

Planning Delegated Committee Meeting

Minutes

8 March 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

Mayor Cr Des Hudson
Cr Samantha McIntosh
Cr Belinda Coates
Cr Mark Harris
Cr Peter Eddy
Cr Daniel Moloney
Cr Amy Johnson
Cr Ben Taylor
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 Cameron Montgomery - Executive Manager Governance and Risk
Ms Lyndsay Leingang – Administration Officer Statutory Compliance
Mr Terry Nat – Manager Strategic Planning

2.2 Apologies

Nil

3. DECLARATION OF CONFLICT OF INTERESTS

Nil

4. CONFIRMATION OF MINUTES

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

Moved: Cr Mark Harris

Seconded: Cr Belinda Coates

CARRIED

(PDC4/23)

5. OFFICER BRIEFING

6. PLANNING DELEGATED COMMITTEE REPORTS

6.1. PLANNING SCHEME AMENDMENT - CONSIDERATION OF SUBMISSIONS - MINERS REST TOWNSHIP PLAN - C235BALL

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

Public Representation was made by Grant Tillett and Alicia Bond.

PURPOSE

1. To consider written submissions received to Planning Scheme Amendment C235ball (Miners Rest Township Plan) to the Ballarat Planning Scheme (the Amendment), received during the public exhibition stage.
2. To determine whether to request that the Minister for Planning appoint an independent Planning Panel to consider submissions and the Amendment.
3. To consider endorsing a response to the issues raised in submissions, including recommended changes to the Amendment, to form the basis of Council's position at the Panel hearing.

RESOLUTION

30. That the Planning Delegated Committee resolves to:
 - 30.1. Consider all submissions received to Planning Scheme Amendment C235ball pursuant to section (22)1 of the Planning and Environment Act 1987.
 - 30.2. Acknowledge Council officer responses to issues raised in submissions received to Planning Scheme Amendment C235ball.
 - 30.3. Request the Minister for Planning to appoint an independent Planning Panel pursuant to Section 23 and the provisions of Part 8 of the Planning and Environment Act 1987 to consider submissions received to Amendment C235ball.
 - 30.4. Authorise the Director Development and Growth to undertake administrative and minor changes to the amendment that do not change the intent of Amendment C235ball and present these changes to the independent Planning Panel for consideration.
 - 30.5. Request presentation of Council's support for the proposed alterations to the Ballarat Planning Scheme detailed in Amendment C235ball, to the independent Planning Panel for their consideration.
 - 30.6. Note that all submissions beyond those considered in this Council Report will be referred directly to Planning Panels Victoria for consideration.

- 30.7. Notify submitters of Council's resolution to request the appointment of an independent Planning Panel for Amendment C235ball by the Minister for Planning.**

Moved: Cr Daniel Moloney

CARRIED

Seconded: Cr Peter Eddy

(PDC5/23)

Upon being put to the meeting, the Motion was declared carried. Cr McIntosh called for a Division.

For the Motion were Councillors: Cr Belinda Coates, Cr Peter Eddy, Cr Mark Harris, Cr Tracey Hargreaves, Cr Daniel Moloney, Cr Amy Johnson, Cr Ben Taylor, and Cr Des Hudson

Against the Motion was: Cr Samantha McIntosh

6.2. SUSTAINABLE SUBDIVISIONS FRAMEWORK

Division: Development and Growth
Director: Natalie Robertson
Author/Position: Kahlia Reid – Coordinator Statutory Planning

PURPOSE

1. To provide the City of Ballarat with a consistent approach to assessing new planning applications against the Sustainable Subdivisions Framework (SSF). The SSF will introduce greater clarity and guidance in elevating the standards for new subdivisions.
2. To introduce a Council level framework for new subdivisions which will incorporate three focus areas which include:
 - Ecology and Urban Heat
 - Site Layout and Liveability
 - Integrated Water Management
3. This report is seeking support to implement these measures as an adopted policy of Council, and until such time as the Ballarat Planning Scheme is amended to incorporate these or similar provisions more specifically. The three focus areas would assist Officers to advocate for more sustainable subdivisions in the interim as part of the planning process and is common practice among other similar regional Councils.
4. The SSF will apply to any new subdivision which incorporates a new road.

RESOLUTION

26. That the Planning Delegated Committee resolves to:

- 26.1 Adopt the Sustainable Subdivisions Framework for new planning applications as attached to this report.**
- 26.2 Note that information and workshops will continue to roll out across the development and broader community. This includes an information session for the local development industry, in addition to the preparation of various written information to further support applicants.**

Moved: Cr Belinda Coates
Seconded: Cr Mark Harris

CARRIED
(PDC6/23)

7. GENERAL BUSINESS - MATTERS ARISING FROM THE AGENDA

Nil

8. CLOSE