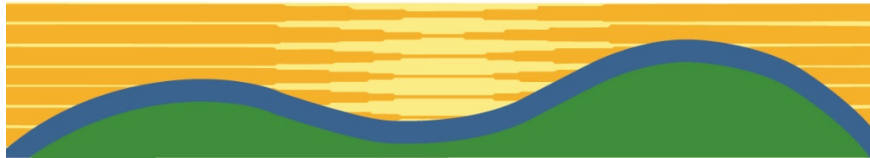


MITCHELL SHIRE COUNCIL



**HEARINGS COMMITTEE
AGENDA**

TUESDAY 15 MARCH 2016

**TRAVIS HEENEY
ACTING CHIEF EXECUTIVE OFFICER**

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE NO
1.	GOVERNANCE DECLARATION	4
2.	APOLOGIES AND LEAVE OF ABSENCE	4
3.	DISCLOSURE OF CONFLICTS OF INTEREST	4
4.	CONFIRMATION OF MINUTES	4
5.	SUBMISSIONS	6
5.1	PLANNING PERMIT APPLICATION PLP191/15 FOR THE USE AND DEVELOPMENT OF THE LAND FOR EARTH AND ENERGY RESOURCES INDUSTRY (STONE EXTRACTION) AND THE CREATION OF ACCESS TO A ROAD IN A ROAD ZONE (CATEGORY 1) AT 175 NORTHERN HIGHWAY, WALLAN	6
5.2	PLANNING PERMIT APPLICATION PLP103/15 FOR BUILDINGS AND WORKS IN ASSOCIATION WITH THE USE OF THE LAND FOR GARDEN SUPPLIES AND THE ALTERATION OF ACCESS TO A ROAD ZONE, CATEGORY 1 AT 196 HIGH STREET, BROADFORD	8
5.3	PLANNING PERMIT APPLICATION PLP228/15 FOR USE OF PART OF THE LAND FOR A DEPOT (IN ASSOCIATION WITH AN ARBORIST BUSINESS) AND TIMBER YARD AT 225 MAHADYS ROAD UPPER PLENTY	10
	PUBLIC PARTICIPATION FORUM	12
6.	QUESTION TIME	12
7.	COMMUNITY PRESENTATIONS	12
7.1	NEXUS PRIMARY HEALTH	12
7.2	GOULBURN BROKEN CATCHMENT MANAGEMENT AUTHORITY	12
8.	DATE OF NEXT MEETING	12
9.	CLOSE OF MEETING	12

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 February 2016 as circulated, be confirmed.

5. SUBMISSIONS

5.1 PLANNING PERMIT APPLICATION PLP191/15 FOR THE USE AND DEVELOPMENT OF THE LAND FOR EARTH AND ENERGY RESOURCES INDUSTRY (STONE EXTRACTION) AND THE CREATION OF ACCESS TO A ROAD IN A ROAD ZONE (CATEGORY 1) AT 175 NORTHERN HIGHWAY, WALLAN

Author: Danielle Kos – Principal Planner

File No: PLP191/15

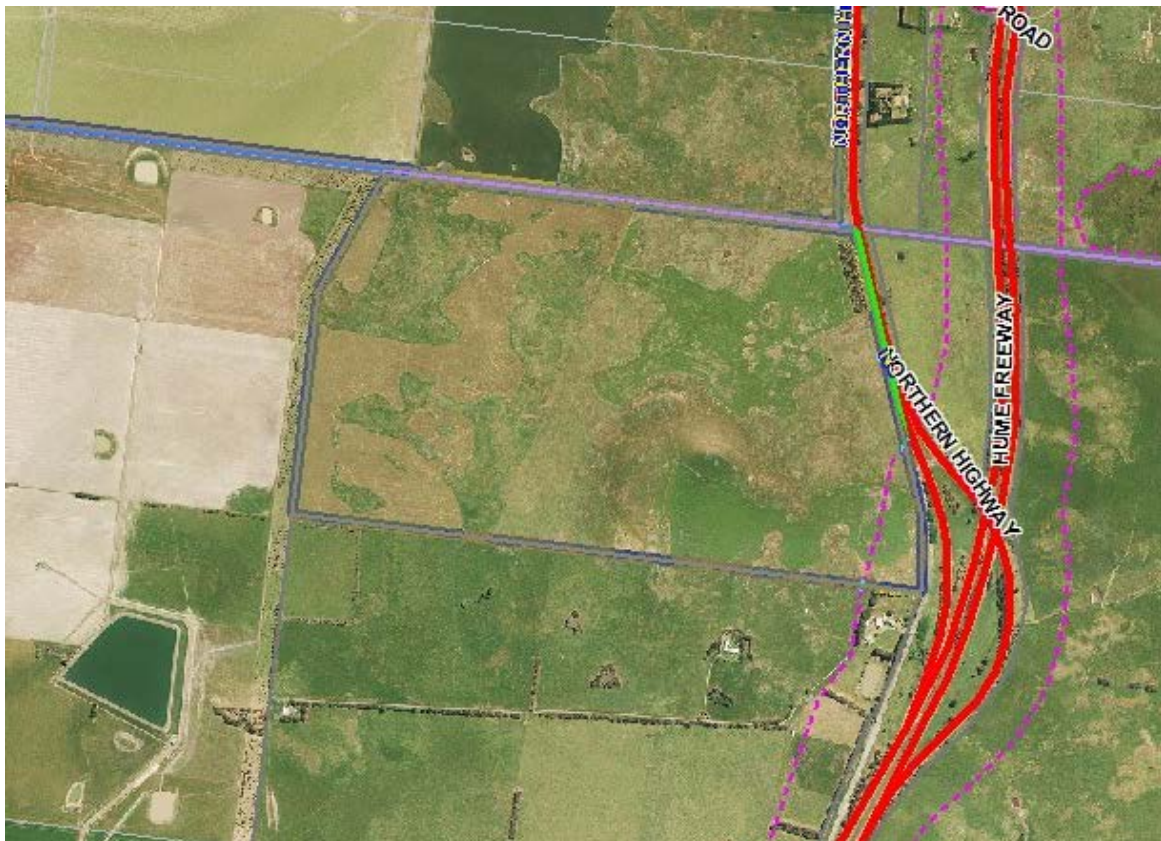
SUMMARY

An application has been received by Council which seeks approval for the use and development of the land at 175 Northern Highway, Wallan for an earth and energy resource industry (stone extraction). The application was advertised and 67 submissions were received.

SITE DETAILS

The subject site consists of two lots and is located at 175 Northern Highway, Wallan. The site covers an area of approximately 154 hectares and is located immediately to the west of the Northern Highway and the exit ramp off the Hume Freeway.

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 67 submitters to the proposed Planning Permit have been invited to attend this meeting of the Hearings Committee to make a brief presentation in support of their 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 PLP191/15 for the use and development of the land for earth and energy resources industry (stone extraction) and the creation of access to a road in a Road Zone (Category 1) at 175 Northern Highway, Wallan.

5.2 PLANNING PERMIT APPLICATION PLP103/15 FOR BUILDINGS AND WORKS IN ASSOCIATION WITH THE USE OF THE LAND FOR GARDEN SUPPLIES AND THE ALTERATION OF ACCESS TO A ROAD ZONE, CATEGORY 1 AT 196 HIGH STREET, BROADFORD

Author: Nathan Aikman – Senior Statutory Planner

File No: PLP103/15

SUMMARY

An application has been received by Council which proposes buildings and works in association with the use of the land for garden supplies at 196 High Street, Broadford.

The application was advertised and 16 objections were received.

SITE DETAILS

The subject site currently contains two buildings located in proximity to the High Street frontage of the property. The site is relatively flat with a slight fall from north to south and has a total area of approximately 2000m².

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 16 objectors to the proposed Planning Permit have been invited to attend this meeting of the Hearings Committee to make a brief presentation in support of their 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 Planning Permit Application PLP103/15 for buildings and works in association with the use of the land for garden supplies and the alteration of access to a Road Zone, Category 1 at 196 High Street, Broadford.

5.3 PLANNING PERMIT APPLICATION PLP228/15 FOR USE OF PART OF THE LAND FOR A DEPOT (IN ASSOCIATION WITH AN ARBORIST BUSINESS) AND TIMBER YARD AT 225 MAHADYS ROAD UPPER PLENTY

Author: Paul Wood – Statutory Planner Coordinator

File No: PLP228/15

SUMMARY

An application has been received by Council which seeks to use the land at 225 Mahadys Road for a depot (in association with an arborist business) and timber yard. The application was advertised and a total of seven objections were received.

SITE DETAILS

The site is located on the north-west side of Mahadys Road, approximately 2.2km to the north of the intersection with Wallan-Whittlesea Road and south-east of the intersection with Lords Road. The site is irregular in shape with an area of 5.886 hectares.

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 7 objectors to the proposed Planning Permit application have been invited to attend this meeting of the Hearings Committee to make a brief presentation in support of their 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 PLP225/15 for use of part of the land for a depot (in association with an arborist business) and timber yard at 225 Mahadys Road, Upper Plenty.

PUBLIC PARTICIPATION FORUM

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

6. QUESTION TIME**7. COMMUNITY PRESENTATIONS**

7.1 Nexus Primary Health

7.2 Goulburn Broken Catchment Management Authority

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 11 April 2016.

9. CLOSE OF MEETING