

Submitters Committee Meeting Agenda

Wednesday 12 May 2021 at 7pm

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

Submitters Committee:

Council established the Submitters Delegated Committee pursuant to Sections 11 and 63 of the *Local Government Act 2020* (LGA) on 26 August 2020 for the purposes of hearing from planning permit applicants, land owners and objectors; from submitters in accordance with section 223 of the *Local Government Act 1989* and from submitters on matters specified in Council's Community Engagement Policy.

Recording of Meetings:

The recording of Council Meetings, or delegated 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

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1. ACKNOWLEDGEMENT OF COUNTRY

2. RECORDING AND LIVE STREAMING OF THIS COMMITTEE MEETING

This meeting will be held online and streamed live on the internet.

The meeting will be recorded. The recording will be available on Council's website within 48 hours of the end of the meeting.

Thank you

3. PRESENT

4. APOLOGIES

5. DECLARATION OF CONFLICT OF INTERESTS

6. PURPOSE OF SUBMITTERS COMMITTEE

Council established the Submitters 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 Submitters Committee is not a decision-making committee. Its purpose is to hear the views of submitters who have elected to appear to speak in support of their written material, prior to the matter proceeding to a Council meeting for decision.

7. ADOPTION OF MINUTES

Submitters Committee Meeting: **Wednesday 14 April 2021**

Recommendation:

That the minutes of the Submitters Committee of the Macedon Ranges Shire Council held on Wednesday 14 April 2021 as circulated be confirmed.

8. HEARING OF SUBMITTERS

For the purpose of hearing from those making submissions, the Delegated Submitters 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.

8.1 Hearing of submitters in relation to APPLICATION FOR A PLANNING PERMIT PLN/2020/159 – Use and development of the land for a dwelling. 1427 Rochford Road Newham

8.2 APPLICATION FOR PLANNING PERMIT PLN/2020/421 - Subdivision of the Land into Two (2) Lots. 5 Susanne Court, Romsey

9.

APPLICATION FOR A PLANNING PERMIT PLN/2020/159 – Use and development of the land for a dwelling.

1427 Rochford Road Newham

**Officer Anthony McBride
Statutory Planning Officer**

Submissions received

Purpose and Overview

To hear from submitters in relation to Planning Application PLN/2020/159 regarding the use and development of the land for a dwelling at 1427 Rochford Road, Newham.

This item was included on the 14 April 2021 Submitters Committee Agenda. Due to a clerical error, one of the objectors was not invited to speak at this meeting. Therefore this item has been re-listed to give the opportunity to that objector (only) to speak to their objection if they wish.

Recommendation

- 1. That the Submitters Committee note the submissions received in relation to Planning Application PLN/2020/159; 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 May 2021.**

Background

The subject site is located on the western side of an unmade portion of Highland Lane approximately 1.4km south of the Newham central township area. The lot currently forms part of 1427 Rochford Road. The site is approximately 210m to the north of the Hanging Rock Reserve with views to and from the summit of Hanging Rock. The rectangular site has a road frontage to the unmade section of Highland Lane for a distance of approximately 108m and a maximum depth of approximately 2.428 hectares.

The site is vacant except for a small shelter located in the central area of the southern boundary. The site is relatively level and is moderately vegetated with a concentration of native canopy trees and shrubs on the northern half of the lot.

The proposal was advertised and received two (2) objections.

Summary of Proposal

It is proposed to construct a single storey, three (3) bedroom dwelling and associated outbuilding on the site. The proposed dwelling is to be oriented to the north and located at a setback of 103m from the eastern boundary, 3.5m from the southern boundary,

approximately 90m from the western boundary and approximately 81m from the northern boundary.

The proposed dwelling is to have a total floor area of 218.39m². The proposed dwelling is to be contemporary in design with a skillion roof of maximum height of 4.33m. The materials for the proposed dwelling include wall cladding with a combination of Cemintel 'Barestone', Colorbond 'Monument' and natural finished spotted gum with roofing of Colorbond 'Windspray'.

A proposed outbuilding is to be located to the east of the dwelling with a setback of approximately 61m from the eastern boundary, 6m from the southern boundary, 140m from the western boundary and 87m from the northern boundary. The proposed outbuilding is to have a total floor area of 98.35m² and is proposed to be clad in Colorbond of 'Monument' colouring. The proposal includes primary wastewater field to the immediate east of the dwelling and a secondary wastewater field to be the immediate north of the dwelling.

Planning Permit Trigger/s

A planning permit is required to/for:

- Construct a building associated with a section 2 use (dwelling) under the Rural Conservation Zone – Schedule 1
- Construct a dwelling not connected to reticulated sewerage under the Rural Conservation Zone – Schedule 1
- Construct a dwelling 5 meters from any other boundary under the Rural Conservation Zone – Schedule 1
- Construct a dwelling within 100 meters from a dwelling not under the same ownership under the Rural Conservation Zone – Schedule 1
- Earthworks which change the rate of flow or the discharge point of water across a property boundary.
- Construct a building or carry out works under the Significant Landscape Overlay Schedule 1 (SLO)
- Buildings and works associated with accommodation use under the Bushfire Management Overlay

Summary of Submissions

Two (2) objections were received to this application. They are summarised as follows:

- Contrary to the purpose of the zone
- Fails to minimise visual intrusion in accordance with the Significant Landscape Overlay.
- Contrary to objective of Statement of Planning Policy.
- Minimal setback to southern boundary.
- Location of wastewater envelope and potential impacts to watercourses and adjacent properties.
- Amenity impacts including noise, lighting and privacy.

- Adverse impacts to Hanging Rock.
- Strategic direction states 'dispersed' dwellings
- Land prone to flooding.
- Concern regarding implementation of Land Management Plan.
- Impacts to outlook from adjacent property.
- Proximity of proposal to powerline.
- Concern regarding potential for alternate design.

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.

10.

**APPLICATION FOR PLANNING PERMIT PLN/2020/421 -
Subdivision of the Land into Two (2) Lots
5 Susanne Court, Romsey**

**Officer Awais Sadiq
 Coordinator Statutory Planning**

Submissions received

Purpose and Overview

To hear from submitters in relation to Planning Application PLN/2020/421 regarding the Subdivision of the Land into Two (2) Lots for the land at 5 Susanne Court, Romsey.

Recommendations

- 1. That the Submitters Committee note the application received in relation to Planning Permit Application PLN/2020/421 – Subdivision of the Land into Two (2) Lots**
- 2. That recommendations be prepared, based on all relevant information, including the application received, for consideration and determination at the Scheduled Council Meeting on 26 May 2021.**

Background

The subject site is located on the southern side of Susanne Court, approximately 780 metres south-east from the intersection of Barry Street and Melbourne-Lancefield Road, the main intersection within Romsey Township.

The site is trapezoidal in shape and contains a centralised single storey brick dwelling with 18m front setback and along with a number of associated outbuildings within the lot. The site also includes existing vegetation along the front boundary and within the rear garden in addition to screen planting along the western boundary from the neighbour's side. The site is generally flat with access provided by two (2) separate all-weather crossovers.

The surrounding properties within the court are all developed with single dwellings along with associated outbuildings.

Summary of Proposal

It is proposed to subdivide the land into two (2) lots. The proposed Lot 1 will be irregular in shape having a total area of 1,299m² with 31.9m frontage along Susanne Court and 37.6m depth. Lot 2 will have a battle-axe layout having a total area of 1741m² including around 36m deep shaft of 8m width. The depth of lot 2 excluding the shaft is 29.9m, while the maximum length of the lot is 50m (along the rear boundary).

Planning Permit Trigger/s

A planning permit is required to:

- Subdivide land in General Residential Zone 1 (Schedule)
- Subdivide land affected by an Design and Development Overlay (Schedule 18)

Summary of Submissions

The application was advertised and two (2) objections were received.

Summary of Objections
<ul style="list-style-type: none">• Traffic;• Noise and dirt on a poor conditioned road;• Surface and stormwater drainage;• Changing the nature of the peaceful and safe court that doesn't have established sidewalks;• Contrary to neighbourhood character;• Creating a precedent within the court, where future subdivision will follow and the court character would be lost;• Potential increase to risk of theft and accordingly increased insurance premiums;• Potential complaint from future residents on the ongoing activities on neighbouring lots.

Officer Declaration of Conflict of Interest

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