

Minutes

Hearing of Submissions Committee
Tuesday, 18 February 2020

Held in the
Council Chambers
1 Merrijig Drive, Torquay
Commenced at 4:59pm

Committee:

Cr Rose Hodge (Chair)
Cr David Bell
Cr Martin Duke
Cr Clive Goldsworthy
Cr James McIntyre
Cr Brian McKiterick
Cr Tony Revell
Cr Margot Smith
Cr Heather Wellington

MINUTES FOR THE HEARING OF SUBMISSIONS MEETING OF SURF COAST SHIRE COUNCIL
HELD IN THE COUNCIL CHAMBERS, 1 MERRIJIG DRIVE, TORQUAY
ON TUESDAY 18 FEBRUARY 2020 COMMENCED AT 4:59PM

PRESENT:

Cr Rose Hodge (Chair)
Cr Martin Duke
Cr James McIntyre
Cr Brian McKitterick
Cr Tony Revell
Cr Margot Smith
Cr Heather Wellington (via telephone until 5:37pm when she entered the meeting)

In Attendance:

23 members of the public
0 member of the press

APOLOGIES:

Committee Resolution

MOVED Cr Margot Smith, Seconded Cr Tony Revell

That an apology be received from Cr Bell, and from Cr Goldsworthy who is on a leave of absence.

CARRIED 6:0
Cr Wellington did not vote.

CONFIRMATION OF MINUTES

Committee Resolution

MOVED Cr Brian McKitterick, Seconded Cr Tony Revell

That the Hearing of Submissions Committee note the minutes of the meeting held on 12 November 2019 as a correct record of the meeting.

CARRIED 6:0
Cr Wellington did not vote.

CONFLICTS OF INTEREST:

Nil

SUBMITTERS HEARD

1. Trevor Hodson
2. Margy Carney
3. April Meddick, Ruth Weston and Rochelle Van Heerden
4. Darren Aitken
5. Dr Tamasin Ramsay (on behalf of Andy Meddick)

Cr Wellington entered the meeting at 5:37pm

6. Geoff Oliver, Isobel Oliver and June Oliver (supported by James Oliver)
7. Dr Kaye Roddon (President) on behalf of Friends of Barwon Inc
8. Pam Ahern
9. Andrea Bolton
10. Bruce McDonald
11. Christine Windle
12. Applicant - Martin Clark (Managing Director), Josh Walters (Farm Manager), Robin Bendle (Murnong Farms General Manager) and Ian Farran (Agribiz Engineering)

BUSINESS:

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1.1 *Planning Permit Application 19/0110 – 1440 Inverleigh - Winchelsea Road, Inverleigh – Use and Development for Intensive Animal Production (Sheep Production and Dairy)..... 4*

1. PLANNING MATTERS

1.1 Planning Permit Application 19/0110 – 1440 Inverleigh - Winchelsea Road, Inverleigh – Use and Development for Intensive Animal Production (Sheep Production and Dairy).

Author's Title: Principal Statutory Planner
Department: Statutory Planning
Division: Environment & Development

General Manager: Ransce Salan
File No: 19/0110
Trim No: IC20/107

Appendix:

- Order of Speakers (D20/26449)

Officer Direct or Indirect Conflict of Interest:

In accordance with Local Government Act 1989 – Section 80C:

Yes

No

Reason: Nil

Status:

Information classified confidential in accordance with Local Government Act 1989 – Section 77(2)(c):

Yes

No

Reason: Nil

Purpose

The purpose of this report is to hear submissions relating to Planning Permit Application 19/0110 – 1440 Inverleigh - Winchelsea Road, Inverleigh – Use and Development for Intensive Animal Production (Sheep Production and Dairy).

Background

An application was lodged in October 2019 the application relating to use and development for Intensive animal production (Sheep production and dairy). The application was publicly exhibited in accordance with the *Planning and Environment Act 1987* (the Act) and 94 submissions have been received.

Summary of Proposal

The use and development is proposed for 1440 Inverleigh-Winchelsea Road, Inverleigh, a property of 255ha.

Key elements of the proposal are:

- A maximum of 14,140 sheep at any one time comprised of 6000 lactating ewes, 4560 dry ewes and replacement ewes and 3580 lambs
- Three ewe housing sheds of 246m x 40m (9840m² per shed) each with an equivalent adjacent area of outdoor yard
- Two lamb rearing sheds of 50m x 24m (1200m² per shed)
- Rotary dairy shed of 50m x 44m (2200m²)
- For stage 1, an open air lamb feedlot of 100m x 175m, which will be removed with stage 2
- 65ML of runoff dams
- 150m x 130m (1.95ha) composting pad
- Milk from this proposal will be dried at a facility in Geelong without any processing on site.

Summary of Submissions

A total number of 94 submissions were received (as of 22 January 2020) including 91 objections, two in support and one submission which can be considered neutral.

The issues raised by objectors are summarised in the following table. In summarising the issues similar concerns have been grouped together.

Issue	No. of submissions on issue
Contribution to global warming through animal methane emissions, inconsistent with declaration of climate emergency	12
Level of water use - inappropriate use of limited resource, impact on Barwon River level, impact on town water supply and other users of reticulated water	37

1.1 Planning Permit Application 19/0110 – 1440 Inverleigh - Winchelsea Road, Inverleigh – Use and Development for Intensive Animal Production (Sheep Production and Dairy).

Diversion of food resources, inefficient form of protein production	3
Disease transmission including Q-fever	32
Contribution to antibiotic resistance	2
Animal welfare including space available per animal, infrequent cleaning out of bedding and faeces, removal of progeny from mothers, animal health impacts, disease susceptibility – In-principle/moral opposition to intensive animal husbandry	68
Noise from animals – amphitheatre effect of topography	2
Devaluation of property	2
Traffic impact on condition and safety of Gnarwarre Road	3
Increased traffic on Inverleigh-Winchelsea Road	1
Odour and dust emissions	24
Environmental impact on waterways – effluent discharge, nutrient loads	27
Human health impacts from consumption of sheep milk products – high fat content	1
Lack of consultation	6
No net community benefit	2
Possible impact on biodynamic certification of nearby farm	1
Clearing of native grass	1

Objections have been received from 87 individuals, three organisations (special interest community groups) and one petition of 146 signatures which was received and noted at the 10 December 2019 Ordinary Council meeting. One of the submissions from an organisation was accompanied by 10,882 signatories but it does not meet the definition of a Joint Letter or Petition as defined by Local Law No. 2 of 2019 – Council Meeting Procedures & Common Seal, as the signatories do not provide physical addresses. Council is able to consider this submission as an objection.

Of the objections which provided a residential address, it is estimated that 35 are from within 10km of the proposed facility with the majority of these from Inverleigh. It is noted that there is no provision within the Act which alters the consideration that must be given to an objection based on separation from the application site with s.60(c) directing that the responsible authority must consider “*all objections and other submissions which it has received*”.

The grounds in favour of granting a permit raised by supporting submissions are summarised as:

Ground	No. of submissions raising this ground
Meets minimum welfare requirements	2
Composting of wastes and on-farm use will improve soils and increase yield	1
Providing for employment	1
Supporting agriculture in region by purchasing grain, straw, hay	1
Economic contribution – local economy and export	2
Fits with Surf Coast Shire Hinterland Strategy for intensive animal husbandry to locate in this area	1
Policy support to grow agriculture	1

1.1 Planning Permit Application 19/0110 – 1440 Inverleigh - Winchelsea Road, Inverleigh – Use and Development for Intensive Animal Production (Sheep Production and Dairy).

Operator currently shows high level, best practice, animal husbandry	1
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The neutral submission received from the Golden Plains Shire Council Mayor, re-states concerns expressed by Inverleigh community members to the Mayor and Councillors of Golden Plains Shire, but does not itself object to the granting of a permit. The submission requests that due consideration be given to the concerns of objectors.

The issues raised in the submissions will be considered in detail in a report to be presented to a future Council meeting.

Recommendation

That the Hearing of Submissions Committee receives and notes the submissions relating to Planning Permit Application 19/0110 – 1440 Inverleigh - Winchelsea Road, Inverleigh – Use and Development for Intensive Animal Production (Sheep Production and Dairy) and forward to Council for consideration.

Committee Resolution

MOVED Cr Margot Smith, Seconded Cr Tony Revell

That the Hearing of Submissions Committee receives and notes the submissions relating to Planning Permit Application 19/0110 – 1440 Inverleigh - Winchelsea Road, Inverleigh – Use and Development for Intensive Animal Production (Sheep Production and Dairy) and forward to Council for consideration.

CARRIED 7:0

Close: There being no further items of business the meeting closed at 7:21pm.