

DSE may place conditions on a licence or permit which serve to avoid or minimise the loss of protected flora or to make good any disturbance caused.

It was moved by Cr Connor seconded by Cr Mowatt that the Officer Recommendation be adopted.

The motion was put and carried.

Cr Anderson requested a division.

**Cr's Jukes, Morabito, Jukes, Letchford, Mowatt, Connor and Hackett (7)
Cr's Anderson and Piper (2)**

CARRIED

Report No: Report Title:

PE.2 RIDDELLS CREEK STRUCTURE PLAN

Synopsis:

The purpose of this report is to:

- a) Recommend Council adopt the Riddells Creek Structure Plan.
- b) Report on submissions made to the draft Riddells Creek Structure Plan.
- c) Seek endorsement for the preparation of an amendment to the Macedon Ranges Planning Scheme to implement the key directions of the Riddells Creek Structure Plan and a Development Contributions Plan.

The Riddells Creek Structure Plan has been prepared by Parsons Brinckerhoff on behalf of Council. The Plan has three key components being:

- The Riddells Creek Structure Plan
- The Riddells Creek Neighbourhood Character Study
- A Development Contributions Plan

The Structure Plan (Attachment 1) being presented for Council's adoption has been informed by the Preliminary Draft Neighbourhood Character Study April 2013. The Neighbourhood Character Study will be finalised during the Planning Scheme Amendment stage in tandem with Council's consideration of the new residential zones introduced by the Victoria Planning Provisions on 1 July 2013 (Amendment V8). The Development Contributions Plan will be prepared following Council's adoption of the Structure Plan.

The Structure Plan provides the long term vision for the future development of Riddells Creek until 2036 and sets out a framework for how this vision will be achieved. The Structure Plan has been developed around six key themes for which principles, future directions and actions are identified to guide the future growth and management of Riddells Creek, as a valued settlement in the Shire.

These themes are:

- Character and role of the town centre
- Residential development and housing choice

Employment, commercial and industrial development
Open space, natural systems and heritage features
Utilities and infrastructure
Environmental sustainability

Council considered and endorsed the Principles and Directions contained in the draft Riddells Creek Structure Plan at its meeting of 27 March 2013. The wording of some of the principles and directions has been modified in finalising the document that is now before Council for adoption. The intent of the principles and directions remains largely unchanged from those considered by Council previously.

Extensive public engagement and involvement has been undertaken during 2012 and 2013 to inform the development of the Plan. A formal public consultation period on the draft Plan occurred from 1st – 31st May 2013 inviting submissions and input from the community, relevant agencies and authorities. A total of 342 submissions were received including petition letters (263) and petitions (27). The submissions and the officers' response to them are summarised in this report.

Following consideration of the submissions, the Riddells Creek Structure Plan has been updated and refined to form the final draft that is now before Council for consideration.

Tract Consultants and Devco have prepared an outline development proposal including infrastructure costs for the land south of the railway line referred to as Area 5 in the Riddells Creek Structure Plan (September 2013). The proposal is referred to as 'Riddells Creek Structure Plan – Southern Development Option' and was submitted to Council for review on 8 November 2013. The submission requests that 'Area 5' also be identified as a Priority Development Area and references to it being a long term option be removed from the Structure Plan.

Council officers and the project consultants (Parsons Brinckerhoff) have assessed the proposal submitted for the land south of the railway in November 2013. Given the significantly higher per lot costs to develop south of the railway line (Area 5) as opposed to north of Amess Road (Area 4), the level of further investigation required to determine if the Websters Road crossing can accommodate increased traffic and the uncertainty about whether a grade separated road bridge is required, it is recommended that 'Area 5' remain as a Future Investigation Area in the Riddells Creek Structure Plan and no changes be made to September 2013 version of the Riddells Creek Structure Plan.

The purpose of this report is to recommend that Council adopt the Riddells Creek Structure Plan so that the next stages of work to prepare the necessary Planning Scheme Amendment and Development Contribution Plan documentation can commence.

Officer Recommendation:

That Council resolve to:

- 1. Adopt the Riddells Creek Structure Plan- September 2013;**
- 2. Seek endorsement for the preparation of the Riddells Creek Development Contributions Plan; and**

3. Seek endorsement for the preparation of an amendment to the Macedon Ranges Planning Scheme to implement the key directions of the Riddells Creek Structure Plan.

It was moved by Cr Mowatt seconded by Cr Hackett

That Council resolves to :

1. Include Areas 4 and 5 as priority development areas in the adoption of the Riddells Creek Structure Plan, September 2013
2. Seek endorsement for the preparation of the Riddells Creek Development Contributions Plan; and
3. Seek endorsement for the preparation of an Amendment to the Macedon Ranges Planning Scheme to implement the key directions of the Riddells Creek Structure Plan.

The motion was put and carried.

For : Cr's Mowatt, Connor, Hackett, Morabito and Jukes (5)

Against : Letchford, McLaughlin, Piper and Anderson (4)

CARRIED

Report No: Report Title:

PE.3 HANDLING APPLICATIONS OVER THE NEW YEAR RECESS PERIOD

Synopsis:

This report seeks approval from Council on arrangements for processing town planning applications between 18 December 2013 until the first Council Meeting scheduled for 26 February 2014. Specifically, the current delegations schedule precludes the opportunity to; refuse applications unless directly contrary to policy; or process major applications; or make decisions as they relate to matters which involve either:

- Car parking waivers greater than 20 spaces for existing buildings;
- Other car parking waivers for new buildings;
- Development Plan approvals;
- Any other matters where Council has previously decided upon.

The purpose of these limitations is understood, given the significance of such decisions in the broader community. However, over the summer break it may be necessary to determine some applications in the abovementioned categories. If Council is to achieve the requirement to process applications in a timely manner, temporary approval is sought to determine major applications and to refuse applications following being placed on the Delegation List. This will ensure that Council does not see an increase in Failure to Determine Applications before VCAT.

Officers will continue to produce a Delegation List for Councillors over this period where impending decisions to be made are noted for Council's review and consideration. This list will specifically identify the matters related to this