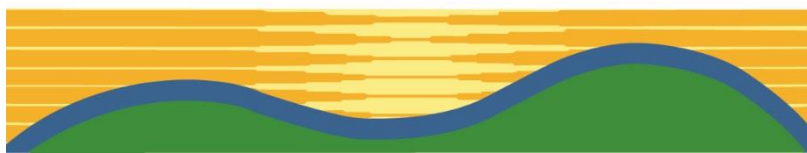


MITCHELL SHIRE COUNCIL



COMMUNITY QUESTIONS AND HEARINGS COMMITTEE

AGENDA

MONDAY 12 AUGUST 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 12 August 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 8 July 2019, as circulated, be confirmed.

5 DEVELOPMENT AND INFRASTRUCTURE

5.1 PLANNING PERMIT APPLICATION PLP083/19 FOR SALE AND CONSUMPTION OF LIQUOR (LIQUOR LICENSE) AT 36 SYDNEY STREET KILMORE

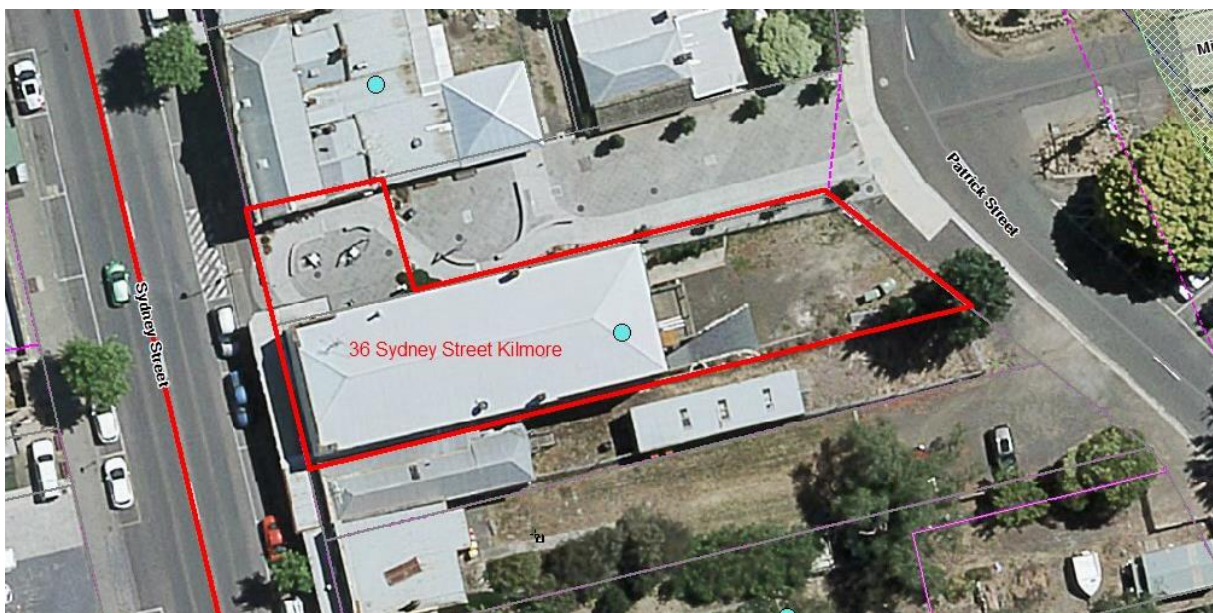
Author: Enes Bilgic - Statutory Planner

File No: PLP083/19

Attachments: Nil

| | |
|---|--|
| Property No.: | 107508 |
| Title Details: | Lot 1 on TP 013759A Volume 10441 Folio 841 |
| Applicant: | Kim Short |
| Zoning: | Commercial 1 Zone |
| Overlays: | Heritage Overlay – Schedule 99 |
| Objections Received: | No objections received |
| Cultural Heritage Management Plan Required: | Not required |
| 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 PLP083/19 FOR SALE AND CONSUMPTION OF LIQUOR (LIQUOR LICENSE) AT 36 SYDNEY STREET KILMORE (CONT.)

SUMMARY

The application is seeking approval for the sale and consumption of liquor at 36 Sydney Street in Kilmore (liquor licence). The land is located within the Commercial 1 Zone of the Mitchell Planning Scheme.

The application was advertised via letters to adjoining property owners and occupiers and those within the surrounding area. A sign was displayed in the shop front window of the subject site. No objections were received at the time of writing this report.

SITE AND SURROUNDS

Subject Site Description

The subject site, located at 36 Sydney Street in Kilmore, is generally rectangular in shape and located on the eastern side of the street (legally described as Lot 1 on TP013759A, Volume 10441 / Folio 841).

The site has a frontage of 10.97m to Sydney Street and depth of 54.752m (southern property boundary) with an overall lot size of approximately 637sqm. Patrick Street is to the rear of the subject site and Mill Street Mall to the north of the site.

The site is developed with a two storey brick building, constructed to the east and north boundaries. A large rendered parapet is located on the building facade and an awning projects onto the footpath on the western and partially the northern elevations.

Surrounding Area

The surrounding area consists of a variety of commercial development within the town centre of Kilmore. Businesses along Sydney Street generally present active street frontages with easy pedestrian access including on street parallel parking. The township has a distinct character with many examples of pre 19th century architecture which are subject to a Heritage Overlay.

The Mill Street Mall to the north of the subject land is a pedestrian only thoroughfare that consists of landscaping and public seating, adding distinct character to the public realm.

Distance of the subject site from the closest residential zones are:

- 115 metres to the east
- 136 metres to the west
- 380 metres to the south
- 230 metres to the north

Other business within the surrounding area that also have a liquor licence include:

- 43 Sydney Street Kilmore – Red Lion Brewery Kilmore
- 57 Sydney Street Kilmore – MacNamara's Irish Pub
- 62 Sydney Street Kilmore – Bottlemart – Bottle shop

PLANNING PERMIT APPLICATION PLP083/19 FOR SALE AND CONSUMPTION OF LIQUOR (LIQUOR LICENSE) AT 36 SYDNEY STREET KILMORE (CONT.)

- 71 Sydney Street Kilmore – Kilmore Palace Chinese – BYO Wine Only
- 29-31 Sydney Street Kilmore - Royal Oak Hotel – Onsite sale and consumption & drive through sale.

PROPOSAL

The application seeks approval for the sale and consumption of liquor. The details of the proposal are as follows:

- Trading hours are proposed are Monday to Sunday: 11:30am to 11:30pm.
- Maximum patron numbers are predicted to be 60 seated persons inside and 16 people outside.
- The red line proposed for the premises will cover a consumption area of 206.55 square meters inside the shop and an area of approximately 70 square meters in the outdoor 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 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 PLP083/19 for the sale and consumption of liquor (liquor license) at 36 Sydney Street, Kilmore.

5.2 PLANNING PERMIT APPLICATION PLP310/18 FOR PARTIAL DEMOLITION (REMOVAL OF 2 CHIMNEYS) OF A SINGLE STOREY DWELLING AT 4 PROGRESS STREET SEYMOUR

Author: Enes Bilgic - Statutory Planner

File No: PLP310/18

Attachments: Nil

Reference: PLP310/18

| | |
|---|--|
| Property No.: | 102448 |
| Title Details: | Lot 107 on PS 012230 Volume 05928 Folio 541 |
| Applicant: | Brett Gordon |
| Zoning: | General Residential Zone - Schedule 1 |
| Overlays: | Heritage Overlay – Schedule 307 |
| Objections Received: | No objections received |
| Cultural Heritage Management Plan Required: | No, not required |
| 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 PLP310/18 FOR PARTIAL DEMOLITION (REMOVAL OF 2 CHIMMEYS) OF A SINGLE STORY DWELLING AT 4 PROGRESS STREET SEYMOUR (CONT.)

SUMMARY

The subject site is located at 4 Progress Street in Seymour and contains a single dwelling. The site is affected by the Heritage Overlay forming part of the Seymour Progress Precinct. The dwelling is listed as a contributory building for the precinct. The subject site is located within the General Residential Zone – Schedule 1.

The application is seeking approval to remove two chimneys on the existing dwelling.

The application was advertised via letters to adjoining landowners and occupiers and a notification sign was placed on the subject site facing Progress Street, no objections were received.

SITE AND SURROUNDS

Subject Site Description

The subject site is located at 4 Progress Street, Seymour and is legally described as Lot 107 on Plan of subdivision 012230 Volume 05928 Folio 541. The subject site is irregular in shape and has an area of approximately 950 square metres. The subject site has frontage onto Progress Street of approximately 15.2 metres and an overall lot depth of approximately 60 metres. Vehicle access to the site is Progress Street.

The subject site currently contains a dwelling, a swimming pool and some vegetation centrally located on the site. The site also contains two brick chimneys along the eastern elevation of the dwelling amongst other contributory heritage values.

Surrounding Area

The surrounding context is as follows:

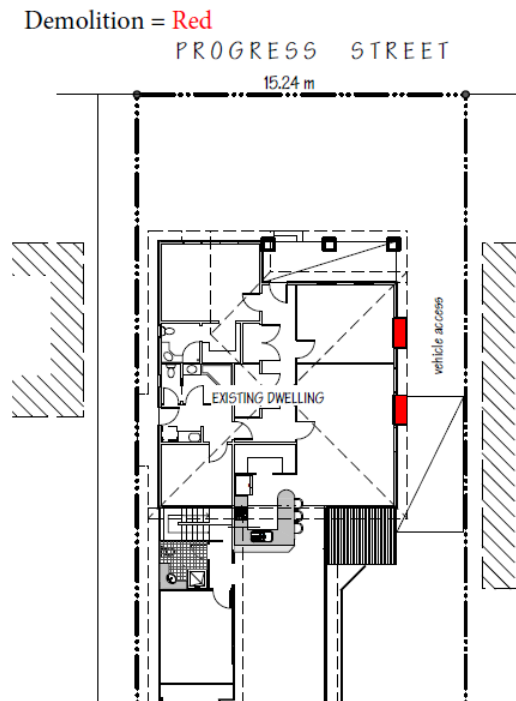
- To the north, east and immediate west of the subject site are residential lots of similar nature with single detached dwellings and patches of scattered trees. Each lot is also listed as part of the Seymour Progress Precinct.
- South of the subject site is a Caravan Park which is adjacent to the Goulburn River.

PROPOSAL

The applicant is seeking Council's approval to demolish two chimneys and replace the two chimneys with weatherboards and baseboards to match the dwelling. Details of the proposal are as follows:

- Demolish the two existing brick chimneys located on the eastern elevation of the dwelling to facilitate vehicle and trailer parking access to the rear of the subject site.
- Replace the two brick chimneys with Primed Baltic Round Edge Weatherboards for the external wall and LOSP Structural Primed Radiata Pine for baseboards.
- The weatherboards and baseboards will be painted to the same colour to match existing weatherboards and baseboards.

PLANNING PERMIT APPLICATION PLP310/18 FOR PARTIAL DEMOLITION (REMOVAL OF 2 CHIMNEYS) OF A SINGLE STORY DWELLING AT 4 PROGRESS STREET SEYMOUR (CONT.)



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 PLP310/18 for partial demolition (removal of 2 chimneys) for a single story dwelling at 4 Progress Street, Seymour.

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 9 September 2019 at Mitchell Civic Centre, 113 High St, Broadford.

10 CLOSE OF MEETING