meeting on 27 May 2020.**

It was moved by Cr Gayfer seconded by Cr Anderson that the Officer Recommendations be adopted.

CARRIED

8. **Hearing of Submitters in Respect of Application for a Planning Permit PLN/2019/340 - Use and Development of the Land for Rural Store and a Dwelling (Including an Outbuilding), Reduction of Car Parking and Alteration to Access from a Road Zone, Category 1, Rochford Road, Lancefield**

Background and Summary of Proposal:

The application proposes the use and development of land in Rochford Road, Lancefield for a dwelling with associated buildings and works.

The application has been advertised and the advertising material was made public at this time. Seven (7) submissions supporting the application have been received.

It is proposed to construct a dwelling, with outbuilding and rural store on the site.

The dwelling is proposed to have a total area of 542.4m². It will be setback 260m from Rochford Road and 15m from the south-western boundary. An outbuilding associated with the dwelling will be located to the north of the proposed dwelling. It will be setback 236m from Rochford Road and 60.949m from south-western boundary.

The rural store building is proposed to have an area of 540m². It will be located to the rear of the proposed dwelling and setback 15m from south-western boundary. It will be used for the storage of agricultural and earthmoving machinery. No car parking is specifically proposed for the rural store use, therefore a car parking reduction is sought.

Officer Recommendations:

1. That the Submitters Committee note the submissions received in relation to Application for a Planning Permit Application PLN/2019/340 - Use and development of the land for rural store and a dwelling (including an outbuilding), reduction of car parking and alteration to access from a road zone, category 1 - Rochford Road, Lancefield, and the verbal presentations in support of those submissions.
2. That recommendations be prepared, based on all relevant information, including the submissions received, for consideration and determination at the Ordinary Council Meeting on 27 May 2020.

The Director of Planning and Environment proposed an Amended Officer Recommendation to note that eight submissions had been received in relation to this matter.

Amended Officer Recommendations:

1. That the Submitters Committee note the eight (8) submissions received in relation to Application for a Planning Permit Application PLN/2019/340 - Use and development of the land for rural store and a dwelling (including an outbuilding), reduction of car parking and alteration to access from a road zone, category 1 - Rochford Road, Lancefield, and the verbal presentations in support of those submissions.
2. That recommendations be prepared, based on all relevant information, including the submissions received, for consideration and determination at the Ordinary Council Meeting on 27 May 2020.

It was moved by Cr West seconded by Cr Gayfer that the Amended Officer Recommendations be adopted.

CARRIED

9. **Hearing of Submitters in Respect of Application to Amend Planning Permit PLN/2015/294/A – to Increase the Area Allowed for Cropping and Increase the Number of Animals Allowed on Site to 30 Poultry and 12 Dry Sheep Equivalent), 936 Bacchus Marsh Road, Bullengarook**

Background and Summary of Proposal:

Planning Permit PLN/2015/294 was issued on 10 March 2017 for 936 Bacchus Marsh Road, Bullengarook allowing the site to be used and developed for agriculture, horticulture, the keeping of thirty poultry, four sheep and two alpacas, and the alteration of access to a road in a Road Zone Category 1. The planning

permit was issued at the direction of the Victorian Civil and Administrative Tribunal.

The current application (PLN/2015/294/A) proposes to amend this planning permit to increase the number of animals that may be kept on the site and to increase the areas used for horticulture and animal grazing.

The application has been advertised and the advertising material was made public at this time. Three (3) objections have been received.

It is proposed to amend the existing planning permit to increase:

1. The number of animals allowed to be kept from 30 poultry, four sheep and two alpacas to 30 poultry and animals equivalent 12 Dry Sheep Equivalent (DSE).
2. The area used for horticulture from 10115m² to 15410m². This increase will occur in the paddock closest to Bacchus Marsh Road.
3. The area to be used for animal grazing from approximately 1.32ha to 2.82ha (additional 1.5ha) with this increase to occur in the rear paddock.

Officer Recommendations:

1. **That the Submitters Committee note the submissions received in relation to Application to Amend Planning Permit PLN/2015/294/A – regarding 936 Bacchus Marsh Road Bullengarook, and the verbal presentations in support of those submissions.**
2. **That recommendations be prepared, based on all relevant information, including the submissions received, for consideration and determination at the Ordinary Council Meeting on 27 May 2020.**

It was moved by Cr Twaits seconded by Cr Mees that the Officer Recommendations be adopted.

CARRIED

10. Hearing of Submitters in Respect of PLN/2019/279 and Miscellaneous Consent Application MCA/2019/63 – Use and Development of the Land for a Child Care Centre and Medical Centre, 2-8 Poplar Drive, Romsey

Background and Summary of Proposal:

The application proposes the use and development of 2-8 Poplar Drive, Romsey as a child care centre and medical centre.

The application has been advertised and the advertising material was made public at this time. Nineteen (19) objections have been received.

The application is for the use and development of the land for a child care centre and medical centre. The uses will be contained within separate, purpose built

buildings. The child care centre is proposed within a single storey building; the medical centre is proposed within a double storey building.

The child care centre is proposed to operate Monday to Friday, from 6:30am to 6:30pm. It will accommodate up to one hundred and four (104) children, supported by a maximum of nineteen (19) staff members.

The medical centre is proposed to operate:

- Monday to Friday - 8:30am to 8pm, with additional 'in case of emergency' hours proposed between 8pm to 10pm on weekdays
- Saturday - 8:30am to 3:30pm

It will be supported by eleven staff, including nine medical practitioners.

Fifty-one car spaces are proposed to be provided on site. Of these, twenty-one are to be allocated to the childcare centre and twenty-nine are to be allocated to the medical centre.

Officer Recommendations:

1. That the Submitters Committee note the submissions received in relation to Planning Permit Application PLN/2019/279 and Miscellaneous Consent Application MCA/2019/63 – Use and Development of the Land for a Child Care Centre and Medical Centre, 2-8 Poplar Drive, Romsey, and the verbal presentations in support of those submissions.
2. That recommendations be prepared, based on all relevant information, including the submissions received, for consideration and determination at the Ordinary Council Meeting on 27 May 2020.

It was moved by Cr Gayfer seconded by Cr West that the Officer Recommendations be adopted.

CARRIED

Closure of Meeting

The meeting closed at 8.38pm

**Councillor Janet Pearce
Chairperson**