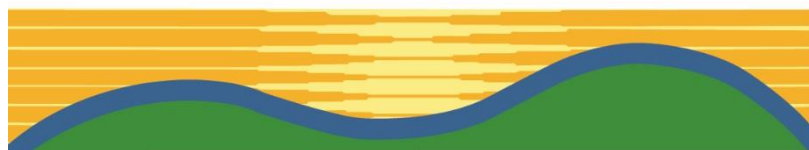


MITCHELL SHIRE COUNCIL



COMMUNITY QUESTIONS AND HEARINGS COMMITTEE

AGENDA

MONDAY 9 OCTOBER 2017
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 October 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 Community Questions and Hearings Committee held 11 September 2017, as circulated, be confirmed.

5 SUBMISSIONS

PUBLIC PARTICIPATION FORM

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

6 QUESTION TIME

7 COMMUNITY PRESENTATIONS

8 DEVELOPMENT AND INFRASTRUCTURE

8.1 PLANNING PERMIT APPLICATION PLP084/17 FOR A 2 LOT SUBDIVISION AT 285 GEHREYS LANE, FORBES

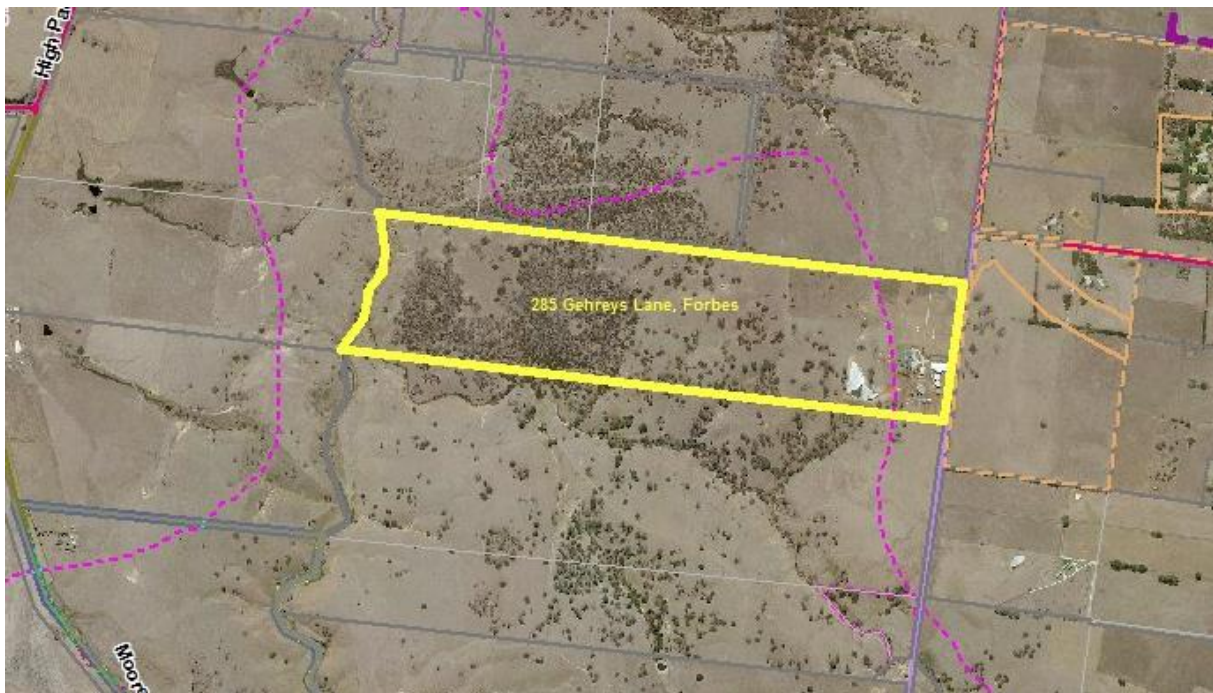
Author: James McNulty - Statutory Planning Coordinator

File No: PLP084/17

Attachments: Nil

Property No.:	105902
Title Details:	Portion 55, Parish of Forbes
Applicant:	T & C Development
Zoning:	Farming Zone
Overlays:	Salinity Management Overlay Erosion Management Overlay
Objections Received:	None
Cultural Heritage Management Plan Required:	No, the proposal 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 PLP084/17 FOR A 2 LOT SUBDIVISION AT 285 GEHREYS LANE, FORBES (CONT.)

SUMMARY & PROPOSAL

Planning Application PLP084/17 proposes a two-lot subdivision (dwelling excision) at 285 Gehreys Lane, Forbes.

The proposal is seeking to subdivide the land into two lots, Lot 1 having an area of approximately 21ha containing the existing dwelling and all associated equine infrastructure with the balance (remaining) lot known as Lot 2 having an area of 54.8ha which is vacant.

Proposed Lot 2 will gain access to Paynes Road via a narrow battle axe spanning a length of in excess of 500m having a minimum width of 5.3m and widening after 147m closest to Paynes Road.

The subdivision layout seeks to formalize existing fencing located on the land.

The application was advertised by letter to surrounding properties. No objections were received.

SITE AND SURROUNDS

Subject Site Description

The subject site is described as Portion 55, Parish of Forbes and is located at 285 Gehreys Lane, Forbes. The site is accessed from Paynes Road.

The site currently contains a large dwelling with several large outbuildings that include stables, riding arena and various other buildings predominantly used in conjunction with the established equine facility operating from the land.

The site has an area of approximately 75.8 hectares and is rectangular in shape except for the western boundary adjacent to Lintons Creek. The site has a 417m frontage to Paynes Road, approximately 1777m long northern boundary and 1852m long southern boundary.

The topography of the site is undulating in parts with several ridgelines running through the property as well as containing dense native vegetation in parts. The area that is proposed to be subdivided consists of extensive native vegetation and is extremely undulating.

A large dam is located near the existing dwelling and horse yards, with several smaller dams scattered throughout the site. The eastern portion of the site closest to Paynes Road contains some scattered vegetation with most vegetation on the site being located further to the west where dense patches exist, including vegetation along the title boundaries.

Surrounding Area

The subject site is located to the south west of Kilmore in an area within the Farming Zone. Uses in the area include animal grazing and equine uses amongst lifestyle properties on the outskirts of Kilmore.

Land to the immediate north, west and south consist of mainly larger allotments in a range of sizes mostly in excess of 40 hectares with a number of smaller lots. It is observed that smaller lots within the immediate vicinity of the subject land are mostly

PLANNING PERMIT APPLICATION PLP084/17 FOR A 2 LOT SUBDIVISION AT 285 GEHREYS LANE, FORBES (CONT.)

within common ownership, adding up to larger land holdings despite some smaller parcels being evident.

The topography to the west is undulating and vegetated whereas land to the east is mainly flat and mostly cleared, the site immediately to the north east is mostly flat and cleared. It should be noted that the site adjacent to the subject land known as 245 Gehreys Lane will be affected by the Wallan-Kilmore Bypass and is currently in the care of VicRoads.

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 any relevant submitters 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 their application and submission.

RECOMMENDATION

THAT Council Officers provide a report to Council in relation to Planning Application PLP084/17 for the construction of a two-lot subdivision (dwelling excision) at 285 Gehreys Lane, Forbes.

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 November 2017 at Mitchell Civic Centre, 113 High St, Broadford.

10 CLOSE OF MEETING