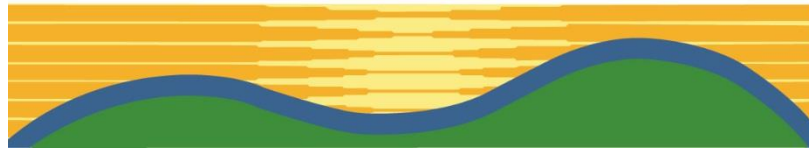


MITCHELL SHIRE COUNCIL



HEARINGS COMMITTEE

AGENDA

MONDAY 14 AUGUST 2017

7.00pm

NOTICE IS HEREBY GIVEN that **Hearings Committee** of the Mitchell Shire Council will be held at **Mitchell Civic Centre, 113 High St, Broadford**, on **Monday 14 August 2017** commencing at **7.00pm**.

DAVID TURNBULL
CHIEF EXECUTIVE OFFICER

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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 OF PREVIOUS MEETINGS

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

RECOMMENDATION

THAT the Minutes of the Hearings Committee held 10 July 2017, as circulated, be confirmed.

5 DEVELOPMENT AND INFRASTRUCTURE

5.1 PLANNING PERMIT APPLICATION PLP317/16 FOR THE CONSTRUCTION OF A RESIDENTIAL VILLAGE AT 189 HIDDEN VALLEY BOULEVARD, WALLAN

Author: James McNulty - Statutory Planning Coordinator

File No: PLP317/16

Attachments: Nil

Property No.:	112611
Title Details:	Lot AL on PS 530944J
Applicant:	Tract Consulting
Zoning:	Comprehensive Development Zone - Schedule 1
Overlays:	Salinity Management Overlay
Submissions Received:	Five (5) submissions received to informal notification
Cultural Heritage Management Plan Required:	No
Officer Declaration of Conflict of Interest:	No officers involved in the preparation of this report have any direct or indirect interest in this matter

PLANNING PERMIT APPLICATION PLP317/16 FOR THE CONSTRUCTION OF A RESIDENTIAL VILLAGE AT 189 HIDDEN VALLEY BOULEVARD, WALLAN (CONT.)

SITE MAP



SUMMARY

Planning Application PLP317/16 proposes to develop the land at 189 Hidden Valley Boulevard, Wallan for a residential village, the use of land for a display home and native vegetation removal.

Five submissions were received in response to informal advertising and the content of these submissions is discussed later in this report. A site visit was undertaken by Councillors and staff on 3 July 2017 to review the site and the proposed development.

SITE AND SURROUNDS

Subject Site Description

The subject site is located on the northern outskirts of the township of Wallan within a wider development known as Hidden Valley. The Hidden Valley development includes residential development at a range of densities, features large areas of open space and is built around an 18-hole golf course.

From its inception in the 1990's, Hidden Valley was developed as a master planned community with low density housing within an open valley. All housing, fencing and the community hub are characterised by a Tuscan theme.

The Arcadia Group owns an approved retirement village site, central resort and golf and country club precinct.

The subject site forms part of the larger parcel legally described as Lot A1 on Plan of Subdivision 530944J. The total site has a total area of approximately 19 hectares. The

PLANNING PERMIT APPLICATION PLP317/16 FOR THE CONSTRUCTION OF A RESIDENTIAL VILLAGE AT 189 HIDDEN VALLEY BOULEVARD, WALLAN (CONT.)

subject site is recognized on the Hidden Valley Master Site Plan as Precinct 1 (Village Resort). The subject site proposed for development is approximately 8.5 hectares with a frontage to Hidden Valley Boulevard of 400 metres and to Valley Drive of 170 metres.

The subject site falls gently towards the east and includes many established trees along the northern boundary that were planted at the inception and first stage construction of the Hidden Valley Estate. The northern boundary currently contains an access road which is proposed to be formalised as part of the application. Currently, this site is vacant and used for grazing. The site is otherwise undeveloped.

Zoning

The subject site is located within the Comprehensive Development Zone Schedule 1 pursuant to Clause 37.02 of the Mitchell Planning Scheme. Under the zone, a permit is required for the development of the land for a residential village for the proposed display home function.

Overlays

The subject site is affected by the Salinity Management Overlay pursuant to Clause 44.02 of the Mitchell Planning Scheme. Under this overlay, a permit is required to construct a building or construct or carry out works.

Surrounding Area

The subject site forms part of the Hidden Valley Estate and Golf Course. The main features and land uses that surround the subject site are described as follows:

North – To the north of the subject site is currently vacant grassland. The developer has indicated a desire to expand the current proposed development into this area as a future stage of development. This future proposal will be subject to a future permit application and will be subject to formal advertising.

East – To the east of the subject site is the Hidden Valley Country Club (currently being redeveloped) and further beyond are Wild Duck and Mittagong Lakes.

South – Hidden Valley Boulevard runs along the southern boundary of the subject site with land on the opposite side of the subject site currently vacant. There are existing planning permits for this area to the south for a retirement village.

West – To the west of the subject site is Chui House which is currently being used as a sales office.

PROPOSAL

The application proposes buildings and works for the construction of 126 independent living units in an attached and semi-detached single level form. Initially the proposal

PLANNING PERMIT APPLICATION PLP317/16 FOR THE CONSTRUCTION OF A RESIDENTIAL VILLAGE AT 189 HIDDEN VALLEY BOULEVARD, WALLAN (CONT.)

included 128 units but this has been reduced to 126 on amended plans submitted to Council on 24 July 2017 to facilitate provision of visitor car parking.

The subject site forms part of the Village Resort Precinct in the Hidden Valley Comprehensive Development Masterplan. The application also seeks to use part of the land for the purposes of a display village and to remove native vegetation.

These independent units will be developed over five stages. The initial stage (nominated as stages 1, 2 and 3) will include the temporary display of the housing to assist clients choose housing products.

- Stage One – eight (8) single story units with western orientation (aspect towards Lake Mittagong) (some units in this stage will be used for display purposes based on tenure uptake and availability).
- Stage Two – comprises six (6) units (some units in this stage will be used for display purposes based on tenure uptake and availability).
- Stage Three – comprises 12 units.
- Stage Four – comprises 47 units
- Stage Five – comprises 53 units

Each unit is self-contained accommodation with kitchen and bathroom facilities and a variety of housing types available including two and three bedroom units. There is an alfresco area at the rear of each unit as private open space and a garage with space also included for a golf buggy. It is intended by the developer that each unit will be sold with a golf buggy for resident's local access to local amenities both existing and proposed. The materials, colours and form of the traditional Tuscan developments within the Hidden Valley community will be reproduced.

Although each unit is self-contained, the units will not be individually subdivided and owned. The tenure of the villas is for long-term residence and will be limited to persons over 55 years of age.

Three display homes are proposed in stage one (1) of the development. These will consist of three alternate types of building forms to demonstrate the proposed building types. Once the display units are no longer required, they will revert to use as living units.

The Chui House, to the south west of the subject site, is proposed to be used as a sales office and welcome centre for prospective purchasers. Up to four staff will be based within Chui House working standard business hours. When prospective purchasers park at Chui House they will be accompanied by a staff member via golf buggy to the display units. Visitor parking for the display homes will be available at Chui House where there are 17 car parking spaces.

Several introduced specimens of Victorian, Australian native and exotic species which were planted for screening and amenity purposes are proposed to be removed. The Arboricultural Assessment identified these trees as Low/Moderate value. The location and extent of the trees to be removed are primarily concentrated along the northern site boundary, with a section in the north-west corner, a row of screening trees from

PLANNING PERMIT APPLICATION PLP317/16 FOR THE CONSTRUCTION OF A RESIDENTIAL VILLAGE AT 189 HIDDEN VALLEY BOULEVARD, WALLAN (CONT.)

the western mid-section to the southern site boundary and a row along the eastern boundary to the southern boundary.

A landscape design was included with the application featuring canopy trees and screening to Hidden Valley Boulevard. Extensive gardening in the front area of each unit and along the Valley Boulevard frontage is proposed. Significant landscaping is indicated on the proposed plans including footpaths between each east west row of units. These areas include footpaths and gathering points for the residents and the areas also allow for the gradient changes of the site.

All roads within the site will be privately owned, controlled and maintained by an Owners Corporation. The roads are designed with a road cross section of 6.0m wide carriageway within a 7.2m wide road reserve.

Access to the site is proposed in two locations to Valley Drive generally in the same location as an existing gravel road servicing the existing uses on the site and through the existing car park to the club house facilities to Hidden Valley Boulevard. A third access point has been proposed in the most recent drawings submitted to Council for consideration also to Hidden Valley Boulevard. This access point will only be used for emergencies and pedestrian access.

The proposal includes 32 x 90-degree angle visitor car spaces. However, 20 of these spaces are on a separate land parcel north of the subject site (shown as Eastern Precinct Lots on the Hidden Valley Comprehensive Development Plan).

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 submitters to the application have been invited to attend this meeting of the 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 Planning Application PLP317/16 for the construction of a residential village at 189 Hidden Valley Boulevard, Wallan.

6 DATE OF NEXT MEETING

Meetings of the Hearings Special 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 Hearings Committee is scheduled for 7.00pm on Monday 11 September 2017 at Mitchell Civic Centre, 113 High St, Broadford.

7 CLOSE OF MEETING