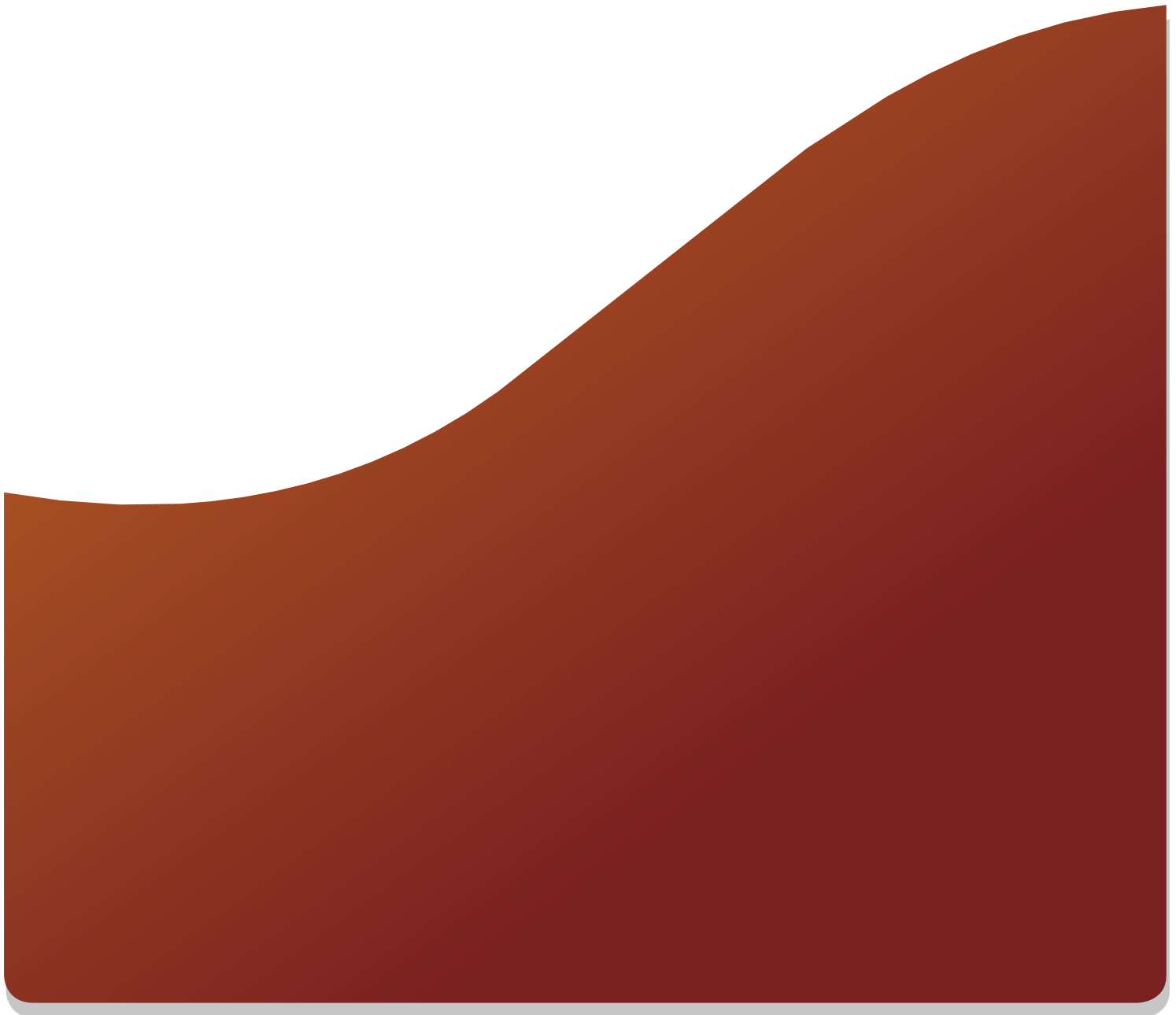


# Minutes

**Planning Delegated Committee Meeting  
Wednesday 8 February 2023 at 7pm  
Held online and livestreamed at [mrsc.vic.gov.au](https://mrsc.vic.gov.au)**



**Order of business**

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**1 ACKNOWLEDGEMENT OF COUNTRY**

Macedon Ranges Shire Council acknowledges the Dja Dja Wurrung, Taungurung and Wurundjeri Woi Wurrung Peoples as the Traditional Owners and Custodians of this land and waterways. Council recognises their living cultures and ongoing connection to Country and pays respect to their Elders past, present and emerging.

Council also acknowledges local Aboriginal and/or Torres Strait Islander residents of Macedon Ranges for their ongoing contribution to the diverse culture of our community.

**2 RECORDING AND LIVESTREAMING OF THIS COMMITTEE MEETING**

This meeting was recorded and streamed live on the internet, in accordance with Council's 'Live Streaming and Publishing Recordings of Meetings' policy, which can be viewed on Council's website.

**3 PRESENT**

Cr Annette Death (Mayor), Cr Jennifer Anderson (Deputy Mayor), Cr Dominic Bonanno, Cr Rob Guthrie, Cr Anne Moore, Cr Geoff Neil, Cr Janet Pearce, Cr Mark Ridgeway, Cr Bill West

**IN ATTENDANCE**

Bernie O'Sullivan (Chief Executive Officer), Rebecca Stockfeld (Director Planning and Environment), Patricia Clive (Coordinator Governance), Lucy Olson (Senior Governance Officer – Council Business), Mwai Mashunga (Service Desk Officer)

**Procedural Note:** At 7:02 pm, Cr Rob Guthrie left the meeting.

**4 APOLOGIES**

Nil

**5 CONFLICTS OF INTEREST**

Cr Anderson declared a general interest in relation to item 8.5 on the agenda due to owning property near the site and knowing the neighbours well.

**6 PURPOSE OF PLANNING DELEGATED COMMITTEE**

Council established the Planning Delegated Committee to provide a regular forum for hearing from people who have made a submission to Council or who are an applicant or objector in relation to a planning permit application.

The Committee is authorised to determine statutory planning applications and Planning Scheme amendments only in relation to the Planning and Environment Act 1987. Its purpose is to hear from applicants/land owners and objectors/submitters on statutory and strategic planning matters, planning applications and to determine other planning matters.

## 7 ADOPTION OF MINUTES

### Committee Resolution

Moved: Cr Mark Ridgeway

Seconded: Cr Bill West

**That the Committee confirm the minutes of the Planning Delegated Committee of Macedon Ranges Shire Council held on 7 December 2022, as circulated.**

**CARRIED**

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### Procedural notes during hearing from speakers:

At 7:20 pm, Cr Rob Guthrie returned to the meeting.

At 8:03 pm, Cr Anne Moore left the meeting.

At 8:05 pm, Cr Anne Moore returned to the meeting.

Having previously declared a conflict of interest in relation to this item, Cr Anderson left the meeting at 8:11 pm whilst the Committee heard from submitters on item 8.5.

At 8:17 pm, Cr Jennifer Anderson returned to the meeting. This return was delayed by 3 minutes because of technical difficulties.

Two speakers addressed the Committee on Planning Permit PLN/2013/349/B - 12 Morrow Road East, New Gisborne - Two Lot Subdivision (amendment sought to alter access to Lot 1):

- Rob Meade - Zoom
- Terry Komarnicki (Applicant) – Zoom

Two speakers addressed the Committee on Application for a Miscellaneous Consent MCA/2022/29 - Development of an Outbuilding, Effluent Disposal and Minor Works associated with the Dwelling outside the Building and Driveway Envelopes 12 Cornish Road, Riddells Creek:

- Dene Groves – Zoom
- Gary Burns (Applicant) – Zoom

Four speakers addressed the Committee on PLN/2022/243 - Use and development of a Respite Day Care Centre for Dementia Patients and associated Caretaker House - 78 Old Lancefield Road Woodend North:

- Bob Nixon – Zoom
- Cherry Servis – Zoom
- Anthony Mirabelli – Zoom
- Chris Banon (Applicant) - Zoom

One speaker addressed the Committee on Planning Permit PLN/2021/587 - Resubdivision of Four (4) Lots into Four (4) Lots - 1164 Kyneton Springhill Road, Kyneton Springhill Road and 535 Shepherds Hill Road Spring Hill:

- Stephen Bitmead (Representative on behalf of Applicant) – Zoom

One speaker addressed the Committee on Planning Permit PLN/2015/204 - Construction of fourteen double storey dwellings, construction of associated buildings and work (earthworks, roadworks and fencing), and removal of vegetation including two (2) non-native trees within the Davy Street road reserve, construction of works within the Black Gum Reserve (outlet drains and reserve) at 2-4 Davy Street, Woodend:

- Stephen Bitmead (Representative on behalf of Applicant) – Zoom

Three speakers addressed the Committee on Amendment C145MACR - Environmental Significance Overlay Schedule 4:

- Nicholas Rush - Zoom
- James Walsh - Zoom
- David Sheehan (Proponent – Coliban Water) - Zoom

## **8 HEARING OF SUBMITTERS**

### **8.1 HEARING OF SUBMITTERS IN RESPECT OF APPLICATION FOR A PLANNING PERMIT PLN/2013/349/B - 12 MORROW ROAD EAST, NEW GISBORNE - TWO LOT SUBDIVISION (AMENDMENT SOUGHT TO ALTER ACCESS TO LOT 1)**

#### **Committee Resolution**

Moved: Cr Jennifer Anderson

Seconded: Cr Mark Ridgeway

#### **That the Committee:**

1. **Notes the submission received in relation to PLN/2013/349/B for the subdivision of the land into two lots (amendment sought to alter the access to Lot 1); and**
2. **Requests that recommendations be prepared, based on all relevant information, including the submissions received, for consideration and determination at the next Scheduled Council Meeting on 22 February 2023.**

**CARRIED**

### **8.2 HEARING OF SUBMITTERS IN RESPECT OF APPLICATION FOR A MISCELLANEOUS CONSENT MCA/2022/29 - DEVELOPMENT OF AN OUTBUILDING, EFFLUENT DISPOSAL AND MINOR WORKS ASSOCIATED WITH THE DWELLING OUTSIDE THE BUILDING AND DRIVEWAY ENVELOPES 12 CORNISH ROAD, RIDDELLS CREEK**

#### **Committee Resolution**

Moved: Cr Mark Ridgeway

Seconded: Cr Geoff Neil

#### **That the Committee:**

1. **Notes the submission received in relation to MCA/2022/29; and**

2. Requests that recommendations be prepared, based on all relevant information, including the submission received, for consideration and determination at the next Planning Delegated Committee Meeting on 8 March 2023.

**CARRIED**

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**8.3 HEARING OF SUBMITTERS - PLN/2022/243 - USE AND DEVELOPMENT OF A RESPITE DAY CARE CENTRE FOR DEMENTIA PATIENTS AND ASSOCIATED CARETAKER HOUSE - 78 OLD LANCEFIELD ROAD WOODEND NORTH**

**Committee Resolution**

Moved: Cr Rob Guthrie

Seconded: Cr Janet Pearce

**That the Committee:**

1. Notes the submission received in relation to Application for Planning Permit PLN/2022/243, for use and development of the site for a respite day care centre for dementia patients and associated buildings and works; and
2. Requests that recommendations be prepared, based on all relevant information, including the submission received, for consideration and determination at the next Scheduled Council Meeting on 22 February 2023.

**CARRIED**

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**8.4 HEARING OF SUBMITTERS IN RESPECT OF APPLICATION FOR PLANNING PERMIT PLN/2021/587 - RESUBDIVISION OF FOUR (4) LOTS INTO FOUR (4) LOTS - 1164 KYNETON SPRINGHILL ROAD, KYNETON SPRINGHILL ROAD AND 535 SHEPHERDS HILL ROAD SPRING HILL**

**Committee Resolution**

Moved: Cr Jennifer Anderson

Seconded: Cr Dominic Bonanno

**That the Committee:**

1. Notes no submissions have been received in relation to PLN/2021/587 for the Resubdivision of Four (4) Lots into Four (4) Lots; and
2. Requests that recommendations be prepared, based on all relevant information, for consideration and determination at the next Planning Delegated Committee Meeting on 8 March 2023.

**CARRIED**

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**8.5 HEARING OF SUBMITTERS IN RESPECT OF APPLICATION FOR AN EXTENSION OF TIME TO PLANNING PERMIT PLN/2015/204 - CONSTRUCTION OF FOURTEEN DOUBLE STOREY DWELLINGS, CONSTRUCTION OF ASSOCIATED BUILDINGS AND WORK (EARTHWORKS, ROADWORKS AND FENCING), AND REMOVAL OF VEGETATION INCLUDING TWO (2) NON-NATIVE TREES WITHIN THE DAVY STREET ROAD RESERVE, CONSTRUCTION OF WORKS WITHIN THE BLACK GUM RESERVE (OUTLET DRAINS AND RESERVE) AT 2-4 DAVY STREET, WOODEND**

Having previously declared a conflict of interest in relation to this item, Cr Anderson left the meeting at 8:41 pm.

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**Committee Resolution**

Moved: Cr Rob Guthrie  
Seconded: Cr Mark Ridgeway

**That the Committee:**

1. Notes that no submission has been received in relation to the Application to Extend Planning Permit PLN/2015/204; and
2. Requests that recommendations be prepared, based on all relevant information, for consideration and determination at the next Planning Delegated Committee Meeting on 8 March 2023.

**CARRIED**

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At 8:41 pm, Cr Jennifer Anderson returned to the meeting.

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**8.6 HEARING OF SUBMITTERS IN RESPECT OF AMENDMENT C145MACR - ENVIRONMENTAL SIGNIFICANCE OVERLAY SCHEDULE 4**

**Committee Resolution**

Moved: Cr Jennifer Anderson  
Seconded: Cr Anne Moore

**That the Committee:**

1. Notes the submissions received in relation to Planning Scheme Amendment C145macr; and
2. Requests that recommendations be prepared, based on all relevant information, including the submissions received, for consideration and determination at the next Planning Delegated Committee Meeting on 8 March 2023.

**CARRIED**

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**The Meeting closed at 8:42pm.**