



Southern Grampians
SHIRE COUNCIL

Planning Committee

Minutes

19 June 2019

To be held at 10am in the
Martin J Hynes Auditorium
5 Market Place, Hamilton

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1. Present

Councillors

Cr Colin Dunkley (Chair)

Cr Katrina Rainsford

Officers

Mr Andrew Goodsell, Director Planning and Development

Mr David Moloney, Director, Shire Infrastructure (part)

Mr Rhassel Mhasho, Manager, Planning and Regulatory Services

Ms Ros Snaauw, Coordinator Planning

Minutes

Mrs Sharon Clutterbuck, Executive Assistant – Director, Shire Futures

2. WELCOME – CHAIR

3. APOLOGIES

Kerri-Anne Tatchell, Senior Planner

4. CONFIRMATION OF MINUTES

Minutes of the Meeting held on 2 August, 2018 have been circulated

RECOMMENDATION

Moved: David Moloney

Seconded: Cr Katrina Rainsford

That the Minutes of the Planning Committee meeting held on 2 August, 2018 be confirmed as a correct record.

Carried

5. DECLARATION OF INTEREST

David Moloney declared an interest as the proponent and Superintendent's representative for this project.

6. MATTERS FOR DECISION

6.1 TP/28/2019 Buildings and works to construct and install a cattle yard cover at 105 Portland Road HAMILTON formally known as Crown Allotment 21 Parish of HAMILTON SOUTH.

Author: Kerri-Anne Tatchell, Senior Planner

Attachments

1. Application package including development and stormwater plan
2. Referral Responses from Wannan Water and Vic Roads
3. Section 52 Notice (Form 2)

Executive Summary

Council has received a planning application for buildings and works to construct a new roof and associated works over the existing cattle yards at the Hamilton Regional Livestock Exchange (HRLX). The cost of development is over \$1M and Council's Instrument of Delegation requires that the application be referred to the Planning Committee for decision.

The development includes a new roof and guttering system and associated storm water management identifying rainwater roof harvesting from the new structure into existing tanks and solar panels. The roof has an area of approximately 4700 square metres and will provide cover to the cattle pens. Elevations provided identify a saw-tooth design with a maximum height from floor level of 8 metres. Solar panels and lighting are provided in the development.

A permit is required to construct a building or construct or carry out works pursuant to Clauses 33.01-4 and 43.02-2 of the Southern Grampians Planning Scheme. The development is entirely consistent with the purpose of the Industrial Zone, the design objectives of the Design and Development Overlay for industrial areas fronting key roads into Hamilton and is generally in accordance with the Development Plan Overlay for the Saleyards/Industrial Precinct.

The proposal has been assessed against the relevant decision guidelines of the zone, the overlays and Clause 65 and it is considered that the development contributes to orderly planning and will not cause material detriment to any person and should be supported. It is recommended that the Planning Committee grant a permit for buildings and works to construct and install a cattle yard cover.

Proposal

The project comprises three stages; construction of roof, modification of cattle yards and drainage; installation of solar panels; and supply and installation of lighting infrastructure.

It is proposed to construct a roof, support structure and associated infrastructure over the existing cattle yards. It will be constructed of galvanised steel and the roof sheeting is

proposed to be zincalume with strips of polycarbonate sheeting for light. No side walls are proposed to allow for ventilation.

Subject site and locality

An inspection of the site and the surrounding area has been under taken.

The site has a total area of 11.10 hectares consisting of seven parcels **figure 1** and contains:

- Manager's office.
- Maintenance /storage sheds.
- Cattle and sheep yards.
- Canteen and toilet block.
- Truck wash bay.
- Selling ring and rotunda.
- Water supply and effluent disposal.
- Car parking.

The allotment **figure 2** for the purpose of this application is Crown Allotment 21 Parish of Hamilton South that has an area of 3.88 hectares.

The land is located at the centre of the south west industrial precinct as identified in the Hamilton Structure Plan (2012). To the north and east the existing land use is mixed with small scale industries. There is a large grazing parcel to the west.

There are four accessways, two being on Portland Road, and one each on the Hamilton – Port Fairy Road and South Boundary Road. There are no proposed access upgrades.



Figure 1



Figure 2

Permit/Site History

Previous Permits granted

- Planning Permit TP/2/2015 for buildings and works associated with sale yards.

Planning considerations

Zone and Overlays

Clause 33.01 Industrial 1 Zone

Purpose

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for manufacturing industry, the storage and distribution of goods and associated uses in a manner which does not affect the safety and amenity of local communities.

Clause 33.01-4 Buildings and works

A permit is required to construct a building or construct or carry out works where the height of the building is increased and the layout is altered.

Clause 33.01-5 Decision guidelines

Clause 43.02 Design and Development Overlay Schedule 1 (DDO1)

A permit is required to construct a building or construct or carry out works.

The design objectives to be met are:

- To ensure the overall presentation and image of Hamilton is positively reflected in the design and layout of industrial areas adjoining key entry roads leading into the city.
- To ensure development enhances the visual appearance of Hamilton and provides an attractive frontage through appropriate building design, siting and landscaping.

Clause 43.04 Development Plan Overlay Schedule 9 (DPO9)

The Saleyards/Industrial Precinct schedule aims to:

- Develop a cohesive framework for the development of the Saleyards/Industrial Precinct over time, and to create a framework for improved economic opportunity in the Hamilton area.
- Implement the Saleyards/Industrial Precinct Masterplan 2011.

Planning Policy Framework (PPF)

Clause 13 ENVIRONMENTAL RISKS AND AMENITY

Clause 15 BUILT ENVIRONMENT AND HERITAGE**Clause 15.02-1S Energy and resource efficiency****Clause 17 ECONOMIC DEVELOPMENT****Clause 17.03-2S Industrial development siting****Clause 19 INFRASTRUCTURE****Clause 19.03-3S Integrated water management****Clause 19.03-5S Waste and resource recovery****Local Planning Policy Framework****Clause 21.01 Southern Grampians Municipal Strategic Statement****Clause 21.05 Built environment and heritage****Clause 21.07-1 Industry****Clause 21.09 Infrastructure****Clause 21.10-1 Hamilton****Relevant Particular Provisions****Clause 53.18 Stormwater management and urban development****Clause 53.18-17 Decision guidelines****Relevant General Provisions****Clause 65.01 Approval of an application or plan****Assessment**

The application has been assessed against the relevant decision guidelines of the Industrial Zone at Clause 33.01-5, the overlays at Clauses at 43.02 and 43.04, the relevant particular provisions at Clause 53.18 and the decision guidelines at Clause 65. It is considered that:

- The proposal is entirely in keeping with the purpose of the zone to, *'provide for...industry...and associated uses in a manner which does not affect the safety and amenity of local communities'*.
- The uses of nearby businesses have not changed and there are no current proposals to change or commence new industries in the vicinity of the saleyards.
- The cattle yard cover will reduce nutrient run-off and the drainage of the subject land will not be significantly altered as the proposal includes a stormwater management plan to mitigate adverse impacts.
- The facility is connected to all appropriate services and the refurbishment is unlikely to generate a significant increase in traffic using the saleyards so as to cause conflict.
- The development will improve safety and amenity on the site and in the broader community and is considered a contemporary approach to improving animal welfare.
- It is not considered that the proposed development will have a detrimental impact on adjoining industrial areas given that this is an upgrade to existing facilities.
- The proposal responds favourably to the Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The Design and Development Overlay (DDO1) applies to a 50 metre section of the saleyards fronting Portland Road and a section fronting Hamilton-Port Fairy Road. It is considered that the design responds adequately to the siting, height, bulk and

appearance requirements and is an acceptable outcome. Existing landscaping provides adequate screening and no additional landscaping measures are proposed or required.

- The proposal is generally in accordance with the Development Plan for the Saleyards/Industrial Precinct.
- The proposal responds favourably to the stormwater management and urban development provisions in that the development incorporates stormwater retention and reuse and other water sensitive urban design features.

In conclusion, the Hamilton Regional Livestock Exchange has been in operation at the same location since 1955 and it is one of the largest livestock exchanges in Victoria. It is reasonable to expect that the proposed improvements will provide better occupational health and safety for staff and stakeholders and increase the patronage of the saleyards and create a positive economic benefit. The proposed development will add to the efficiency of the operation making it more attractive to buyers, sellers and agents and will not cause detriment to any person and should be supported.

Financial and Resource Implications

Nil.

Legislation, Council Plan and Policy Impacts

- Council Plan 2017-2021
- *Planning & Environment Act 1987*
- Hamilton Structure Plan (2012)
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Environmental and Sustainability Considerations

Not applicable.

Community Consultation and Communication

The application was placed on notice pursuant to Section 52 of the *Planning and Environment Act 1987* and the Southern Grampians Planning Scheme by:

- Placing two signs on the land, and
- Inserting a public notice in the Hamilton Spectator.

Notification has been carried out correctly and no objections have been received.

<p>Section 52 notices</p>	<p>VicRoads who do not object to the grant of a permit.</p> <p>Wannon Water do not object to the proposal subject to the following condition being included on a permit if issued:</p> <ol style="list-style-type: none"> 1. The developer obtaining the necessary consents and approvals for: - <ul style="list-style-type: none"> • Alteration to or connection of on-site plumbing
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Disclosure of Interests

Nil

MEETING PROCESS

The meeting was held in accordance with standard meeting procedures. Mr Moloney left the meeting prior to the recommendation being presented.

Officer Report

Planning Coordinator presented details of the application as presented in Attachment 1 and distributed with the Agenda.

Discussion

Cr Rainsford asked if the height of the roof was the same as the existing roof over the sheep yards

Response. The highest most point of the proposed rood is 8 metres, so is in keeping with the height of the existing roof.

Cr Dunkley asked if there was a stormwater management plan.

Response: There is not a stormwater management plan

Andrew Goodsell observed that report should have made reference to water harvesting measures under environmental and sustainability considerations.

Response: Noted

Cr Dunkley asked a question about report mentioning no increased traffic, then summary referring to increased patronage at saleyards.

Response: Traffic movements in previous years throughputs could be managed. There is already appropriate traffic access at the site to allow for increased numbers of livestock

Cr Dunkley asked a question raised about what the section on financial and resource implications referred to.

Response: This section refers to the financial and resource implications of the planning department. Financial implications on Council have been decided elsewhere during budget deliberations

Cr Rainsford asked question about whether considerations were given to possible increased odour that is associated with covered facilities

Response: The original saleyards application would have had conditions place on it by the EPA and any future amenity impacts would be the responsibility of the EPA to manage.

RECOMMENDATION

That Council having caused notice of Planning Application TP/28/2019 to be given under Section of the *Planning and Environment Act 1987* and having considered all the matters required under Section 60 of the *Planning and Environment Act 1987* decides to Grant a Permit under the provisions of Southern Grampians Planning Scheme in respect of 105 Portland Road HAMILTON and formally known of Crown Allotment 21 Parish of HAMILTON SOUTH for buildings and works to construct and install a cattle yard cover subject to the following conditions:

CONDITIONS**Layout not altered**

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

Amenity

2. The development must be managed so that the amenity of the area is not detrimentally affected through:
 - a) Transport of materials, goods or commodities to or from the land.
 - b) Appearance or any building, works or materials.
 - c) Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
 - d) Presence of vermin.

Maintenance

3. All buildings and works must be maintained in good order and appearance to the satisfaction of the responsible authority.

Storm water

4. Storm water disposal, including the construction of drainage by the applicant and/or owner shall be directed to a legal point of discharge to the satisfaction of the responsible authority.

Run-off control

5. No polluted or sediment laden run-off is to be discharged directly or indirectly into drains or watercourses.

Wannon Water condition

6. The developer obtaining the necessary consents and approvals for:
 - Alteration to or connection of on-site plumbing.

Expiry

7. The 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.

In accordance with section 69 of the *Planning and Environment Act 1987* the responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or within six months of the permit expiry date, where the development allowed by the permit has not yet started; or within twelve months of the permit expiry date, where the development has lawfully started before the permit expires.

NOTES

Building approval

1. This permit does not authorise the commencement of any building works. Building approval must be obtained prior to the commencement of the approved works.

Moved: Cr Rainsford

Seconded: Andrew Goodsell

Carried

8. CLOSE OF BUSINESS

Meeting Closed at 10.45am