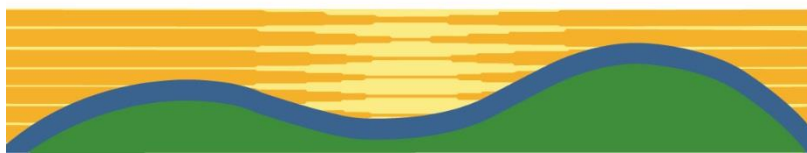


MITCHELL SHIRE COUNCIL



COMMUNITY QUESTIONS AND HEARINGS COMMITTEE

AGENDA

MONDAY 11 DECEMBER 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 11 December 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 13 November 2017, as circulated, be confirmed.

5 DEVELOPMENT AND INFRASTRUCTURE

5.1 PLANNING PERMIT APPLICATION PLP228/17 FOR A 2 LOT SUBDIVISION AT 6 KOORALINGA DRIVE, WANDONG

Author: Mathew Mertuszka - Principal Planner

File No: PLP228/17

Attachments: Nil

Property No.:	108875
Title Details:	Lot 29 on Plan of Subdivision 216408D
Applicant:	Priscilla Meli
Zoning:	Low Density Residential Zone
Overlays:	Nil
Objections Received:	Three objections received
Cultural Heritage Management Plan Required:	No, not in an area of Aboriginal Cultural Heritage Significance
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 PLP228/17 FOR A 2 LOT SUBDIVISION AT 6 KOORALINGA DRIVE, WANDONG (CONT.)

SUMMARY

Planning Permit Application PLP228/17 proposes a 2 lot subdivision at 6 Kooralinga Drive, Wandong.

The application was advertised to surrounding properties and a total of three (3) objections were received. Objections in the main relate to loss of amenity and erosion of existing neighbourhood character should the application be approved.

SITE AND SURROUNDS

Subject Site Description

The subject site is legally described as Lot 29 on Plan of Subdivision 216408D and is commonly known as 6 Kooralinga Drive, Wandong. The site has an area of approximately 4095 square metres comprising a street frontage of approximately 63 metres with a slight splay.

A two storey cottage style dwelling currently occupies the site, located close towards the eastern boundary. An associated swimming pool is located at the rear of the dwelling. The site is serviced via a single unsealed crossover providing access to Kooralinga Drive to the north.

The land has a moderate slope towards the west where the boundary is lined with planted conifers. Other vegetation on the site appears to be a mixture of planted natives and a remnant patch of native eucalypts at the rear of the dwelling.

Reticulated sewerage is available to the site as well as town water, gas and electricity.

Planning Background

A search of Council's electronic records keeping system indicates that no planning permits have been issued on the subject land.

Title/Restrictions/Agreements

A recent copy of title indicates that the subject land is affected by Covenant P847286G. the covenant carries the following restriction:

- Cannot construct more than a single dwelling on any lot (except for Lot A);
- A dwelling requires to be constructed substantially of concrete, stone, brick or brick veneer and a roof of a building material other than unpainted galvanised corrugated iron.

The land is also burdened by a drainage easement labelled as E-1 at the rear of the site (southern boundary) extending approximately 3 metres. The subdivision does not impact on the easement and does not contravene the covenant. However, it should be noted that if the lot was subdivided the covenant would prevent the construction of a dwelling on the lot. Further discussion regarding the covenant will be included later in this report.

Surrounding Area

The subject site is found within a residential area within the township of Wandong. The town is characterised by its detached built form and vegetated undulating landscape.

PLANNING PERMIT APPLICATION PLP228/17 FOR A 2 LOT SUBDIVISION AT 6 KOORALINGA DRIVE, WANDONG (CONT.)

Kooralinga Drive consists of a variety of lot configurations however all lots have a minimum land area of 4000 square metres.

A survey of the surrounding area indicates that all lots in the street have been developed with dwellings and associated outbuildings.

Fencing is often of a rural style comprising of post and wire. A mixture of planted exotic and native trees line the title boundaries facing the street with remnant patches of native vegetation found within surrounding land. The area is provided with all services.

PROPOSAL

The proposal is seeking to subdivide the land into two lots both with a street frontage to Kooralinga Drive. One of the proposed lots will contain the existing dwelling and crossover, with the second lot being vacant, west of the existing dwelling.

The proposed vacant lot (lot 1) will have an area of approximately 2020 square metres and the lot containing the existing dwelling (lot 2) to have an area of 2004 square metres. The proposed lots will each have approximately 30m of street frontage.

It is noted that the applicant has not submitted a surveyed plan of subdivision drawing of the proposed subdivision therefore dimensions are indicative only.

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 PLP071/17 for a 2 lot subdivision at 6 Kooralinga Drive, Wandong

5.2 PLANNING PERMIT APPLICATION PLP199/16 FOR THE USE AND DEVELOPMENT OF PART OF THE LAND FOR A TRANSFER STATION AND ASSOCIATED EARTHWORKS, WORKS WITHIN AND ALTERATION OF ACCESS TO A ROAD ZONE CATEGORY 1 AND REDUCTION OF CAR PARKING AT 100 WANDONG ROAD, KILMORE

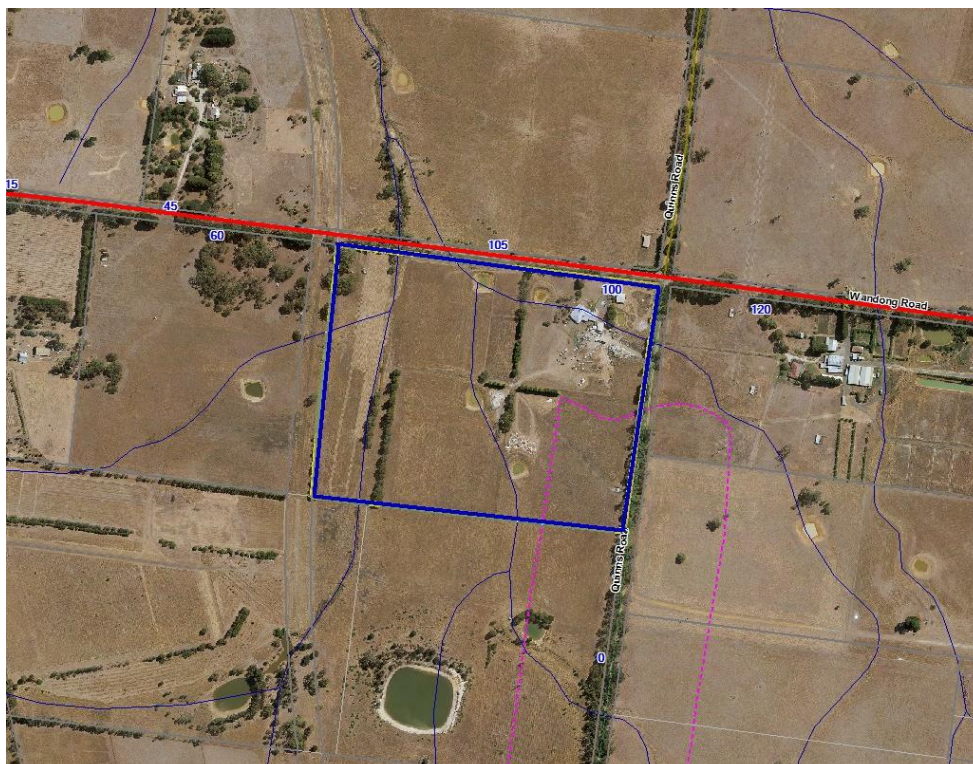
Author: *Bachir Tanios - Senior Statutory Planner*

File No: *PLP199/16*

Attachments: *Nil*

Property No.:	107330
Title Details:	Land in Plan of Consolidation 353108X
Applicant:	T & C Development Services Pty Ltd
Zoning:	Farming Zone
Overlays:	Vegetation Protection Overlay – Schedule 1
Objections Received:	Yes, one objection received
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 PLP199/16 FOR THE USE AND DEVELOPMENT OF PART OF THE LAND FOR A TRANSFER STATION AND ASSOCIATED EARTHWORKS, WORKS WITHIN AND ALTERATION OF ACCESS TO A ROAD ZONE CATEGORY 1 AND REDUCTION OF CAR PARKING AT 100 WANDONG ROAD, KILMORE (CONT.)

SUMMARY

Planning permit application PLP199/16 is for the use and development of part of the subject site for a transfer station and associated earthworks, works within and alteration of access to a road zone category 1 and reduction of car parking.

Under the provisions of the Mitchell Planning Scheme a Transfer station is defined as *Land used to collect, consolidate, temporarily store, sort or recover refuse or used materials before transfer for disposal or use elsewhere.*

The application was publicly advertised with one objection received. The objection primarily relates to environmental and residential amenity impacts of such a land use.

SITE AND SURROUNDS

Subject Site Description

The subject site is located at 100 Wandong Road, Kilmore and is legally described as Land in Plan of Consolidation 353108X. The site is found to the south of Wandong Road. Access to the site is via a crossover on the eastern side of the Wandong Road frontage. The site also has frontage to Quinns Road (eastern boundary), also providing access to the site.

The site is rectangular in shape and has an area of 15.6 hectares. The site has a maximum length of 449.2 metres and width of 347.01 metres. The site currently contains a single storey dwelling with associated outbuildings (two sheds). There is a gravel area located south-east of the dwelling for vehicle access and parking.

The site contains five dams located around the property. Vegetation on the site is located along fence lines and the western drainage line within the site. There is a significant amount of vegetation located within the road reserves of Wandong Road and Quinns Road. The topography of the site is relatively flat.

Surrounding Area

The subject site is located approximately 5 km south of the town centre of Kilmore. Wandong Road is within the Road Zone – Category 1. The Northern Highway is located approximately 600 metres west of the subject site.

Surrounding properties are generally similarly included in the Farming Zone. A small strip of land to the western boundary of the subject site is within the Public Use Zone – Transport (PUZ4) and is associated with the historic trams museum.

Lot sizes surrounding the subject site range between 9 and 30 hectares. Most lots contain dwellings, with many properties containing land uses associated with equine training. There are many vacant lots still used for grazing purposes, with most properties mainly cleared of vegetation associated with this purpose.

The topography of the surrounding area is mostly flat, with some minor undulations.

PROPOSAL

The proposal is seeking retrospective approval for a transfer station facility. The main purpose of the proposed use is to collect and sort materials before they are transferred

PLANNING PERMIT APPLICATION PLP199/16 FOR THE USE AND DEVELOPMENT OF PART OF THE LAND FOR A TRANSFER STATION AND ASSOCIATED EARTHWORKS, WORKS WITHIN AND ALTERATION OF ACCESS TO A ROAD ZONE CATEGORY 1 AND REDUCTION OF CAR PARKING AT 100 WANDONG ROAD, KILMORE (CONT.)

for disposal or recycling elsewhere. The proposed use will involve different construction materials being brought to the site to be sorted, and then taken away to material reuse companies for re-purposing. The materials collected will include metals, timber, bricks and concrete.

The site will receive the materials in skip bins from construction sites. These materials will then be sorted into three categories: wood, metal and brick. Trucks with full skips will park at the sorting area (located south-east of the existing dwelling), where two employees will sort each category into larger specific purpose skips (aluminium, bricks/concrete, colorbond, metal, transit, and wood). Wood items will be sent to Woolert Landfill and converted into Mossrock Mulch, bricks will be taken to Alex Fraser Group and turned into civil construction material, and metals will be sent to Sims Metal Management for recycling and conversion into raw metal materials for manufacturing purposes.

The skips used in this process will be sent to building construction sites, filled, and returned to the facility. This process is proposed to take 3 to 5 days. Storage for empty skips is proposed to be located east of the sorting area.

4123.60 square metres of the subject site will be used in association with the proposal. Access will be provided via a 9.4 metres wide crossover to Quinns Road. Five car parking spaces will be provided for employees which are proposed to be located north of the sorting area. The proposed hours of operation for the transfer station are: 8:00am to 6:00pm Monday to Saturday.

As part of the retrospective approval, site improvements are proposed to response to the current poor state of the subject site. The application proposes to provide a rehabilitation area of 1.38 hectares removing materials associated with the transfer station on land which was previously used for grazing. This area will be reinstated with perennial pasture. The area of land to be used for the transfer station use will be fully fenced and separated from the use of the balance of the land.

A revegetation area is also proposed within the north-eastern corner of the site. This area measure 10 metres in width for 74.5 metres along the northern boundary and 89.7 metres along the eastern boundary. The remainder of the land (west and south-eastern portion of the site) will be used for agriculture (grazing).

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.

PLANNING PERMIT APPLICATION PLP199/16 FOR THE USE AND DEVELOPMENT OF PART OF THE LAND FOR A TRANSFER STATION AND ASSOCIATED EARTHWORKS, WORKS WITHIN AND ALTERATION OF ACCESS TO A ROAD ZONE CATEGORY 1 AND REDUCTION OF CAR PARKING AT 100 WANDONG ROAD, KILMORE (CONT.)

RECOMMENDATION

THAT Council Officers provide a report to Council in relation to Planning Application PLP199/16 for the use and development of part of the land for a transfer station and associated earthworks, works adjacent to the road reserve – category 1 and waiver of car parking requirements (reduction) at 100 Wandong Road, Kilmore.

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 Report Bank on Monday 1 January 2018 at Mitchell Civic Centre, 113 High St, Broadford.

10 CLOSE OF MEETING