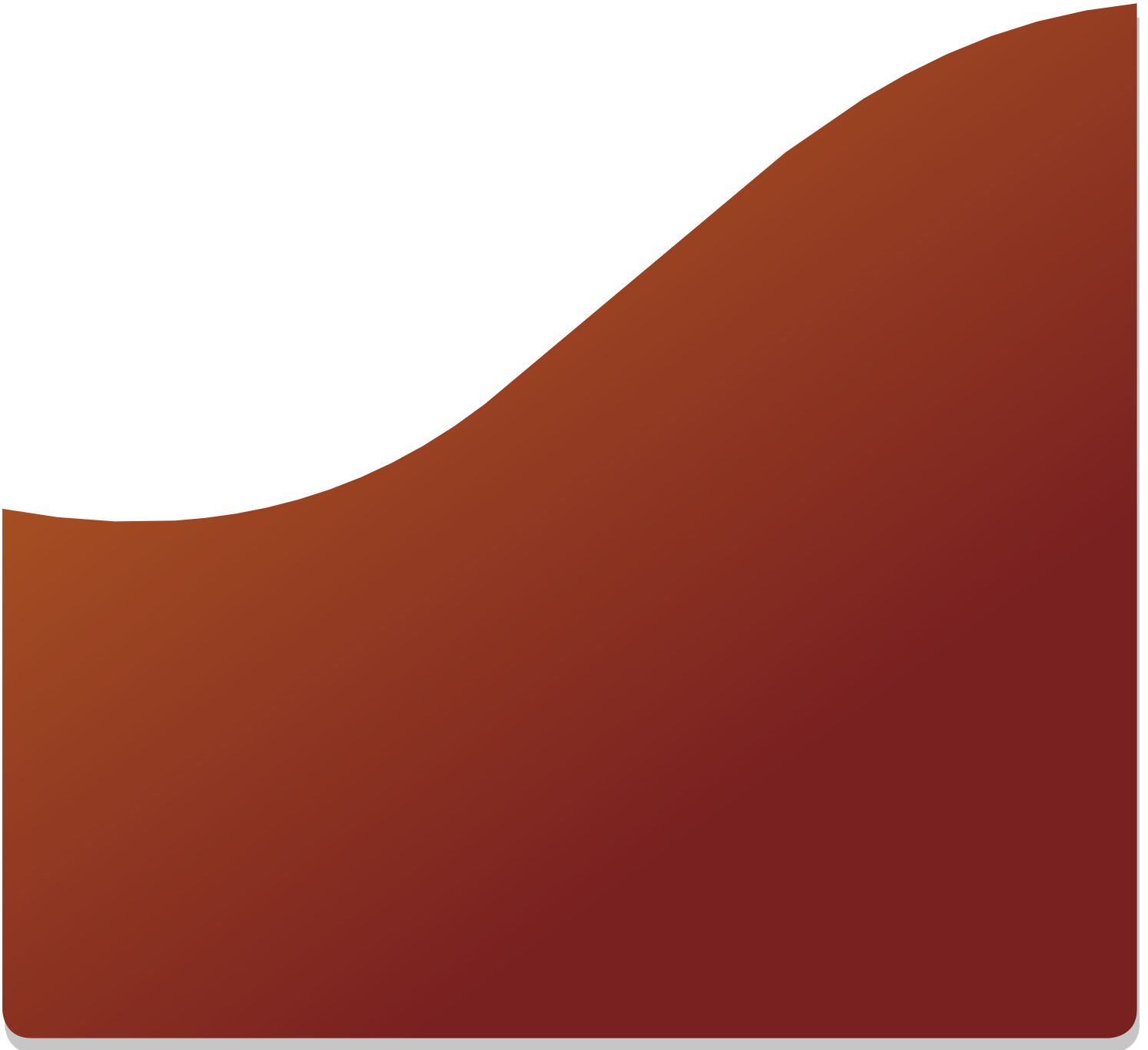


Agenda

**Planning Delegated Committee Meeting
Wednesday 9 November 2022 at 7pm
Held online and livestreamed at 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, 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 12 October 2022, as circulated.

8 HEARING OF SUBMITTERS

8.1	HEARING OF SUBMITTERS IN RESPECT OF APPLICATION FOR PLANNING PERMIT PLN/2021/592 - USE AND DEVELOPMENT OF THE LAND FOR A DWELLING LOT 1, TP3344568R, BURKE & WILLS TRACK, BENLOCH
Officer:	Awais Sadiq, Coordinator Statutory Planning
Attachments:	Objection ↓

Summary

To hear from submitters in relation to Planning Application PLN/2021/592 regarding the use and development of the land for a dwelling for the land at Lot 1, TP3344568R, Burke & Wills Track, Benloch.

Recommendation

That the Committee:

- 1. Notes the submission received in relation to PLN/2021/592 – Use and Development of the Land for a Dwelling; 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 7 December 2022.**

Background

The subject site is located at the intersection of Burke and Wills Track and Westcott Lane in Benloch. The land is situated approximately 7.6km northwest of Lancefield Township and approximately 21.2km northeast of the Kyneton Township.

The subject site is irregular in shape having a frontage onto both Burke and Wills Track and Westcott Lane with an overall area of 6.495 hectares. The subject site is mostly cleared with a number of large pines towards the west and scattered native vegetation along the western boundary.

Surrounding land is predominately cleared with a mix of forest, grassland and woodlands. The adjoining lot to the east is an established rural living lot with an existing dwelling and scattered native vegetation. Surrounding land is similarly zoned and affected by similar overlays.

Summary of proposal

The application is for the use and development of the land for the purpose of a dwelling. The proposed dwelling will be located approximately 146m from the south-western boundary and 44m from the south-eastern boundary. It will be a single-storey dwelling having four (4) bedrooms. The walls will be constructed with timber weatherboard painted in Paperbark finish and the roof will be constructed of colourbond in “Woodland Grey” finish. A land management plan has been provided with the application to support the dwelling, which will include cattle grazing, revegetation and weed management.

Planning permit trigger/s

A planning permit is required for:

- Use of the land for a dwelling (Section 2) under Rural Conservation Zone (Schedule 1)
- Buildings and works associated with Section 2 use (Dwelling) under Rural Conservation Zone (Schedule 1)
- Buildings and works under Significant Landscape Overlay (Schedule 1)
- Buildings and works associated with accommodation (dwelling) not connected with reticulated sewerage under Environmental Significance Overlay (Schedule 5)
- Buildings and works associated with dwelling under Bushfire Management Overlay

Summary of submission

One (1) objection was received for this application. It is summarised as follows:

Concerns regarding application
<ul style="list-style-type: none"> • Traffic Safety
<ul style="list-style-type: none"> • Privacy – overlooking
<ul style="list-style-type: none"> • Impact on water supply quality

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.

Submission 1 D22-10/824



Objection to Grant a Planning Permit

Objection Enquiries:
Phone: (03) 5421 9699
Web: www.mrsc.vic.gov.au

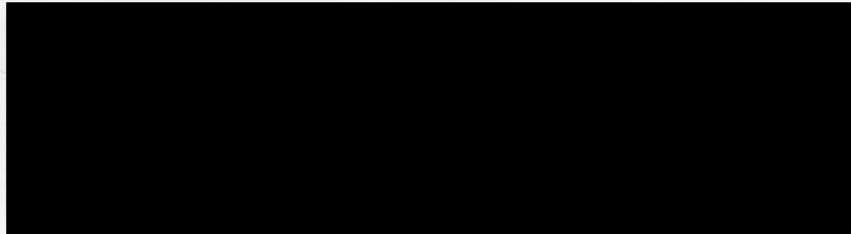
This form is to assist in making an objection as outlined in the *Planning and Environment Act 1987*.

Privacy notice

Council is collecting the information on this form so that it may consider your objection in accordance with its legislative powers and functions. Council can only disclose any information collected in accordance with these powers and functions. Please be aware that Council may provide copies of this objection to interested parties. Visit Council's website to view our Privacy Policy.

Objector details

Provide details of the objector
The person you want Council to communicate with about your objection



Planning Application details

Provide the Planning Application Number

PLN/ 2021/592

The land

Address of the land

Street No: 641	Street Name: BURKE AND WILLS TRACK
Lot No: 1	Title details (CA, LP, PS, CP, TP) no.: 334568RP
Township BENLOCH	Postcode: 3435

Reason for your Objection

Prior to lodging an objection please make sure you clearly understand what is proposed. You can inspect the application at the Macedon Ranges Shire Council's Office or on mrsc.vic.gov.au/Build-Plan/Planning-Permits-Approvals-Forms/Object-to-an-application. Under the *Planning and Environment Act 1987*, an objection can be dismissed if it is evident the objection has been made to secure or maintain a direct or indirect commercial advantage.

Attach additional page/s if there is insufficient room.

- | |
|------------------------------------|
| 1. PRIVACY |
| 2. WATER SUPPLY |
| 3. ROAD SAFETY - PROPOSED ENTRANCE |
| |
| |

How will you be affected by the granting of a Planning Permit

Attach additional page/s if there is insufficient room.

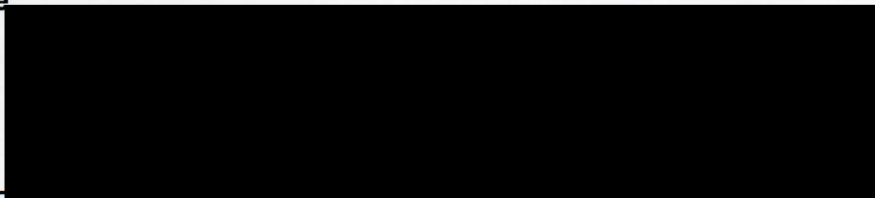
1. Proposed building site and house plan overlooks both houses and open paddocks inbetween. We ask that the proposed dwelling be moved near Westcott's Lane where trees and shrubs would give us some privacy.

2. Our major source of water comes from the hill through the proposed site and there would be a risk of contamination of our drinking water and that of the cattle. Buildings would obstruct the natural flow of water which feeds our major water supply.

P.T.0/2

Objectors Signature

This form must be signed



Lodgement

To ensure Macedon Ranges Shire Council considers your objection, ensure the Council receives your objection by the due date on the notice. Council will send you an acknowledgement letter upon receipt of your objection.

Lodge the completed and signed form by:

Mail:
 Macedon Ranges Shire Council
 PO Box 151
 Kyneton Vic 3444

In Person:
 Any Council Office

Email: mrsc@mrsc.vic.gov.au

Further important information:

If you object prior to the Responsible Authority determining the application, the Responsible Authority will notify you of its decision.
 If the application is to be determined at a Council Meeting, a copy of your objection will form part of the report which is available for public viewing.
 If, despite your objection, the Responsible Authority decides to Grant a Permit, you can appeal against the decision. Details of appeal procedures are set out on the back of a Notice of Decision which you will receive provided you have lodged the objection prior to the determination of the application.
 If the Responsible Authority refuses the application, the applicant can also appeal. The provisions are set out on the Refusal to Grant a Planning Permit which will be issued at that time.

For help or more information

Telephone: Planning (03) 54 21 9699
Website: www.mrsc.vic.gov.au

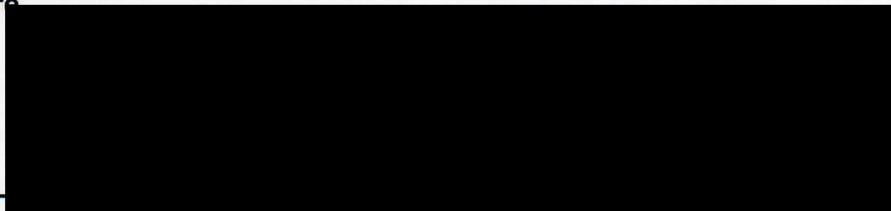
How will you be affected by the granting of a Planning Permit

Attach additional page/s if there is insufficient room.

3. An entrance into the property from Westcott Lane (the original entrance) would be a safer exit.

Objectors Signature

This form must be signed



Lodgement

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Website: www.mrsc.vic.gov.au

9 REPORTS

9.1	DP/2022/1 - 176 SAUNDERS ROAD, NEW GISBORNE - DEVELOPMENT PLAN
Officer:	Jack Wiltshire, Strategic Planner
Council Plan relationship:	3. Improve the built environment
Attachments:	<ol style="list-style-type: none"> Attachment 1 - Plans for approval -176 Saunders Road New Gisborne - November 2022 (under separate cover) ⇨ Attachment 2 - SoPP -176 Saunders Road New Gisborne - November 2022 ↓
Applicant:	Conceptz Town Planners
Date of receipt of application:	9 March 2022
Trigger for report to the Committee	Decision on Development Plan application

Summary

A development plan application for 176 Saunders Road, New Gisborne under the Development Plan Overlay Schedule 2 – New Gisborne along Kilmore Road (DPO2) is ready for Council’s consideration. Officers are recommending approval of the application which proposes the creation of six lots.

The Development Plan application is provided as **Attachment 1** to this report.

The application was advertised to adjoining landholders on 5 August 2022 for fourteen days. One submission was received. No objections to the proposal were received from referral authorities.

Recommendation**That the Committee**

- Approve the Development Plan prepared by Conceptz Town Planners (February 2022) covering 176 Saunders Road, New Gisborne under the Development Plan Overlay Schedule 2 – New Gisborne along Kilmore Road, prepared for the purposes of Clause 43.04 Schedule 2 of the Macedon Ranges Planning Scheme.**
- Notify the applicant and submitters of Council’s decision.**

Existing conditions and relevant historySubject land

The land is 176 Saunders Road, New Gisborne (Lot 3, PS099024) located south of Saunders Road in New Gisborne. The site comprises a rectangular shaped lot with a 120.7m frontage along Saunders Road. It has a depth of 339.2m and a width of 117.98m. The site is 4.04ha in area.

A 3.02m drainage and sewerage easement is located on the southern boundary of the site.

The site is developed with a single dwelling and outbuildings. The land is currently used to keep and train horses with a training track running along the perimeter of the site and a number of stables and shelters. Two dams are located on the property at the northern and southern end of the site.

A large quantity of planted native and exotic vegetation is located along the boundary of the track, along paddock boundaries and around the dwelling site and along the northern boundary.

Surrounds

The subject site is located within the Low Density Residential Zone (LDRZ) bound by Saunders Road to the north, Kilmore Road to the south-east and Monaghan Road to the west. The subject site is one of the last large lots within this precinct. The average lot sizes are between 5.5ha to 8ha. Each lot is generally developed with a single dwelling with large setbacks, generous landscaping which includes canopy trees. Outbuildings are generally located to the rear of dwellings.

Land is zoned Rural Living Zone (RLZ) to the north of Saunders Road and south-east of Kilmore Road and the character is generally of large lot parcels developed with single dwellings and outbuildings.

The location is approximately 1.9km from the Gisborne train station to the north-west and 1.4km from the Gisborne town centre to the south-west. There are no watercourses of note within the immediate area but Jacksons Creek is located to approximately 1.2km to the south of the area.

Registered restrictive covenants and/or Section 173 Agreements affecting the site

Covenant H509690 – 08/05/1979.

The attached covenant to the land prohibits the carrying out of noxious or offensive trades, allowing the development of a dwelling with an area of less than 101.46m² and the construction of any building which has not been approved by Sunnyacres Pty Ltd.

The proposed development plan does not contravene these requirements. Any future development under any approved subdivided lot would be required to meet these requirements. The proposed lot sizes would allow for a dwelling of at least 101.46m² in area.

Previous planning permit history

A search of Council’s records has found the following permit history:

Permit No.	Description
PLN/2022/100	A concurrent subdivision permit reflecting the development plan proposed under DP/2022/1.

Proposal

The proposal is for the approval of a development plan which proposes six lots in sizes ranging between 6000m² and 6073m². Two lots will access Saunders Road via an existing crossover while four lots will access from Joseph Avenue via road extension. Each lot excluding the existing dwelling have a nominated building envelope which allows for an area of at least 1000m².

Vegetation removal will be required to accommodate the proposed road extension and within both building envelopes. Much of this vegetation is planted native vegetation and therefore may be exempt from requiring planning approval. A small amount of indigenous vegetation will be removed in the northern end of the site and a single tree from the Saunders Road reserve. Both dams will be filled in on the subject site to accommodate development.

Relevant Macedon Ranges Planning Scheme controls

Section 46AZK of the Planning and Environment Act 1987

Section 46AZK of the Planning and Environment Act 1987 and Clause 51.07 of the Macedon Ranges Planning Scheme require Council as a Responsible Public Entity to not act inconsistently with any provision of the Statement of Planning Policy (SOPP) in exercising decision making powers. **Attachment 2** contains the officer assessment against the SOPP.

Planning Policy Framework

Clause no.	Clause name
11	Settlement
21.01	Biodiversity
12.05	Significant Environments and Landscapes
13.02	Bushfire
14.02	Water
15.01	Built Environment

Local Planning Policy Framework

Clause no.	Clause name
21.03	Vision – Strategic Framework Plan
21.04	Settlement
21.05	Environment and Landscape Values
21.07-3	Water
21.09	Housing
21.13-1	Gisborne and New Gisborne

Zoning

Clause no.	Clause name
32.03	Low Density Residential Zone

Overlay

Clause no.	Clause name
43.02	Design and Development Overlay Schedule 4
43.04	Development Plan Overlay Schedule 2
45.06	Development Contributions Plans Overlay 2

Particular provisions

Clause no.	Clause name
52.01	Public Open Space Contribution and Subdivision
56	Residential Subdivision

General provisions

Clause no.	Clause name
65	Decision Guidelines

Cultural Heritage Management Plan assessment

	Assessment criteria	Assessment response
1	Is the subject property within an area of cultural heritage sensitivity as defined within the cultural heritage sensitivity mapping or as defined in Part 2 Division 3 or 4 of the <i>Aboriginal Heritage Regulations 2018</i> ?	No
2	Does the application proposal include significant ground disturbance as defined in Part 1 Regulation 5 of <i>Aboriginal Heritage Regulations 2018</i> ?	Yes
3	Is the application proposal an exempt activity as defined in Part 2 Division 2 of <i>Aboriginal Heritage Regulations 2018</i> ?	No
4	Is the application proposal a high impact activity as defined in Part 2 Division 5 of <i>Aboriginal Heritage Regulations 2018</i> ?	Yes

Based on the above assessment, a cultural heritage management plan is not required in accordance with Part 2 Division 1 of *Aboriginal Heritage Regulations 2018*.

A Cultural Heritage Management Plan has not been submitted.

The process to date

The application was submitted to Council on 9 March 2022.

The application was reviewed, referred and further information requests were undertaken in review of the planning permit application PLN/2022/100.

The Development Plan application was advertised from 5 August 2022 for a period of 14 days to adjoining landowners and one submission was received.

Referral

Authority (Section 55)	Response
Nil.	No relevant Section 55 Authorities for a Development Plan application.

Authority (Section 52)	Response
Melbourne Water	No objection.
Department of Environment, Land, Water and Planning	No objection.
Greater Western Water	No objection.
Department of Transport	No objection.
Tenix (Downer)	No objection.
Powercor	No objection.
MRSC Engineering Unit	No objection.

MRSC Environment Unit	No objection.
MRSC Environmental Health Unit	No objection.

Advertising

Whilst the DPO2 does not require notice to be given, public notice of the development plan was undertaken from 5 August 2022 for a period of 14 days.

Adjoining landholders and occupiers were informed of the application. One submission has been received and is summarised as followed:

- The land is subject to poor drainage which will impact on stormwater and effluent fields. There is concern effluent and chemicals will flow onto the landowners land in wet periods and impact on amenity and animals.

Officer assessment

Planning Policy Framework (PPF) and Local Planning Policy Framework (LPPF)

The PPF seeks to support sustainable development. Land use planning should anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation, open space, commerce, community facilities and infrastructure. Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns and investment in infrastructure.

The PPF seeks to develop regions and settlements which have a strong identity, are prosperous and are environmentally sustainable. It also seeks to manage and support growth in Gisborne as an employment and service hub that will reinforce the network of communities within the region.

Clause 13.02 Bushfire requires that Council consider the risk to property and human life. An assessment is not required under Clause 13.02 as the number of lots proposed is under 10.

Under clause 16, the PPF seeks to ensure that planning provides for housing diversity, and ensure the efficient provision of supporting infrastructure. New housing should have access to services and be planned for long term sustainability, including walkability to activity centres, public transport, schools and open space. The proposal provides an appropriate supply of LDRZ land in an area designated for that purpose.

It is considered the proposal overall is in keeping with the objectives of the PPF.

The LPPF outlines the local policies in relation to the Municipal Strategic Statement. It seeks to ensure development occurs in an orderly and sustainable manner, maintaining clear distinctions and separations between settlements. A diverse range of residential and commercial opportunities are provided in appropriate locations, including appropriately zoned and serviced land to meet the needs of the Shire’s changing demographic. Growth is generally directed to the transport corridors, in-line with infrastructure provision and cognisant of constraints. Managing the impacts of settlement growth and development to deliver positive land-use and natural resource management outcomes.

Clause 21.05-1 Biodiversity and native vegetation management seeks to conserve the biodiversity of the Shire. It is considered the extent of native vegetation removal is appropriate within the context that a majority is planted, located within a residential development area, large high value trees are being retained and opportunity for future plantings. A majority of the vegetation to be removed are planted but not locally indigenous plants.

Clause 21.07-3 Water seeks to protect the water quality of the Shire including waterways. The design, siting and management of effluent disposal systems should be sustainable to the soil type, topography and land capability. The provided land capability assessment has demonstrated effluent can be appropriately managed on the site and enough area is available for effluent disposal onsite. This will be managed by relevant standards and subject to future Council planning permits issued by the MRSC Environmental Health Unit.

It is considered the proposed subdivision is in keeping with the above objectives. The proposal provides infill development opportunity, within an existing township and that is capable of managing effluent on-site. The Development Plan is considered appropriate in achieving a positive land use outcome by ensuring adequate waste water treatment and adequate space for a dwelling. Overall it is considered the proposed subdivision is in keeping with the LPPF.

Low Density Residential Zone (LDRZ)

The Development Plan is located within the LDRZ. The objectives of the LDRZ seeks to implement the Planning Policy Framework and the Local Planning Policy Framework. The aim of the LDRZ is to provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.

The subject site is not connected to reticulated sewerage and a land capability assessment was provided with the application. The provided documents demonstrate that the proposed lots can each accommodate an appropriate development with an associated effluent disposal field and maintain required building setbacks. The MRSC Environmental Health Unit have offered no objection to the proposed effluent disposal fields subject to conditions to be added to the planning permit for subdivision.

The proposed lot sizes are in keeping with the surrounding area and exceed the minimum requirements of the LDRZ.

Overall it is considered the proposed Development Plan will allow for adequate treatment of effluent, provides suitable lot sizes and meets the objectives of the LDRZ.

Design and Development Overlay Schedule 4 (DDO4)

The Development Plan is located on land covered by the DDO4. DDO4 seeks to ensure that the location and design of buildings creates an attractive low-density residential environment.

The DDO4 seeks to ensure that any development has regard to the existing character of the area, which is characterised by low-density residential lots with buildings set well back from the road frontage. It also notes that significant views to the Macedon Ranges are available in the area. It notes that development should be in accordance with the DPO2.

The proposed subdivision is deemed in accordance with the provisions of the DDO4. The DDO4 would also control building height and trigger permits for anything more than a single storey.

The overall layout of the subdivision is considered acceptable and any proposed building will be able to meet the setback requirements of the DDO4.

Overall it is considered the proposed development is in accordance with the provisions of the DDO4 and that the subdivision will be in keeping with the low-density residential lots and built character of the local area.

Development Plan Overlay Schedule 2 (DPO2)

DPO2 does not outline a set of objectives or principles. However it outlines a number of requirements for a development plan which includes:

- The location, dimension and areas of all lots.
- The minimum lot size for all residential lots in accordance with the 'New Gisborne along Kilmore Road' Concept Plan.
- A building envelope and location of effluent disposal areas for each lot.
- The location of existing and proposed roads, bicycle paths and pedestrian routes.
- The location of existing and proposed open space including open space linkages.
- The location of existing and proposed landscaping.
- The location of existing habitat values and heritage places.
- The location of major infrastructure services and drainage lines.
- The location of existing and proposed community facilities.
- The staging of development.

DPO2 provides guidance for subdivision and provides additional consideration through the 'New Gisborne along Kilmore Road' Concept Plan (concept plan). The concept plan shows the subject site being subdivided with a court access off Saunders Road. The concept plan shows the subject site as having five allotments, with a total of 70 allotments across the concept plan area.

Through the technical work submitted and the officer assessment it is considered that the proposed six allotments are a satisfactory outcome and in accordance with the concept plan.

There are 62 allotments currently under the area covered by the Concept Plan. A review of the surrounding area confirms there has been no approved recent subdivisions which would result in the number of lots exceeding 70 allotments if the subject subdivision under the development plan was to occur.

The proposal differs from the concept plan as a court would be provided from the south rather than from Saunders Road. This is supported and reflective of the subdivision pattern along Joseph Avenue. It would ensure a reduction in traffic entering directly to Saunders Road and provide a single lot frontage along Saunders Road. It is considered this is still generally in accordance with the concept plan.

All lots are proposed with a suitable lot size of over 6000m² and will have a building envelope which will reflect at least a 20m front setback, 10m side/road reserve setback and a minimum 3m from effluent areas. This is reflective of the surrounding subdivision pattern and will provide excellent spacing for additional landscaping, outbuildings and other related works.

The vegetation removal is noted and is considered unavoidable for the most part given the location of the proposed court and providing future building sites. However much of this vegetation is planted and not locally indigenous. The protection of the locally indigenous tree on the Saunders Road reserve and other high value trees is supported. The shared driveway to Saunders Road is also supported for lots 1 and 2.

The location and size of wastewater disposal areas has been considered through the land capability assessment. Building envelopes will ensure that development does not impede on effluent disposal areas. Any drainage will meet the relevant standards related to dam locations, property boundaries and buildings. Stormwater drainage, if required, will be resolved through the issue of relevant subdivision permits and certification.

Overall it is considered the proposed subdivision is generally in accordance with the requirements of the DPO2.

Clause 52.01 Public open space and subdivision

Pursuant to Clause 52.01 of the planning scheme, a person who proposes to subdivide the land must make a contribution to the Council for public open space. A public open space contribution will be required at the time of subdivision for the whole site.

Development Contributions Plan Overlay Schedule 2 (DCPO2)

The DCPO2 identifies areas which require a contribution for the provision of works, services and facilities associated with growth and development.

Within the DCPO2 the site is located within 'Area 3', which stipulates a development contribution of \$410.35 per lot (annually adjusted). This will be collected through the planning permit stage.

Officer declaration of conflicts of interest

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

PLANNING DELEGATED COMMITTEE MEETING AGENDA

Consistency of a proposal with the Statement of Planning Policy: DP/2022/1 – 176 Saunders Road, New Gisborne - Development Plan.

Objective number	Objective in the SoPP (Direct quote)	Strategies to deliver the objective (Direct quote)	Meets	Does not meet	N/A	Planner's Comment
1	To ensure the declared area's natural and cultural landscapes are conserved and enhanced.					
		Manage land use, development and infrastructure to ensure that significant landscapes, views and vantage points are conserved and enhanced.	✓			It is considered the proposal will have an appropriate response to significant landscapes, views and overall vantage points.
		Encourage retention of native vegetation and revegetation that contributes to significant landscapes, particularly on escarpments and ridgelines and along riparian areas.	✓			While vegetation removal will occur the subject site is within an existing residential area and not within a specifically prominent location.
		Manage development around significant landscapes of visual, scientific or education value, including along ridgelines and at vantage points.	✓			The proposal includes building controls that are consistent with surrounding development and located away from prominent ridgelines and vantage points.
		Manage development and infrastructure provision to ensure sequences of views from key road and rail corridors are maintained for current and future users.	✓			The proposal will permit appropriate setbacks from Saunders Road but include sufficient areas for landscaping.
2	To ensure the significant biodiversity, ecological and environmental values of the declared area are conserved and enhanced					
		Conserve and enhance high-value native vegetation and biodiversity and their ecological integrity by undertaking responsible environmental management, planning, procedures and practices.	✓			Some indigenous vegetation and native vegetation will be removed however it is of an amount considered acceptable. The development would not preclude future planting.
		Utilise appropriate historical ecological knowledge and practices from Traditional custodians of the land in the management of biodiversity and ecological and environmental values.			N/A	
		Encourage ecological restoration works in areas of identified state, regional and locally significant biodiversity value			N/A	
		Establish and improve bio links to connect high-value ecological areas, including areas along waterways and areas within and between towns.			N/A	There are no bio-links applicable to the site.
		Minimise the effects of weeds and pest animals on biodiversity values by establishing and			N/A	

PLANNING DELEGATED COMMITTEE MEETING AGENDA

Objective number	Objective in the SoPP (Direct quote)	Strategies to deliver the objective (Direct quote)	Meets	Does not meet	N/A	Planner's Comment
		implementing best practice land management plans.				
3.	To prioritise the conservation and use of the declared area's water catchments to ensure a sustainable local, regional and state water supply, and healthy environment.					
		Protect water quality and natural systems by discouraging development that contributes to the degradation of water quality and quantity.	✓			It is considered the proposal will not have a detrimental impact on water quality within the area.
		Manage land use and development, including dams, in Declared Water Supply Catchments to retain and improve water quality and improve yield to support regional water needs and to increase system-wide capacity to Respond to demand.			N/A	
		Reinforce the role of waterways as biodiversity Linkages and as corridors for native plants and animals.			N/A	
		Ensure water supply and land use planning policies are integrated, to realise efficiencies in regional catchment management and best practice, water-sensitive urban design.	✓			Being a low density development there is little opportunity for water-sensitive urban design. However, wastewater management will be implemented within the development. Permeable surface areas on the site will allow for water drainage.
		Address the expected impacts of climate change, including changes in the duration and frequency of rainfall events and changes in the intensity and frequency of bushfire events.			N/A	
		Review and improve regulation and monitoring of groundwater licences and surface water diversions.			N/A	
4.	To recognise, protect, conserve and enhance the declared area's Aboriginal cultural and spiritual heritage values and work in partnership with Traditional Owners in caring for Country.					
		With Traditional Owners, identify, protect, conserve and enhance sites, landscapes and views of Aboriginal cultural significance, consistent			N/A	No areas of Cultural Heritage Sensitivity are applicable to the subject site.

PLANNING DELEGATED COMMITTEE MEETING AGENDA

Objective number	Objective in the SoPP (Direct quote)	Strategies to deliver the objective (Direct quote)	Meets	Does not meet	N/A	Planner's Comment
		with the Aboriginal Heritage Act 2006 and Cultural Heritage Management Plans.				
		With Traditional Owners, acknowledge, protect, promote and interpret tangible and intangible Aboriginal cultural values, heritage and knowledge when planning and managing land use and development, water and other environmental resources.			N/A	
5.	To recognise, conserve and enhance the declared area's significant post-contact cultural heritage values.					
		Conserve and enhance the character of state and/or nationally significant post-contact cultural heritage values (including aesthetic, historic, scientific, social and spiritual values) in the declared area's heritage places, precincts and landscapes, including sequences of views along main road and rail routes.			N/A	No areas of post-contact cultural heritage apply.
		Acknowledge, promote and interpret significant post-contact cultural heritage values in the planning, design, development and management of land uses, including infrastructure.			N/A	
6.	To support and encourage agricultural land uses that strengthen the declared area's economy and contribute to the rural landscape.					
		Encourage the use of rural-zoned land for agricultural purposes and encourage the use of high-quality soils for soil-based agriculture.			N/A	Subject site is within a township.
		Encourage and support innovations in agricultural practices (such as sustainable farming, water reuse, technologies to enable farming to adapt and respond to emerging and niche markets).			N/A	
		Support agricultural practices that improve soil health and respond to and encourage adaptation to climate change.			N/A	
		Encourage measures to ensure agricultural practices protect and enhance soil quality, water quality, biodiversity and native plants and animals.			N/A	

PLANNING DELEGATED COMMITTEE MEETING AGENDA

Objective number	Objective in the SoPP (Direct quote)	Strategies to deliver the objective (Direct quote)	Meets	Does not meet	N/A	Planner's Comment
		Manage the effects of rural land use and development on important environmental and cultural values.	✓			
		Restrict the supply of rural-living-zoned land to conserve and protect agricultural practices.	✓			
		Protect strategic extractive resource areas and existing quarry operations from encroachment from inappropriate development.			N/A	
		Proposals to establish an extractive industry must adhere to best practice measures to avoid and minimise impacts on significant environments and landscapes.			N/A	
7.	To provide for a diverse and sustainable visitor economy compatible with the natural and cultural values of the area.					
		Support and facilitate sustainable and responsible tourism and recreation-related land uses and developments (such as agritourism) in keeping with the declared area's significant landscapes, environmental and cultural values.			N/A	Proposal is for residential development.
		Facilitate tourism-related land use and development that encourages people to recognise and understand Aboriginal and post-contact cultural heritage.			N/A	
		Ensure the conservation and enhancement of Declared Water Supply Catchment Areas of regional or state significance in the planning of tourism and recreational land uses.			N/A	
		Protect the unique rural character of towns in the declared area.	✓			
8.	To plan and manage growth of settlements in the declared area consistent with protection of the area's significant landscapes, protection of catchments, biodiversity, ecological and environmental values, and consistent with the unique character, role and function of each settlement.		✓			

PLANNING DELEGATED COMMITTEE MEETING AGENDA

Objective number	Objective in the SoPP (Direct quote)	Strategies to deliver the objective (Direct quote)	Meets	Does not meet	N/A	Planner's Comment
		Direct urban development to a hierarchy of settlements identified for growth, through clearly defining long-term settlement boundaries.	✓			Proposal is within existing township and is infill development.
		Direct rural residential development to rural-living-zoned land as provided for in the Macedon Ranges Council's rural living strategy. In the Rural Living Zone – Strategic Direction (2015).			N/A	
		Encourage infill development that respects the townships' character.	✓			The proposal is considered infill development that respects the Gisborne township character and local character. This is explained within the main PDC report.
		Limit the expansion of settlements in high risk locations, actively reducing the risks associated with natural hazards.			N/A	
		Encourage a range of housing types within settlement boundaries to support a diverse range of housing needs.	✓			The proposal will offer a low-density outcome within an existing township. This will assist in providing a range of housing types.
		Encourage provision of an adequate supply of well-serviced employment land within settlement boundaries to support local and regional jobs and services.			N/A	
		Encourage the use of voluntary Cultural Heritage Management Plans.		✓		No voluntary Cultural Heritage Management Plan has been provided.
9.	To manage the provision of infrastructure consistent with protection of the area's significant landscapes and protection of environmental values to support the social and economic needs of communities and increase resilience to climate change effects.					
		Provide timely infrastructure and services to meet community needs in sequence with development.	✓			It is considered the proposal will provide sufficient infrastructure as required.
		Maintain and enhance transport connections that provide links between and within regional communities and to major cities.	✓			The proposal will ensure the development does not impact on adjoining transport connections and limits the amount of direct access onto Saunders Road.
		Reduce use of fossil fuels and reduce greenhouse gas emissions by prioritising active transport and public transport modes.			N/A	

PLANNING DELEGATED COMMITTEE MEETING AGENDA

Objective number	Objective in the SoPP (Direct quote)	Strategies to deliver the objective (Direct quote)	Meets	Does not meet	N/A	Planner's Comment
		Maintain view lines of state-significant landscape features from the main road and rail transport corridors.	✓			The proposal does not interrupt view lines of state-significant landscape features.
		Ensure the future operation and development of major transport linkages and rail corridors and upgrading and improved management of freight routes are considered when managing the growth of settlements.			N/A	
		Ensure equitable access to community infrastructure.	✓			The proposal has good proximity to local community infrastructure.
		Encourage the use of active and public transport by planning infrastructure and facilities in accessible locations, and improve walking and cycling routes.		✓		The proposal is located in an area currently not serviced by pedestrian infrastructure. No services exist. The proposal will have access to a local train station but not at a considered walkable distance.
10.	Respond to the challenges and threats of climate change and natural hazards with careful planning and mitigation strategies.					
		Support community and government planning for disaster preparedness and climate resilience.	✓			The proposal will have an appropriate interface to bushfire, flood and future disasters within its context on the Gisborne township interface.
		Manage bushfire risks while also retaining valued biodiversity and landscape character.	✓			The bushfire risk is considered reduced given the additional dwellings on the site, greater management on the site and new fire hydrants that will be installed. CFA truck access will be maintained.
		Plan for more renewable energy generation and distribution.			N/A	
		Ensure proposals to establish renewable energy facilities adhere to best practice measures to avoid and minimise impacts on significant environments and landscapes.			N/A	
		Ensure planning for future use and development of land prone to flooding minimises the consequences of inundation.	✓			There are no identified flood risks to the subject site. Melbourne Water have raised no objection to the proposal.