



Planning Committee Minutes

Bannockburn Shire Hall

**Tuesday 12 July 2016
9.45am-10.36am**

Committee Charter

1. To oversee the effective planning of the Shire in accordance with Council's Municipal Strategic Statement, policies and provisions of the Golden Plains Planning Scheme.
2. To work with the Development Unit to identify opportunities for the development of local planning policies and provide direction in the preparation of such policies and any relevant state policies.
3. To implement the provisions of the Golden Plains Planning Scheme, including the Municipal Strategic Statement, Local Planning Policies, State Planning Policies and Victorian Planning Provisions.
4. To consider the views of written submissions from the public; relevant Government and resource bodies and the Planning Officer's report and recommendations in the assessment of planning applications which attract objection(s) or are recommended for refusal.
5. To make recommendations to Council on planning applications and other planning matters, where appropriate.
6. To take all reasonable steps to improve our knowledge of matters relevant to our planning duties.

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1. PRESENT

Cr Bill McArthur

Chairperson

Cr Jenny Blake

Cr Andrew Cameron

Cr Nathan Hansford

Arrived 10.17am

Cr Helena Kirby

Cr Des Phelan, Mayor

Cr Greg Vaughan

Rod Nicholls

Chief Executive Officer

Greg Anders

Director Assets & Amenity

Jillian Evans

Director Community Services

Felicity Bolitho

Acting Manager Executive Unit

Laura Wilks

Planning Team Leader

Leigh Page

Town Planner

Luke Gavin

Town Planner

Sarah Fisher

Strategic Planner

Petra Neilson (Minutes)

Council Support Officer

Gallery

Chris Stringer

Mike Govers

2. APOLOGIES

Nil

3. DECLARATIONS & MINUTES

3.1. DECLARATIONS OF INTEREST

File: 02-03-007

Councillors must disclose a conflict of interest in accordance with Section 79 of the *Local Government Act 1989*.

Cr Hansford declared an indirect interest by close association for report 4.1.1 Planning Application P15-286 for a three lot sub division at 37 Lowndes Road Bannockburn.

3.2. CONFIRMATION OF MINUTES

Moved Crs Vaughan/Cameron

That the Minutes of the Planning Committee meeting held 14 June 2016, as circulated, be confirmed.

Carried

4. REPORTS

4.1. KEY RESULT AREA: ENVIRONMENT & LAND USE PLANNING

It is recorded that Cr Nathan Hansford declared an indirect interest by close association for this report.

4.1.1 Planning Application P15-286 for a three lot sub division at 37 Lowndes Road, Bannockburn

Directorate	Assets and Amenity
Unit	Development
Senior Manager	Greg Anders, Director Assets & Amenity
Responsible Manager	Tim Waller, Development Manager
Responsible Team Leader	Laura Wilks, Planning Team Leader
Author	Luke Gavin, Town Planner
File References	Planning Application P15-286
Relevant Policies & Legislative Frameworks	Golden Plains Planning Scheme
Proposal Summary	The development of the land for a three (3) lot subdivision
Land Address	Lot 4 PS 132656 (37) Lowndes Road, Bannockburn
Applicant	Beveridge Williams & CO PTY LTD
Zone & Overlay Summary	<ul style="list-style-type: none"> ▪ Low Density Residential Zone ▪ Design and Development Overlay Schedule 5
Attachments	<ol style="list-style-type: none"> 1. P15-286 Application and Plans 2. P15-286 Locality Plan 3. P15-286 Objection (1)

Declarations of Interest: Councillors & Officers

Greg Anders: In providing this advice as the senior manager, I have no disclosable interests in this report.

Tim Waller: In providing this advice as the responsible manager, I have no disclosable interests in this report.

Laura Wilks: In providing this advice as the responsible team leader, I have no disclosable interests in this report.

Luke Gavin: In providing this advice as the author, I have no disclosable interests in this report.

Purpose

This report relates to a planning permit application for the development of land for a three (3) lot subdivision. The application has been referred to the Planning Committee for determination as an objection to the proposal has been received. This report provides a background to the application, a summary of the relevant planning considerations and an officer recommendation.

Proposal

The application proposes to subdivide the land located at 37 Lowndes Road Bannockburn into three (3) lots.

Lot 1 will contain the existing dwelling and shedding located onsite and have a size of 4370 square metres. The proposed lot will be located at the front of the site and will be accessed via the existing crossover located on Lowndes Road. The lot will be of a rectangular shape with a

frontage of 37 metres to Lowndes Road and will have a depth of 118 metres along its western boundary.

Proposed Lot 2 will be located to the east of lot 1 and will have a size of 4130 square metres. The lot will be of a rectangular shape with a frontage of 35 metres to Lowndes Road and a depth of 118 metres.

Proposed Lot 3 will be located to the rear of the site and will have a size of 4140 square metres. Access to Lot 3 will be via a new crossover which will service an 8 metre wide 118 metre long battle-axe drive way which will border the eastern boundary of proposed Lot 2.

Site Description

The subject site is located at 37 Lowndes Road, Bannockburn. The site has a total area of 1.3 hectares, with a road frontage of 80 metres to Lowndes Road and a depth of 157.65 metres along its western boundary. The site currently contains a dwelling, associated outbuildings and small holdings for the keeping of stock. The existing outbuilding to the west of the dwelling is used as a garage. Planted vegetation exists around the dwelling. The site is accessed by an existing crossover located on Lowndes Road. The remainder of the site is largely vacant and is relatively flat.

The site is zoned Low Density Residential and the Design and Development Overlay Schedule 5 applies. The site is located on the northern side of the railway line. Surrounding land features lots of a similar size with dwellings and outbuildings present.

History

The application was received on 2 December 2015. The application was referred to Barwon Water and Powercor both of whom have consented to issue of a permit. The proposal was also referred internally to the Works, Environmental Health and the Natural Resources Departments. These departments also consent to the issue of a permit subject to conditions from Environmental Health and Works.

Community Communication

Notice of the application was given to neighbours pursuant to Section 52 of the *Planning and Environment Act 1987* ("the Act"). Two objections were received, a copy of each is provided at Attachment 3. The objections were made on three main grounds:

- The loss of amenity caused by the proposed additional smaller lots,
- overland flow and drainage issues, and
- overlooking from new allotments.

As a result of the consultation meeting one of the objections was withdrawn, however one objection still remains.

Golden Plains Planning Scheme

Local Planning Policy Framework

Clause 21.07 Local Areas

Two relevant objectives of this policy are:

- To promote growth in Bannockburn that is sustainable in accordance with the Overall Principles Plan and Land Use Precinct
- To encourage development which is responsive to the character and rural ambience of Bannockburn.

Clause 22.09 Low Density Residential Subdivision Policy

The relevant objectives of this policy are:

- To ensure new lots created in the Low Density Residential Zone are of sufficient size to be capable of treating and retaining wastewater within their property boundaries.
- To maintain an open and spacious character for low density residential areas across the Shire through encouraging:
 - Design that provides for open space and landscaping.
 - Retention of existing vegetation.
 - Minimal use of narrow battleaxe access.
 - The provision of wide driveways/ access ways with sufficient areas available for landscaping.
 - Lot sizes with sufficient area to accommodate setbacks required by the Design and Development Overlay Schedule 5.

Zone & Overlay Provisions

Clause 32.03 Low Density Residential Zone

The purpose of the Zone is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.*

Pursuant to Clause 32.03-3, a permit is required to subdivide land.

The responsible authority must consider the following, as appropriate:

Subdivision

- The protection and enhancement of the natural environment and character of the area including the retention of vegetation and faunal habitat and the need to plant vegetation along waterways, gullies, ridgelines and property boundaries.
- The availability and provision of utility services, including sewerage, water, drainage, electricity, gas and telecommunications.
- In the absence of reticulated sewerage:
 - The capability of the lot to treat and retain all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.
 - The benefits of restricting the size of lots to the minimum required to treat and retain all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria).
- The benefits of restricting the size of lots to generally no more than 2 hectares to enable lots to be efficiently maintained without the need for agricultural techniques and equipment.
- The relevant standards of Clauses 56.07-1 to 56.07-4.

Clause 43.02 Schedule 5 to the Design and Development Overlay

The Objectives of the Overlay are to:

- To ensure that the siting and design of buildings creates an attractive low density residential environment.
- To ensure that development has regard to the low density residential character of the area.
- To ensure that a high level of amenity is maintained in low density residential areas.

General Provisions

The responsible authority must decide whether the proposal will produce acceptable outcomes in terms of the decision guidelines contained in Clause 65 of the planning scheme. Before deciding on an application the responsible authority must consider, as appropriate:

65.02 Approval of an application to subdivide land

- The suitability of the land for subdivision.
- The existing use and possible future development of the land and nearby land.
- The availability of subdivided land in the locality, and the need for the creation of further lots.
- The effect of development on the use or development of other land which has a common means of drainage.
- The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.
- The density of the proposed development.
- The area and dimensions of each lot in the subdivision.
- The layout of roads having regard to their function and relationship to existing roads.
- The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots.
- The provision and location of reserves for public open space and other community facilities.
- The staging of the subdivision.
- The design and siting of buildings having regard to safety and the risk of spread of fire.
- The provision of off-street parking.
- The provision and location of common property.
- The functions of any body corporate.
- The availability and provision of utility services, including water, sewerage, drainage, electricity and gas.
- If the land is not sewered and no provision has been made for the land to be sewered, the capacity of the land to treat and retain all sewage and sullage within the boundaries of each lot.
- Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.

Particular Provisions

Clause 56.07-4 Urban run-off management objectives

The objectives of the particular provision are;

To minimise damage to properties and inconvenience to residents from urban run-off.

To ensure that the street operates adequately during major storm events and provides for public safety.

To minimise increases in stormwater run-off and protect the environmental values and physical characteristics of receiving waters from degradation by urban run-off.

Standard C25

The urban stormwater management system must be:

- Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority.
- Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of urban run-off is proposed.
- Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999) as amended.
- Designed to ensure that flows downstream of the subdivision site are restricted to predevelopment levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts.

The stormwater management system should be integrated with the overall development plan including the street and public open space networks and landscape design.

Discussion

Planning Scheme

The proposed development is considered to meet the objectives and requirements of the state and local planning policy frameworks, zoning and overlay provisions, and the relevant particular and general provisions of the Scheme.

Local Planning Policy Framework

The proposed subdivision is considered to be in keeping with development which is responsive to the character and rural ambience of the Bannockburn Township. The lots are considered to be of sufficient size to be capable of treating and retaining wastewater within their property boundaries. The design and size of the lots will allow for landscaping around property boundaries to reduce the aesthetic impact of any future developments on lot 2 and 3, whilst still retaining the open space which is integral to the objectives of the Low Density Residential Zone. The use of battle axe style access to the proposed lot 3 is not uncommon where infill development is considered in the Bannockburn Township.

Low Density Residential Zone

- The proposal meets the objectives of the zone.
- All lots will have a total site area in excess of the mandated 4,000 square metres required within the Low Density Residential Zone where no reticulated sewerage is provided. Council's Environmental Health Officer has reviewed the submitted Land Capability Assessment which demonstrates all lots have the ability to treat and retain all waste water within site boundaries. Council has recommended a restriction on the number of bedrooms for any dwelling onsite, it is important that this requirement is adhered to and will be required as a restriction on title, this will make it clear to any perspective purchaser.
- The site is serviced by Lowndes Road. The development proposed is not expected to cause any traffic management issues with the potential for increased use due to the additional lots. Council's Works department have reviewed the road requirements and have not indicated any need for upgrades due to the subdivision at 37 Lowndes Road.
- All lots within the proposed subdivision will have access utility services, including sewerage, water, drainage, electricity, gas and telecommunications.
- No vegetation will be removed as a result of the proposed subdivision

Design and Development Overlay Schedule 5

The proposal is not expected to adversely affect the existing character and amenity of the surrounding area within the low density neighbourhood of Bannockburns North West. The applicant has suggested potential screening along the east of lot 2, south of lot 3 and western boundary of the battle-axe driveway to lot 3 to minimise the concerns of objectors regarding the loss of amenity created by the potential for an additional dwellings. The lots are of sufficient size to meet the setback requirements of the Design and Development Overlay.

Particular Provisions

Clause 56.07-1 Drinking water supply objectives

The application has been referred to Barwon Water who did not object to the proposed subdivision. The additional lots will have drinking water supply designed and constructed in accordance with the requirements and to the satisfaction of Barwon Water.

Clause 56.07-4 Urban run-off management objectives

The proposal sees the potential for a new dwelling and outbuildings to be located on lots 2 and 3. All proposed buildings on lot 2 and 3 will be conditioned to direct stormwater to the legal point of discharge.

The application has been referred to Council's Works Engineer who has consented to the proposed subdivision. Council's Works Engineer did not have any concerns with increased overland flow issues as raised by objectors at the consultation meeting. The current overland flow issues that exist on properties to the west of the site would not be affected by the proposed subdivision, or by any future development of the proposed lot 2 or 3. The applicant has proposed to extend the drainage easement located to the rear of lot 3 from 3 to 5 metres.

Objector's Concerns

The objector is primarily concerned about the impact of the subdivision on existing residential amenity and is concerned about protecting the character of the area. The objector has stated that the subdivision is likely to cause overland flow and drainage issues, amenity issues and overlooking concerns. Council's Works Engineer has reviewed the application and has stated that the proposed infrastructure and drainage measures will adequately deal with any increased run off or storm water issues. The mandatory setbacks and existing vegetation along the northern boundary of the subject site are considered to minimise any overlooking concerns with neighbouring properties. The proposed subdivision satisfies Council's policies surrounding Low Density Residential Development this policy seeks to encourage subdivisions which are designed to respect neighbourhood character, lots that are of a sufficient size to house any future residential development and treat and retain waste water within boundaries.

General Provisions

Clause 65 Decision Guidelines

It is considered that the proposal is supported by the Planning Policy Frameworks, the zoning and overlay provisions and the particular provisions.

Cultural Heritage Implications

It is considered that there are no cultural heritage implications.

Financial & Risk Management Implications

It is considered that there are no financial or risk management implications.

Economic, Social & Environmental Implications

It is considered that the application does not present any economic, social or environmental implications.

Conclusion

The proposed subdivision is considered to meet the objectives and requirements of the state and local planning policy frameworks, the zoning and overlay provisions, and the relevant particular and general provisions of the Scheme. The proposal is considered acceptable. It is considered that the development will not cause unacceptable material detriment to any person.

Moved Crs Phelan/Cameron

That the Planning Committee resolves to issue a Notice of Decision to Grant a Permit for a three lot subdivision at Lot 4 PS 132656 (37) Lowndes Road, Bannockburn subject to the following conditions:

- 1. This permit will expire if:**
 - A. The plan of subdivision is not certified within two years of the date of this permit; or**
 - B. The registration of the subdivision is not completed within five years of the date of certification.**

The responsible authority may extend the periods referred to if a request is made in writing before the permit expires or within six months afterwards.
- 2. The layout of the subdivision and the size and dimensions of the proposed lots must conform generally with the endorsed plan.**
- 3. The Owner of the land must enter into an agreement with:**
 - A. a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and**
 - B. a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where National Broadband Network will not be provided by optical fibre.**
- 4. Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:**
 - A. a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time.**
 - B. a suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.**
- 5. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and gas services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.**
- 6. All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.**
- 7. The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.**
- 8. Before the development starts, plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must show:**
 - A. the landscaping and planting proposals for the east, south and western boundaries of the proposed lot 2, together with details of water storage tanks and any excavations, embankments, retaining walls and the like and treatments proposed to be adopted to beautify such works and to prevent soil erosion.**

9. ***The landscaping must be completed to the satisfaction of the responsible authority prior to statement of compliance being issued for the subdivision.***

Environmental Health

10. ***Prior to certification, a restriction must be placed on the plan of subdivision that provides for the following:***
- A. ***Any new dwelling on lots 2 & 3 does not exceed 4 habitable bedrooms. Habitable bedrooms include any room that may be closed off with a door, such as a study, library or sunroom that could be used for the purposes of a bedroom.***
- B. ***This requirement is at the owner's expense and must not be varied except with the written consent of the responsible authority.***
11. ***Before the issue of a statement of compliance under the Subdivision Act 1988, the existing septic tank system must be altered/decommissioned/replaced so that it treats and disposes effluent to a minimum secondary level with effluent disposal via pressurized sub surface irrigation, in accordance with the latest version of the 'EPA Code of Practice – Onsite Wastewater Management' and Council requirements.***

Works

12. ***Before the issue of a statement of compliance under the Subdivision Act 1988, vehicle crossings to each lot must be provided or existing vehicle crossings upgraded by provision of a crushed rock drive entry, reinforced concrete culvert and end walls conforming to requirements of Golden Plains Shire Council contained in Infrastructure Design Manual (IDM) standard drawing SD 255 and to the satisfaction of responsible authority.***
13. ***Before the commencement of works a Construction Management Plan shall be submitted to and approved by the Responsible Authority. Management measures are to be in accordance with EPA guidelines for Environment Management, "Doing It Right On Subdivisions" Publication 960, September 2004.***
14. ***Where required and prior to certification and before any construction works associated with the development or subdivision start, detailed construction plans, drainage computations and specifications to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority.***

Construction plans shall be to Golden Plains Shire standards and specifications as detailed in current Infrastructure Design Manual (IDM).

15. ***Prior to the issue of Statement of Compliance provide open earth drains discharging to legal point of discharge and providing to each allotment in the subdivision a discharge point. Works shall include open drains along northern boundary of lots 1 and 2 and portion of eastern boundary of lot 3 discharging to existing open drain on northern boundary of site and be in accordance with requirements of Golden Plains Shire Council contained in Infrastructure Design Manual (IDM) and to the satisfaction of the Responsible Authority. Open drains where required must be contained within a minimum 5m drainage easement which must be set aside on the Plan of Subdivision for this purpose.***
16. ***Before the issue of a statement of compliance under the Subdivision Act 1988, services to the existing retained house must be modified so that they are exclusive to and totally within the boundaries of the new lot to which it is appurtenant. In particular, the following existing services must be modified:***
- A. ***All downpipes, stormwater drainage and sanitary drainage must be taken to an approved legal point of discharge to the satisfaction of the Responsible Authority.***
- B. ***Electricity, telephone, gas, water and sewerage.***
17. ***Before the issue of a statement of compliance under the Subdivision Act 1988, the developer of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electrical and***

telecommunication services to each allotment in the subdivision in accordance with the authority's requirements and relevant legislation at the time.

18. *Before the issue of a statement of compliance under the Subdivision Act 1988, all existing and proposed easements and sites for existing or required utility services, drainage and roads on the land must be set aside in the Plan of Subdivision submitted for certification in favour of the relevant authority for which the easement or site is created.*

Barwon Water

19. *The provision and installation of individual water services to all lots in the subdivision. A dimensioned plan showing location of all services relative to the allotment boundaries is to be submitted.*
20. *The payment of New Customer Contributions for water for each additional connection which includes any new lot on a plan of subdivision and/ or any apartment, unit, or premises within the development that is or can be separately metered for water supply.*
21. *Additional tapplings are to be supplied to service the proposed development. Note that tapplings and services are not to be located under existing or proposed driveways.*
22. *Barwon Water's records indicate that an existing water service and meter is located on this property. A dimensioned plan showing the location of existing meters, and the location of the meter relative to the existing boundaries, and its number, is to be submitted. Private water service pipes are not permitted to cross allotment boundaries and must be plugged and abandoned at the boundaries of such allotments.*

Powercor

23. *The plan of subdivision submitted for certification under the Subdivision Act 1988 shall be referred to Powercor Australia Ltd in accordance with Section 8 of that Act.*
24. *The applicant shall:*
- *Provide an electricity supply to all lots in the subdivision in accordance with Powercor's requirements and standards, including the extension, augmentation or re-arrangement of any existing electricity supply system, as required by Powercor.*
 - *Where buildings or other installations exist on the land to be subdivided and are connected to the electricity supply, they shall be brought into compliance with the Service and Installation Rules issued by the Victorian Electricity Supply Industry. You shall arrange compliance through a Registered Electrical Contractor and provide to Powercor Australia Ltd a completed Electrical Safety Certificate in accordance with Electricity Safe Victoria's Electrical Safety System.*
 - *The applicant shall provide to Powercor Australia Ltd, a copy of the version of the plan of subdivision submitted for certification, which shows any amendments which have been required.*
 - *Any buildings must comply with the clearances required by the Electricity Safety (Installations) Regulations.*
 - *Any construction work must comply with Energy Safe Victoria's "No Go Zone" rules.*

Note: This permit does not authorise the commencement of any building construction works. Before any such development may commence, the applicant must apply for and obtain appropriate building approval.

Note: A 'Works within Road Reserve' permit must be obtained from the responsible authority prior to the carrying out of any vehicle crossing works.

Note: The developer is to apply to Barwon Water for details relating to costs and conditions required for the provision of water supply services to the subdivision.

Carried

Cr Hansford arrived at 10.17am.

4.1.2 Planning Application P15-171 for the Use and Development of the Land for Industry at Lot 1 on Plan of Subdivision 629459R at 798 Tall Tree Road, Lethbridge

Directorate	Assets and Amenity
Unit	Development
Senior Manager	Greg Anders, Director Assets and Amenity
Responsible Manager	Tim Waller, Development Manager
Responsible Team Leader	Laura Wilks, Planning Team Leader
Author	Leigh Page, Town Planner
File References	P15-171
Relevant Policies & Legislative Frameworks	Golden Plains Planning Scheme
Proposal Summary	The use and development of the land for industry
Land Address	798 Tall Tree Road, Lethbridge Lot 1 on Plan of Subdivision 629459R
Applicant	Ausnovus Group Pty Ltd
Zone & Overlay Summary	Farming Zone
Attachments	4. P15-171 Application Documents 5. P15-171 Locality Plan 6. P15-171 Objections

Declarations of Interest: Councillors & Officers

Greg Anders: In providing this advice as the senior manager, I have no disclosable interests in this report.

Tim Waller: In providing this advice as the responsible manager, I have no disclosable interests in this report.

Laura Wilks: In providing this advice as the responsible team leader, I have no disclosable interests in this report.

Leigh Page: In providing this advice as the author, I have no disclosable interests in this report.

Purpose

This report relates to a planning permit application for the use and development of the land for industry at 798 Tall Tree Road, Lethbridge (Lot 1 on PS629459R). The application has been referred to the Planning Committee for determination as six objections to the application have been received. This report provides a background to the application, a summary of the relevant planning considerations and an officer recommendation.

Proposal

The application proposes the use and development of the land for industry, this will be for an in-vessel enclosed composting facility (refer Attachment 4). The purpose of the facility is to produce organic fertiliser within 24 hours from organic sources (ie chicken waste and spent hens). The proposed facility would be purpose built to treat approximately 1250 tonnes of waste per month, this will consist predominantly of poultry waste namely manure, dead chickens, and green waste.

The composting process uses the digester to undertake an aerobic digestion process with added accelerants to produce a compost substance readily available for plant use. Trucks enter the site and unload into the storage area provided within the shed, this area is fully enclosed to reduce the spread of odour and bio-hazards from the site. The waste product is moved into the digester via a front end loader with the compost additive added to the mix. The digester accelerates the aerobic digestion of the raw material, and converts it into organic fertiliser. The process takes place in a 24 hour period with 70% of the input material being converted to organic fertiliser, with

30% being lost as water vapour and carbon dioxide. No other bi products are produced during this process. Once the material is converted to fertiliser, the material is cooled within the cooling area inside the shed, it is then packed, loaded onto trucks, and distributed.

The temperature of the digester is retained at 80 degrees Celsius for two reasons:

- To eliminate all pathogens and harmful bacteria so that the product meets the Australian Standard specifications; and
- To activate the relevant enzymes within the additive which decompose the organic matter in a shorter timeframe.

The proposal consists of a single shed which will contain the digester/composter, cooling area, office, storage area, packaging area, and loading area. The proposed shed will be 100 metres x 40 metres and 13.5 metres to the highest point and constructed out of colourbond. Bio-filters will be installed on the roof to eliminate pollutants and odour emanating from the shed.

An open area abutting the eastern wall of the proposed shed will be used in association with the facility, this area will be 100 metres x 40 metres and will be used for loading and unloading area, truck wash, water tanks, and car parking. Four LPG gas storage tanks are also proposed.

The proposal will employ 4-5 people onsite with production of the fertiliser being undertaken daily in a 24 hour period. The facility will produce approximately 60 tonnes per day. Truck movements to the site will include the depositing of chicken waste to the site and the collection of the organic fertiliser.

The site will contain a car wash facility that will require all empty trucks entering or exiting the site to be thoroughly cleaned.

Vehicle access to the site will be from Tall Tree Road with a low rate of truck movements to and from the site due to the low rate of receive/dispatch numbers to and from the site.

Site Description

The subject land is located on the northern side of Tall Tree Road within the Farming Zone, with an area to the north of the proposal being zoned Special Use Zone 1. The land abutting the western boundary is zoned Public Conservation and Resource Zone. All other surrounding land is zoned Farming Zone. The proposed facility is located to the south east corner of the lot within the Farming Zone just outside the Special Use Zone.



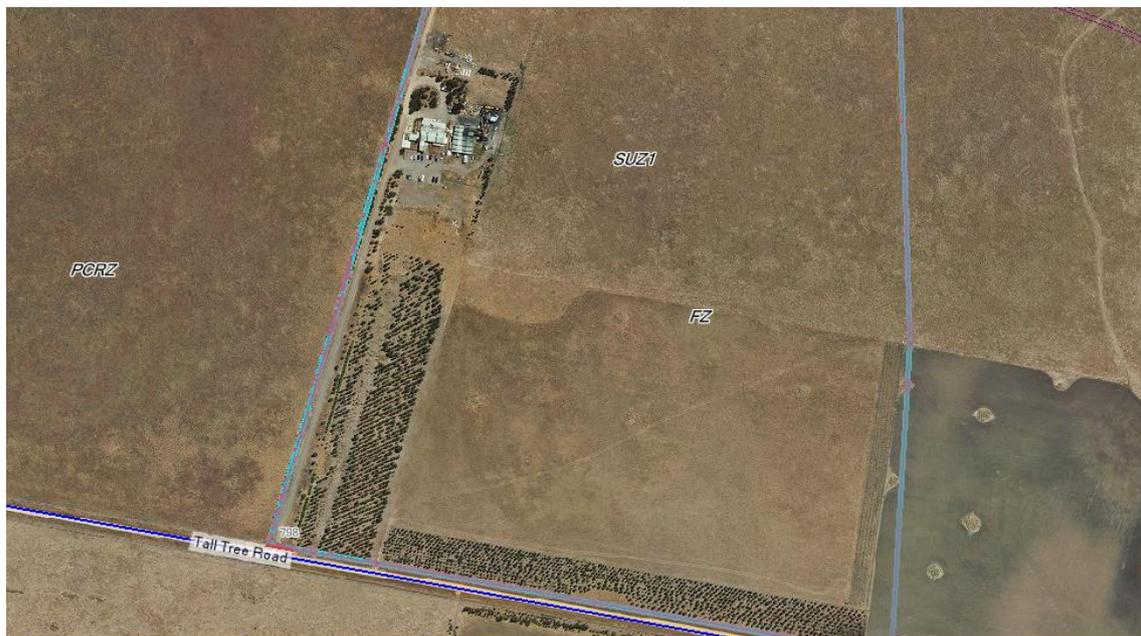
The parks grassland reserve is located to the west of the site within the Public Conservation and Resource Zone. The Department of Environment, Land, Water, and Planning have been advised of the application through the notification stage of the application.

The proposed facility will be located approximately 194 metres from the Tall Tree Road boundary and 90 metres from the eastern boundary.

Previous applications have been approved for animal cremation and medical waste incineration on this lot towards the south west corner of the Special Use Zone. The pet cremation facility and landfill have been in operation since 1993. The pet cremation facility is used to incinerate deceased animals and the landfill (licensed by the EPA) is used for disposal of animal bodies and veterinary waste.

The medical waste incinerator was approved in 2007 at the same site, this facility is used for the incineration of any medical waste in accordance with the approved EPA works approval and licence.

The surrounding area is predominantly used for agricultural purposes. Access to the site is from Tall Tree Road which is a sealed road. There are broiler farms within the surrounding area with the nearest being in excess of 1.8 kilometres from the site.



History

Previous Applications

Planning permit PP389 was issued in 1993 by the Leigh Shire for the operation of a Pet Cremator. The cremation facility is for individual cremation of small animals. Planning Permit 05-302 was issued in 2006 to add another pet cremator to the facility, limited organic animal waste only.

In 2007, Amendment C32 was applied to alter the wording of Schedule 1 of the Special Use Zone to allow for the incineration of medical waste. Advice was received at a later date that advised the zone purpose did not exclude the consideration of medical waste incineration, this amendment was subsequently abandoned. A planning permit was issued in 2007 for the use and development of the land for a medical waste incinerator.

Current Application

This application was received by Council on 4 August 2015, at the time a preliminary assessment of the application was undertaken.

The application was referred to the Environmental Protection Authority (EPA) on 6 August 2015 as a determining referral authority. The EPA have responded and advised that the applicant has submitted a Research, Development and Demonstration (RD&D) application to the EPA. This process enables projects that are typically limited in scale, duration and environmental impact, and allows the proponent to demonstrate and monitor how the technology works. The operator will be required to obtain a works approval pursuant to section 19A of the Environment Protection Act. The applicant will be required to submit a works approval application on completion of the

RD&D project. The potential environmental impacts will be fully assessed by the EPA through the works approval application.

Given the aforementioned considerations, the EPA do not object to the issuing of the planning permit subject to conditions being included in the planning permit.

The application was also internally referred to Council's Works Unit in regards to access to the site and the use of Tall Tree Road.

Communications

The application was advertised in accordance with the Planning and Environment Act 1987.

Notice of the application was given in accordance with Section 51(1)(a) of the Planning and Environment Act 1987. Notice was provided by mail to adjoining land owners and occupiers of the site. Notice was also carried out by placing a sign on the site. As a result of public notice six objections have been received.

The objectors and the applicant were invited to a consultation meeting held on the 22 February 2016. There was no resolution or agreement reached as a result of the meeting. It should be noted that three objections were received after the consultation meeting. It was determined that Council would not be conducting another consultation meeting in lieu of these objections being received as the issues contained within the new objections were discussed in the consultation meeting without resolution.

Summary of Objections

The main grounds of objections are summarized as follows:

- 1) Biosecurity issues on farms from transportation of waste to the site;
- 2) Biosecurity impacts of the facility on nearby poultry farms;
- 3) Potential for power failure
- 4) Increase in traffic;
- 5) Odour from the site;
- 6) Stormwater runoff from the site;
- 7) Fire management;
- 8) Energy usage onsite.

These issues will be discussed in further detail within this report.

Only one of the objectors attended the consultation meeting. The main points of discussion were the biosecurity around transportation of waste to the site, the biosecurity onsite to nearby poultry farms, emergency management, and potential for power failure.

Golden Plains Planning Scheme

State Planning Policy Framework (SPPF)

Clause 11.05 Regional Development

The State Planning policy for regional development includes particular policies related to Melbourne's hinterland areas and rural productivity. The policy for Melbourne's hinterland areas (Clause 11.05-2) applies to the area within 100 kilometres of Melbourne's Central Activities District and aims to manage growth by preventing dispersed settlement and providing for development in selected settlements having regard to, among other things, agricultural activities in the area. The policy for rural productivity (Clause 11.05-3) aims to manage land use change and development in rural areas to promote agriculture and rural production.

Clause 13.04 Noise and Air

The objective of the State Planning Policy for noise abatement (Clause 13.04-1) is to assist the control of noise effects on sensitive land uses. The policy seeks to ensure that amenity is not reduced by noise emissions, using a range of design and land use separation techniques as

appropriate to the land use functions and character of the area. Planning must consider as relevant the Interim Guidelines for Control of Noise from Industry in Country Victoria, EPA 1989.

The state planning policy for air quality (Clause 13.04-2) aims to assist the protection and improvement of air quality by ensuring that there is suitable separation between land uses that reduce amenity and sensitive land uses. Planning must consider as relevant the State Environment Protection Policy (Air Quality Management).

Clause 14.01 Agriculture

The State Planning Policy for agriculture includes particular policies for the protection of agricultural land and sustainable agricultural land use. The policy for the protection of agricultural land (Clause 14.01-1) seeks to ensure that the State's agricultural base is protected from the unplanned loss of productive agricultural land due to permanent changes of land use. The policy for sustainable agricultural land use (Clause 14.01-2) supports effective agricultural production. Given the existing uses on the same lot within close proximity to this proposal, it is deemed that there would be minimal loss of agriculture as a result.

Clause 14.02 Water

The objective of the State Planning policy for catchment planning and management (Clause 14.02-1) is to assist the protection and, where possible, restoration of catchments, waterways, water bodies, groundwater, and the marine environment. This policy seeks to retain natural drainage corridors with vegetated buffer zones at least 30m wide along each side of a waterway to maintain the natural drainage function, stream habitat and wildlife corridors and landscape values, to minimise erosion of stream banks and verges and to reduce polluted surface runoff from adjacent land uses. It also seeks to undertake measures to minimise the quantity and retard the flow of stormwater runoff from developed areas, encourage measures to filter sediment and wastes from stormwater prior to its discharge into waterways, including the preservation of floodplain or other land for wetlands and retention basins. The policy also seeks to ensure that works at or near waterways provide for the protection and enhancement of the environmental qualities of waterways and their instream uses and require the use of appropriate measures to restrict sediment discharges from construction sites.

Local Planning Policy Framework (LPPF)

Clause 21 Municipal Strategic Statement

The Municipal Strategic Statement (MSS) recognises maintaining and encouraging viable agricultural industries as a key affecting the Shire's land use planning and development (Clause 21.02). Agriculture is the major land use in the Shire and whilst the Shire does not have a substantial amount of high quality agricultural land there has been growth of intensive agriculture including specialist livestock industries. The strategic direction and vision statement for the Golden Plains Shire (Clause 21.03) states that the opportunities for agricultural diversity are limited. Opportunities to allow this agricultural diversity should be developed in areas that will not detrimentally impact on agricultural uses on the land or existing uses surrounding the land. Council will work, among other things, to facilitate productive agricultural activities. The Council Plan contains objectives and actions to encourage economic development and recognizes a prosperous agricultural industry supporting sustainable practices.

The agricultural policy (Clause 21.05-2) emphasises the economic importance of agricultural industries to the Shire, and emphasizes agricultural industries and recognizes that an important land use management issues is the potential for conflict between sensitive uses and agricultural practices. The objectives of agriculture policy seeks to ensure that the use and development of rural land is both compatible and complementary to agricultural activities and to encourage agricultural diversity and promote opportunities for new farming enterprises.

The Golden Plains Rural Land Use Strategy is a reference document to the planning scheme. The Strategy is designed to guide future land use and development across the Shire's rural areas. The Strategy recognises that there has been significant growth in intensive animal industries in the Shire. The Strategy found that the industry has been attracted to the region by extensive areas of large farms in the central and south east areas where settlement is dispersed and

substantial buffers to rural dwellings exist. The objectives of the Strategy include, among other things, to provide for value adding rural industries, including intensive animal industries, where they can be sited so as to avoid conflicts and impacts on towns and settlements, residential uses, other agricultural uses and identified environmental values.

Zone Provisions

The site and surrounding land is located in the Farming Zone (FZ). The primary purpose of the Farming Zone is to provide for the use of land for agriculture. Industry is a Section 2 use (Permit required) subject to a condition that it meets the requirements of Clause 52.31 of the planning scheme. Before deciding on an application Council must consider the relevant decision guidelines of the farming Zone which include the following:

General Issues:

- The State Planning Policy Framework and the Local Planning policy Framework, including the Municipal Strategic Statement and local planning policies.
- Any Regional Catchment Strategy and associated plan applying to the land;
- The capability of the land to accommodate the proposed use or development, including the disposal of effluent.
- How the use or development relates to sustainable land management.
- Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.
- How the use and development makes use of existing infrastructure and services.

Agricultural issues and the impacts from non-agricultural uses:

- Whether the use or development will support and enhance agricultural production.
- Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.
- The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.
- The capacity of the site to sustain the agricultural use.
- The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.
- Any integrated land management plan prepared for the site.

Environmental issues:

- The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.
- The impact of the use or development on the flora and fauna on the site and its surrounds.
- The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.
- The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.

Particular Provisions

Clause 52.10 Use with adverse amenity impacts

Uses with adverse amenity potential must be assessed against the relevant particular provision of the planning scheme. The purpose of this provision is to determine those types of industries that need to be setback a minimum distance from sensitive land uses. Given that there are no sensitive zonings surrounding the land, this provision will not impact on the development.

Clause 52.06

Under the car parking provisions of the planning scheme, a total of 11.6 car parking spaces should be provided onsite. Given minimal amount of staff onsite and the minimal need for visitor parking. It has been determined that the nine parking spaces as proposed be approved.

Discussion

The application is considered to satisfy the provisions of the State Planning Policy Framework, the Local Planning Policy Framework, Farming Zone, particular provisions and Clause 65 of the Victorian Planning Provisions (VPPS). The proposed use and development is consistent with state and local agriculture policies and the rural land use strategy which seeks to facilitate the agricultural industries in suitable locations.

Objections

Biosecurity issues on farms from transportation of waste to the site

A works approval is required for the proposal under Section 19A of the Environment Protection Act 1970. The EPA have jurisdiction over environmental protection through the Environment Protection Act 1970. The EPA manage proposals such as this through the works approval and licencing mechanisms in which they investigate, assess proposals and apply appropriate requirements and standards if approved.

Transport of waste to the site is controlled by the EPA who will consider the biosecurity issues as outlined in their referral response. The EPA in their written response advise that this proposal is required to obtain a Research, Development, and Demonstration licence, this allows projects such as this that are limited in scale, duration and environmental impact to demonstrate and monitor how the technology works. The works approval will be required to be applied for through the EPA after a planning permit is issued.

Biosecurity impacts of the facility on nearby poultry farms

The proposed facility is fully enclosed and will contain all waste storage and production within the shed, the nearest poultry farm is located approximately 1.8 km from the proposed development. The proposal would not impact upon any existing biosecurity buffers related to an existing intensive farming operation on other land.

Again this matter is required to be addressed by the EPA within an EPA licence after a planning permit is issued.

There are no codes or policies specified for separation distances that will ensure protection from the spread of disease. However, it is generally considered that the greater the distance, the lower the risk. The biosecurity guidelines for poultry farms suggest that a bio-security buffer of 1 kilometre between broiler farms should be maintained where practicable to minimise the potential for the spread of disease, Given the separation distance of this proposed facility from the nearest broiler farm will be approximately 1.8kms, there should be no impacts created on the existing farms in the surrounding area.

Power Failure

For occasions where there is a power failure, the applicant advised that it is a requirement of the EPA that there be backup generators onsite to provide ongoing power supplies.

For occasions where the facility breaks down, the applicant advised that they will contact drivers and halt deliveries to the site. The two machines onsite will continue to process the materials already onsite, to limit the potential for adverse amenity impacts.

An emergency management plan is required as a condition of the planning permit.

Increase in traffic

The application was referred to Council's works department for review and comment. The overall increase in traffic movements to and from the facility has been deemed to be minimal and the current standard of the road would be suitable for this proposal. The works department have not required any conditions in relation to the proposed facility.

Odour from the site

As the shed will be enclosed the majority of the odour will be contained within its walls. The application proposes to deal with odour by installing a filtration system, including Bio Filters. The Environmental Risk Assessment submitted with the application outlines that the facility will adopt best practice bio-filter controls. No odour should be detectable outside a 500 metre buffer distance.

Continual monitoring and testing of odour emanating from the site will be required as part of the EPA works approval and licence.

Stormwater runoff from the site

The building will be enclosed, with a concrete floor and bunded at the perimeter walls. The bunding size will allow the capture of at least 110% of the digester volume within the bunding. This will ensure that no waste product can escape from the shed.

No surface water will be discharged from the site. All wash down water and the like will be collected within a sump and re-used as make-up water within the digester.

Water from the roof will be directed to water tanks onsite.

Fire management

The applicant advised during the consultation meeting that a fire suppression system is installed within the facility, this includes sprinklers being installed into the roof.

A fire prevention and management plan is required as a condition of the planning permit

Energy usage onsite

The site will be required to be connected to power at the applicant's cost. They will need to negotiate directly with Powercor for this connection to the facility.

Cultural Heritage Implications

The proposed development is not located within an area of Cultural Heritage Sensitivity.

No Cultural Heritage Management Plan is required.

Financial & Risk Management Implications

It is considered there are no financial implications..

Economic, Social & Environmental Implications

It is considered that there are no economic, social, or environmental implications.

Conclusion

The application satisfies the provisions of the State and Local Planning Policy Frameworks, the Farming Zone and the decision guidelines of the planning scheme. The site is considered to be appropriate as it will facilitate the establishment of an important agricultural industry in a manner that is consistent with the orderly planning and protection of the environment. The proposed industry will be consistent with the existing uses of the land for incineration. It is therefore considered that the grant of a permit will not cause material detriment to any person.

Recommendation

That the Planning Committee resolve to Issue a Notice of Decision to Grant a Permit for the use and development of the land for Industry in accordance with the endorsed plans at Lot 1 on Plan of Subdivision 629459R, 798 Tall Tree Road, Lethbridge subject to the following conditions:

- 1. The use and development as shown on the endorsed plans must not be altered without the written consent of the responsible authority.***

2. ***The use approved by this permit must not commence prior to the issue of a works approval and licence by the EPA. The use must thereafter comply with all conditions of the works approval and licence.***
3. ***The landscaping as currently located onsite must not be altered or removed for the life of this application.***
4. ***Before the development commences, a Fire Prevention and Management Plan must be prepared and be submitted to and approved by the responsible authority. Once approved, the plan will be endorsed and form part of the planning permit.***
5. ***Before the development commences, an Emergency Management Plan must be prepared and be submitted to and approved by the responsible authority. Once approved, the plan will be endorsed and form part of the planning permit.***
6. ***External lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the responsible authority.***
7. ***All buildings must be constructed in materials which are non-reflective and which do not detract from the landscape values of the area.***
8. ***The storage of all materials, waste, and other goods related to the use must be contained within the building to the satisfaction of the responsible authority.***
9. ***The loading and unloading of goods from vehicles must only be carried out within the designated loading and unloading area as shown on the endorsed plans. All loading and unloading of organic materials must be conducted within the approved shed.***
10. ***No polluted and/or sediment laden run-off is to be discharged directly or indirectly into any drain or watercourse.***
11. ***The use and development must be managed so that the amenity of the area is not detrimentally affected, through the:***
 - A. ***transport of materials, goods or commodities to or from the land***
 - B. ***appearance of any building, works or materials***
 - C. ***emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot,***
 - D. ***ash, dust, waste water, waste products, grit or oil***
 - E. ***presence of vermin.***
12. ***The applicant must ensure that appropriate measures be implemented throughout the construction stage of the development to rectify and/or minimise mud, crushed rock or other debris being carried onto public roads from the subject land, to the satisfaction of the responsible authority.***
13. ***The applicant must ensure that throughout the construction stage of the development dust suppression is undertaken to ensure that dust does not cause a nuisance to surrounding properties to the satisfaction of the responsible authority.***
14. ***Prior to the commencement of use a vehicle entrance must be provided to the subject site in accordance with Council Infrastructure Design Manual Standard Drawing SD 265 to the satisfaction of the responsible authority.***
15. ***The permit holder must require all contractors, suppliers or any other delivery driver to access the site from the Midland Highway via Lower Plains Road, Laird Road and Tall Tree Road. The permit holder must use their best endeavours to ensure that no truck traffic uses Russell Street, Lethbridge or Tall Tree Road from the Meredith Shelford Road to access the site.***

16. ***Before the use commences area for car parking necessary to service employees and visitors must be provided. The area set aside for the parking of vehicles and access lanes must be:***
 - A. ***Constructed***
 - B. ***Properly formed to such levels that they can be used***
 - C. ***Surfaced with an all weather surface and where required sealed, and***
 - D. ***Drained******to the satisfaction of the responsible authority. Car spaces, access lanes and driveways must be kept available for these purposes at all times.***
17. ***No fewer than nine car spaces must be provided on the land for the use and development, including one spaces clearly marked for use by disabled persons.***
18. ***A sign to the satisfaction of the responsible authority must be provided directing drivers to the area set aside for car parking and must be maintained to the satisfaction of the responsible authority. The sign must not exceed 0.3 square metres in area.***
19. ***The loading and unloading of goods from vehicles must only be carried out on the land within the designated loading area(s) as shown on the endorsed plans and must not disrupt the circulation and parking of vehicles on the land.***
20. ***Before the development commences, engineering plans and details for the design of the car parking, access roads, driveway access and drainage shall be prepared and submitted to the responsible authority for approval.***
21. ***Before commencement of any road and drainage works associated with the development detailed construction plans to the satisfaction of the responsible authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. All works constructed or carried out must be in accordance with those plans.***
22. ***No polluted or sediment laden runoff is to be discharged directly or indirectly into any drain or watercourse.***
23. ***Prior to the commencement of use, the discharge from the site shall be retarded on site to less than the pre developed discharge rate for the 10% AEP storm event to the satisfaction of the responsible authority.***
24. ***All stormwater runoff from buildings and truck wash on the site shall be stored in appropriate storage tanks and be held for usage for the use permitted onsite.***
25. ***This permit will expire if one of the following circumstances applies:***
 - A. ***the development has not started within two years of the date of this permit.***
 - B. ***the development is not completed and use has not commenced within four years of the date of this permit.***
 - C. ***the works approval issued by the EPA is made void or expires***
The responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or within six months afterwards.

Environmental Protection Authority

26. ***Development and Operation of the site must be in accordance with EPA approval at all times.***
27. ***Offensive odours must not be discharged from the boundaries of the premises.***
28. ***Noise emitted from the premises must not exceed the recommended level as set out in Noise from Industry in Regional Victoria (NIRV; EPA Publication 1411, 2011).***

29. ***A secondary containment system must be provided for liquids which if spilt are likely to cause pollution or pose an environmental hazard. In accordance with the EPA Publication 347 Bunding Guidelines 1992 or as amended.***
30. ***Process chemicals and wastes must be stored in secure bunded areas in accordance with EPA Publication 347 Bunding Guidelines 1992 or as amended.***

Note: A works within road reserve permit must be obtained from the responsible authority prior to the carrying out of any vehicle crossing works.

Moved Crs Phelan/Kirby

That the Planning Committee suspend Standing Orders to hear submissions.

Carried

It was recorded that Standing Orders were suspended at 10.20am to allow Mike Govers to address the Planning Committee.

Moved Crs Vaughan/Kirby

That the Planning Committee resume Standing Orders.

Carried

It was recorded that Standing Orders resumed at 10.29am.

Moved Crs Phelan/Cameron

That the Planning Committee resolves to issue a notice of Refusal to Grant a Permit for the use and development of the land for Industry in accordance with the endorsed plans at Lot 1 on Plan of Subdivision 629459R, 798 Tall Tree Road, Lethbridge as the proposed use and development of the land, if allowed to proceed, presents an unacceptable risk to farms in the area from a bio security perspective.

Carried

5. OTHER BUSINESS

A workshop is to be held regarding submissions to the Perri Urban 30 Year Plan. Mr Greg Anders, Director Asset & Amenity, advised that Council has made a submission regarding the lack of funding for sewerage for small towns and the land fill levy.

Laura Wilks, Planning Team Leader, introduced to Council Sarah Fisher who is the new Strategic Planner.

5.1. IN CAMERA MEETING

As a Section 86 Special Committee of Council, the Planning Committee may, in accordance with Section 89 of the Local Government Act 1989, resolve to close the meeting to members of the public if the meeting is discussing:

- (a) Personnel matters;
- (b) The personal hardship of any resident or ratepayer;
- (c) Industrial matters;
- (d) Contractual matters;
- (e) Proposed developments;
- (f) Legal advice;
- (g) Matters affecting the security of Council property;
- (h) Any other matter which the Council considers would prejudice the Council or any person;
- (i) A resolution to close the meeting to members of the public.

6. ATTACHMENTS

Attachment 1	Item 4.1.1	P15-286 Application and plans
Attachment 2	Item 4.1.1	P15-286 Locality Plan
Attachment 3	Item 4.1.1	P15-286 Objection
Attachment 4	Item 4.1.2	P15-171 Application Documents
Attachment 5	Item 4.1.2	P15-171 Locality Plan
Attachment 6	Item 4.1.2	P15-171 Objections

Attachments are available upon request.

7. DATE OF NEXT MEETING

To be advised.

8. CLOSE OF MEETING

The meeting closed at 10.36 am.

9. CERTIFICATION

In accordance with Section 93(5) of the Local Government Act 1989, I hereby certify that the minutes of this Planning Committee meeting have been confirmed as a true and correct record.

Confirmed, Chair, Cr Bill McArthur

Date

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