

Planning Delegated Committee Meeting

Minutes

14 September 2022 at 6:30pm

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



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1. ACKNOWLEDGEMENT OF 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 Samantha McIntosh
Cr Belinda Coates
Cr Mark Harris
Cr Des Hudson
Cr Peter Eddy

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 Natalie Robertson - Director Development and Growth
Mr Cameron Montgomery - Executive Manager Governance and Risk
Ms Sarah Anstis - Statutory Compliance Officer

2.2 Apologies

Cr Amy Johnson
Cr Ben Taylor
Cr Tracey Hargreaves

RESOLUTION:

That the apologies be accepted.

Moved: Cr Belinda Coates
Seconded: Cr Des Hudson

CARRIED
(PDC24/222)

3. DECLARATION OF CONFLICT OF INTERESTS

Nil

4. CONFIRMATION OF MINUTES

RESOLUTION:

That the Minutes of the Planning Delegated Committee Meeting on 10 August 2022 as circulated be confirmed.

Moved: Cr Belinda Coates

Seconded: Cr Mark Harris

**CARRIED
(PDC25/22)**

5. OFFICER BRIEFING

Nil

6. PLANNING DELEGATED COMMITTEE REPORTS

6.1. VICTORY HOUSE - 742 GEELONG ROAD - HERITAGE OVERLAY AMENDMENT

Division: Development and Growth
Director: Natalie Robertson
Author/Position: Susie Perera – Strategic Planner/Terry Natt – Manager
Strategic Planning

Public representations were provided by Bernadette Cheesman, Alisa DuBois, Felicity Watson, Stuart Kelly, Charles Zhang, Merle Hathaway, Mary Debrett.

PURPOSE

1. At the Planning Delegated Committee Meeting on 10 August 2022, Council considered a recommendation to apply an Interim Heritage Overlay at 742 Geelong Rd Canadian, however the motion to support the Interim Heritage Order was lost

Matters for Consideration

2. On the 7 July 2022, the City of Ballarat received a request pursuant to Section 29A of the Building Act 1993 to demolish a dwelling and outbuildings on land at 742 Geelong Road Canadian.
3. The request was considered by the City of Ballarat Statutory Planning Department. It was identified that the dwelling and outbuildings on the land may have heritage significance and further review would be required prior to the determination of the Section 29A request for demolition.
4. The land at 742 Geelong Road Canadian is currently zoned General Residential (GRZ1). The land is not subject to any site specific or precinct heritage controls under the Ballarat Planning Scheme.
5. The Statutory Planning Department referred the request to Councils Heritage Advisor and the Strategic Planning Department and a history report dated 21 June 2022, has been prepared by Dr Robyn Ballinger of History Making Pty Ltd to determine the heritage significance of the place, at 742 Geelong Road Canadian.
6. The heritage report includes a Citation and Statement of Significance and determines that the dwelling at 742 Geelong Road Canadian meets the threshold of local significance. (See attached).
7. Interim heritage controls are required to protect the buildings from demolition while a planning scheme amendment for permanent heritage controls is being prepared and considered for a site identified for protection.
8. This report recommends to Council, that a request be submitted to the Minister for Planning, to implement interim heritage overlay controls on the site that are in keeping with local planning protection, and to seek authorisation to proceed with a planning scheme amendment to apply permanent heritage controls.

