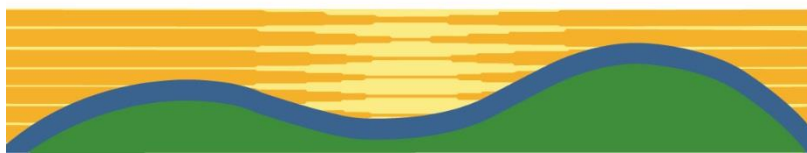


MITCHELL SHIRE COUNCIL



COMMUNITY QUESTIONS AND HEARINGS COMMITTEE

AGENDA

MONDAY 8 APRIL 2019

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 8 April 2019** commencing at **7.00pm**.

**DAVID TURNBULL
CHIEF EXECUTIVE OFFICER**

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE NO
1	WELCOME AND GOVERNANCE DECLARATION.....	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 PLP319/17 For Removal of Native Vegetation At 175 Northern Highway Wallan	2
6	SUBMISSIONS.....	6
	PUBLIC PARTICIPATION FORUM	6
7	QUESTION TIME.....	6
8	COMMUNITY PRESENTATIONS	6
9	DATE OF NEXT MEETING	6
10	CLOSE OF MEETING	6

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 11 February 2019, as circulated, be confirmed.

5 DEVELOPMENT AND INFRASTRUCTURE

5.1 PLANNING PERMIT APPLICATION PLP319/17 FOR REMOVAL OF NATIVE VEGETATION AT 175 NORTHERN HIGHWAY WALLAN

Author: *Holly Sawyer - Senior Statutory Planner*

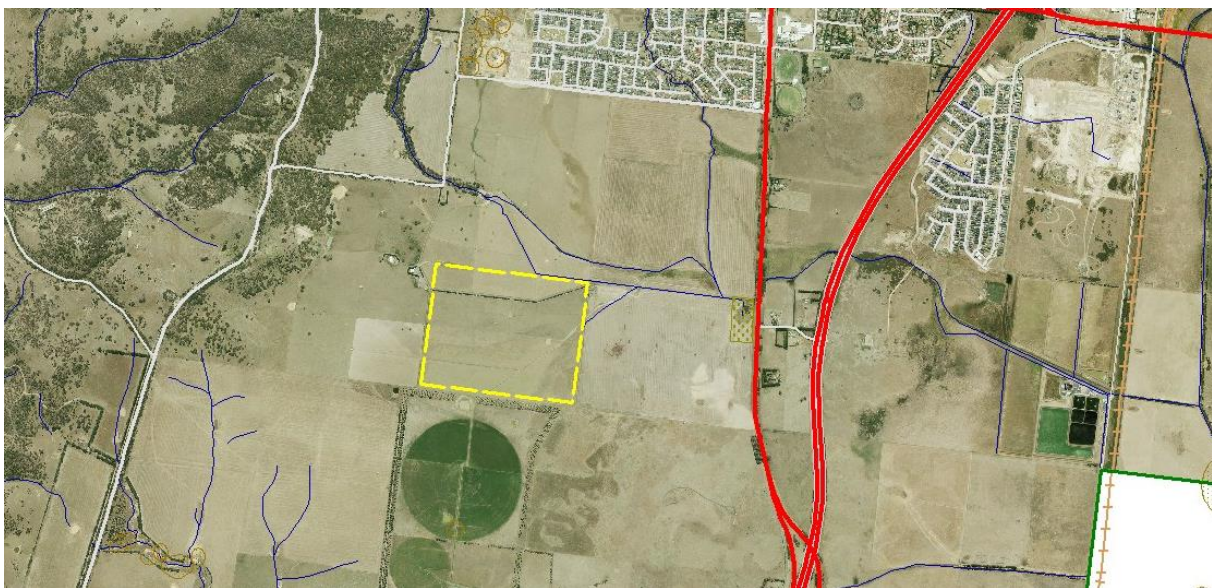
File No: *PLP319/17*

Attachments: *Nil*

Reference: *PLP319/17*

Property No.:	110841
Title Details:	Portion 33A Parish of Wallan Wallan Volume 10685 Folio 331 Crown Allotment 31 Parish of Wallan Wallan Volume 10685 Folio 328
Applicant:	Crystal Creek Properties Pty Ltd
Zoning:	Farming Zone
Overlays:	None
Objections Received:	None
Cultural Heritage Management Plan Required:	No, the subject site is not located within an area of Aboriginal cultural heritage sensitivity
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 PLP319/17 FOR REMOVAL OF NATIVE VEGETATION AT 175
NORTHERN HIGHWAY WALLAN (CONT.)

SUMMARY

The subject site consists of two allotments within a larger landholding to the south of the Wallan township. The subject lots are located within the Farming Zone and are not affected by any overlays. This site is located within the Wallan South Precinct Structure Plan (PSP) area.

The application is seeking approval to remove native vegetation consisting of 3.708 hectares of native grassland. The main considerations herein are in relation to the potential loss of biodiversity and meeting the objectives for avoiding and minimising vegetation loss.

The application was advertised via letters to the adjoining landowners to the south of the subject site. No objections were received.

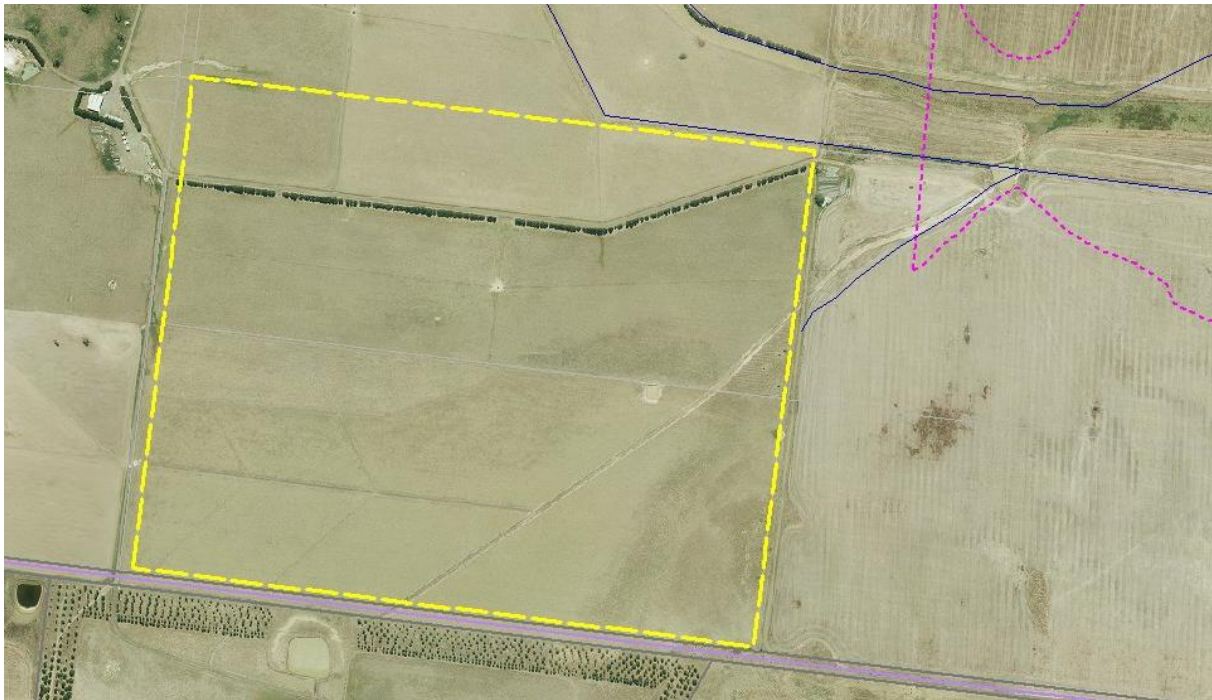
SITE AND SURROUNDS

Subject Site Description

The subject site is located within a landholding containing approximately 631 hectares. The applicable allotments subject to this application consist of approximately 63 hectares of land currently used for agricultural purposes (crop raising). The subject area is mostly clear of native vegetation except for an area of native grassland found within the south-eastern corner of the site. There is a row of planted trees found along vehicle access running east-west within the northern applicable allotment. A number of other vehicle access tracks traverse the area.

The south-eastern corner of the site is particularly swampy, as a result of the watercourse network within the area. The native grasslands within this area consist of Plains Grassy Wetland and Plains Grassland. The Plains Grassland is listed under the *Flora and Fauna Guarantee Act 1988*. A portion of the site is also Golden Sun Moth habitat (Plains Grassland).

PLANNING PERMIT APPLICATION PLP319/17 FOR REMOVAL OF NATIVE VEGETATION AT 175
NORTHERN HIGHWAY WALLAN (CONT.)



Surrounding Area

The subject site is located approximately 1.1km to the south of the Wallan township and approximately 1km to the west of the Northern Highway. A Yarra Valley Water treatment facility is located to the immediate south of the subject site.

The surrounding area is typically used for agricultural purposes, including stock grazing and crop raising. The topography of the area is undulating, with a number of watercourses traversing the landscape. Most vegetation within the area has been cleared as a result of the agricultural history of the area, although intact native vegetation (trees and grassland) remains to the west of the subject site along Old Sydney Road and Rowes Lane.

Residential development can be found approximately 1km to the north of the subject site and to the east of the Northern Highway (approximately 9.4km).

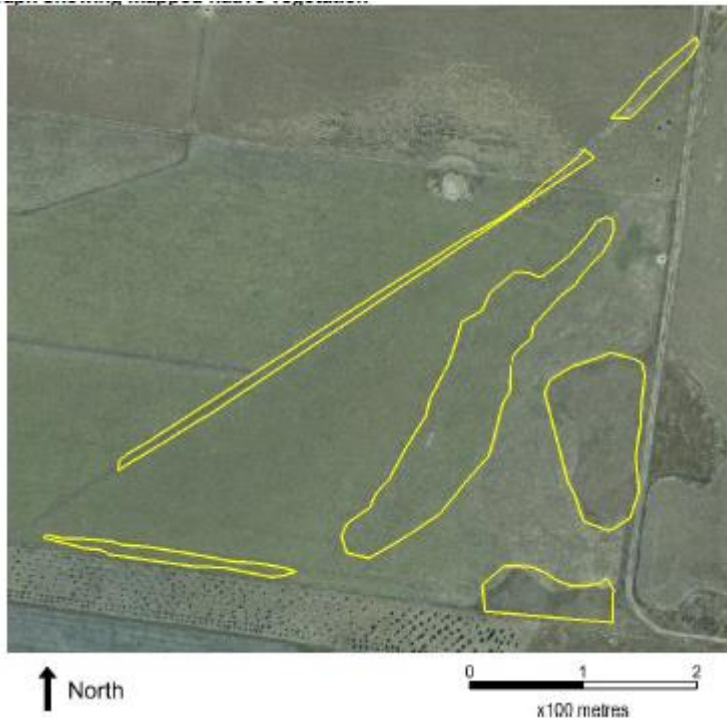
PROPOSAL

The application is seeking approval to remove 3.708ha of native grasslands (see attachment 1). The ecological vegetation classes applicable to the identified grasslands are Plains Grassy Wetland and Plains Grasslands (FFG listed). The biodiversity report submitted with the application indicates that approximately 50% of the removal area consists of weeds.

The Native Vegetation Removal Report supplied with the application indicates that the area is identified as Golden Sun Moth, Growling Grass Frog and Striped Legless Lizard habitat, although the biodiversity report submitted with the application indicates that only Golden Sun Moth habitat was found as part of the investigations undertaken on the site. It is noted that Federal approval from the Australian Government Minister for the Environment is required to remove Golden Sun Moth habitat, with the permit applicant indicating that the current application with that Minister is awaiting public notification.

PLANNING PERMIT APPLICATION PLP319/17 FOR REMOVAL OF NATIVE VEGETATION AT 175 NORTHERN HIGHWAY WALLAN (CONT.)

The applicant has supplied that the vegetation removal is to allow for crop raising within those areas. The below image supplied by the applicant shows the applicable areas for removal.



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 to the application has 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 Planning Application PLP319/17 for the removal of native vegetation at 175 Northern Highway, 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 13 May 2019 at Mitchell Civic Centre, 113 High St, Broadford.

10 CLOSE OF MEETING