

# Agenda

**Planning Delegated Committee Meeting**

**Wednesday 11 May 2022 at 7pm**

**Held online and livestreamed at [mrsc.vic.gov.au](https://www.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 13 April 2022, as circulated.**

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**8 HEARING OF SUBMITTERS**

|                     |   |
|---------------------|---|
| <b>8.1</b>          | <b>HEARING OF SUBMITTERS - PLN/2021/309 - 55 METCALFE DRIVE, ROMSEY</b> |
| <b>Officer:</b>     | <b>Awais Sadiq, Coordinator Statutory Planning</b>                      |
| <b>Attachments:</b> | <b>Nil</b>  |

**Summary**

This item provides a summary of submissions in relation to Planning Application PLN/2021/309 regarding the Subdivision of the Land into Two Lots for the land at 55 Metcalfe Drive, Romsey.

**Recommendation****That the Committee:**

- 1. Notes the submissions received in relation to PLN/2021/309 – Subdivision of the Land into Two Lots; 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 June 2022.**

**Background**

The subject site is located on the eastern side of Metcalfe Drive, approximately 40 metres north from its intersection with Ida Crescent. The site is rectangular and contains an existing dwelling having a setback of approximately 12 metres from the front boundary. An outbuilding associated with the existing dwelling is located to the rear of the dwelling adjacent to the northern boundary. The site is predominantly clear in terms of vegetation.

Surrounding properties are all developed with single dwellings, along with associated outbuildings on relatively larger lots.

**Summary of proposal**

It is proposed to subdivide the land into two lots. The proposed Lot 1 will be rectangular having a total area of 824m<sup>2</sup> with 19.30m frontage along Metcalfe Drive and a depth of 42.67m.

Lot 2 will have a battle-axe layout having a total area of 1200m<sup>2</sup>. The depth of Lot 2 excluding the shaft will be 37.33m, while the maximum length of the lot will be 80m.

Lot 2 would have an area of 1,200m<sup>2</sup> with the shaft and 943.98m<sup>2</sup> without the shaft area included.

**Planning permit trigger/s**

A planning permit is required to:

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

**Summary of submissions**

No objections have been received for the application to date.

**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.

|                     |   |
|---------------------|---|
| <b>8.2</b>          | <b>HEARING OF SUBMITTERS - PLN/2021/512 - 377 BAYNTON ROAD, KYNETON</b> |
| <b>Officer:</b>     | <b>Awais Sadiq, Coordinator Statutory Planning</b>                      |
| <b>Attachments:</b> |   |

### Summary

This item provides a summary of submissions in relation to Planning Application PLN/2021/512 regarding the use and development of the land for a dwelling, three agricultural buildings and a water tank at 377 Baynton Road, Kyneton.

### Recommendation

#### That the Committee

- 1. Notes the submissions received in relation to PLN/2021/512 – Use and development of the land for a dwelling, three agricultural buildings and a water tank; 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 June 2022.**

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### Background

The subject site is located on the north side of Baynton Road, approximately 4km north-east of Kyneton Township. The site is relatively parallelogram in shape and is currently vacant in terms of buildings and works. The site is moderately vegetated with the provision of native vegetation within the front half of the property and along the western and rear boundary of the site. Site has a gentle slope in the middle and contains a small dam in the approximate centre of the site.

Adjoining land to the north and east comprises farming zoned land containing dwellings with associated agricultural uses. Land to the west is zoned Rural Living containing smaller lots developed with dwellings with associated outbuildings. Bald Hill reserve is located to the south across Baynton Road containing a significant amount of native vegetation and is zoned Public Park and Recreation.

### Summary of proposal

The proposal is for the use and development of the land for a dwelling, development of the land for three agricultural buildings and a water tank.

The dwelling will have a total area of 514.60m<sup>2</sup> (ground floor and first floor inclusive). The proposed dwelling will have four bedrooms, kitchen, family/dining, theatre, mudroom, rumpus, bathrooms and two study rooms. The dwelling will be setback 309m from front boundary and 86.61m from the eastern boundary. The roof of the dwelling will be made from Colorbond “Wallaby”.

Three agricultural buildings will be constructed adjacent to the western boundary of the site, having a setback of 5.2m from the western boundary. Hay shed will be 28.05m long and 8m wide with an overall height of 4.48m. It will comprise open bays along the eastern elevation. Workshop shed will be 14.05m long and 9m wide with an overall height of 5.2m. It will

comprise a roller door along the eastern elevation. Machinery shed will be 16.05m long and 8m wide with an overall height of 4.88m. It will comprise three roller doors along the eastern elevation. A water tank is also located adjacent to the agricultural buildings.

A farm management plan has been provided with the application to support the dwelling, which will include livestock grazing and breeding, fruit orchard and flock of egg producing chickens.

**Planning permit trigger/s**

A planning permit is required to:

- Use the land for a dwelling under the Farming Zone (Section 2 Use);
- Buildings and works associated with Section 2 Use (dwelling) under the Farming Zone;
- Buildings and works associated with accommodation (dwelling) not connected to reticulated sewerage under the Environmental Significance Overlay (Schedule 4);
- Buildings and works under the Significant Landscape Overlay (Schedule 1).

**Summary of submissions**

A total of two objections were received to this application. They are summarised as follows:

|   |
|---|
| • Visual bulk of the dwelling;                                |
| • Not the right zoning;                                       |
| • Not adequate agricultural use to support dwelling;          |
| • Noise;  |
| • Contrary to purpose and decision guidelines of the zone;    |
| • Amenity expectations for future residents;                  |
| • Contrary to local policy of Macedon Ranges Planning Scheme. |

**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

P22-9951

OBJECTION TO MACEDON RANGES SHIRE RE GRANT OF PLANNING PERMIT FOR APPLICATION  
 PLN/2021/512



We wish to object to the grant of a planning permit for a dwelling on Lot 5 LP 147699V P/Carlsruhe, 377 Baynton Road Kyneton Vic 3444.

The reason for the objection is that the land is in the Farming Zone and the use of the land for a dwelling is contrary to the objectives and provisions of the Farming Zone unless the lot is 40 hectares or more. The zone clearly says that a dwelling in the Farming Zone must be on a lot of 40 hectares or more, but the subject lot is only 28.6 hectares.

The Decision Guidelines to the Farming Zone say that before deciding on an application to use or subdivide land, construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

*General issues (includes)*

- *The Municipal Planning Strategy and the Planning Policy Framework.*

*General (includes)*

*Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.*

*Agricultural issues and the impacts from non-agricultural uses (includes)*

- *The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.*

*Accommodation issues (includes)*

- *Whether the dwelling will result in the loss or fragmentation of productive agricultural land.*
- *Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.*
- *Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.*
- *The potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture.*



We consider that the proposal to put a dwelling on an under-sized lot in the Farming Zone next door to our farm does not satisfy any of the above issues that Council must consider in making the decision under the Decision Guidelines.

The viability of our grape-growing enterprise has been severely affected by Council’s continual support of residents’ rights to be free of any nuisance from the vineyard despite the fact that the complaints from residents come from the Farming Zone. Approval of two dwellings on one lot nearby in the farming zone has increased the number of residents who expect the same level of



amenity as in a residential area. As a result Council has sided with the residents and put severe limits on our farming practices.

The express purpose of the Farming Zone is to "To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture". However Council is loath to remind residents that this is its purpose and that they cannot expect the same level of amenity as in a residential zone.

We have a well-grounded fear, based on our long experience of Council failing to support us, as farmers, even though we are in a Farming Zone, that having a permanent dwelling on the lot next door would give rise to complaints about noise from bird control measures and viticultural activities to control mould and other pests. These measures are essential to produce a grape crop and cannot be compromised just because residents of adjoining properties see them as a nuisance. There seems little point in retaining the Farming Zone if it is not going to be used to safeguard farming.

For this reason we do not believe that the granting of a permit for a dwelling can possibly address the issues raised in the Decision Guidelines. It does not meet the first vision and strategic direction of the LPPF's Rural framework plan (Clause 21.03-3) which is to continue to use agricultural landscapes for stock raising (including sheep, cattle and horses) and intensive and extensive cropping (and that) Development should not prejudice these agricultural activities because they contribute to the character and economy of the Shire."

It especially does not meet the Decision Guidelines' requirement to consider "*Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation. (and) Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.*

The only condition under which a permit for a dwelling should be granted on this under-sized lot is if a s.173 agreement is attached to the title to the effect that occupants of the dwelling cannot expect mitigation of adverse impacts or Council intervention to limit activities being legally undertaken in the course of farming activities on nearby properties in the Farming Zone.



COMMISSION 2

D22-23868



# Objection to Grant a Planning Permit

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

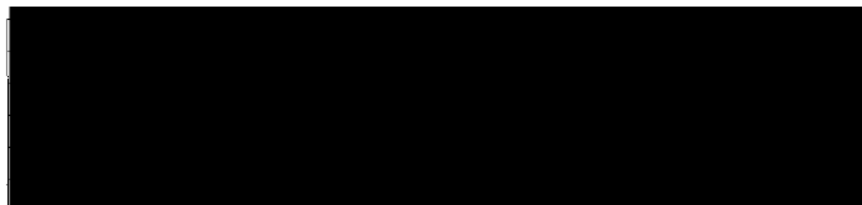
This form is to assist in making an objection as outlined in the *Planning and Environment Act 1987*.

**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/2021/512

**The land**

Address of the land

|                      |  |
|----------------------|--|
| Street No: 377       | Street Name: Baynton Rd                            |
| Lot No: 5            | Title details (CA, LP, PS, CP, TP) no.: LP 147699V |
| Township P/Cartsruhe | Postcode:3444                                      |

**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/Obiect-to-an-application](http://mrsc.vic.gov.au/Build-Plan/Planning-Permits-Approvals-Forms/Obiect-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.

The lot no 5 is in the farming zone (FZ) which requires minimum 40 hectares to build a dwelling thereon. (this may be mitigated by rezoning the block in question to RLZ2 like the blocks adjacent).  
 The visual bulk of the dwelling is more in keeping with suburban living (melton, Taylors Lakes etc,) rather than farming zone area dwellings in the surrounds which would be visually unattractive.(This may be mitigated by positioning of said buildings within treed areas).

Attach additional page/s if there is insufficient room.

|  |
|--|
| The size of the infrastructure appears to be excessive with regard to the agribusiness being proffered as justification for the development. |
|  |

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

Attach additional page/s if there is insufficient room.

|   |
|---|
| A main concern would be during the build process as we would expect quite a degree of noise and other issues (traffic etc) whilst the building works are going on which would impact our equine business  |
| As far as suggestions on how to address our concerns, we are not opposed to low density subdivision within our area as this is already the situation within 250 metres of our boundary. This would also facilitate the high demand for rural living as we have just experienced during the last two years with the recent pandemic. |
|   |

**Objectors Signature**  
This form must be signed

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|  |



**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.

## 9 REPORTS

|                                   |  |
|-----------------------------------|--|
| <b>9.1</b>                        | <b>REQUEST TO THE MINISTER FOR PLANNING TO PREPARE AMENDMENT GC201</b> |
| <b>Officer:</b>                   | <b>Leanne Khan, Coordinator Strategic Planning</b>                     |
| <b>Council Plan relationship:</b> | <b>1. Connecting communities</b>                                       |
| <b>Attachments:</b>               | <b>GC201 Planning Scheme Amendment Documentation <a href="#">↓</a></b> |

### Summary

In Victoria, the Department of Environment, Land, Water and Planning (DELWP) issue planning certificates for all municipalities except Corangamite and Macedon Ranges shire councils on behalf of the Minister for Planning, as set out in the Schedule to Clause 72.01 of the Macedon Ranges Planning Scheme.

A planning scheme amendment is required to transfer the responsibility of issuing planning certificates from Macedon Ranges Shire Council to the Minister for Planning. DELWP staff have indicated that an amendment can be prepared on behalf of the two remaining shire councils (Macedon Ranges and Corangamite). The result of the amendment will be less administrative work for Council staff.

This report requests the Minister for Planning to prepare an Amendment GC201 to transfer the requirement to issue planning certificates to the Minister, in line with all other councils in Victoria.

It is understood the Minister for Planning will not seek public exhibition of the amendment.

### Recommendation

**That the Planning Delegated Committee requests Council write to the Minister for Planning to request the preparation, adoption and approval of Amendment GC201 to the Macedon Ranges Planning Scheme to amend Schedule to Clause 72.01 so that the Minister for Planning is responsible for the issuing of planning certificates.**

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### Background

A planning certificate is an official statement of the planning controls that apply to a property. They are mainly used to satisfy the *Sale of Land Act 1962*, which requires a vendor to provide details of the land zoning, and any overlay controls or exhibited proposed amendments to the planning scheme.

Planning certificates do not show the locations of zone or overlay boundaries, or details of any other specific controls.

In most planning schemes the Minister for Planning is responsible for issuing planning certificates. Some councils elected to do this work when the new format schemes came into operation in the 2000s. Over time, councils have amended their schemes to move this responsibility to the Minister for Planning, where a business unit of the state planning department is set up to issue planning certificates across the state.

DELWP has previously invited councils to transfer their responsibility for issuing planning certificates to the Minister for Planning through GC amendments, the most recent being

Amendment GC39 gazetted in 2016. Corangamite and Macedon Ranges shire councils were invited to participate in this amendment but were not resourced to do so at the time.

### **Discussion**

DELWP have invited both Corangamite and Macedon Ranges shire councils to participate in an amendment, which has been prepared on behalf of the Minister for Planning. The amendment will be known as a 'GC' amendment which will make the same changes to both planning schemes.

Amendment GC201 seeks to amend the Schedule to Clause 72.01 of the Macedon Ranges Planning Scheme and the Corangamite Planning Scheme to transfer the responsibility of issuing planning certificates from the councils to the Minister for Planning. These are the last two remaining municipalities which have not yet transferred this responsibility.

Landata (a business unit of Land Victoria) currently issues planning certificates for almost all councils across Victoria on behalf of the Minister and has both the resources and expertise to produce planning certificates.

Amendment GC201 seeks to amend the Schedule to Clause 72.01 to transfer the requirement to issue planning certificates. This is the only change proposed. Amendment GC201 proposes to align the Corangamite and Macedon Ranges planning schemes with all others across the state.

A copy of the amendment documentation has been provided as Attachment 1.

The transfer of the responsibility to the Minister for Planning for the issuing of planning certificates will reduce an administrative burden for Council, which will assist to achieve reduced processing and approval times for planning applications and other planning matters through reallocated resourcing internally.

### **Consultation and engagement**

Consultation with Council officers has occurred, with agreement that removing the requirement to issue planning certificates will relieve administrative burden. This report requests that the Minister for Planning prepare the amendment, which is likely to result in no public exhibition. Should the amendment be approved, an update will be required to Council's website to communicate this change.

### **Collaboration**

As detailed above, DELWP has made a request to Corangamite Shire Council and Macedon Ranges Shire Council to participate in an amendment.

### **Innovation and continuous improvement**

As detailed above, Corangamite Shire Council and Macedon Ranges Shire Council are the last two councils in Victoria to still issue planning certificates. At Macedon Ranges, planning certificates are currently prepared by the Statutory Planning administration team, with input from both strategic and statutory planning officers. Transfer of this responsibility to the Minister for Planning will allow this team to better focus on their core function.

### **Relevant law**

The *Planning and Environment Act 1987* gives the Minister for Planning the power to prepare planning scheme amendments for any planning scheme in Victoria (Section 8) and exempt himself from the requirements of public exhibition (Section 20A).

This report does not have any direct or indirect human rights implications under the *Charter of Human Rights and Responsibilities Act 2006*.

**Relevant regional, state and national plans and policies**

Not applicable.

**Relevant Council plans and policies**

This amendment request assists with the achievement of priorities set out in the Council Plan 2021-2031:

*Strategic Objective 1 – Connecting Communities.*

*Integrate land-use planning, and revitalise and protect the identity and character of the shire.*

**Financial viability**

The amendment will result in Council collecting less revenue, as each planning certificate issued by Council requires a fee to be paid (currently \$22.60 or \$55.20 for urgent service).

In 2021, staff processed 595 planning certificates – equating to \$13,447.

In 2020, staff processed 420 planning certificates – equating to \$9,492.

The issuing of the certificates in 2021 equated to approximately 20 days' work (a month). While the amendment would result in a small loss of income to council, it will 'free up' an additional months' time in the Statutory Planning area that would be used to process and assess planning permit applications, critical to the core duties of the statutory planning responsibilities of Council.

**Sustainability implications**

The amendment would have no sustainability implications.

**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 and Environment Act 1987*

## MACEDON RANGES PLANNING SCHEME

### AMENDMENT GC201

#### EXPLANATORY REPORT

##### **Who is the planning authority?**

This amendment has been prepared by the Minister of Planning, who is the planning authority for this amendment.

The amendment has been made at the request of the Corangamite Shire Council and Macedon Ranges Shire Council.

##### **Land affected by the amendment**

The amendment applies to all land within the Shire of Corangamite and the Shire of Macedon Ranges.

##### **What the amendment does**

The amendment changes the responsible authority for issuing planning certificates from the Corangamite Shire Council and the Macedon Ranges Shire Council to the Minister for Planning by amending the schedule to Clause 72.01 in the respective planning schemes.

##### **Strategic assessment of the amendment**

##### **Why is the amendment required?**

The amendment seeks to transfer the responsibility of issuing Planning Certificates from the Corangamite Shire Council and the Macedon Ranges Shire Council to the Minister for Planning. Landata (a business unit of Land Victoria) currently issues planning certificates for almost all council across Victoria on behalf of the Minister and has both the resources and expertise to produce planning certificates.

The Department of Environment, Land, Water and Planning (DELWP) has previously invited Councils to transfer their responsibility for issuing planning certificates to the Minister for Planning through GC amendments, the most recent being Amendment GC39. Corangamite and Macedon Ranges were invited to participate in this amendment but were not resourced to do so at the time.

A planning scheme amendment is required to defer the responsibility of issuing planning certificates from Corangamite Shire Council and Macedon Ranges Shire Council to the Minister for Planning, amend the Schedule to Clause 72.01 of the Corangamite Planning Scheme and the Macedon Ranges Planning Schemes.

These two councils alone still issue planning certificates – all other councils in the state have progressed planning scheme amendments to amend the Schedule to Clause 72.01. Amendment GC201 will ensure these schemes are aligned with all others across the state.

The transfer of the responsibility to the Minister for Planning for the issuing of planning certificates will reduce an administrative burden for council, which will help them achieve reduced processing and approval times for planning applications and other planning matters through reallocated resourcing internally.

##### **How does the amendment implement the objectives of planning in Victoria?**

The amendment implements the objectives of planning in Victoria by meeting the objectives of section 4 of the *Planning and Environment Act 1987* to:

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- Provide for the fair, orderly, economic and sustainable use, and development of land (section 4(1)(a) of the Act) by better utilising the resources of the State planning system to provide Council with the opportunity to efficiently provide the fair, accurate and affordable planning certificates to applicants.
- Facilitate development in accordance with the objectives (section 4(1)(f) of the Act) by providing online systems that facilitate an expedited process for obtaining planning certificates.

**How does the amendment address any environmental, social and economic effects?**

It is not anticipated that the amendment will have any adverse environmental effects as it does not amend planning controls. The amendment changes the Schedule to Clause 72.01 to amend the authority responsible for issuing planning certificates for land in the affected council area.

The amendment will provide positive social and economic effects as it will significantly streamline online applications for planning certificates at a reduced cost. It will also provide for extra resource allocation within the council's planning services as they will not be overburdened by a significant number of planning certificate applications for manual processing.

**Does the amendment address relevant bushfire risk?**

It is not anticipated that the amendment will have any adverse effects on bushfire risk as it is not amending planning controls. The amendment will not result in an increase of risk to life as a priority, property, community infrastructure or the natural environment.

**Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?**

The Amendment is consistent with the Ministers Direction No. 11 - Strategic Assessment of Amendments.

The amendment complies with the requirements of the Ministerial Direction on the Form and Content of Planning Schemes under Section 7(5) of the Act.

**How does the amendment support or implement the Planning Policy Framework and any adopted State policy?**

The amendment is consistent with the Planning Policy Framework which outlines the State Government's expectations of planning and responsible authorities.

**How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?**

The amendment is administrative and has no strategic implications.

**How does the amendment support or implement the Municipal Planning Strategy?**

The amendment is administrative and has no strategic implications.

**Does the amendment make proper use of the Victoria Planning Provisions?**

The Schedule to Clause 72.01 is the appropriate planning mechanism to identify the responsible authority for the issuing of planning certificates.

**How does the amendment address the views of any relevant agency?**

Land Victoria, on behalf of the Minister for Planning, endorses its role for issuing planning certificates, and has both the expertise and resources to issue planning certificates on behalf of Corangamite Shire and Macedon Ranges Shire. These two (2) councils are the only remaining councils in Victoria that are still their own responsible authority for issuing planning certificates.

**Does the amendment address relevant requirements of the Transport Integration Act 2010?**

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The amendment will not impact on transport infrastructure or systems within the municipality. There are no relevant requirements of the *Transport Integration Act 2010*.

**Resource and administrative costs**

The amendment is expected to have a positive impact on the resource and administrative costs of the relevant responsible authorities.

The amendment will reduce time taken to issue planning certificates for properties in Corangamite Shire and Macedon Ranges Shire, directly benefiting applicants. The amendment will reduce planning certificate costs for council by processing them centrally by Landata. This will remove associated resource burdens and the costs of such processes for the planners and planning services of the respective planning authorities.

**Where you may inspect this amendment**

The amendment is available for public inspection, free of charge, during office hours at the following places:

- 8 Nicholson Street, East Melbourne,

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at: [www.planning.vic.gov.au/public-inspection](http://www.planning.vic.gov.au/public-inspection).

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MACEDON RANGES PLANNING SCHEME

31/07/2018  
VC148 **SCHEDULE TO CLAUSE 72.01 RESPONSIBLE AUTHORITY FOR THIS PLANNING SCHEME**

**1.0 Responsible authority for administering and enforcing this planning scheme:**  
31/07/2018  
VC148 The Macedon Ranges Shire Council is the responsible authority for administering and enforcing the planning scheme, except for matters specified in Clause 72.01-1 and matters listed in this schedule.

**2.0 Responsible authority for administering and enforcing a provision of this planning scheme:**  
31/07/2018  
VC148 None specified.

**3.0 Person or responsible authority for issuing planning certificates:**  
31/07/2018  
VC148 ~~Proposed GC201~~ ~~Macedon Ranges Shire Council~~ Minister for Planning.



**4.0 Responsible authority for VicSmart and other specified applications:**  
06/05/2020  
VC179 The Chief Executive Officer of the Macedon Ranges Shire Council is the responsible authority for considering and determining VicSmart applications to which Clause 71.06 applies, in accordance with Divisions 1, 1A, 2 and 3 of Part 4 of the Act.  
  
The Chief Executive Officer of the Macedon Ranges Shire Council is the responsible authority for considering and determining any application that the notice and review exemption in Clause 52.10-2 applies to, in accordance with Divisions 1, 1A, 2 and 3 of Part 4 of the Act.

*Planning and Environment Act 1987*  
**CORANGAMITE PLANNING SCHEME**  
**MACEDON RANGES PLANNING SCHEME**  
**AMENDMENT GC201**  
**INSTRUCTION SHEET**

The planning authority for this amendment is the Minister for Planning

**The Corangamite Planning Scheme is amended as follows:**

**Planning Scheme Ordinance**

The Planning Scheme Ordinance is amended as follows:

1. In **Operational Provisions** – Clause 72.01, replace the Schedule with a new Schedule in the form of the attached document.

**The Macedon Ranges Planning Scheme is amended as follows:**

**Planning Scheme Ordinance**

The Planning Scheme Ordinance is amended as follows:

2. In **Operational Provisions** – Clause 72.01, replace the Schedule with a new Schedule in the form of the attached document.

OFFICIAL

## 10 PLANNING MATTERS

|  |   |
|--|---|
| <b>10.1</b>                                | <b>FOR DECISION - PLN/2021/283 - 4 RICHARDSON STREET, RIDDELLS CREEK</b>  |
| <b>Officer:</b>                            | <b>Naaz Begum, Senior Statutory Planner</b>   |
| <b>Council Plan relationship:</b>          | <b>3. Improve the built environment</b>   |
| <b>Attachments:</b>                        | <ol style="list-style-type: none"> <li>1. <b>Development Plans (under separate cover)</b></li> <li>2. <b>Applicant's Town Planning Report (under separate cover)</b></li> <li>3. <b>Locality Aerial Plan <a href="#">↓</a></b></li> <li>4. <b>Base Plan <a href="#">↓</a></b></li> <li>5. <b>Statement of Planning Policy - SoPP <a href="#">↓</a></b></li> </ol> |
| <b>Applicant:</b>                          | <b>4 Richardson Pty Ltd</b>   |
| <b>Date of receipt of application:</b>     | <b>09-Jul-2021</b>  |
| <b>Trigger for report to the Committee</b> | <b>Council call-in</b>  |

**Summary**

The application proposes development of 11 single storey dwellings (comprising nine three-bedroom dwellings and two two-bedroom dwellings) on the subject land. The existing dwelling and outbuildings would be demolished with an extent of vegetation removal undertaken to accommodate the development. A centrally located driveway accessed via a single crossover point within the middle of the site frontage (Richardson Street) would provide vehicular access to the dwellings.

The application was advertised and 17 objections were received.

Key issues to be considered relate to neighbourhood character, density, amenity impacts, environmental impacts, and traffic/parking.

The application has been assessed against the relevant provisions of the Macedon Ranges Planning Scheme and is considered appropriate. It is considered that the development is in keeping with the relevant provisions of the Planning Policy Framework, Local Planning Policy Framework, zone, particular provisions and general provisions. It is recommended that the application be approved subject to the following conditions:

**Recommendation**

**That the Committee:**

**Issue a Notice of Decision to Grant a Permit for the Development of 11 Dwellings at 4 Richardson Street, Riddells Creek, subject to the conditions below:**

1. **Before the development commences, amended plans must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be generally in accordance with the plans submitted with the application but modified to show:**
  - (a) **Details of construction material and colours for sheds (external storage space);**

- (b) Details for the location and construction of mail boxes adjacent to the front boundary of the site;
  - (c) A landscape plan in accordance with condition 3;
  - (d) The street tree planting details in accordance with MRSC Open Space & Recreation condition 6; and
  - (e) A waste management plan in accordance with MRSC Waste Management condition 25.
2. The development as shown on the endorsed plans must not be altered unless with the prior written consent of the Responsible Authority.
  3. Before the development commences, a copy of the landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of this permit. The plan must show:
    - (a) A survey of all existing vegetation and natural features;
    - (b) The area or areas set aside for landscaping;
    - (c) A schedule of all proposed trees, shrubs/small trees and ground cover, incorporating a minimum of 50% of locally indigenous native plant species;
    - (d) The location of each species to be planted and the location of all areas to be covered by grass, lawn or other surface material;
    - (e) Paving, retaining walls, fence design details and other landscape works including areas of cut and fill;
    - (f) Appropriate irrigation systems; and
    - (g) The provision of canopy trees throughout the development as appropriate, including in the front setback area of the buildings.
  4. Unless with the prior written consent of the Responsible Authority, before the occupation of the development, the landscaping works shown on the endorsed plans must be carried out, completed and thereafter maintained to the satisfaction of the Responsible Authority.
  5. The amenity of the locality must not be adversely affected by the activity on the site, the appearance of any buildings, works or materials, emissions from the premises or in any other way, to the satisfaction of the Responsible Authority.

#### **MRSC Open Space & Recreation Conditions**

6. Prior to the issue of a Statement of Compliance (or Certificate of Occupation) a Streetscape Landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The Streetscape Landscape plan is to be overlaid with the approved Civil Engineering plans to demonstrate coordination with proposed infrastructure and services and is to include:
  - (a) Two new street trees (minimum height 1.6m and 45 Litre pot) within the road reserve of Richardson Street.
  - (b) Tree species selection is to tie in with existing street character, be of a suitable mature size under powerlines, and be subject to the approval of the Responsible Authority.

- (c) An advanced tree planting detail with a minimum 52 Greenwell Water savers and 3 hardwood stakes per tree.
7. The following notations to be added on the landscape plan:
- (a) Contractors are to confirm the location of all underground services prior to commencement of any excavation.
  - (b) Tree planting is to occur between April & September to maximise establishment and survival.
  - (c) Tree locations shown on this plan are a guide only and may require adjustment to coordinate with final service locations, Powercor requirements, and 'as constructed' infrastructure.
  - (d) Street tree locations are to be set-out and approved on site by the Council Landscape Officer in accordance with the Tree Management policy, prior to installation.

#### MRSC Environment Conditions

8. Before works start, the permit holder must advise all persons undertaking the vegetation removal or works on-site of all relevant permit conditions and associated statutory requirements or approvals.
9. Only vegetation outlined in the Arborist Report is to be removed/disturbed, as per the endorsed site plans provided to Council. No other vegetation (including trees, shrubs, grasses and herbs) shall be removed, damaged, destroyed, felled, lopped or uprooted unless with the prior written consent of the Responsible Authority.
10. All construction and maintenance equipment, earthmoving equipment and associated machinery must be made free of soil, seed and plant material before being taken to the works site and again before being removed from the works site to the satisfaction of the Responsible Authority. This is to help prevent the spread of noxious weeds listed under the Catchment and Land Protection Act 1994.
11. A suitably qualified arborist must supervise or undertake all approved activity within the calculated TPZ of all trees to be retained. Any root severance within the TPZ must be undertaken to their satisfaction using a clean sharp and sterilised pruning saw. There must be no root pruning within the SRZ unless consent is received in writing by the Responsible Authority, and there must be no root pruning within the TPZ for works other than those endorsed by the Responsible Authority.
12. Any tree removal must be undertaken by a qualified arborist to the Australian Standard – Pruning of Amenity Trees AS 4373-2007.
13. Prior to development commencing (including any demolition, excavations, tree removal, delivery of building/construction materials and/or temporary buildings), a native vegetation protection fence must be erected around all native vegetation to be retained within 15 metres of the works area. The temporary vegetation fencing must be erected to the satisfaction of the Responsible Authority. This fence must be erected at:
- (a) A radius of 12 times the diameter of the tree trunk at a height of 1.4 metres to a maximum of 15 metres but no less than 2 metres from the base of the trunk of the tree; and

- (b) Around the patch(es) of native vegetation at a minimum distance of 2 metres from retained native vegetation;
  - (c) The tree protective fencing must be constructed of star pickets and Paraweb, or similar, to the satisfaction of the responsible authority. The protection fence must remain in place until all works are completed and must be erected around areas to be retained to protect surrounding vegetation. The tree protection fencing must form a visual and physical barrier and include signage clearly marked “Vegetation Protection Zone – No Entry” on all sides. Any trees, vegetation or waterways near the development site and/or construction areas must be included in the tree protection zone.
14. Unless with the prior written consent of the Responsible Authority, the following actions must not be undertaken in any Tree Protection Zone:
- (a) Vehicular or pedestrian access;
  - (b) Materials or equipment storage;
  - (c) Attachment of any materials to trees (including temporary service wires, nails, screws or any other fixing device);
  - (d) Open cut trenching or excavation works (whether or not for laying of services);
  - (e) Changes to the soil grade level;
  - (f) Construction of entry and exit pits for underground services; or
  - (g) Any other actions or activities that may result in adverse impacts to retained native vegetation.
15. Prior to the trees removal, a DELWP qualified native fauna salvager must inspect all trees proposed for removal. All nesting sites must be assessed for fauna including any marsupials, birds, bats and mammals. If fauna is found, a relocation plan must be submitted to Council.

#### **MRSC Engineering Conditions**

16. Before the commencement of the approved development, an “Asset Protection Permit” must be obtained from Council for any of the following circumstances:
- (a) Entering a building site by means of a motor vehicle having a gross weight exceeding two tonnes;
  - (b) Occupying a road for works;
  - (c) Connecting any Council land to a stormwater drain;
  - (d) Opening, altering or repairing a Council road;
  - (e) Opening, altering or repairing a Council drain;
  - (f) Accessing a building site from a point other than a crossover;
  - (g) Construct/repair/widen/remove any crossover.
17. No polluted and/or sediment laden runoff is to be discharged directly or indirectly into drains or watercourses. Soil erosion control measures must be employed throughout the works in accordance with Construction Techniques for Sediment Pollution Control (EPA 1991) to the satisfaction of the Responsible Authority.

18. Prior to the first occupation of the development, a drainage system to a design approved by the Responsible Authority must be provided, such that:
- (a) The development as a whole is provided with legal points of discharge approved by the Responsible Authority and any other statutory authority from which approval must be received for the discharge of drainage;
  - (b) Stormwater runoff from all buildings, tanks and paved areas must be drained to a legal point of discharge;
  - (c) All stormwater drains required to the legal point of discharge and which pass through lands other than those within the boundaries of the development are constructed at no cost to the Responsible Authority;
  - (d) Details of stormwater detention system to ensure 10 year Annual Rainfall Index post-development flows are restricted to pre-development level;
  - (e) Objectives of the Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999) are satisfied. Alternatively, payment of the stormwater quality offset contribution to the Responsible Authority.
19. The development is to be constructed in accordance with Macedon Ranges Shire Council's Policy Engineering Requirements for Infrastructure Construction (June 2010).
20. Before the commencement of the approved development, a Construction Management Plan must be submitted to and approved by the Responsible Authority. The management plan must show:
- (a) Measures to control erosion and sediment, and sediment laden water runoff, including the design details of structures;
  - (b) Dust control;
  - (c) Where any construction wastes, equipment, machinery and/or earth is to be stored/stockpiled during construction;
  - (d) Where access to the site for construction vehicle traffic will occur;
  - (e) The location and details of a sign to be erected at the entrance(s) of the site advising contractors that they are entering a 'sensitive site' with prescribed tree protection zones and fences;
  - (f) The location of any temporary buildings or yards.
- Development works on the land must be undertaken in accordance with the endorsed Construction Management Plan to the satisfaction of the Responsible Authority.
21. Before the first occupation of the approved development, the area(s) set aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
- (a) Constructed;
  - (b) Properly formed to such levels that they can be used in accordance with the plans;
  - (c) Surfaced with an all-weather sealcoat or treated to the satisfaction of the Responsible Authority to prevent dust and gravel being emitted from the site;



- (d) Drained and maintained;
  - (e) Line marked to indicate each car space and all access lanes;
  - (f) Clearly marked to show the direction of traffic along access lanes and driveways;
  - (g) to the satisfaction of the Responsible Authority. Car spaces, access lanes and driveways must be kept available for these purposes at all times, to the satisfaction of the Responsible Authority.
22. Before the first occupation of the approved development, the proposed sealed vehicle crossing must be constructed within Richardson Street for the development to the satisfaction of the Responsible Authority.
23. Before the first occupation of the approved development, all redundant crossovers must be removed and nature strip reinstated to the satisfaction of the Responsible Authority.
24. At least 14 days prior to commencement of works, a Site Management Plan must be submitted to and approved by the Responsible Authority. The Site Management Plan must contain the following:
- (a) Name and contact details of appointed Civil Contractor and Superintendent;
  - (b) Existing condition survey of all existing assets including private properties;
  - (c) Construction Management Plan;
  - (d) Traffic Management Plan;
  - (e) Environmental Management Plan;
  - (f) Occupational Health & Safety and Job Safety Analysis Plans;
  - (g) Council issued Asset Protection Permit;
  - (h) Council approved Engineering Plans;

All works must be carried out generally in accordance with measures set out in the above documents approved by the Responsible Authority.

#### **MRSC Waste Management Condition**

25. Before the commencement of the approved development, a waste management plan for kerbside collection requirements must be submitted to and approved by the Responsible Authority.

#### **Expiry of Permit – Development of Land**

26. This permit will expire if one of the following circumstances applies:
- (a) The development is not commenced within two years of the date of this permit.
  - (b) The development is not completed within four years of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires, or within 6 months afterwards if the development has not commenced, or 12 months after if the development has commenced but is not yet completed.

**Permit Notes:**

**Future owners of the land must be made aware of the existence of this permit.**

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**Existing conditions and relevant history**Subject land

The subject site is located on the northeast side of Richardson Street, approximately 120 metres east from the intersection with Main Road. The site is rectangular with a frontage of 45.2 metres to Richardson Street and a depth of 100.5 metres, yielding an approximate site area of 4551 square metres. The land slopes from north to south with an approximate fall of 1 metre across the site. Vegetation is present predominantly at the front, along the side and rear boundaries, and randomly scattered across the site. The site contains a single storey dwelling, garage, outbuildings at the rear, and a swimming pool. Two crossovers exist on either side of the site frontage.

The site is within the Neighbourhood Residential Zone – Schedule 8 and interfaces residential properties. The built form in the surrounding area predominantly comprises single dwellings with ancillary outbuildings on spacious lots, with some infill medium density nearby, with 17 Richardson Street to the east of the subject land having previously been developed for a total of four dwellings, whilst approvals for 21 Richardson Street (medium density housing), and 40 Racecourse Road (subdivision) have been granted but not yet commenced.

Surrounds

The surrounding locality is predominantly residential and allotments are mostly spacious, vary significantly in size and contain single dwellings and outbuildings with established gardens including mature trees.

Richardson Street is located approximately 850 metres to the north-east of the Riddells Creek town centre and is situated between Main Road to the north-west, and Racecourse Road to the south-east.

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

Current copy of Title, which was produced on 4/12/2021, has been provided with the application. No Covenants, Section 173 Agreements or restrictions are registered on the Title for subject land.

Previous planning permit history

A search of Council's records has found there is no permit history for the site.

**Proposal**

The proposal is for development of eleven single-storey dwellings of which nine would incorporate three-bedrooms each, whilst the remaining two dwellings would incorporate two bedrooms each. Car parking space(s) for each dwelling would be in attached garage(s) to respective dwellings.

The dwellings would be sited in a linear manner with five dwellings located along the northwest side of the site and six dwellings located along the southeast side. The frontages of Dwellings 1 and 11 would be located at the front directly facing Richardson Street and all other nine dwellings would be located on either side of the internal driveway with frontages orientated to face the driveway. Car parking within garages or adjacent uncovered spaces would be located at the side of each dwelling.

The existing dwelling, outbuildings and vegetation other than some larger trees will be removed to accommodate the development. A centrally located driveway accessed via a single crossover within the middle of the site frontage (Richardson Street) would provide vehicular access to all the dwellings.

External building materials would include weatherboard cladding to walls, corrugated Colorbond roofing, aluminium frames for windows and doors and timber look front doors.

**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 1 contains the officer assessment against the SOPP.

Planning Policy Framework

| Clause no. | Clause name                     |
|------------|---------------------------------|
| 11         | Settlement                      |
| 12         | Environment                     |
| 13         | Environmental Risks and Amenity |
| 15         | Built Environment and Heritage  |
| 16         | Housing                         |
| 18         | Transport                       |

Local Planning Policy Framework

| Clause no. | Clause name  |
|------------|--|
| 21.01      | Municipal Profile                                  |
| 21.03      | Vision – Strategic Framework Plan                  |
| 21.04      | Settlement   |
| 21.08      | Built Environment and Heritage                     |
| 21.09      | Housing  |
| 21.11      | Transport  |
| 21.13-5    | Local Areas and Small Settlements – Riddells Creek |

Zoning

| Clause no. | Clause name                                      |
|------------|--|
| 32.09      | Neighbourhood Residential Zone schedule 8 (NRZ8) |

Overlay

| Clause no. | Clause name |
|------------|-------------|
| Nil        |             |

Particular provisions

| Clause no. | Clause name  |
|------------|--|
| 51.07      | Macedon Ranges Statement of Planning Policy              |
| 52.06      | Car Parking  |
| 55         | Two or more Dwellings on a lot and Residential Buildings |

General provisions

| Clause no. | Clause name         |
|------------|---------------------|
| 65         | Decision Guidelines |

**Cultural Heritage Management Plan assessment**

|   | <b>Assessment criteria</b>   | <b>Assessment response</b> |
|---|--|----------------------------|
| 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> ?  | N/A                        |
| 3 | Is the application proposal an exempt activity as defined in Part 2 Division 2 of <i>Aboriginal Heritage Regulations 2018</i> ?  | N/A                        |
| 4 | Is the application proposal a high impact activity as defined in Part 2 Division 5 of <i>Aboriginal Heritage Regulations 2018</i> ?  | N/A                        |

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*.

**Planning Permit Trigger/s**

The planning permit triggers are as follows:

| <b>Clause No</b> | <b>Details</b>  |
|------------------|---|
| 32.09            | Neighbourhood Residential Zone - permit required to construct two or more dwellings on a lot. |

**The process to date**

Referral

| <b>Authority (Section 55)</b> | <b>Response</b> |
|-------------------------------|-----------------|
| Nil                           |                 |

| <b>Authority (Section 52)</b> | <b>Response</b>                     |
|-------------------------------|-------------------------------------|
| MRSC Engineering              | No objection, subject to conditions |
| MRSC Environment              | No objection, subject to conditions |
| MRSC Waste Management         | No objection, subject to conditions |
| MRSC Open Space & Recreation  | No objection, subject to conditions |

Advertising

The application was advertised pursuant to Section 52 of the Planning and Environment Act 1987. Seventeen (17) objections have been received and their concerns relate to:

- Overdevelopment and excessive density.
- Inappropriate response to neighbourhood character of Riddells Creek including requirements of local policies and Riddells Creek Structure Plan.
- Adverse safety and amenity impacts from increased traffic and lack of car parking provision.

- Detrimental amenity impacts to nearby properties.
- Inappropriate environmental impacts resulting from removal of vegetation including impacts to local koala habitat.
- Property devaluation.

### **Officer assessment**

The application has been considered against the provisions of the Neighbourhood Residential Zone and all relevant State and Local Planning policies.

The proposal is considered consistent with the Planning Policy Framework and Local Planning Policy Framework including Clauses 21.13-5 (Local Areas and Small Settlements – Riddells Creek), 21.04 (Settlement), 21.08 (Built Environment and Heritage) and 21.09 (Housing).

Clause 21.04 (Settlement) is a local policy that outlines key directions for the development of towns in accordance with Table 1 that outlines settlement hierarchy. Riddells Creek is identified for growth from a small town to a district town by 2036, noting the location of this town on a railway line with less impediments to growth. Development is required to respond to the availability of infrastructure, as well as to environmental assets and constraints.

Clause 21.08-3 (Built Environment) requires development to be respectful of the distinct character of each township, and for higher density urban development to be located within appropriate locations where heritage, neighbourhood character and landscape character are not detrimentally impacted. Clause 21.09-1 (Housing in Towns) aims to encourage a diversity of housing, including smaller housing forms providing for the changing demographics of the Shire including for ageing population, as well as improving housing affordability. Medium density housing is supported for locations with good access to services.

Clause 21.11 (Transport) aims to ensure appropriate accessibility is achieved for development and use that is safe and efficient, as well as adequate parking. Alternative transport modes are also encouraged including walking and cycling, as well as public transport.

Clause 21.13-5 (Local Areas and Small Settlements – Riddells Creek) provides settlement planning policy specific to the Riddells Creek township. This policy promotes managed growth within the protected settlement boundary applied by the Macedon Ranges Statement of Planning Policy and is compatible with the existing town character. Development should respond to the vegetated character of the township including mature gardens and street trees. Incremental development including multi-dwelling development that meets neighbourhood character objectives is promoted within the Riddells Creek Garden Setting precincts.

This local policy includes specific neighbourhood character policy for identified precincts of the township, with the subject land being located within Precinct 1 being the Riddells Creek Garden Setting A Precinct. This precinct is identified for its older period of development, mix of property sizes but uniformly deep front setbacks, garden character including mature trees particularly within front gardens and within road reserves, and lack of front fencing. This precinct has been identified as having some capacity for infill development on deeper lots that would be more in keeping with the character of the precinct.

The strategies for development within this precinct are:

- 8.1 *Maintain the garden setting of dwellings through the use of traditional front and rear setbacks, appropriate building footprints, accommodation of adequate landscaping and minimisation of hard surfaces.*
- 8.2 *Maintain the predominant single storey character of the streetscape by minimising the visibility of second storey development from the street. This could be achieved by avoiding sheer two storey front walls, containing the second storey within the roof form or setting it behind the first storey roof.*
- 8.3 *Maintain the streetscape pattern of regular, detached dwellings.*
- 8.4 *Require garages and carports to be setback behind the front façade of dwellings, or sited to the rear of the property.*
- 8.5 *Avoid front fences over 1.2 metres in height.*
- 8.6 *Support multi-dwelling development that:*
  - *Presents to the street as a single, detached dwelling.*
  - *Provides landscaping along internal driveways.*
  - *Protects the residential amenity of adjoining properties. This could be achieved by locating two storey elements centrally within the site; locating two storey elements where they are substantially screened by existing built structures or vegetation; and / or reducing the scale and visual bulk of the second storey by incorporating appropriate articulation and upper level side and rear setbacks.*

The proposed development would provide increased housing of smaller sizes to meet the community need for smaller housing options in the area. The development is considered in keeping with the existing and preferred character for the site and surrounding locality, as the frontage of 45.2 metres would present as two single storey dwellings to the streetscape. The front setback of 9 metres would blend in with the staggered dwelling setbacks in the street.

Importantly Clause 21.13-5 provides support for infill multi-dwelling development within the Riddells Creek Garden Setting Precinct A that achieves the preferred neighbourhood character, which includes traditional front and rear setbacks, landscaping, detached dwellings with minimised two-storey presence, and low front fencing. The proposal accords with Clause 21.13-5 and would add interest to the existing character of the streetscape.

The proposal is consistent with the purpose and provisions of the Neighbourhood Residential Zone (NRZ8), which aims to ensure that development respects the neighbourhood character. Schedule 8 to this zone relates to Riddells Creek's character precincts including the Riddells Creek Garden Setting Precinct A within which the site is located.

The proposal is compliant with the relevant provisions of Clause 55 (including those modified by Schedule 8 to the Neighbourhood Residential Zone in implementing the neighbourhood character objectives for relevant Riddells Creek neighbourhood character precincts) which provides objectives and standards for the consideration of applications for residential development of two or more dwellings on a lot including neighbourhood character. The proposed development would be appropriately responsive to the preferred neighbourhood character as outlined above incorporating the minimum requirements for setbacks, walls on boundaries, site coverage, permeability, landscaping, and private open space within the NRZ8 schedule. All dwellings would be detached, orientated to receive appropriate solar access and will be connected to existing infrastructure services already available to the site.

The proposal results in a density of 413m<sup>2</sup> per dwelling, which is comparable to nearby sites where medium density development has been previously approved at 17 Richardson Street, which incorporates a density of 489m<sup>2</sup> per dwelling, and 21 Richardson Street at 404m<sup>2</sup> per dwelling.

It is noted that a number of trees would be removed to accommodate the new development. A site inspection conducted by Council's Environment Unit has confirmed that the planted trees are not remnant vegetation and therefore no permit triggers for vegetation removal are applicable for this proposal. The proposal does retain a number of larger native trees within the site, which is appropriate within the garden character identified for this precinct, as well as ensuring that trees within neighbouring properties that encroach within the boundaries of the subject land would be suitably protected.

Council's Engineering, Waste Management, and Environment Units are supportive of the application subject to relevant/recommended conditions included on any permit issued.

### **Clause 32.09 Neighbourhood Residential Zone (NRZ8)**

The purpose of the zone are:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To recognise areas of predominantly single and double storey residential development.*
- *To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

Pursuant to clause 32.09-6, a planning permit is required to construct two or more dwellings on the land. An application must meet the requirements of Clause 55.

Schedule 8 to the Neighbourhood Residential Zone is applied to a number of Riddells Creek neighbourhood character precincts including the Riddells Creek Garden Setting A Precinct. The objectives for this precinct are:

- *To facilitate incremental infill development.*
- *To retain streetscapes featuring wide verges, swale drains and informal street tree plantings.*
- *To encourage a consistent pattern of detached dwellings that is consistent with the area's predominantly single storey scale.*
- *To encourage landscaped front and rear gardens with mature vegetation, including canopy trees.*
- *To support absent or low front fences that allows views of front gardens.*

This schedule also includes modified requirements for Clause 55 for the consideration of applications for more than one dwelling on a lot. These modified standards apply to street setback, site coverage, permeability, landscaping, side and rear setbacks, walls on boundaries, and private open space to implement the neighbourhood character objectives. A maximum height of two storey or 9m is applied for residential development.

The proposal is consistent with the outcomes sought by the Neighbourhood Residential Zone by providing for an infill development and additional residential opportunities, with varied dwelling types and sizes in an established residential area to meet the housing needs of different households. As detailed below, the proposal is considered to meet the requirements of Clause 55 as modified by Schedule 8 to this zone. The development

provides spacious setbacks from the front boundary as well as side and rear boundaries, avoids walls aligning with boundaries, and also ensures appropriately reduced site coverage and increased permeable areas. The site layout provides space for new landscaping as well as retention of a number of mature trees, and also affords the provision of adequately dimensioned private open space areas for each dwelling.

The proposal is comfortably compliant with the minimum garden area requirement specified by this zone provision, where the standard requirement is 35% of the site area being 4551m<sup>2</sup> totals 1592m<sup>2</sup> garden area to be provided which is exceeded by the proposed garden area of 2396m<sup>2</sup> or 52.6% of site area.

The proposal is considered to be suitably compliant with the purpose and provisions of the Neighbourhood Residential Zone including the objectives and requirements of Schedule 8.

**Clause 51.07 Macedon Ranges Statement of Planning Policy**

Section 46AZK of the *Planning and Environment Act 1987* requires 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. The proposal in general is in compliance with the Statement of Planning Policy and the application is consistent with the objectives and strategies specified in the policy.

**Clause 52.06 Car Parking**

Before a new use commences, the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay must be provided to the satisfaction of the responsible authority.

Pursuant to Table 1: Car parking requirement for a dwelling is as follows:

| <b>Car parking spaces required</b>                 | <b>Car parking measure</b>  | <b>No. of Dwellings Proposed</b> | <b>Total Car parking spaces required</b> | <b>No. of car parking spaces provided</b> |
|--|---|----------------------------------|--|---|
| 1  | To each one or two bedroom dwelling   | 2                                | 2  | 2   |
| 2  | To each three or more bedroom dwelling (with studies or studios that are separate rooms counted as a bedrooms). | 9                                | 18                                       | 18  |
| 1  | For visitors to every 5 dwellings for developments of 5 or more dwellings                                       | 11                               | 2  | 2   |
| <b>Total number of car parking spaces required</b> |   |                                  | <b>22</b>                                | <b>22</b>                                 |

Car parking space provision for the proposed development is compliant, as the required number of parking spaces would be provided. Vehicular access would be via a centrally located new crossover on Richardson Street and a centrally located common drive that would provide access to all dwellings.

Visitor car parking spaces (2) would be located side-by-side at the northwest side of the central driveway, between dwellings 8 and 9. Landscaping would provide a clear separation between the dwellings and the visitor car parking spaces.

Council’s Engineers are supportive of the proposed access and parking arrangements. The proposal is satisfactorily compliant with this Particular Provision.



**Clause 55 Two or More Dwellings on a Lot and Residential Buildings**Clause 55.02 Neighbourhood character and Infrastructure

The neighbourhood is an established residential area with a mixture of housing styles and lot sizes. The location and appearance of the development with two dwellings at the front orientated to face the street will be in keeping with the character of area. There are already examples of infill multi-dwelling development nearby, including nos. 17 and 21 Richardson Street, located to the south side of Richardson Street and properties to the southwest along Main Road, therefore it is evident that the local area is undergoing change in that allotments are progressively being developed with multi-dwellings. The appearance of the development would be in keeping with the existing and perceived character of area and it is consistent with the preferred built form and perceived development intensity in the area.

The site is located within Riddells Creek Garden Setting A Precinct and the proposal will achieve the objectives of the precinct by facilitating incremental infill development and encouraging a consistent pattern of detached dwellings. This will be consistent with the area's predominantly single storey scale, therefore the proposed development respects the neighbourhood character in accordance with Clause 55.02-1.

The proposal is for more than ten dwellings (11 dwellings) on a lot and would contain two smaller dwellings comprising two bedrooms each, with the remaining nine dwellings incorporating three bedrooms each. Given all the dwellings would be single storey, bedrooms and all amenities would be on ground level.

The proposal does not include a fence along the front boundary, with the front setback of nine metres providing opportunity for new landscaping. Two dwellings would be located at the front with dwelling frontages orientated to face directly to the street, consistent with the character of the neighbourhood therefore the proposed development would be appropriately integrated with the streetscape. The proposal would contribute to a diversity of housing styles and sizes within Riddells Creek.

The site is in an established area and has access to relevant services and infrastructure, including reticulated sewer and water, and the proposed development can be connected to all the existing infrastructure and services available to the site.

Clause 55.03 Site Layout and Building Massing

The front setbacks of adjoining dwellings are 28 metres and 36 metres respectively, and the average setback is 32 metres. The front setback of the proposal would be nine metres. Table B1 of Standard B6 states that where there is a dwelling on both the abutting allotments facing the same street, the minimum setback from the front street should be the average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street, or nine metres, whichever is the lesser. The proposed setback of nine metres achieves compliance with the Standard B6. In addition, dwelling setbacks vary in the streetscape ranging from nine metres to 36 metres and the proposed setback of the development would blend in with the rhythm of the streetscape.

All dwellings would be single storey and generally consistent with the heights of existing dwellings in the area thus respecting the existing and preferred neighbourhood character.

Site area is 4,551m<sup>2</sup> and total site coverage would be 37.67% (1714.6m<sup>2</sup>). Standard B8 states that 'If no maximum site coverage is specified in a schedule to the zone, the site coverage should not exceed 60%. It is noted that Schedule 8 to the zone states that site coverage should not exceed 40% therefore the proposed site coverage of 37.67% is below the allowable percentage and achieves compliance with the requirements of Standard B8.

Clause 55.03-4 Permeability objectives, seeks to reduce the impact of increased stormwater runoff on the drainage system and to facilitate on-site stormwater infiltration. Standard B9 requires for 20% of the site area to be pervious surfaces; however, under Schedule 8 of Neighbourhood Residential Zone, 30% of the site area to be pervious surfaces. It is noted that the site analysis table on the plans does not include calculations for site permeability; however, it is evident from the submitted plans that more than 30% of the site would be permeable.

The dwellings would be well oriented to make appropriate use of solar energy. The site is located on the northeast-southwest axis and open space area for each dwelling would be located at the rear. The central driveway and adjacent landscaping would provide a clear separation between the dwellings therefore a large area clear to the sky would allow appropriate daylight and solar energy access into the dwellings, and private open space areas.

The design and siting of the dwellings incorporating entries orientated to face directly to the street for the front two dwellings, and the central driveway visible from all dwellings, would ensure appropriate surveillance. The central location of the shared driveway would be directly visible from both the street and dwellings.

A landscape plan was not submitted with the application; however, landscaping areas are indicated on the site plan that would allow appropriate planting. The provision for landscaping along the driveway would soften the driveway when viewed from the street and from the dwellings on site. The front setback of nine metres would allow for canopy trees to be planted in line with the character of the streetscape. A condition of any permit issued would require a satisfactory landscaping plan submitted as part of the application in accordance with the requirements of clause 55.03-8 and in accordance with the requirements of the zone (NRZ8).

#### Clause 55.04 Amenity Impacts

The proposal comprising single-storey dwellings would considerably limit the amenity impacts on the area. The dwellings would be setback from all boundaries with the minimum setback being two metres and maximum of five metres, which is respectful of the existing and preferred neighbourhood character. Garages for all dwellings would be attached to the side and doors to the garages would face directly to the internal driveway.

All existing windows have large setbacks from the proposed development and would receive appropriate solar access during the day. The single storey scale of the dwellings and large setbacks from site boundaries would ensure no overshadowing of adjoining dwellings. The development would be designed and would be sited, to avoid direct views into the secluded private open space of existing dwellings.

There would be no overlooking and internal views from the development, as each dwelling and its private open space area would be separated by a 1.8 metre high internal fence, and the side and rear boundaries would be treated with 1.8 metre paling fence.

The proposed development has no potential to create any unreasonable noise concerns or impacts as any noise from the development would be typical to residential areas.

#### Clause 55.05 Onsite Amenity and Facilities

The entrance of each dwelling, incorporating a porch at the front, would be visible and easily identifiable from the street and from on-coming cars. The orientation of dwellings with frontages directly facing the street (front dwellings) and other dwellings connected to the street via the internal driveway, would give each dwelling its own sense of identity and would provide appropriate surveillance to the street. The scale and design of the dwellings would be easily accessible to people with limited mobility.

All habitable room windows are setback from site boundaries and there would be spacing between the dwellings allowing the area around the windows to be open to the sky, therefore adequate daylight access would be received by the new windows.

All dwellings would have appropriate private open space areas (>40m<sup>2</sup>) meeting the required minimum five metre width. Open space areas would be located at the rear and would be directly accessible from the living area of each dwelling. The location of open space areas for six dwellings (along the north and northwest sides) would allow northerly solar access to these areas, whilst the location of open space areas to five dwellings located along the southeast side of the site, would receive solar access for a minimum of at least five hours a day.

Each dwelling would be provided with external storage space with a minimum area of six cubic metres, which would be easily accessible and secure.

#### Clause 55.06 Detailed Design

The design detail of the dwellings would reflect the existing and preferred neighbourhood character, as all dwellings would incorporate weatherboard cladding to large areas of the external walls, bricks to base of verandah posts and surrounds, and proportioned windows with contrasting windows frames that would match the cream white and shale grey colours of the weatherboard. The roof would be hipped and incorporate Colorbond roofing material. The design detail elements are appropriate and respectful of the existing streetscape character.

The garages to each dwelling would be located to the rear therefore they would not be visible from the street. No front fencing is proposed and the side and rear boundaries would be treated with 1.8 metre high paling fence.

The shared driveway would be common property for the development and its layout would be practical, attractive and easily maintained, therefore it would not pose difficulties in the future management of the common property. There is ample space around the dwellings for services to be installed and the location of site facilities would be accessible, adequate and can be easily maintained.

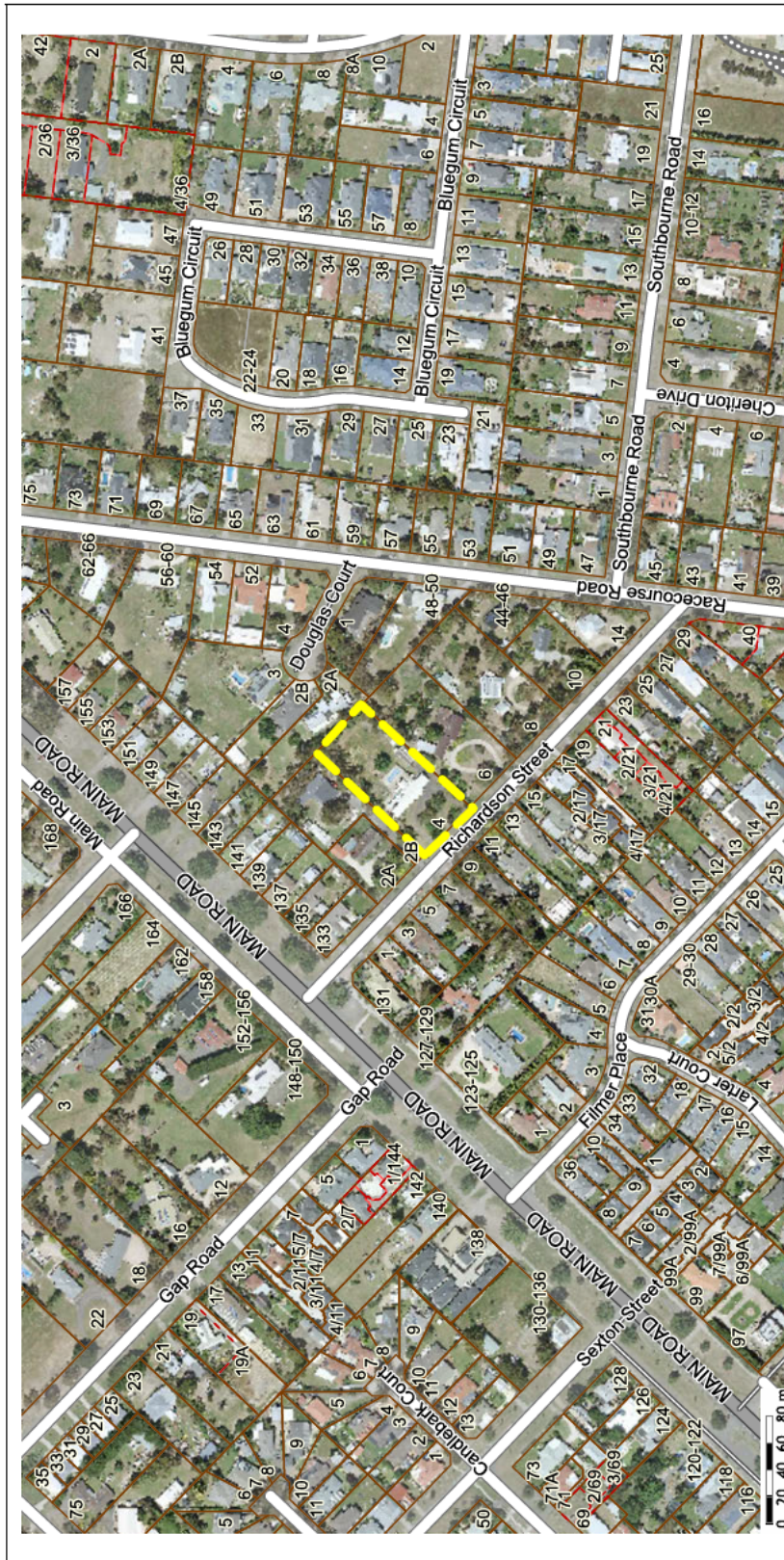
The proposal provides bin storage areas at the rear of each dwelling. Mailboxes are located along the internal driveway at the front; however, they need to face the street so they can be easily accessed by Australia Post from the adjacent footpath. This will be requested as a permit condition on any permit issued.


#### Clause 55 Summary

The proposal is considered to be satisfactorily compliant with the objectives and standards of Clause 55, including those modified by Schedule 8 to the Neighbourhood Residential Zone. The development would be appropriately responsive to the character of the site and surrounds, would avoid amenity impacts to nearby residential occupiers, and would afford appropriate onsite functionality and liveability.

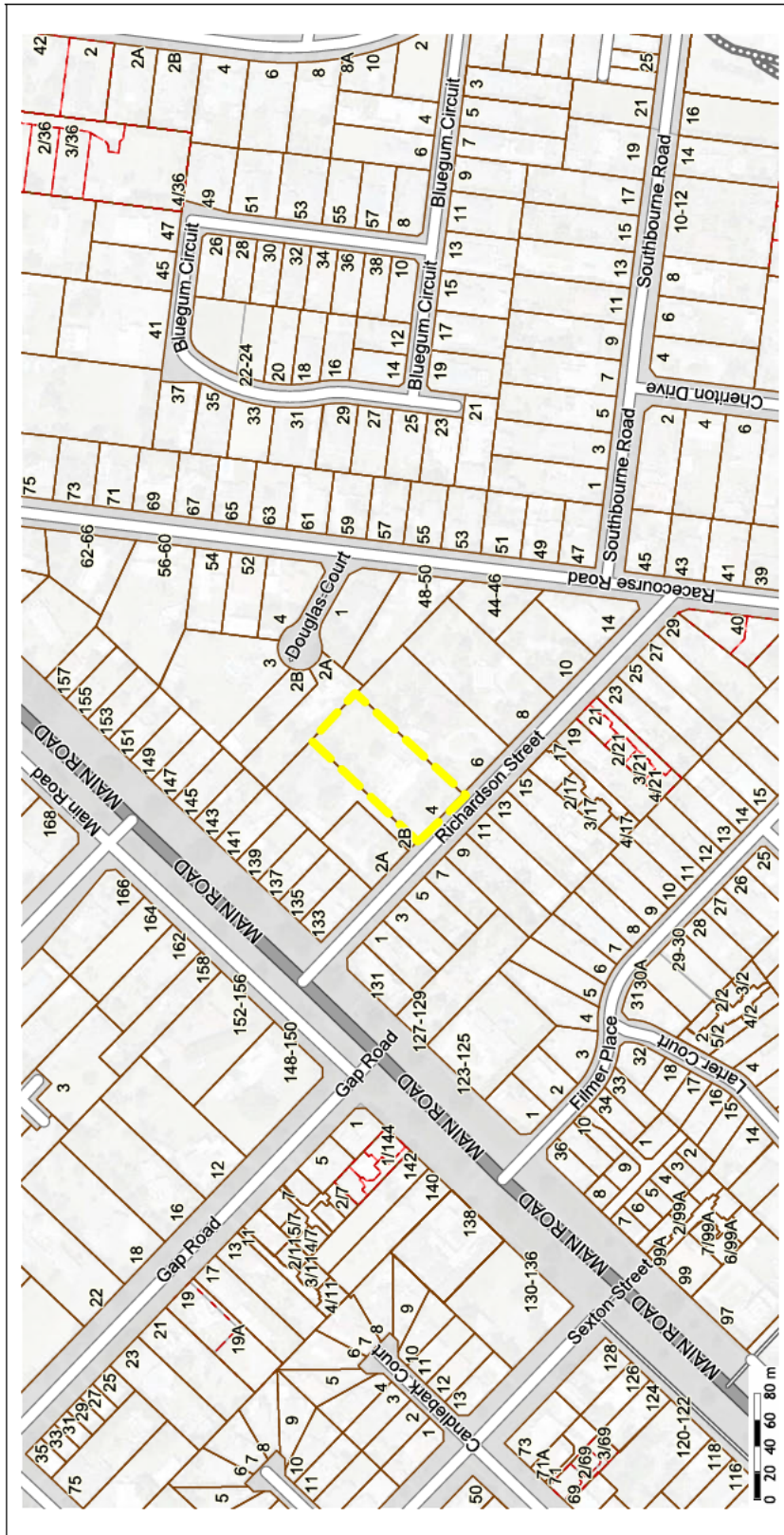
#### **Officer declaration of conflicts of interest**


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.



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|--|--|-------------------------|
|  <p><b>Macedon Ranges</b><br/>Shire Council</p> | <p>While every care has been taken to ensure the accuracy of this data, the Macedon Ranges Shire Council, Councillors and Employees make no representation nor warranties concerning the accuracy, reliability, completeness or suitability of the data for any particular purpose and disclaim all responsibility and all liability including without limitation, liability in negligence for all expenses, losses, damages or injury (including indirect or consequential) and costs which may be incurred as a result of the data being inaccurate or incomplete in any way and for whatever reason. No person or organisation should rely solely upon this data for the purpose of making business, investment or real estate decisions.</p> | <p>8/02/2022</p>        |
|  |  | <p>1:4000<br/>on A4</p> |





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|  |   | <p>1:4000<br/>on A4</p> |

# PLANNING DELEGATED COMMITTEE MEETING AGENDA

Consistency of the proposal with the Statement of Planning Policy (SOPP) – PLN/2021/283 – 4 Richardson Street, Riddells Creek:

| 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.                                   |  |       |               | N/A | The land is not affected by relevant overlays such as Significant Landscape Overlay or otherwise. The site is an urban residential property located centrally within the Riddells Creek township and away from natural and cultural landscape areas. |
|                  |   | Manage land use, development and infrastructure to ensure that significant landscapes, views and vantage points are conserved and enhanced.  |       |               |     |  |
|                  |   | Encourage retention of native vegetation and revegetation that contributes to significant landscapes, particularly on escarpments and ridgelines and along riparian areas.                 |       |               |     |  |
|                  |   | Manage development around significant landscapes of visual, scientific or education value, including along ridgelines and at 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.                                 |       |               |     |  |
| 2                | To ensure the significant biodiversity, ecological and environmental values of the declared area are conserved and enhanced |  |       |               | N/A | There is no existing native vegetation on site. Exotic garden plants are proposed to be removed to facilitate the proposed development.  |
|                  |   | Conserve and enhance high-value native vegetation and biodiversity and their ecological integrity by undertaking responsible environmental management, planning, procedures and practices. |       |               |     |  |
|                  |   | Utilise appropriate historical ecological knowledge and practices from Traditional custodians of the land in the management of biodiversity and ecological and environmental values.       |       |               |     |  |
|                  |   | Encourage ecological restoration works in areas of identified state, regional and locally significant biodiversity value.  |       |               |     |  |
|                  |   | Establish and improve bio links to connect high-value ecological areas, including areas along waterways and areas within and between towns.  |       |               |     |  |

# 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   |
|------------------|--|---|-------|---------------|-----|---|
|                  |  | Minimise the effects of weeds and pest animals on biodiversity values by establishing and 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.                  |   | ✓     |               |     | The subject site is not located within a Special Water Supply Catchment Area however the proposal would be suitably responsive to water quality and environmental values. |
|                  |  | Protect water quality and natural systems by discouraging development that contributes to the degradation of water quality and quantity.  | ✓     |               |     | The proposal would be serviced with reticulated sewerage and water as well as drainage infrastructure incorporating stormwater quality requirements.                      |
|                  |  | 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 | The site is not located within a Declared Water Supply Catchment.   |
|                  |  | Reinforce the role of waterways as biodiversity Linkages and as corridors for native plants and animals.  |       |               | N/A | No waterways are located within or adjacent to the subject land.  |
|                  |  | Ensure water supply and land use planning policies are integrated, to realise efficiencies in regional catchment management and best practice, water-sensitive urban design.  | ✓     |               |     | As above, the site will be serviced with sewer and town water as well as a suitably designed drainage system.   |
|                  |  | 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.   | ✓     |               |     | The drainage system has been designed to meet current best practice requirements for stormwater management.   |
|                  |  | 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. |   |       |               | N/A | The subject site is not located within area of Aboriginal cultural sensitivity.   |
|                  |  | With Traditional Owners, identify, protect, conserve and enhance sites, landscapes and views of Aboriginal cultural significance, consistent with the   |       |               |     |   |

# 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   |
|------------------|--|--|-------|---------------|-----|---|
|                  |  | 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.  |       |               |     |   |
| 5.               | To recognise, conserve and enhance the declared area's significant post-contact cultural heritage values.                          |  |       |               | N/A | The site is not subject to a Heritage Overlay and has not been identified with any specific heritage value. |
|                  |  | 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. |       |               |     |   |
|                  |  | Acknowledge, promote and interpret significant post-contact cultural heritage values in the planning, design, development and management of land uses, including infrastructure.   |       |               |     |   |
| 6.               | To support and encourage agricultural land uses that strengthen the declared area's economy and contribute to the rural landscape. |  |       |               | N/A | The site is not located within a rural agricultural area.   |
|                  |  | Encourage the use of rural-zoned land for agricultural purposes and encourage the use of high-quality soils for soil-based agriculture.  |       |               |     |   |
|                  |  | 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).   |       |               |     |   |
|                  |  | Support agricultural practices that improve soil health and respond to and encourage adaptation to climate change.   |       |               |     |   |
|                  |  | Encourage measures to ensure agricultural practices protect and enhance soil quality, water quality, biodiversity and native plants and animals.   |       |               |     |   |



# 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.  |       |               |     |  |
|                  |   | Proposals to establish an extractive industry must adhere to best practice measures to avoid and minimise impacts on significant environments and landscapes.   |       |               |     |  |
| 7.               | To provide for a diverse and sustainable visitor economy compatible with the natural and cultural values of the area.   |   |       |               | N/A | The proposal is for residential development and would not impact any tourism related activities.   |
|                  |   | 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. |       |               |     |  |
|                  |   | Facilitate tourism-related land use and development that encourages people to recognise and understand Aboriginal and post-contact cultural heritage.   |       |               |     |  |
|                  |   | 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.   |       |               |     |  |
|                  |   | 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. |   | ✓     |               |     | Macedon Ranges Planning Scheme policies and provisions support appropriate development of urban residential zoned areas within protected settlement boundaries. The proposal is consistent with settlement policy for its context within Riddells Creek. |

# 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.   |       |               |     | The site is located centrally within Riddells Creek for which settlement policy anticipates controlled growth that is consistent with the character of the township.   |
|                  |   | 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 site has an area of 4551sqm and a frontage of 45.26m. The proposed dwellings would be single storey in scale and would be sited in two rows on either side of the centrally located driveway. Two dwellings at the front would be orientated to face directly to the street. The development would be respectful of the townships character. |
|                  |   | 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 includes varied housing types including smaller two bedroom dwellings as well as more spacious three bedroom dwellings that would add to the housing supply and diversity within the township.  |
|                  |   | 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.  |       |               | N/A |  |
| 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. |   | ✓     |               |     | The proposal would be serviced by reticulated infrastructure including water, sewerage, electricity, gas and telecommunications and would be accessed by local roads and other transport modes.  |

# 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  |
|------------------|--|--|-------|---------------|-----|--|
|                  |  | Provide timely infrastructure and services to meet community needs in sequence with development.   | ✓     |               |     | Relevant services and access would be required to be provided at the time of development.  |
|                  |  | Maintain and enhance transport connections that provide links between and within regional communities and to major cities.   | ✓     |               |     | The site is located in relatively close proximity to the town centre and railway station. Rail and road provide access to other nearby towns as well as Melbourne and other locations. |
|                  |  | Reduce use of fossil fuels and reduce greenhouse gas emissions by prioritising active transport and public transport modes.  | ✓     |               |     | The site is located within walking and cycling distance from the town centre as well as by public transport.   |
|                  |  | Maintain view lines of state-significant landscape features from the main road and rail transport corridors.   |       |               | N/A | The site is not located adjacent to main road and rail transport corridors within viewshed 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.   |       |               | N/A |  |
|                  |  | Encourage the use of active and public transport by planning infrastructure and facilities in accessible locations, and improve walking and cycling routes.  |       |               | N/A |  |
| 10.              | Respond to the challenges and threats of climate change and natural hazards with careful planning and mitigation strategies. |  |       |               | N/A | The site is not located within a bushfire prone area or an area with potential flooding or other natural hazard.   |
|                  |  | Support community and government planning for disaster preparedness and climate resilience.  |       |               |     |  |
|                  |  | Manage bushfire risks while also retaining valued biodiversity and landscape character.  |       |               |     |  |
|                  |  | Plan for more renewable energy generation and distribution.  |       |               |     |  |
|                  |  | Ensure proposals to establish renewable energy facilities adhere to best practice measures to avoid and minimise impacts on significant environments and landscapes.                                       |       |               |     |  |
|                  |  | Ensure planning for future use and development of land prone to flooding minimises the consequences of inundation.   |       |               |     |  |