

OFFICIAL

Planning Delegated Committee Meeting

Minutes

12 July 2023 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

Cr Des Hudson (Mayor)
Cr Daniel Moloney
Cr Ben Taylor
Cr Samantha McIntosh
Cr Belinda Coates
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 Natalie Robertson - Director Development and Growth
Mr Martin Darcy – Director Economy, Experience and Commonwealth Games
Mr Cameron Montgomery - Executive Manager Governance and Risk
Mr Fabian Horton - Coordinator Risk and Compliance
Mr Stephen Wright - Administration Assistant Compliance

2.2 Apologies

Cr Mark Harris

RESOLUTION:

That the apology be accepted.

Moved: Cr Samantha McIntosh
Seconded: Cr Daniel Moloney

CARRIED
(PDC7/23)

3. DECLARATION OF CONFLICT OF INTERESTS

Nil

4. CONFIRMATION OF MINUTES

RESOLUTION:

That the Minutes of the Planning Delegated Committee Meeting on 8 March 2023 as circulated be confirmed.

Moved: Cr Tracey Hargreaves

Seconded: Cr Samantha McIntosh

CARRIED

(PDC8/23)

5. OFFICER BRIEFING

6. PLANNING DELEGATED COMMITTEE REPORTS

6.1. INTERIM HERITAGE OVERLAY 127 EDMONSTON ROAD, ADDINGTON

Division: Development and Growth
Director: Natalie Robertson
Author/Position: Kellie Jantzen, Principal Strategic Planner

Grant Tillet, Stuart Kelly, Brianna Edmonston, Charles Edmonston, and Timothy Stevens made public representations.

PURPOSE

1. On 7 June 2023, the City of Ballarat received a request pursuant to Section 29A of the *Building Act 1993* to demolish a dwelling and agricultural building at 127 Edmonston Road, Addington.
2. The request was considered by the City of Ballarat Statutory Planning Department. It was assessed 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.
3. The land at 127 Edmonston Road, Addington is zoned Farming Zone and the Environmental Significance Overlay – Schedule 3 (Water Catchment Areas) applies to the entirety of the site. The land is not subject to any site specific or precinct heritage controls under the Ballarat Planning Scheme.
4. The Statutory Planning Department referred the request to Council’s Heritage Advisor and the Strategic Planning Department who undertook a desktop analysis to determine the heritage significance of the place.
5. A draft Heritage Citation including a Statement of Significance was prepared by Council’s Heritage Advisor. This assessment determined that: *the dwelling ‘Lintel Grange’ meets the threshold for local significance associated with the history of Learmonth as a prosperous farming area. The land and residence are associated with the Edmonston family. Cr Charles Edmonston was an influential pastoralist, a progressive and prosperous cultivator and was heavily involved in the community once elected Councilor for the Ballarat Shire. It is found that the residence ‘Lintel Grange’ is a fine and intact farmhouse of substantial size, material, detailing, accomplished with the use of locally quarried granite and handmade bricks.*
6. Interim heritage controls are required to protect a dwelling or buildings from demolition while a planning scheme amendment for permanent heritage controls is being prepared and considered for a site identified for protection.
7. This report recommends to Council that a request be submitted to the Minister for Planning to implement an interim Heritage Overlay on the site, and to seek authorisation to proceed with a planning scheme amendment to apply permanent heritage controls.

RESOLUTION:

That Council adjourns for a recess at 7:22pm.

Moved: Cr Peter Eddy

CARRIED

Seconded: Cr Tracey Hargreaves

(PDC9/23)

RESOLUTION:

That Council resumes at 7:27pm.

Moved: Cr Ben Taylor

CARRIED

Seconded: Cr Peter Eddy

(PDC10/23)

RESOLUTION:

That the Planning Delegated Committee:

1. Advise the Minister for Planning that the City of Ballarat has completed a heritage assessment of the dwelling (127 Edmonston Road, Addington) and the site has been identified to be of local heritage significance, based on the evidence of local significance detailed in the Heritage Citation.
2. Request the Minister for Planning exercise power of Ministerial intervention pursuant to Section 20(4) of the Planning and Environment Act 1987, to apply an interim Heritage Overlay and associated provisions to the site identified at 127 Edmonston Road, Addington until 12 July 2024.
3. Seek authorisation from the Minister for Planning to prepare a Planning Scheme Amendment to apply a permanent heritage control and associated provisions to the site identified for protection at 127 Edmonston Road, Addington, pursuant to Section 8A of the *Planning and Environment Act 1987*, and to place the Amendment on exhibition pursuant to Section 19 of the *Planning and Environment Act 1987*.

Moved: Cr Samantha McIntosh

CARRIED

Seconded: Cr Daniel Moloney

(PDC11/23)

7. GENERAL BUSINESS - MATTERS ARISING FROM THE AGENDA

Nil

8. CLOSE

The Mayor declared the meeting closed at 8:17pm.