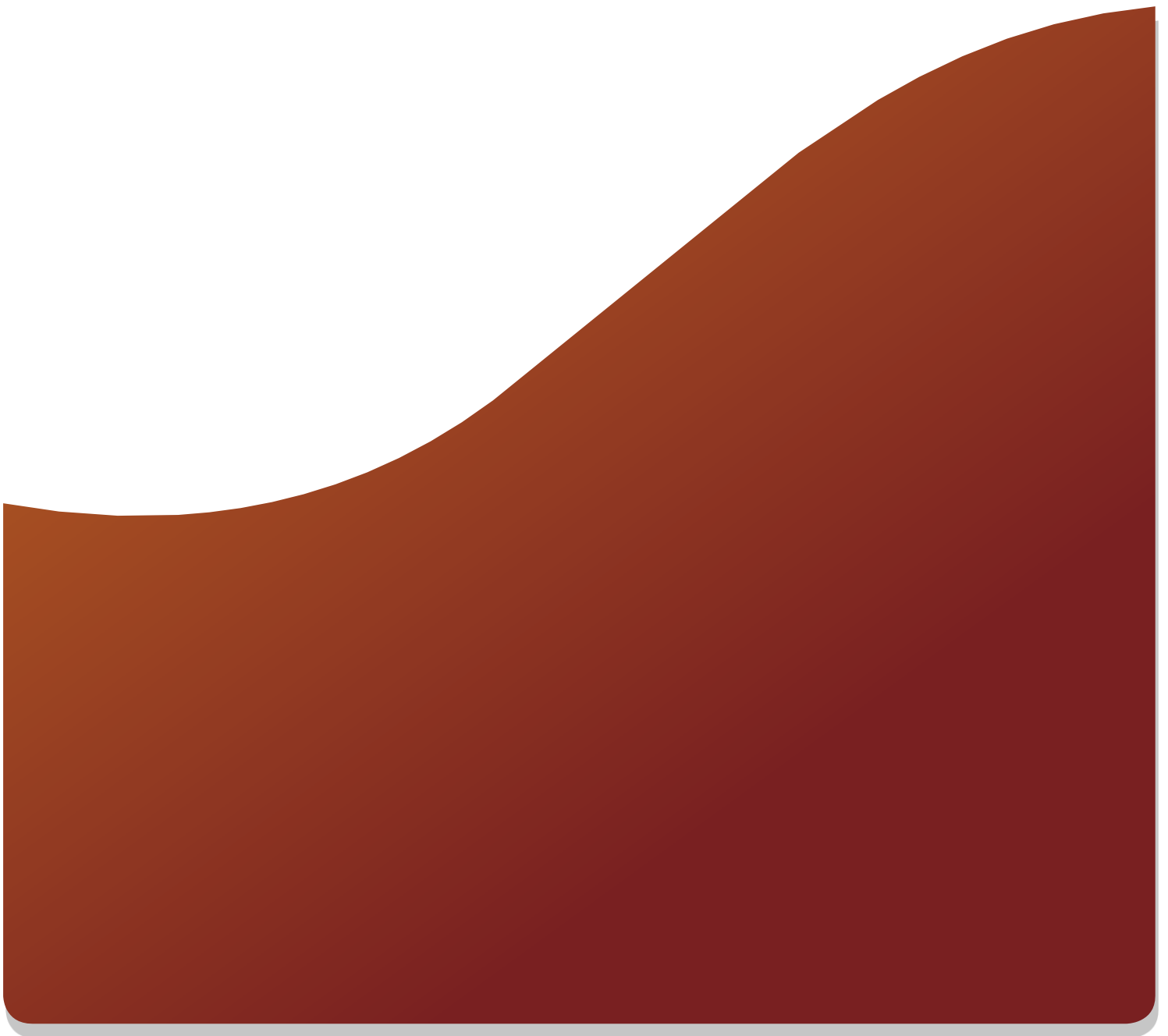


Planning Delegated Committee Meeting Agenda

Planning Delegated Committee Meeting
Wednesday 13 March 2024 at 7:00 PM
Held online and livestreamed at mrsc.vic.gov.au



**Notice is hereby given that a Planning Delegated Committee Meeting will be held in the Held online and livestreamed at mrsc.vic.gov.au on:
Wednesday 13 March 2024 at 7:00 PM**

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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, and present.

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 is being 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

4 APOLOGIES

5 CONFLICTS OF INTEREST

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

Recommendation

That the Committee confirm the minutes of the Planning Delegated Committee of Macedon Ranges Shire Council held on 6 December 2023, as circulated.

8 HEARING OF SUBMITTERS

8.1	HEARING OF SUBMITTERS - PLN/2023/126 - USE AND DEVELOPMENT OF LAND IN ASSOCIATION WITH A CHILDCARE CENTRE- 22 CALTHORPE STREET GISBORNE
Officer:	Nicole Wadden, Senior Statutory Planning Officer
Attachments:	Submissions - PLN/2023/126 - 22 Calthorpe Street Gisborne ↓

Summary

To hear from submitters in relation to Planning Application PLN/2023/126, regarding the Use and Development of Land in association with a Child Care Centre.

Recommendation**That the Committee:**

- 1. Notes the submissions received in relation to PLN/2023/126, regarding the Use and Development of Land in association with a Child Care Centre; 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 dated 27 March.**

Background

The subject site is comprised of four (4) lots being Lots 1,2,3 on Title Plan 230552M and Lot 1 on Title Plan 447921W.

The subject site is located at the intersection of Fisher Street and Calthorpe Street. The site is irregular in shape with an overall area of approximately 6811m² (comprising all lots). The site is a vacant lot with an eastern boundary of approximately 81m and northern boundary of approximately 66.4m. No vegetation or waterways are present on the site.

The immediate surrounding area is characterised by detached single dwellings on lots ranging from approximately 328m² to 5182m² in area. Surrounding setbacks along Fisher Street vary between approximately 3m to 15m and 0.5m to 20m along Calthorpe Street. Dwelling designs include both single and double storey design with moderate plantings evident within the front setbacks of most dwellings.

Summary of proposal

The application seeks permission for the Use and Development of Land in association with a Child Care Centre.

The childcare centre is proposed to have a capacity of 152 children. The development will include a ground floor car park consisting of 36 car parking spaces, a bin storage area, an entrance and pram parking bay. Access to the parking area will be provided via a crossover and footpath located along Fisher Street.

Due to the slope of the site the childcare centre will sprawl across the site with the eastern portion of the centre primarily being at ground level and the larger western portion moving to a two story formation with the height from ground level at its peak being 10.295m. The

development will have setbacks to the eastern boundary that abuts Calthorpe Street of 3m and the northern boundary that abuts Fisher Street of 4m with landscaping provided in both setbacks.

The centre will consist of four (4) outdoor play areas with play area two (2) and three (3) being at an elevated height of 4.370m above ground level. The centre will include eight (8) children’s rooms, a kitchen, staff room, laundry, reception and several bathrooms, storage and office spaces in addition to a piazza.

Planning permit trigger/s

- Clause 32.08-2 – A permit is required to use the land in associated with a childcare centre
- Clause 32.08-5 – A permit is required for buildings and works in association with a Section 2 use (childcare centre)

Summary of submissions

A total of three (3) objections were received to this application. They are summarised as follows:

Objection/concern regarding application
• Increased noise.
• Increased traffic.
• Insufficient parking provided onsite.
• Plans do not reflect surrounding vegetation.

Officer declaration of conflicts of interest

All officers involved in preparing this report have declared that they do not have a conflict of interest relating to the subject matter.



T: (03) 5422 0333 | mrsc.vic.gov.au | ABN 42 686 389 537

Objection to a Planning Permit Application

Any person who may be affected by the grant of a permit may object. Provided your objection is received prior to the application being decided, your objection will be considered and you will be notified of the decision when it is made. This form has been designed to assist with collecting the required information for an objection, but you are not required to use this form.

For assistance completing this form, call Statutory Planning on (03) 5421 9699.

Objector Details

Name/s*: [Redacted]
Organisation: [Redacted]
Phone: [Redacted]
Address: [Redacted]

** If multiple people are making this objection please list your preferred contact person first as we will only send correspondence regarding the objection to this person.*

Planning Permit Application Details

Application Number: PLN/ 2023/126
Property Address: 22 Calthorpe Street Gisborne Vic 3437

PRIVACY COLLECTION NOTICE

Macedon Ranges Shire Council is committed to protecting your privacy. The personal information you provide on this form is being collected for the primary purpose of registering and considering your objection.

Where required, in accordance with the Planning and Environment Act 1987, a copy of your objection will be provided to:

Available to	Information provided
Council staff and external agencies involved in the planning process.	Full copy of objection.
The applicant for the planning permit and their representatives.	Copy showing objector name/s and address with other personal information redacted.
To any persons who wish to inspect your objection prior to a decision being made for the application.	Copy with all personal information redacted available to view/inspect only.
On Council's website if the application goes to a Planning Delegated Committee or Council Meeting.	Copy with all personal information redacted.

If your objection contains personal information of any other parties you must gain their consent to include their personal information in your objection and provide them with a copy of this notice.

Your personal information will not be disclosed to any other external party without your consent, unless required or authorised by law. If you wish to gain access to, or alter, any personal information you have supplied on this form, contact us on (03) 5422 0333.

You can access Council's Privacy Policy at mrsc.vic.gov.au/privacy

Objection Details

Ensure that you clearly understand the application prior to objecting. You can view all planning applications at our Gisborne office during business hours. During the 14 day advertising period (where applicable) documents are available to view online at: mrsc.vic.gov.au/planning-register

Describe the reason/s for your objection including how you would be affected by the grant of the permit:

I object to this 152 place centre being built due to the influx of traffic it will cause, in a town that already struggles with poor planning.

I currently work at a 120 place day care centre in Sunbury and can vouch for the amount of traffic that a centre of this size will create.

I also know that with a 152 place centre and staff ratios, the amount of staff on site will be upward of 50, meaning a 33 car park will not allow for all staff and families to park on site. This in turn means that these cars will end up parked up and down Calthorpe Street, much like on market days.

With the Melbourne Rd, Calthorpe Street intersection already being tricky (with poor road conditions) and with the increase of school traffic using Calthorpe Street, in attempt to avoid the congestion on Hamilton Street, adding upward of 30 parked cars to this interection will only increase the danger of this already risky intersection.

The roundabout has been an upgrade however, during school pick and up drop off times, the traffic has simply moved from being banked up on Kilmore Road to now being on Melbourne Road. What would have helped was adding a right turning lane (from Melbourne Rd) at the roundabout to at least ease some of the traffic.

Since the roundabout, the majority of the houses on this strip are now for sale with none having sold thus far. This is evident of the traffic problem in the area.

Adding the traffic of 152 families and 50 plus staff to this area would cause even more congestion, decreasing resident access to properties and therefore decreasing property value.

As a long time resident of the area, my concerns are for residents like myself who feel we deserve a voice in regards to community development and hope that we will be heard.

HOW TO SUBMIT

EMAIL: Send to mrsc@mrsc.vic.gov.au

IN PERSON: Bring this form to one of our service centres.

POST: Mail to Macedon Ranges Shire Council, PO BOX 151, KYNETON VIC 3444



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Describe the reason/s for your objection including how you would be affected by the grant of the permit:

We object to all reversing BEEPING vehicles ..Please insure all vehicles are fitted with AIR reverse warnings ONLY as beeping vehicles considerably affect our mental wellbeing and health and are too loud for what is necessary to warn persons within the vehicles range.

HOW TO SUBMIT


EMAIL: Send to mrsc@mrsc.vic.gov.au

IN PERSON: Bring this form to one of our service centres.

POST: Mail to Macedon Ranges Shire Council, PO BOX 151, KYNETON VIC 3444



Dear Nicole

I am resident in Gisborne, 

My main objection to this plan is not the building per se, but the following.

- . It appears that the single access to the building for both cars and pedestrians is on Fisher Street directly opposite my driveway. Underground parking for 30 vehicles when the facility caters for 150 children, means many will have to park on the street at drop off and pickup times.
- . If parking is allowed on both sides of this narrow street, it becomes a single lane as happens on Sunday market days. On school days many cars and some school buses use this route twice daily and traffic flow would be severely impacted and create a dangerous situation.
- . When a footpath was constructed on the northern side of Fisher Street in 2017, I was informed that it could not be done on the southern side due to steep terrain. How is this now possible as seen in the artist's drawing of current proposal?
- . Also these drawings do not show the magnificent Algerian oak tree 25 m from the retained tree on the corner. Would this mean the unnecessary removal of another beautiful old street tree as was done before the failed 2017 development plan?

I thank you for your consideration of my concerns about this project and ask that I am informed about when the application will be submitted to Council. Depending on the replies to my queries, I may wish to address the Council meeting in person.

