



# **MINUTES**

## **S86 Development Assessment Committee Meeting**

**Wednesday, 18 March 2020**

**Time: 6.00pm**

**Location: North Wing Meeting Room 2 & 3, Darley Civic Hub**

**Order Of Business**

<b>1. Opening .....</b>	<b>3</b>
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<b>12. Date of Next Meeting .....</b>	<b>7</b>
<b>13. Meeting Close .....</b>	<b>7</b>

**1. OPENING**

The Mayor welcomed all and opened the meeting at 6.09pm.

**2. PRESENT AND APOLOGIES**

Cr David Edwards (Mayor)	East Moorabool Ward
Cr Lawry Borgelt	Woodlands Ward
Cr Tonia Dudzik	East Moorabool Ward
Cr John Keogh	East Moorabool Ward
Cr Tom Sullivan	West Moorabool Ward

**Officers:**

Mr Henry Bezuidenhout	Executive Manager Community Planning & Economic Development
Ms Yvonne Hansen	Manager Governance, Risk & Corporate Planning
Mr Mark Lovell	Acting Coordinator Statutory Planning

**APOLOGIES:**

An apology was received for Cr Jarrod Bingham and Cr Paul Tatchell.

**3. RECORDING OF MEETING**

As well as the Council for its minute taking purposes, the following organisations have been granted permission to make an audio recording of this meeting:

- The Moorabool News; and
- The Star Weekly.

**4. CONFIRMATION OF MINUTES****COMMITTEE RESOLUTION**

**Moved:** Cr John Keogh

**Seconded:** Cr Lawry Borgelt

That the minutes of the S86 Development Assessment Committee Meeting held on Wednesday, 19 February 2020 be confirmed.

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**CARRIED**

**5. MATTERS ARISING FROM PREVIOUS MINUTES**

Nil.

**6. DISCLOSURE OF CONFLICTS OF INTERESTS**

Nil.

**7. COMMUNITY PLANNING REPORTS****7.1 PA2019217 - DEVELOPMENT OF TWO (2) DWELLINGS - 154 GISBORNE ROAD, DARLEY****COMMITTEE RESOLUTION**

**Moved:** Cr John Keogh

**Seconded:** Cr Tom Sullivan

That Council, having considered all matters as prescribed by the *Planning and Environment Act 1987*, issues a Notice of Decision to grant a Planning permit at 154 Gisborne Road, Darley, otherwise known as Lot 18 on PS114129 subject to the following conditions:

Endorsed Plans:

1. The use and development as shown on the endorsed plans must not be altered without the written approval of the Responsible Authority. All buildings shall be located clear of any easements or water and sewer mains/septic tank and effluent lines.

Infrastructure:

2. Standard urban residential vehicle crossings must be provided on Gisborne Road Service Lane to the satisfaction of the Responsible Authority. Any redundant vehicle crossings must be removed, and the kerb and channel and nature strip reinstated to the satisfaction of the Responsible Authority. A vehicle crossing permit must be taken out for the construction of the vehicle crossing.
3. The property driveway to Unit 2 must be constructed in reinforced concrete to a depth of 125 mm. The layout of the driveway must be designed and constructed in accordance with Clause 52.06-8 of the Moorabool Planning Scheme.
4. The development must be provided with a drainage system constructed to a design approved by the Responsible Authority and must ensure that:
  - i. the development as a whole is self-draining;
  - ii. volume of water discharging from the development in a 10% AEP storm shall not exceed the 20% AEP storm prior to development. Peak flow must be controlled using a detention system located and constructed to the satisfaction of the Responsible Authority; and
  - iii. all units must be provided with a storm water legal point of discharge at the low point of each potential lot, to the satisfaction of the Responsible Authority.
5. Stormwater runoff must meet the "Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO 1999)".

6. Stormwater drainage from the development must be directed to a legal point of discharge to the satisfaction of the Responsible Authority. A legal point of discharge permit must be taken out prior to the construction of the stormwater drainage system.
7. Prior to the commencement of the development, design computations for drainage of the whole site must be prepared and submitted to the Responsible Authority for approval.
8. Unless otherwise approved by the Responsible Authority, there must not be any buildings, structures or improvements located over proposed drainage pipes and easements on the property.
9. Sediment discharges must be restricted from any construction activities within the property in accordance with the relevant Guidelines including "Construction Techniques for Sediment Control" (EPA 1991) and "Environmental Guidelines for Major Construction Sites" (EPA 1995).
10. Prior to the commencement of the development, plans and specifications of all road and drainage works must be prepared and submitted to the Responsible Authority for approval, detailing but not limited to the following:
  - i. location of vehicle crossings
  - ii. details of the underground drainage
  - iii. location of drainage legal points of discharge
  - iv. standard details for vehicle crossings and legal points of discharge
  - v. civil notes as required to ensure the proper construction of the works to the infrastructure design manual

Amenity:

11. External lighting must be provided with suitable baffles and located so that no direct light is emitted outside the site.

Landscape Plans:

12. Before the use/occupation of the development starts or by such later date as is approved by the Responsible Authority in writing, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority.
13. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority, including that any dead, diseased or damaged plants are to be replaced.

Permit Expiry:

14. This permit will expire if one of the following circumstances applies:
  - a) The development is not started within two years of the date of this permit;
  - b) The development is not completed within four years of the date of this permit.

**CARRIED**

## 7.2 PA2019264 - REMOVAL OF NON-NATIVE VEGETATION AT 102 LYNDBURST STREET AND 19 FAHEYS ROAD, GORDON

### COMMITTEE RESOLUTION

**Moved:** Cr Lawry Borgelt

**Seconded:** Cr Tom Sullivan

That Council, having considered all matters as prescribed by the *Planning and Environment Act 1987*, issue a Planning Permit for the Removal of Non-Native Vegetation at 102 Lyndhurst Street and 19 Faheys Road Gordon:

Endorsed Plans:

1. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority. All buildings and works must be constructed and or undertaken in accordance with the endorsed plans to the satisfaction of the Responsible Authority. All buildings and works must be located clear of any easements or water and sewer mains or septic tank and effluent lines unless written approval is provided by the Relevant Authority.

General Conditions:

2. Native vegetation including dead standing native vegetation is not to be removed from the land without the written consent of the Responsible Authority.
3. The removal of the Nominated Cypress trees must be conducted in a manner which does not result in the removal destruction or lopping of any other vegetation without the written consent of the Responsible Authority.

Infrastructure:

4. Sediment discharges must be restricted from any construction activities within the property in accordance with relevant Guidelines including Construction Techniques for Sediment Control (EPA 1991).
5. Prior to the commencement of the development and post completion, notification including photographic evidence must be sent to Council's Asset Services department identifying any existing damage to Council assets. Any existing works affected by the development must be fully reinstated at no cost to and to the satisfaction of the Responsible Authority.

Barwon Water:

6. Sediment control measures outlined in the EPA's publication No 275, Sediment Pollution Control, must be employed and maintained until the disturbed area has been permanently stabilised and revegetated as detailed in the application for a planning permit.

Permit Expiry:

7. This permit will expire if one of the following circumstances applies:
  - a) The development is not started within two years of the date of this permit;
  - b) The development is not completed within four years of the date of this permit.

**CARRIED**

**8. UPDATE ON TRENDS, ISSUES AND OTHER MATTERS**

Nil.

**9. PROCESS FORWARD AND WORK PROGRAM**

Nil.

**10. UPDATE ON VCAT DECISIONS**

The Executive Manager (EM) Community Planning and Economic Development provided an update on the following current VCAT appeal matters:

- 101 Gisborne Road, Bacchus Marsh (Service Station and Convenience Restaurants)  
The EM advised the Councillors that a compulsory conference was held and as a result a consent order has been agreed to by the parties. VCAT will be directing Council to issue a permit in accordance with the consent order
- 14 Spencer Road, Ballan (3 Lot Sub-division)  
New matter received
- Leonards Hill-South Bullarto Road, Bullarto South (Development and Use of a Dwelling, a catchment Authority refusal)  
New matter received

**11. OTHER BUSINESS**

Nil.

**12. DATE OF NEXT MEETING**

Wednesday, 15 April 2020

**13. MEETING CLOSE**

The Meeting closed at 6.21pm.