



Colac Otway
SHIRE

UNSCHEDULED PLANNING COMMITTEE MEETING

AGENDA

Wednesday 18 May 2022

at 4:00 PM

COPACC

95 - 97 Gellibrand Street, Colac



COLAC OTWAY SHIRE COUNCIL UNSCHEDULED PLANNING COMMITTEE MEETING

Wednesday 18 May 2022

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COLAC OTWAY SHIRE COUNCIL UNSCHEDULED PLANNING COMMITTEE MEETING

NOTICE is hereby given that the next **UNSCHEDULED PLANNING COMMITTEE MEETING OF THE COLAC OTWAY SHIRE COUNCIL** will be held at COPACC on Wednesday 18 May 2022 at 4:00 PM.

AGENDA

1 DECLARATION OF OPENING OF MEETING

OPENING PRAYER

Almighty God, we seek your blessing and guidance in our deliberations on behalf of the people of the Colac Otway Shire. Enable this Council's decisions to be those that contribute to the true welfare and betterment of our community.

AMEN

2 PRESENT

3 APOLOGIES AND LEAVES OF ABSENCE

4 WELCOME AND ACKNOWLEDGEMENT OF COUNTRY

Colac Otway Shire acknowledges the original custodians and law makers of this land, their elders past, present and emerging and welcomes any descendants here today.

RECORDING AND PUBLICATION OF MEETINGS

Please note: All Council and Planning Committee meetings will be live streamed and recorded. This includes the public participation sections of the meetings. However, matters identified as confidential items in the Agenda will not be live streamed or recorded.

By participating in open Planning meetings, individuals consent to the use and disclosure of the information they share at the meeting (including any personal and/or sensitive information).

As soon as practicable following each open Council and Planning Committee meeting, the live stream recording will be accessible on Council's website. Audio recordings are also taken to facilitate the preparation of the minutes of open Council and Planning Committee meetings and to ensure their accuracy. Recordings will be retained by Council for a period of four years.

As stated in the Governance Rules, other than an official Council recording, no video or audio recording of proceedings of Council Meetings will be permitted without specific approval by resolution of the relevant Planning Meeting.

The sole purpose of this unscheduled Planning Committee Meeting is to hear submissions to:

- Planning Application PP389/2021-1 - Temporary use of Land for Place of Assembly (Music Festival), Camping and Associated Works - 185-265 Telegraph Road, Murroon.

5 DECLARATIONS OF INTEREST

A Councillor who has declared a conflict of interest, must leave the meeting and remain outside the room while the matter is being considered, or any vote is taken.

6 VERBAL SUBMISSIONS FROM APPLICANTS/OBJECTORS

The Mayor is to read out the names of those applicants and objectors who have confirmed in writing that they wish to make a verbal submission. These verbal submissions will be made in relation to each respective agenda item and must be directly relevant to the respective agenda item. A time limit of five minutes will apply.

Item: 7.1

Planning Application PP389/2021-1 - Temporary use of Land for Place of Assembly (Music Festival), Camping and Associated Works - 185-265 Telegraph Road, Murroon

ADDRESS AND PROPERTY DETAILS	185 and 265 Telegraph Road, Murroon	APPLICATION NUMBER	PP389/2021-1
PROPOSAL	Temporary Use of Land for Place of Assembly (Music Festival), Including Ancillary Camping, Amenities and Structures, With Temporary Alteration of Access to a Road in a Transport Zone 2, and Associated Works		
PERMIT TRIGGERS	Clause 35.07-1 – Use of Land for Place of Assembly – FZ Clause 34.07-4 – Buildings and Works Associated with Section 2 (Permit Required) Use – FZ Clause 52.29 – Alteration of Access to TRZ2 Clause 44.01-2 – Buildings and Works – EMO1 Clause 44.04-2 – Buildings and Works – LSIO		
TRIGGER FOR DETERMINATION BY COMMITTEE	More than three (3) objections received		
ZONE	Farming Zone (FZ) Adjacent to Transport Zone 2 (TRZ2)	OVERLAYS	Land Subject to Inundation Overlay (LSIO) - 31.45% Erosion Management Overlay (EMO1) - 100%
COVENANTS	None		
CULTURAL HERITAGE	Yes – part of the western side of the lot, which would be outside of the area of the proposed event		
OFFICER	Ian Williams	GENERAL MANAGER	Ian Seuren
DIVISION	Development and Community Services		
ATTACHMENTS	1. Site Plan [7.1.1 - 1 page] 2. Site and Carpark Plan [7.1.2 - 1 page]		

1. PURPOSE

The purpose of this report is:

- To provide background information for the hearing of verbal submissions about the planning application to run a 3-day music festival at 185 and 265 Telegraph Road, Murroon.
- To outline the next steps in the process of determining the planning application.

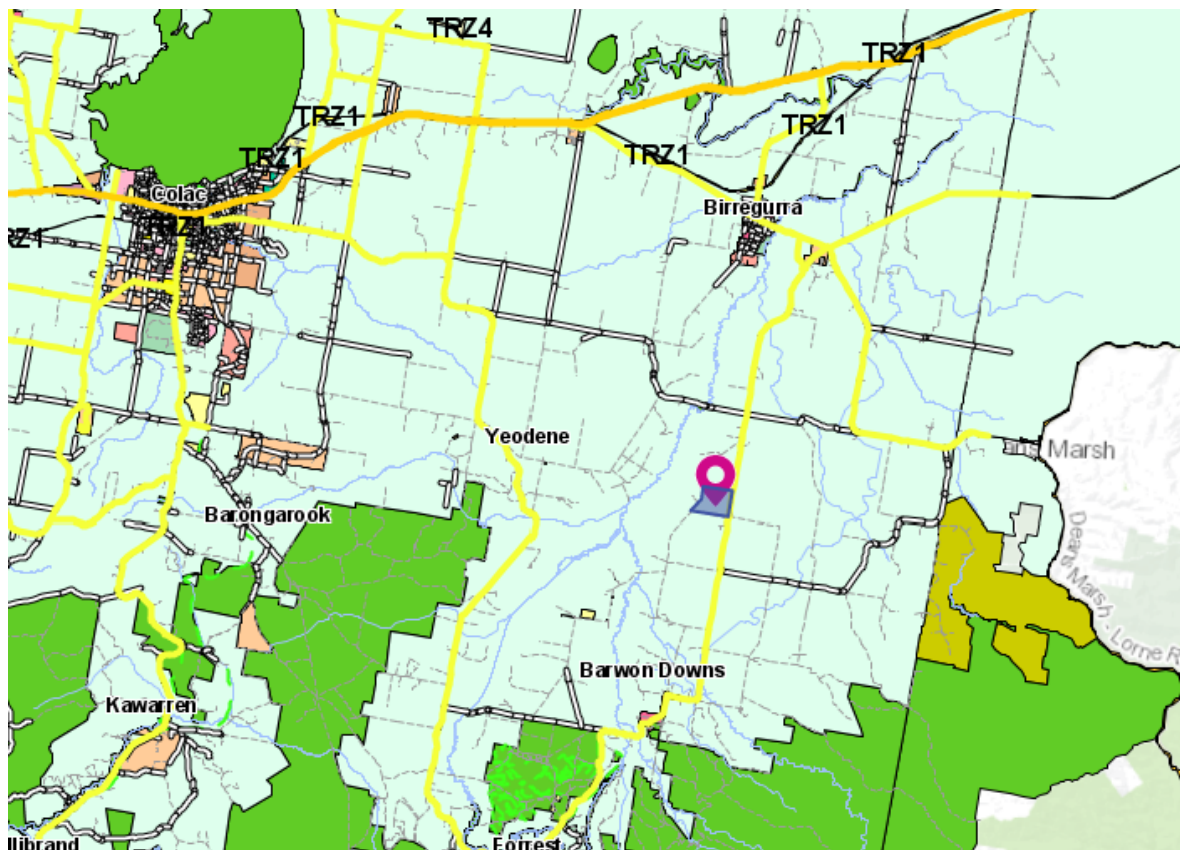
2. RECOMMENDATION

That the Planning Committee:

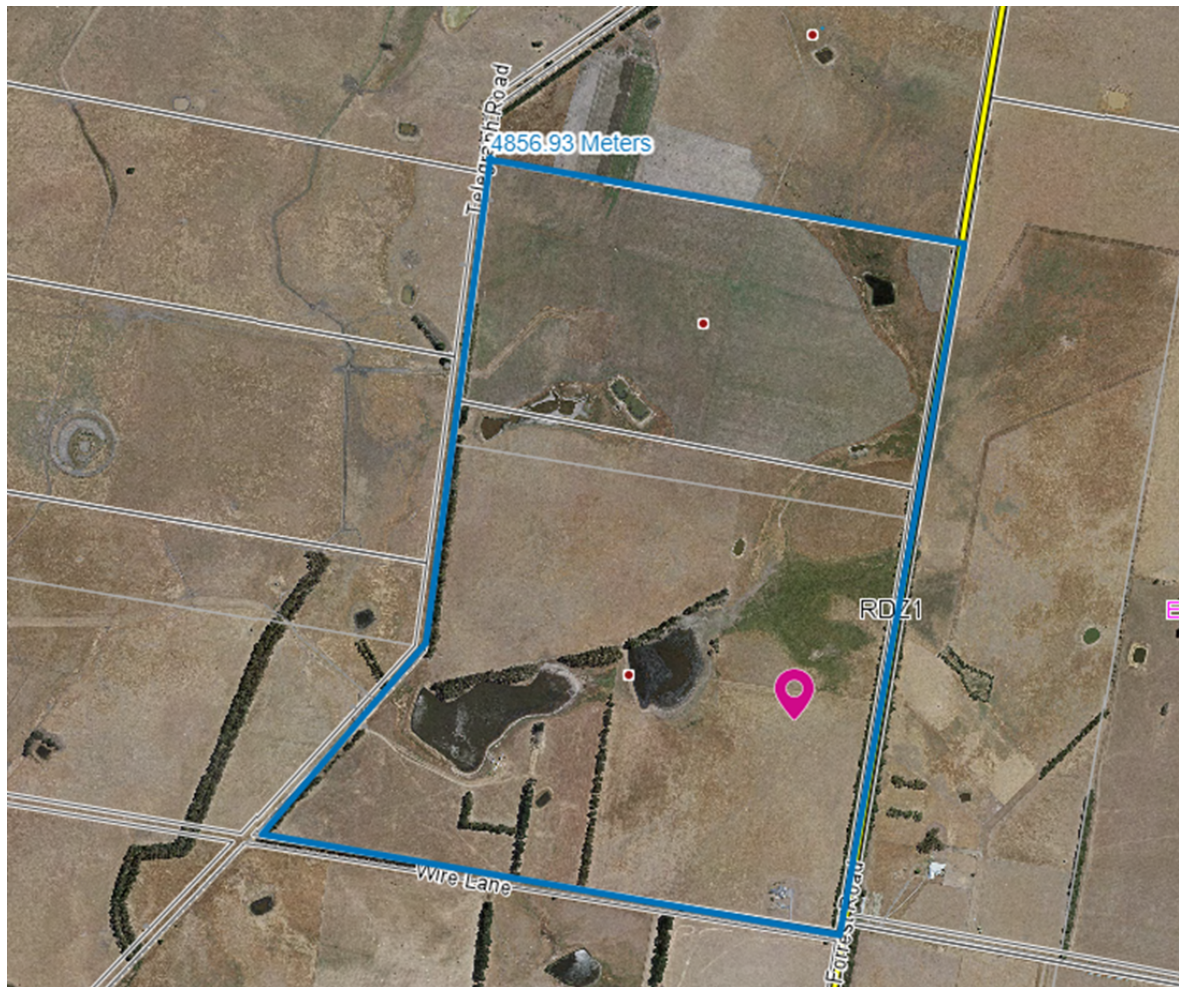
- 1. Acknowledges the written submissions received to Planning Permit Application PP389/2021-1 relating to the proposed music festival and camping at 185-265 Telegraph Road, Murroon.*
- 2. Acknowledges and notes the verbal comments made in support of written submissions.*
- 3. Thanks submitters for their submissions.*
- 4. Having heard all persons wishing to speak to their submissions, recommends that the Planning Committee consider the submissions and Planning Permit Application PP389/2021-1 at a future meeting.*

3. LOCATION PLAN AND AERIAL PHOTO

LOCATION PLAN



AERIAL PHOTO



4. PROPOSAL

Planning permission is sought for the temporary use of the land at 185 and 265 Telegraph Road, Murroon as a Place of Assembly (Music Festival) with ancillary camping, the installation of amenities and structures, and associated works. Temporary alterations would also be undertaken to an access to a road in a TRZ2. Attached is information submitted by the applicant.

The festival (to be known as 'Pennyroyal Plains') is proposed to run over three days (29-31 December). A total of 25,000 ticketed patrons are expected to attend the event, with most patrons camping at the venue. A total of ten vehicle entry points are proposed into the site via Telegraph Road, Wire Lane and Birregurra-Forrest Road. Proposed buildings and works would be of a temporary nature, including all stages and food stalls which would be removed from the land when the music festival is over.

Twenty-two (22) objections and one letter of support have been received to the application. Due to the number of objections, the matter will ultimately be determined by Planning Committee rather than under delegation by officers.

The current Unscheduled Planning Committee meeting has been arranged to allow Councillors to hear from the submitters and the applicant in advance of the scheduled Planning Committee meeting on 8

June 2022. The meeting will focus on hearing verbal submissions from the affected parties - the merits of the proposal will not be considered or debated at this meeting. Full consideration will be given to the merits of the proposal at the June 2022 Planning Committee meeting, at which a decision should be made on whether or not a planning permit should be granted.

Hearing submissions at a separate meeting will allow ample time for submitters and the applicant to address Councillors, and an opportunity for consideration to be given to matters raised prior to the determination of the application at the June 2022 meeting.

The key issues raised by objectors are as follows:

1. The application is at odds with the purpose of the Farming Zone and would result in unacceptable impacts on surrounding agricultural land and farming operations.
2. Noise and disruption from the festival would distress cattle and affect their condition and their sale value, and present difficulties during the six-week harvest season.
3. The proposal would present a threat to Growling Grass frogs, which is an endangered species.
4. Large crowd numbers would present security risks for nearby farms with machinery, sheds, livestock and houses, as patrons would trespass from the festival and 'explore' the surrounding private properties vandalising fences/gates/yards.
5. There would be a risk of a bushfire or fire starting, either accidentally or deliberately, on the roadsides or on the surrounding farms.
6. The proposal would subject residents to several days of noise disturbance, being less than three kilometres from houses.
7. The proposal would result in dust and noise, with excessive rubbish which would blow into neighbouring properties and end up in crops and pasture.
8. The local roads would not cope with expected traffic demands and would result in lines of cars waiting to turn into the festival entrance, with significant numbers of people and vehicles entering and leaving the site within a condensed period of time.
9. Locals would not be able to access their properties, which ultimately would impact on farming operations.
10. The economic benefits are unsubstantiated, and the proposal would not enable 'mid-festival' day trips to the surrounding local area. It is submitted that the negative impacts would clearly outweigh any perceived community benefits by way of economic activity.
11. An approved Cultural Heritage Management Plan (CHMP) is required to be provided. A music festival is a high impact activity, requiring a CHMP when it takes place over an area of Aboriginal cultural heritage sensitivity.
12. There has been a lack of consultation with the locals and a lack of transparency. There is an inadequate timeframe for consultation on this application.

As noted above, the merits of the proposal will be considered at the Planning Committee meeting on 8 June 2022.

5. OFFICER DIRECT OR INDIRECT INTEREST









No officer declared an interest under the *Local Government Act 2020* in the preparation of this report.

Figured dimensions take precedence to block readings. Verify all dimensions on site. Report any discrepancies to the designer for decision before proceeding with the work.

REV.	REVISION DESCRIPTION	DATE
A	Site Plan	21/10/21
B	Gate 5 Relocated	09/12/21

ALL BUILDING WORKS TO BE CARRIED IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA (BCA) AND TO THE SATISFACTION OF THE PRINCIPAL CERTIFYING AUTHORITY

NOTES

-  Existing Plantation
 -  Area of Aboriginal Cultural Heritage Sensitivity
 -  GP Camp with Cars
232 000 m²
16100 patrons@14.4m²/person
 -  GP Camp without Cars
24 000 m²
2180 patrons@11m²/person
 - Flashcamp 1100p@14.4 m²/person
 - Rent-a-tent 1000 patrons
 -  Amenity Compound (Toilets & Showers)
 -  Free Water
 -  Helpaid
 -  Wristbanding Station
- draft**
Layout subject to change

FALLS FESTIVAL

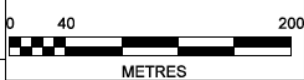
client Ash Sounds

project Falls Festival Murroon 22 - 23

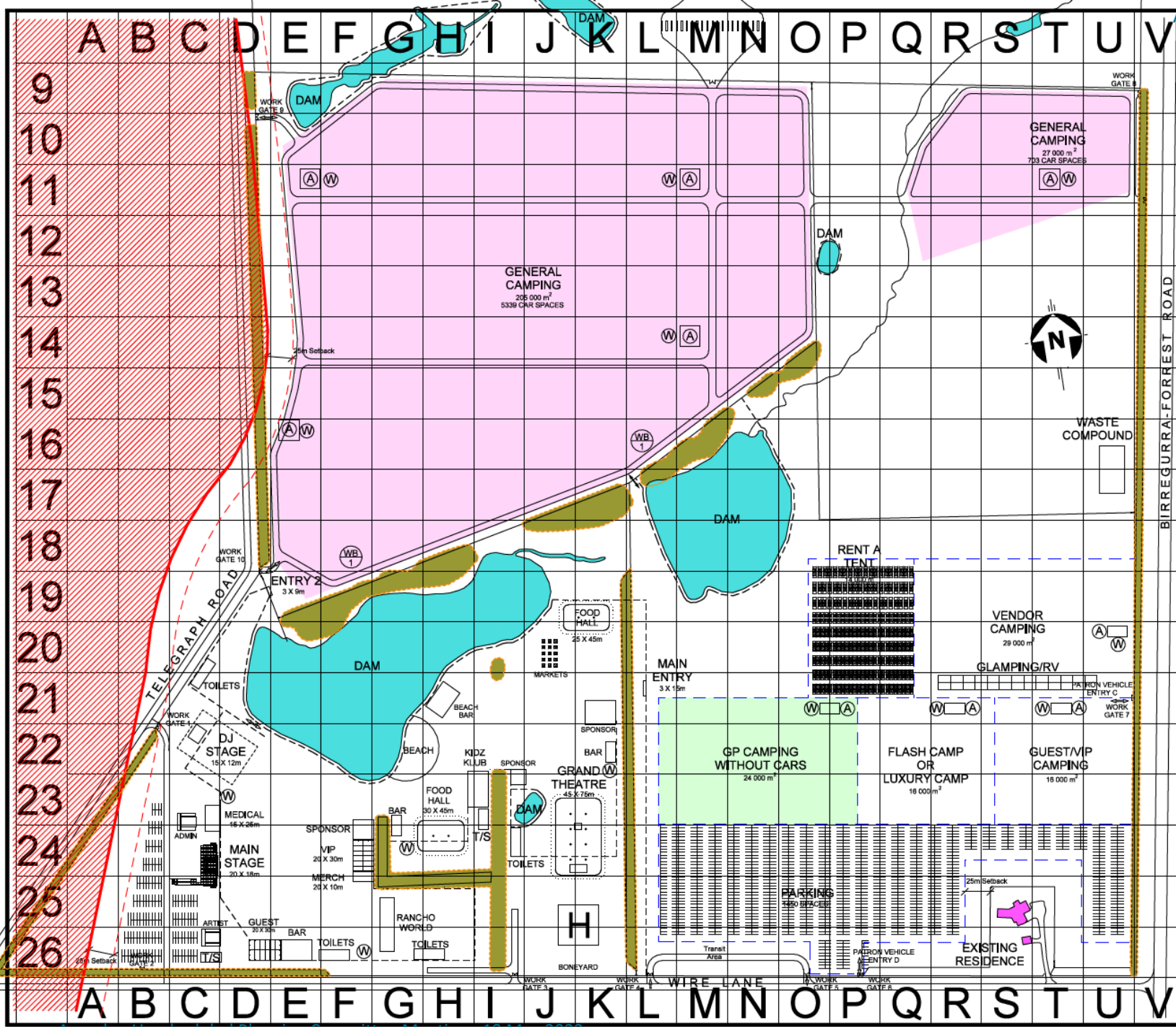
title Site Plan

drafting

project number	5/20	drawn	DM	date	14/12/2021
drawing	revision	A	scale	1:5000@A4	



0 40 200 METRES
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Figured dimensions take precedence to scale readings. Verify all dimensions on site. Report any discrepancies to the designer for decision before proceeding with the work.

REV.	REVISION DESCRIPTION	DATE
A	Site Plan	21/09/21
B	Vehicle Entry B Relocated	09/12/21

ALL BUILDING WORKS TO BE CARRIED IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA (BCA) AND TO THE SATISFACTION OF THE PRINCIPAL CERTIFYING AUTHORITY

NOTES

Vehicle Queue Lengths

Vehicle Entry A 3000 m
 Vehicle Entry B 2900 m

Overflow Camping 76 000 m²
 5200 Campers@14.4m²/person

draft
 Layout subject to change

FALLS FESTIVAL

client
 Ash Sounds

project
 Falls Festival
 Murroon 22 - 23

title
 Site & Carpark
 Plan

drafting

project number 5/20	drawn DM	date 14/12/2021
drawing	revision A	scale 1:5000@A3



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