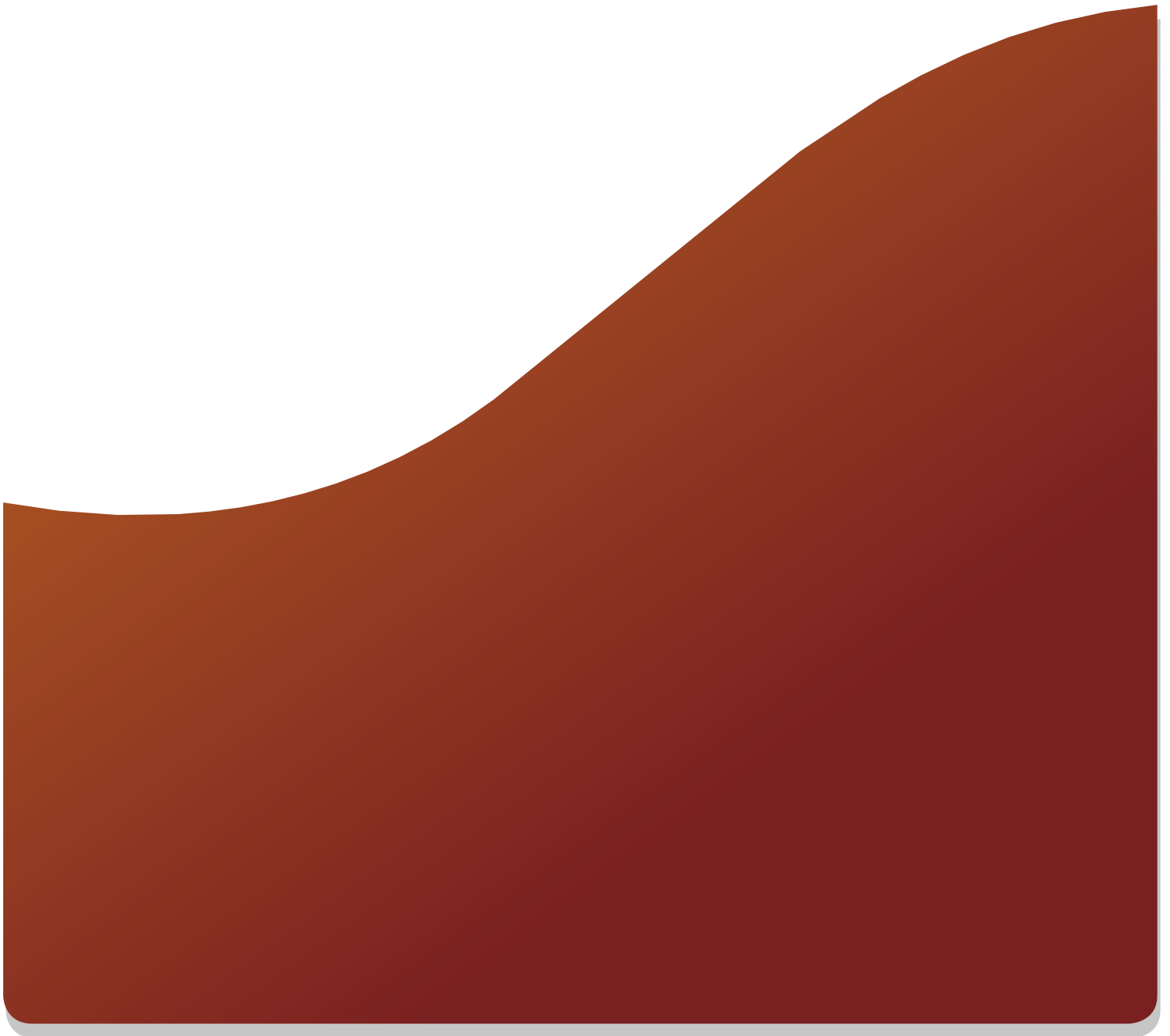


Planning Delegated Committee Meeting Agenda

Planning Delegated Committee Meeting
Wednesday 11 September 2024 at 7:00 PM
Held online and livestreamed at mrsc.vic.gov.au



**Notice is hereby given that a Planning Delegated Committee Meeting will be held in the Held online and livestreamed at mrsc.vic.gov.au on:
Wednesday 11 September 2024 at 7:00 PM**

Order Of Business

1	Acknowledgement of Country.....	5
2	Recording and livestreaming of this Committee Meeting.....	5
3	Present	5
4	Apologies	5
5	Conflicts of interest.....	5
6	Purpose of Planning Delegated Committee	5
7	Adoption of minutes.....	5
8	Hearing of submitters	6
8.1	HEARING OF SUBMITTERS IN RESPECT OF APPLICATION FOR A PLANNING PERMIT - PLN/2023/333 - Use and development of a single dwelling and an associated outbuilding (shed)	6

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 10 July 2024, as circulated.

8 HEARING OF SUBMITTERS

8.1	HEARING OF SUBMITTERS IN RESPECT OF APPLICATION FOR A PLANNING PERMIT - PLN/2023/333 - USE AND DEVELOPMENT OF A SINGLE DWELLING AND AN ASSOCIATED OUTBUILDING (SHED)
Officer:	Lipi Patel, Senior Statutory Planning Officer
Attachments:	Nil

Summary

To hear from submitters in relation to Planning Application PLN/2023/333 regarding use and development of a single dwelling and an associated outbuilding (shed) at Walls Lane Pipers Creek 3444.

Recommendation

That the Planning Delegated Committee:

- 1. Notes that no submissions were received in relation to Application PLN/2023/333 - Use and development of a single dwelling and an associated outbuilding (shed); and**
- 2. Requests that recommendations be prepared, based on all relevant information, for consideration and determination at the next Scheduled Planning Delegated Committee Meeting on 9 October 2024.**

Background

The subject site is located on the south side of Walls Lane and is rectangular in shape, comprising one parcel of land - Lot 4 LP112012 with a total area 16.2ha. The site is currently vacant with sparsely scattered trees throughout the site and a tributary from Pipers Creek traverses through the northern portion of the site.

The site is located within the Rural Conservation Zone and is affected by an Environmental Significance Overlay (Schedule 4) and Vegetation Protection Overlay (Schedule 9).

Land to the east, south and west is located within the Rural Conservation Zone, with land to the north of Walls Lane located within the Farming Zone. The surrounding area displays a rural character comprising of larger allotments with a number of lots to the east, south and west containing long-established dwellings and associated outbuildings (all built before 2006). Surrounding land is also commonly for small-scale agricultural operations including stock grazing, cropping and horse training.

Summary of proposal

The application seeks approval for the use and development of the land for a single dwelling and associated outbuilding (Shed).

The dwelling would be 483sqm in size and would comprise of 4 bedrooms (plus study); an open plan kitchen/family/dining room; rumpus room; 2 bathrooms; attached verandah and alfresco area. The dwelling would be single-storey in scale and constructed of weatherboard cladding with a colorbond roof. The dwelling would be located in the northern portion of the site, with access to be provided from Walls Lane.

The outbuilding is proposed to be 248sqm in size and would be located to the west of the dwelling. The outbuilding would be constructed of colorbond wall cladding with a colorbond roof.

A Land Management Plan was provided as part of the application which proposes to divide the site into three zones – a conservation zone (8.4ha), a grazing zone (8.0ha), and a dwelling zone (1ha). The Land Management Plan provides the following details regarding the zones:

Conservation Zone

The conservation zone would comprise of the northern and southern portions of the site, which collectively contain both waterways and dams. The following works are proposed within the Conservation Zone:

- Native revegetation along waterways and banks of dam.
- Planting of native trees and shrubs along driveway and in proximity to site boundary.
- Weed management activities.

The proposed revegetation includes plantation of approximately 128 eucalypts and 132 native shrubs across the site.

Grazing Zone

The following works are proposed within the Conservation Zone:

- Equine grazing would occur within the grazing zone, comprising of six horses.
- Wildlife friendly fencing would be installed around the perimeter of this zone.
- Native revegetation and protection of existing vegetation from stock.

It is noted that the application does not seek approval for the use of the land for agriculture (horse husbandry). The applicant has advised that the site has historically been used for stock grazing (cows and sheep) and is seeking to rely on existing use rights for the agricultural component of the application, having provided a number of statutory declarations from surrounding landowners.

Dwelling Zone

The dwelling zone would contain the proposed dwelling, outbuilding and associated infrastructure. Some planting is proposed around the dwelling and along the driveway.

Planning permit trigger/s

- Clause 35.06-1 (Rural Conservation Zone) – a permit is required to use the land for a dwelling and outbuilding.

- Clause 35.06-1 (Rural Conservation Zone) – a permit is required to use the land for agriculture (horse husbandry) unless an existing use right has been satisfactorily established.
- Clause 35.06-5 (Rural Conservation Zone) – a permit is required for buildings and works associated with a Section 2 use (dwelling).
- Clause 42.01-2 (Environmental Significance Overlay – Schedule 4) – a permit is required to construct a building or construct or carry out works for a dwelling (that is not connected to reticulated sewerage).

Summary of submissions

No objections were received as a result of advertising.

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.