

OFFICIAL

Planning Delegated Committee Meeting

Minutes

8 June 2022 at 6:30pm

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



ORDER OF BUSINESS:

1. Acknowledgement Of Country	3
2. Apologies For Absence	3
3. Declaration Of Conflict Of Interests	3
4. Confirmation Of Minutes	4
5. Officer Briefing	4
6. Planning Delegated Committee Reports	4
6.1. PLP/2021/566 - 17 Park Street Wendouree	4
7. General Business - Matters Arising From The Agenda	5
8. Close	5

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 Ben Taylor
Cr Samantha McIntosh
Cr Belinda Coates
Cr Mark Harris
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 Cameron Montgomery - Executive Manager Governance and Risk
Ms Sarah Anstis - Statutory Compliance Officer

2.2 Apologies

Cr Des Hudson

RESOLUTION:

That the apology be accepted.

Moved: Cr Belinda Coates

Seconded: Cr Mark Harris

**CARRIED
(PDC12/22)**

3. DECLARATION OF CONFLICT OF INTERESTS

Nil

4. CONFIRMATION OF MINUTES

RESOLUTION:

That the Minutes of the Planning Delegated Committee Meeting on 11 May 2022 as circulated be confirmed.

Moved: Cr Mark Harris

Seconded: Cr Samantha McIntosh

**CARRIED
(PDC13/22)**

5. OFFICER BRIEFING

6. PLANNING DELEGATED COMMITTEE REPORTS

6.1. PLP/2021/566 - 17 PARK STREET WENDOUREE

Division: Development and Growth
Director: Natalie Robertson
Author/Position Peri Bowman – Senior Statutory Planner

Public representations were heard by David Klingberg, Stephen Creelman, Lisa Howlett and submissions were read out by Brian Rickard, Carla Berlyn, Peter Berlyn and Inzen Sullivan.

PURPOSE

1. Having failed to reach a decision for this matter at the Planning Delegated Committee of 13 April 2021, the matter was returned to the Committee on 11 May 2022. At the meeting of 11 May 2022 the Planning Delegated Committee resolved to defer the matter to provide an opportunity for the applicant to consider an amendment to the proposal that would consider incorporating a single story element to the proposal. The applicant, having considered the Committees request has chosen not to amend the application and this report is before the Committee to determine a position on Planning Permit Application PLP/2021/566, 17 Park Street, Wendouree.
2. The report has been modified to address matters raised in previous Committee meetings. These include:
 - The applicant's response to objections and comments by the Planning Delegated Committee;
 - Information on the Residential Zone Review brought by the Minister for Planning as Amendment C177 in 2014 which rezoned the area to Residential Growth Zone from General Residential Zone;
 - Information on the VCAT matter known as VCAT Creelman v Ballarat CC [2010] VCAT 994 (20 May 2010) at 27 Park Street, Wendouree; and
 - Additional information, including VCAT references, to provide context to the planning merit available to the officer in recommending approval to the Planning Delegated Committee.

