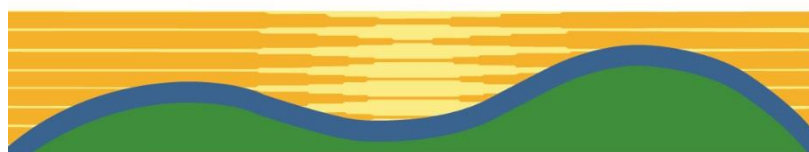


MITCHELL SHIRE COUNCIL



COMMUNITY QUESTIONS AND HEARINGS COMMITTEE

AGENDA

MONDAY 9 SEPTEMBER 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 9 September 2019** commencing at **7.00pm**.

**DAVID TURNBULL
CHIEF EXECUTIVE OFFICER**

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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 12 August 2019, as circulated, be confirmed.

5 DEVELOPMENT AND INFRASTRUCTURE

5.1 PLANNING PERMIT APPLICATION PLP012/19 FOR BUILDINGS AND WORKS FOR THE CONSTRUCTION OF AN EXTENSION TO AN EXISTING HOTEL. REDUCTION IN CAR PARKING REQUIREMENTS, INCREASED IN LICENSED AREA AND PATRON NUMBERS AT 88-94 HIGH STREET WALLAN

Author: Mathew Mertuszka - Principal Planner

File No: PLP012/19

Attachments: Nil

Property No.:	112123
Title Details:	Crown Allotment 5 Section 17 Parish of Wallan Wallan Crown Allotment 6 Section 17 Parish of Wallan Wallan Land in Plan of Consolidation 353494P
Applicant:	Urbis Pty Ltd
Zoning:	Commercial 2 Zone
Overlays:	No Overlays
Objections Received:	No Objections have been received
Cultural Heritage Management Plan Required:	No, not in 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

PLANNING PERMIT APPLICATION PLP012/19 FOR BUILDINGS AND WORKS FOR THE CONSTRUCTION OF AN EXTENSION TO AN EXISTING HOTEL. REDUCTION IN CAR PARKING REQUIREMENTS, INCREASED IN LICENSED AREA AND PATRON NUMBERS AT 88-94 HIGH STREET WALLAN (CONT.)

SITE MAP



SUMMARY

The application is for buildings and works for the construction of an extension to an existing hotel, reduction in car parking requirements, increase in licensed area and patron numbers for the Hogans Hotel at 88-94 High Street in Wallan.

The application was advertised by way of posting letters to adjoining property owners and occupiers and the placement of two signs (facing High Street and Bentinck Street). No objections were received.

The site is zoned Commercial 2 Zone, is not affected by any Overlays and is located within the main business area of Wallan.

SITE AND SURROUNDS

Subject Site Description

The subject land is made up of 3 parcels of land, legally described as Crown Allotment 5 Section 17 Parish of Wallan Wallan, Crown Allotment 6 Section 17 Parish of Wallan Wallan & Land in Plan of Consolidation 353494P, commonly known as 88-94 High Street Wallan. The land area combined covers approximately 8200sqm.

The land is rectangular in shape, located on the east side of High Street in the town centre of Wallan. The site is bounded by High Street to the west, and Bentinck Street to the east. Vehicle access is provided from both the High Street (via a service lane) and Bentinck Street frontages. Advertising signage for each business is located on the facades of buildings, including a pylon sign associated with Pretty Sally Cafe.

PLANNING PERMIT APPLICATION PLP012/19 FOR BUILDINGS AND WORKS FOR THE CONSTRUCTION OF AN EXTENSION TO AN EXISTING HOTEL. REDUCTION IN CAR PARKING REQUIREMENTS, INCREASED IN LICENSED AREA AND PATRON NUMBERS AT 88-94 HIGH STREET WALLAN (CONT.)

The site contains an existing hotel (Hogan's Hotel) and a café (Pretty Sally Bakery Café) and a motel providing accommodation at the north east corner of the site. Car parking is provided to the rear of Hogan's Hotel and Pretty Sally Bakery.

The subject land including all three parcels of land include a total of 149 car parking spaces shared between the uses occupying the site.

Surrounding Area

The immediate adjoining properties mostly comprise of commercial development which include McDonalds (to the south) and Home Timber and Hardware (to the north). The site is located east of the Wellington Square shopping centre which includes a range of specialty shops, Woolworths supermarket, the Wallan Library, a petrol station and KFC.

The land to the east of the site is generally residential with a medical centre provided at the south-west corner of Queen Street and Bentinck Street.

Advertising signage can be found on the adjoining McDonalds site (8m high sky sign, and signage fixed to the building), and to the west at Wellington Square (approximately 11m high, multiple tenancy sign).

PROPOSAL

The proposal is seeking to:

- increase the floor area of the existing hotel:
- increase permitted patron numbers:
- increase the existing red line for the consumption of liquor on the premises; and
- to reduce the number of car parking spaces on the site.

Specific details of the proposal include the following:

Buildings and works

- A single storey extension to the rear (eastern) elevation of the hotel building that includes a lounge (110 sqm in floorspace), along with a liquor servery area, office space and a storeroom.
- A new lobby area will be created providing a new entrance into the premises from the rear parking area.
- The extended section has a total height of 3.8 metres to the eaves comprising a hipped roof.
- External facing materials will consist of painted and rendered brickwork, Colorbond corrugated roof and powder coated aluminium window frames.
- Internal reconfiguration will be made to the adjoining gaming lounge with the removal of the liquor servery from this area.
- A single storey extension to the eastern elevation to provide additional kitchen and cooking floorspace consisting of a flat roof form to a maximum height of 3.8 metres and will be constructed in painted and rendered brickwork. The extension will remove a small area of the existing service area.
- Enclosure of the side of the existing verandah in the south western corner of the building

PLANNING PERMIT APPLICATION PLP012/19 FOR BUILDINGS AND WORKS FOR THE CONSTRUCTION OF AN EXTENSION TO AN EXISTING HOTEL. REDUCTION IN CAR PARKING REQUIREMENTS, INCREASED IN LICENSED AREA AND PATRON NUMBERS AT 88-94 HIGH STREET WALLAN (CONT.)

Increase in patron numbers

- The proposal is seeking to increase patron numbers from 290 to 450, an increase of 160.
- The current number aligns with the existing general liquor license.

Consumption of Liquor

- The red line for liquor consumption is to be extended to encompass all proposed extensions that include the proposed 'lounge' and increase to the verandah area.
- The existing liquor license will not be extended to permit additional service hours.
- All proposed areas for consumption will conform to existing service hours.

Reduction in car parking requirements

- The proposed increase in floor area of the hotel would enable the premises to accommodate an additional 160 patrons on the premises.
- 11 existing car parking spaces will be removed to facilitate the increase in floor area. These car parking spaces will be built over by the expanded footprint of the premises, encompassing the new lounge area.

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 to the application have been invited to attend this meeting of the Community Questions and Hearings Committee to make a brief presentation in support of the application and submissions.

RECOMMENDATION

THAT Council officers provide a report to Council in relation to Planning Application Application No. PLP012/19 for buildings and works for the construction of an extension to an existing hotel, reduction in car parking requirements, increase in licensed area and patron numbers at Crown Allotment 5 Section 17 Parish of Wallan Wallan Crown Allotment 6 Section 17 Parish of Wallan Wallan Land in Plan of Consolidation 353494P, known as 88-94 High Street 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 7 October 2019 at Mitchell Civic Centre, 113 High St, Broadford.

10 CLOSE OF MEETING