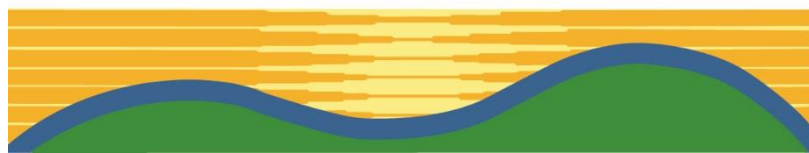


MITCHELL SHIRE COUNCIL



COMMUNITY QUESTIONS AND HEARINGS COMMITTEE

AGENDA

MONDAY 12 NOVEMBER 2018

7.00pm

NOTICE IS HEREBY GIVEN that **Community Questions and Hearings Committee** of the Mitchell Shire Council will be held at **Mitchell Civic Centre, 113 High St, Broadford**, on **Monday 12 November 2018** commencing at **7.00pm**.

**DAVID TURNBULL
CHIEF EXECUTIVE OFFICER**

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE NO
1	WELCOME AND GOVERNANCE DECLARATION.....	1
	THE MAYOR FORMALLY OPENS THE MEETING WITH AN ACKNOWLEDGEMENT OF COUNTRY AND WELCOMES ALL PRESENT.....	1
2	APOLOGIES AND LEAVE OF ABSENCE	1
3	DISCLOSURE OF CONFLICTS OF INTEREST	1
4	CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS.....	1
5	DEVELOPMENT AND INFRASTRUCTURE.....	2
5.1	Planning Permit Application PLP207/18 For two lot subdivision At 5 Springridge Boulevard, Wallan.....	2
6	SUBMISSIONS.....	5
	PUBLIC PARTICIPATION FORUM	5
7	QUESTION TIME.....	5
8	COMMUNITY PRESENTATIONS	5
9	DATE OF NEXT MEETING	5
10	CLOSE OF MEETING	5

1 WELCOME AND GOVERNANCE DECLARATION

The Mayor formally opens the meeting with an acknowledgement of country and welcomes all present.

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 OF PREVIOUS MEETINGS

In accordance with Clause 66 of Local Law No. 4 – Meeting Procedures.

RECOMMENDATION

THAT the Minutes of the Community Questions and Hearings Committee held 8 October 2018, as circulated, be confirmed.

5 DEVELOPMENT AND INFRASTRUCTURE

5.1 PLANNING PERMIT APPLICATION PLP207/18 FOR TWO LOT SUBDIVISION AT 5 SPRINGRIDGE BOULEVARD, WALLAN

Author: Rees May - Statutory Planner

File No: PLP207/18

Attachments: Nil

Property No.:	118578
Title Details:	Lot 225 on Plan of Subdivision 547624J (Volume 11225 Folio 691)
Applicant:	Chris Smith & Associates
Zoning:	General Residential Zone – Schedule 1
Overlays:	Development Plan Overlay – Schedule 8
Objections Received:	9 objections have been received.
Cultural Heritage Management Plan Required:	No. The proposed two lot subdivision is exempt from requiring a Cultural Heritage Management Plan.
Officer Declaration of Conflict of Interest:	No officers involved in the preparation of this report have any direct or indirect interest in this matter

SITE MAP



PLANNING PERMIT APPLICATION PLP207/18 FOR TWO LOT SUBDIVISION AT 5 SPRINGRIDGE BOULEVARD, WALLAN (CONT.)

SUMMARY

The application is for a two lot subdivision at 5 Springridge Boulevard, Wallan was received by Council 9 August 2018.

The application advertising period commenced on 28 August 2018. The application was advertised for 14 days and a total of nine (9) objections were received.

SITE AND SURROUNDS

Subject Site Description

The site is located at 5 Springridge Boulevard and is legally described as Lot 225 on Plan of Subdivision 547624J (Volume 11225 Folio 691). The site is rectangular in shape and has an overall area of area of 680sqm.

The site has frontage onto Springridge Boulevard of 20 metres and an overall lot depth of 34 metres. The site is accessible via an existing vehicle crossover onto Springridge Boulevard. The site is cleared of any vegetation. The topography of the site is relatively flat with a slight fall from the north-eastern property corner to the south-western property corner.

Surrounding Area

The Wallan Town Centre is approximately 1.8km to the south of the subject site. The Wallan Train Station is approximately 3.4km to the south east of the subject site.

The surrounding context is as follows:

- To the north of the site is Springridge Boulevard immediately opposite the subject site exist two parcels of land within different ownership. Each parcel contains a dwelling on the site.
- To the east of the site is a parcel of land within a different ownership. This parcel of land contains a single dwelling.
- To the south of the site is a parcel of land within a different ownership. This parcel of land contains a single dwelling.
- To the west of the site is a parcel of land within a different ownership. This parcel of land contains a single dwelling.

PROPOSAL

The application is proposing a two lot subdivision. The proposed lot layout is as follows:

- Proposed lot 1 will be rectangular in shape and have an overall area of 340sqm. Lot 1 will have frontage onto Springridge Boulevard of 10 metres and an overall lot depth of 34 metres. A 2 metre wide easement will traverse through the rear of the lot for the purpose of drainage.
- Proposed lot 2 will be rectangular in shape and have an overall area of 340sqm. Lot 2 will have frontage onto Springridge Boulevard of 10 metres and an overall lot depth of 34 metres. A 2 metre wide easement will traverse through the rear of the

PLANNING PERMIT APPLICATION PLP207/18 FOR TWO LOT SUBDIVISION AT 5 SPRINGRIDGE BOULEVARD, WALLAN (CONT.)

lot for the purpose of drainage. A vehicle crossover is proposed for lot 2 to allow for vehicle access onto Springridge Boulevard.

HEARING AND CONSIDERATION OF SUBMISSIONS

Council has established the Community Questions and 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 objectors have been invited to attend this meeting of the Community Questions and Hearings Committee to make a brief presentation in support of their application and submission.

RECOMMENDATION

THAT Council officers provide a report to Council in relation to the Planning Permit Application PLP207/18 at 5 Springridge Boulevard, Wallan,

6 SUBMISSIONS

PUBLIC PARTICIPATION FORUM

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

7 QUESTION TIME

8 COMMUNITY PRESENTATIONS

9 DATE OF NEXT MEETING

Meetings of the Community Questions and Hearings Committee are scheduled for the second Monday 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 Community Questions and Hearings Committee is scheduled for 7.00pm on Monday 10 December 2018 at Mitchell Civic Centre, 113 High St, Broadford.

10 CLOSE OF MEETING