

OFFICIAL

Planning Delegated Committee Meeting

Minutes

8 December 2021 at 6:30pm

**Council Chamber, Town Hall, Sturt Street,
Ballarat**



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1. WELCOME TO COUNTRY



The City of Ballarat acknowledges the Traditional Custodians of the land we live and work on, the Wadawurrung and Dja Dja Wurrung People, and recognises their continuing connection to the land and waterways. We pay our respects to their Elders past, present and emerging and extend this to all Aboriginal and Torres Strait Islander People.

2. APOLOGIES FOR ABSENCE

2.1 Present

Mayor Cr Daniel Moloney
Cr Ben Taylor
Cr Samantha McIntosh
Cr Belinda Coates
Cr Mark Harris
Cr Des Hudson
Cr Amy Johnson
Cr Peter Eddy
Cr Tracey Hargreaves

Mr Evan King- Chief Executive Officer
Ms Bridget Wetherall - Director Infrastructure and Environment
Mr Matthew Wilson - Director Community Wellbeing
Mr John Hausler - Director Corporate Services
Ms Joana Cuscaden - Executive Manager Development Facilitation
Mr Cameron Montgomery - Executive Manager Governance and Risk
Ms Sophie Constable - Administration Officer Statutory Compliance

2.2 Apologies

Ms Natalie Robertson - Director Development and Growth

3. DECLARATION OF CONFLICT OF INTERESTS

Nil

4. CONFIRMATION OF MINUTES

RESOLUTION:

That the Minutes of the Planning Delegated Committee Meeting on 13 October 2021 as circulated be confirmed.

Moved: Cr Mark Harris

Seconded: Cr Samantha McIntosh

**CARRIED
(PDC24/21)**

5. OFFICER BRIEFING

Nil

6. PLANNING DELEGATED COMMITTEE REPORTS

6.1. 166 MILLERS ROAD, INVERMAY

Division: Development and Growth
Director: Natalie Robertson
Author/Position: Mish Watt – Coordinator Statutory Planning

PURPOSE

1. The purpose of this report is for Council to determine its position on this application given that the applicant has formally amended the plans which will be considered by the Victorian Civil and Administrative Tribunal (VCAT).

RESOLUTION:

The planning delegated committee does not support the proposed amended application to be considered at the VCAT hearing of this matter on the following grounds:

1. The application would result in land use conflict in this quiet rural living environment and it is not consistent with the purpose of the zone. It has not been demonstrated that noise impacts from the use will not reduce community amenity or impact on nearby sensitive land uses and the use is therefore inconsistent with Clause 13.05-1S – Noise abatement and Clause 13.07-1S – Land use compatibility.
2. The proposed entry signage upon the corner of Millers Road is not an exempt activity in accordance with the Aboriginal Heritage Regulations 2018 and no Cultural Heritage Management Plan (CHMP) has been provided with the application. On this basis, a permit cannot be issued until such time as a CHMP has been submitted and approved by the relevant Aboriginal Corporation.
3. The proposed illuminated business identification sign upon the western façade of the shed would impact upon the character of this high amenity area by way of the introduction of a commercial element not otherwise typical in this Rural Living Zone.
4. The application is inconsistent with the strategy to avoid intensifying the impact of flooding through inappropriately located use and development contained in Clause 13.03-1S – Floodplain management.

Moved: Cr Des Hudson
Seconded: Cr Samantha McIntosh

CARRIED
(PDC25/21)

