

OFFICIAL

# **Planning Delegated Committee Meeting**

## **Minutes**

**12 March 2025 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 Tracey Hargreaves (Mayor)  
Cr Ben Taylor  
Cr Damon Saunders  
Cr Des Hudson  
Cr Jay Morrison  
Cr Jim Rinaldi  
Cr Ted Lapkin  
Cr Tess Morgan

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 and Experience  
Mr Cameron Montgomery - Executive Manager Governance and Risk  
Ms Rosie Wright - Coordinator Risk, Governance and Compliance

### 2.2 Apologies

Cr Samantha McIntosh

## RESOLUTION:

**That the apology be accepted.**

**Moved: Cr Des Hudson  
Seconded: Cr Ted Lapkin**

**CARRIED  
(PDC4/25)**

### 3. DECLARATION OF CONFLICT OF INTERESTS

Nil

### 4. CONFIRMATION OF MINUTES

#### RESOLUTION:

**That the Minutes of the Planning Delegated Committee Meeting on 12 February 2025 as circulated be confirmed.**

**Moved: Cr Ted Lapkin  
Seconded: Cr Jim Rinaldi**

**CARRIED  
(PDC5/25)**

### 5. OFFICER BRIEFING

Nil

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## 6. PLANNING DELEGATED COMMITTEE REPORTS

### 6.1. AMENDMENT C243BALL PART 1 – BRIDGE MALL & BAKERY HILL HERITAGE PRECINCT (HO176)

**Division:** Development and Growth  
**Director:** Natalie Robertson  
**Author/Position:** Evan Burman – Principal Strategic Planner and Urban Designer

#### PURPOSE

1. The purpose of this report is:
  - To consider the recommendations made by Planning Panels Victoria for Ballarat Planning Scheme Amendment C243ball Part 1 – Bridge Mall/Bakery Hill Precinct.
  - To seek endorsement of the Panel's recommendation and recommend that Council adopt Ballarat Planning Scheme Amendment C243ball Part 1 with changes and submit the Amendment to the Minister for Planning for approval.

#### RESOLUTION:

33. That the Planning Delegated Committee:
  - 33.1 Notes the *Ballarat Planning Scheme Amendment C243ball Part 1 – Bridge Mall and Bakery Hill Precinct Panel Report (14 November 2024)* recommendation that Ballarat Planning Scheme Amendment C243ball Part 1 be adopted as exhibited with changes.
  - 33.2 Accepts the recommendation made by the independent Planning Panel for Amendment C243ball Part 1 to the Ballarat Planning Scheme.
  - 33.3 Adopts Amendment C243ball Part 1 to the Ballarat Planning Scheme pursuant to section 29(1) of the *Planning and Environment Act 1987* with the changes described in Table 1 of this report.
  - 33.4 Submits the adopted Amendment C243ball Part 1 to the Minister for Planning requesting approval pursuant to section 31(1) of the *Planning and Environment Act 1987*.
  - 33.5 Submits the information prescribed under section 31 of the *Planning and Environment Act 1987* with the adopted amendment, including a description of, and reasons for, the changes made to Amendment C243ball Part 1 between exhibition and adoption as described in this report.
  - 33.6 Notifies all submitters of the Planning Delegated Committee's determination in relation to Amendment C243ball Part 1.

Moved: Cr Ted Lapkin  
Seconded: Cr Ben Taylor

CARRIED  
(PDC6/25)



## 6.2. BALLARAT WEST PRECINCT STRUCTURE PLAN AND DEVELOPMENT CONTRIBUTIONS PLAN REVIEW - SEEK AUTHORISATION TO COMMENCE PLANNING SCHEME AMENDMENT (UPDATE TO COUNCIL RESOLUTION 11 SEPTEMBER 2024)

**Division:** Development and Growth  
**Director:** Natalie Robertson  
**Author/Position:** Chris Duckett – Manager Sustainable Growth

### PURPOSE

1. The purpose of this report is to:
  - a. Provide an update on changes made to the Ballarat West Precinct Structure Plan (PSP) and Ballarat West Development Contributions Plan (DCP) as adopted by Council at the 11 September 2024 meeting.
  - b. Request that Council adopt the updated versions of the PSP and DCP.
  - c. Recommend that Council seeks authorisation from the Minister for Planning to prepare a planning scheme amendment that would include the incorporation of the updated PSP and DCP and associated planning scheme documentation into the Ballarat planning scheme.

### RESOLUTION:

41. That the Planning Delegated Committee:
  - 41.1 Adopt the Ballarat West Precinct Structure Plan (revised February 2025) and the Ballarat West Development Contributions Plan (revised February 2025).
  - 41.2 Support the proposed changes to the Ballarat Planning Scheme that would give effect to the Amendment C234ball.
  - 41.3 Authorise the Director Development and Growth to make minor changes to the planning scheme amendment documentation and supporting documents as required, provided those changes are consistent with this Resolution and do not materially alter the intent or impact of the planning scheme amendment.
  - 41.4 In accordance with Section 8A (2) and (3) of the *Planning and Environment Act 1987*, apply to the Minister for Planning to obtain authorisation to prepare Amendment C234ball to the Ballarat Planning Scheme.
  - 41.5 If authorised by the Minister for Planning under Section 8A (2) and (3) of the *Planning and Environment Act 1987*, exhibit Amendment C234ball to the Ballarat Planning Scheme in accordance with the notice requirements under Section 19 of the *Planning and Environment Act 1987*.

Moved: Cr Ben Taylor  
Seconded: Cr Des Hudson

CARRIED  
(PDC7/25)

## 7. GENERAL BUSINESS - MATTERS ARISING FROM THE AGENDA

Cr Ben Taylor mentioned that the recently released Plan for Victoria may affect the Precinct Structure Plans and Planning Schemes for growth areas, including the Ballarat West area. He asked whether we could get more clarification from Planning Victoria. Evan King, Chief Executive Officer, responded that a briefing will be arranged and the Department of Transport and Planning will be invited to present.

## 8. CLOSE

**The Mayor declared the meeting closed at 6:40 pm.**

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