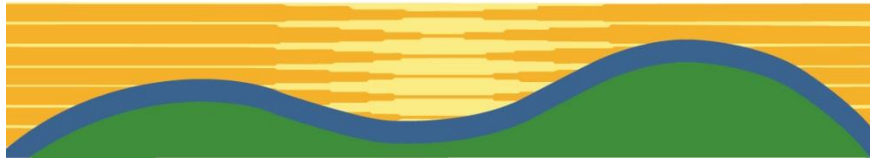


MITCHELL SHIRE COUNCIL



**HEARINGS COMMITTEE
AGENDA**

MONDAY 12 SEPTEMBER 2016

**DAVID TURNBULL
CHIEF EXECUTIVE OFFICER**

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE NO
1.	GOVERNANCE DECLARATION	2
2.	APOLOGIES AND LEAVE OF ABSENCE	2
3.	DISCLOSURE OF CONFLICTS OF INTEREST	2
4.	CONFIRMATION OF MINUTES	2
5.	SUBMISSIONS	3
5.1	PLANNING SCHEME AMENDMENT C112: APPLY A PUBLIC ACQUISITION OVERLAY (PAO) TO 300 NORTHERN HIGHWAY, WALLAN	3
5.2	WALLAN TOWN CENTRE MASTERPLAN AND URBAN DESIGN FRAMEWORK	6
5.3	PLANNING PERMIT APPLICATION PLP111/16 FOR USE OF PART OF THE LAND AS A PLACE OF ASSEMBLY (MUSIC FESTIVAL) AT 210 PANYULE ROAD, PYALONG	9
	PUBLIC PARTICIPATION FORUM	11
6.	QUESTION TIME	11
7.	COMMUNITY PRESENTATIONS	11
8.	DATE OF NEXT MEETING	11
9.	CLOSE OF MEETING	11

1. **GOVERNANCE DECLARATION**
2. **APOLOGIES AND LEAVE OF ABSENCE**
3. **DISCLOSURE OF CONFLICTS OF INTEREST**

In accordance with Section 79 of the Local Government Act 1989.

4. **CONFIRMATION OF MINUTES**

RECOMMENDATION

THAT the minutes of the Hearings Committee meeting held 8 August 2016 as circulated, be confirmed.

5. SUBMISSIONS

5.1 PLANNING SCHEME AMENDMENT C112: APPLY A PUBLIC ACQUISITION OVERLAY (PAO) TO 300 NORTHERN HIGHWAY, WALLAN

Author: *Simon Williams, Strategic Planner*

File No: *PL/05/159*

SUMMARY

Following Council consideration on 1 February 2016, Ministerial Authorisation was granted for the preparation and exhibition of Planning Scheme Amendment C112 (Amendment C112) to the Mitchell Planning Scheme. Amendment C112 seeks to apply a Public Acquisition Overlay (PAO) to 300 Northern Highway, Wallan.

Amendment C112 seeks to implement one of Council's well established policy objectives of providing for improved public open space provision within the southern part of Mitchell Shire and specifically the township Wallan. This is substantially to provide for the new population that is projected. The Public Acquisition Overlay will enable Council to acquire the land for the purpose of the expansion of the existing Green Hill active open space reserve

Amendment C112 was placed on public exhibition between May and July of 2016. All affected landowners and occupiers were provided with written notices, including notices published in the local newspaper, on Council's website and the Victorian Government Gazette.

In response to the exhibition process, a total of four (4) submissions were received, of which two (2) objected to the Amendment and two (2) raised no concerns. Despite further consultation with both of the objecting submitters, both submissions are considered to be unresolved and still object to Amendment C112.

The supportive submissions were both received from relevant Government agencies/departments, being VicRoads and the Victorian Planning Authority (formally Metropolitan Planning Authority). Importantly, the submission provided by the Victorian Planning Authority stated:

The extension of existing open space facilities and the delivery of a larger and central location active open space in the Wallan township is a logical and appropriate land use outcome...any future planning would have a starting point that would outline this area as suitable for the purpose of public open space.

It is recommended, consistent with the requirements of the *Planning and Environment Act 1987*, that Council resolve to request the Minister for Planning to appoint a Planning Panel to consider the outstanding submissions to Amendment C112.

After considering the unresolved submissions and the broader strategic merit of Amendment C112, the Planning Panel will provide a report to the Minister for Planning

and Council recommending that Council either adopt Amendment C112 with or without changes, or abandon it.

SITE DETAILS

The subject site is 300 Northern Highway, which is located to the south of Greenhill Reserve.

A locality plan of the site is provided for the information of the Councillors:



HEARING AND CONSIDERATION OF SUBMISSIONS

Council has established the Hearings Committee to hear and report to Council on submissions received by Council under section 223 of the *Local Government Act 1989* and on objections and submissions received in relation to planning permit applications under the *Planning and Environment Act 1987*.

A total of four submissions have been received in relation to Planning Scheme Amendment C112. The submitters have been invited to attend this meeting of the Hearings Committee to make a brief presentation.

A schedule of submissions to be heard will be tabled at the meeting.

The process for hearing the submissions is outlined in the Hearings Committee Charter adopted by the Council on 10 November 2014. Following hearing of submissions by the Committee, a report on the proposal will be submitted to Council for consideration.

Council is required to consider all submissions received before deciding on the matter.

RECOMMENDATION

THAT Council Officers provide a report to Council addressing the submissions received in relation to Planning Scheme Amendment C112.

5.2 WALLAN TOWN CENTRE MASTERPLAN AND URBAN DESIGN FRAMEWORK

Author: *Amy Reynolds, Strategic Planning Coordinator*

File No: *PL13/053*

SUMMARY

Council are seeking adoption of the Wallan Town Centre Masterplan and Urban Design Framework (Masterplan and Urban Design Framework) and associated Access and Movement Plan. The Masterplan and Urban Design Framework incorporates the strategies and actions identified within the Access and Movement Plan.

The Masterplan and Urban Design Framework seeks to establish a long term vision for the town centre and also identify a number of short term and medium term projects and priority actions to help enable and promote the further development and transformation of the town centre. It will also lay the foundation for the preparation of more detailed concept designs for important public places throughout the town centre.

Both the Masterplan and Urban Design Framework and the Access and Movement Plan have taken into account the planning work already undertaken to date as part of the Wallan Structure Plan and builds upon this to unlock development potential, create new business opportunities and enhance amenity for a town that demands change for its existing and future residents.

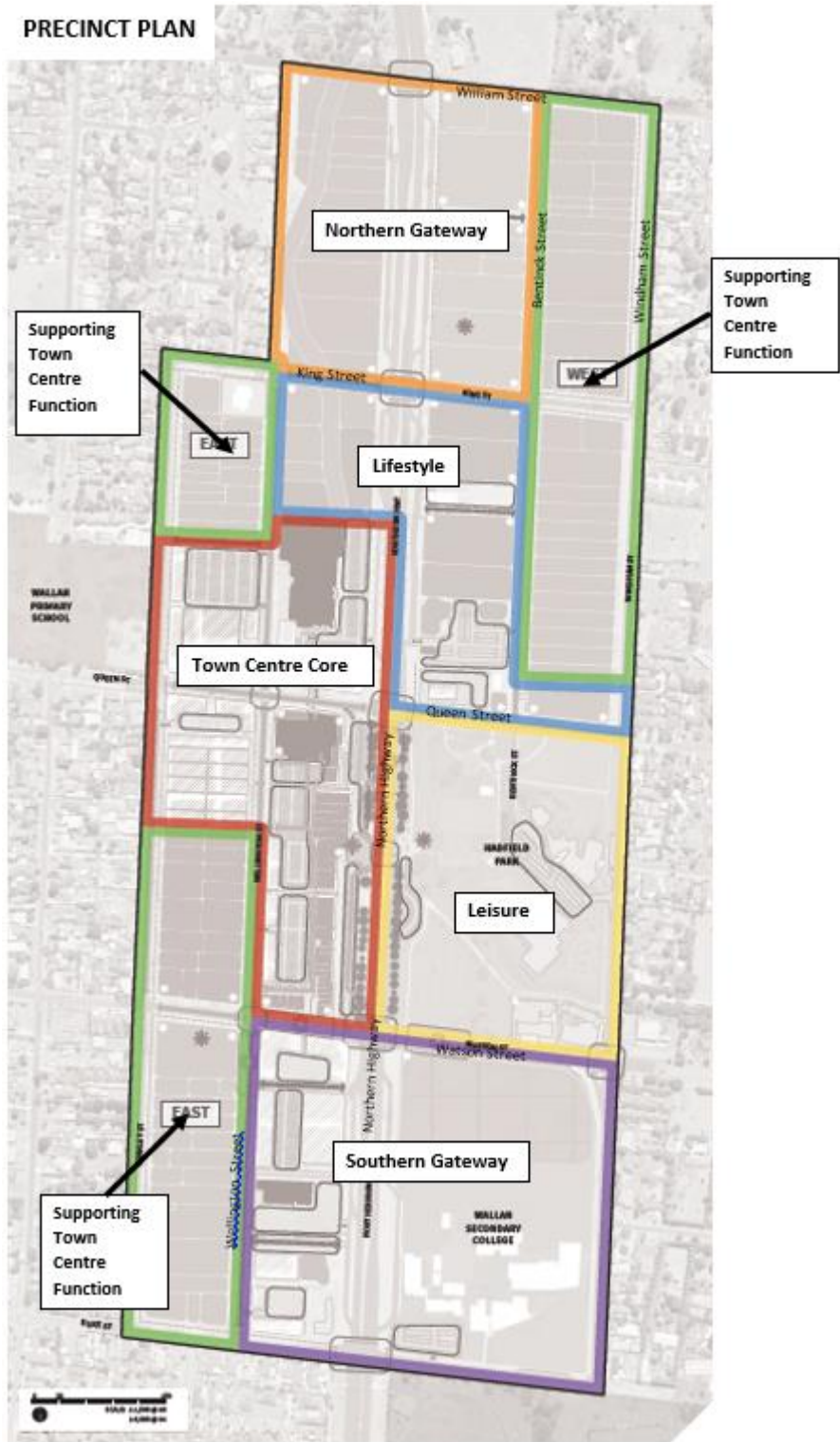
The Masterplan and Urban Design Framework and Access and Movement Plan have through extensive community and stakeholder consultation, which has influenced the final version of the documentation.

The Masterplan and Urban Design Framework and Access and Movement Plan will, once adopted, become a reference document within the Mitchell Planning Scheme and be the basis for future decision making as it relates to planning and design matters within the Town Centre.

SITE DETAILS

The Masterplan covers the entire Wallan town centre, which extends from William Street in the north to Duke Street in the south.

A locality plan of the site is provided for the information of the Councillors:



HEARING AND CONSIDERATION OF SUBMISSIONS

Council has established the Hearings Committee to hear and report to Council on submissions received by Council under section 223 of the *Local Government Act 1989* and on objections and submissions received in relation to planning permit applications under the *Planning and Environment Act 1987*.

A total of nine submissions have been received in relation to the Wallan Town Centre Masterplan and Urban Design Framework. The submitters have been invited to attend this meeting of the Hearings Committee to make a brief presentation.

A schedule of submissions to be heard will be tabled at the meeting.

The process for hearing the submissions is outlined in the Hearings Committee Charter adopted by the Council on 10 November 2014. Following hearing of submissions by the Committee, a report on the proposal will be submitted to Council for consideration.

Council is required to consider all submissions received before deciding on the matter.

RECOMMENDATION

THAT Council Officers provide a report to Council addressing the submissions received in relation to the adoption of the Wallan Town Centre Masterplan and Urban Design Framework.

5.3 PLANNING PERMIT APPLICATION PLP111/16 FOR USE OF PART OF THE LAND AS A PLACE OF ASSEMBLY (MUSIC FESTIVAL) AT 210 PANYULE ROAD, PYALONG

Author: Nathan Aikman – Senior Statutory Planner

File No: PLP111/16

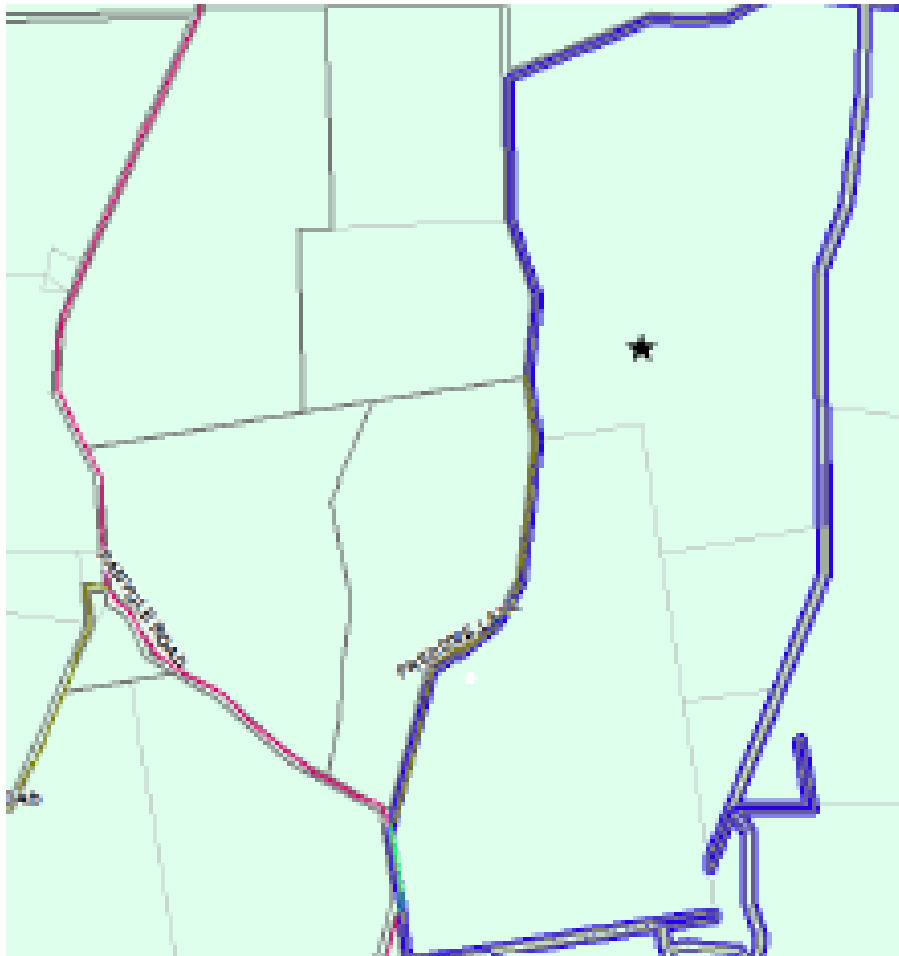
SUMMARY

An application has been received by Council which proposes to use the land at 210 Panyule Road, Pyalong as a place of assembly (music festival). The application was advertised with 4 objections and 157 letters of support received.

SITE DETAILS

The subject site is located at 210 Panyule Road, Pyalong. The site consists of two lots, however these lots are part of a larger property of approximately 892ha which consists of 14 parcels held by a single landowner.

A locality plan of the site is provided for the information of the Councillors:



HEARING AND CONSIDERATION OF SUBMISSIONS

Council has established the Hearings Committee to hear and report to Council on submissions received by Council under section 223 of the *Local Government Act 1989* and on objections and submissions received in relation to planning permit applications under the *Planning and Environment Act 1987*.

The applicant and the four objectors to this Planning Permit application have been invited to attend this meeting of the Hearings Committee to make a brief presentation in support of their application and submission.

A schedule of submissions to be heard will be tabled at the meeting.

The process for hearing the submissions is outlined in the Hearings Committee Charter adopted by the Council on 10 November 2014. Following hearing of submissions by the Committee, a report on the proposal will be submitted to Council for consideration.

Council is required to consider all submissions received before deciding on the matter.

RECOMMENDATION

THAT Council Officers provide a report to Council in relation to Planning Permit Application PLP111/16 For Use of Part of the Land as a Place of Assembly (Music Festival) At 210 Panyule Road, Pyalong.

PUBLIC PARTICIPATION FORUM

In accordance with Clause 65 of the Meeting Procedure Local Law 2014.

6. QUESTION TIME

7. COMMUNITY PRESENTATIONS

8. DATE OF NEXT MEETING

Meetings of the Hearings Committee are scheduled for the second Mondays (when Mondays are unavailable due to a scheduled public holiday the meeting will be moved to the Tuesday) of the month. If no submissions are scheduled to be heard at a particular meeting of the Committee, the meeting will be cancelled.

The next meeting of the Hearings Committee is scheduled for Monday 10 October 2016.

9. CLOSE OF MEETING

