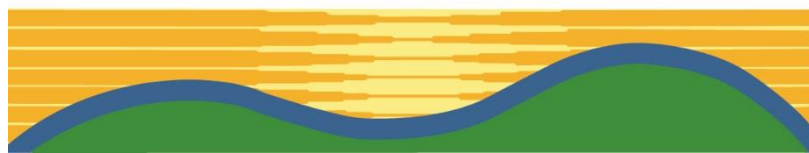


MITCHELL SHIRE COUNCIL



COMMUNITY QUESTIONS AND HEARINGS COMMITTEE

AGENDA

MONDAY 9 JULY 2018

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 July 2018** 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 June 2018, as circulated, be confirmed.

5 DEVELOPMENT AND INFRASTRUCTURE

5.1 PLANNING PERMIT APPLICATION PLP336/17 FOR THE REMOVAL OF NATIVE VEGETATION AT 260 STRATH CREEK ROAD, BROADFORD

Author: Amy King - Statutory Planner

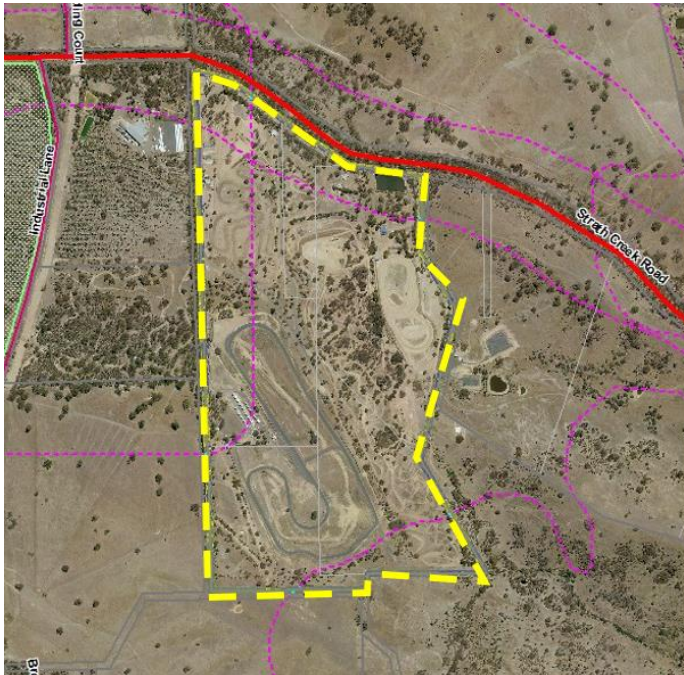
File No: PLP336/17

Attachments: Nil

Property No.:	115908
Title Details:	Crown Allotment 171 Parish of Broadford (Volume 09135 / Folio 082)
Applicant:	Motorcycling Victoria Inc
Zoning:	Special Use Zone – Schedule 2
Overlays:	Vegetation Protection Overlay – Schedule 1 Erosion Management Overlay Development Plan Overlay – Schedule 6 Bushfire Management Overlay
Objections Received:	No objections received
Cultural Heritage Management Plan Required:	Not required, the subject site is not within an area identified for 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

PLANNING PERMIT APPLICATION PLP336/17 FOR THE REMOVAL OF NATIVE VEGETATION AT 260 STRATH CREEK ROAD BROADFORD (CONT.)

SITE MAP



SUMMARY

The application is seeking to remove native vegetation pursuant to Clause 52.17 – Native vegetation of the Mitchell Planning Scheme.

The application was advertised by mail to surrounding properties and no objections were received.

SITE AND SURROUNDS

Subject Site Description

The subject site (legally described as Crown Allotment 171 Parish of Broadford, Volume 09135 / Folio 082) is irregular in shape and located on the southern side of Strath Creek Road, Broadford.

The site has a combined frontage of approximately 685m (northern property boundary), depth of approximately 1.41km (western property boundary) resulting in an overall lot yield of approximately 88.29ha. The site is used and developed for the State Motorcycle Complex containing a number of outbuildings, motorcycle tracks, and carparking areas. Vegetation is found throughout the site.

Vehicle access is afforded via Strath Creek Road. The site is approximately 2.2km south-east of the Broadford Township, and 940m south-east of the intersection of the Hume Freeway and Strath Creek Road.

Surrounding Area

The site is surrounded by land within the Farming Zone of varying sizes and configurations and is predominantly used for rural living purposes and small scale agricultural activities. The land to the immediate west of the site contains sections of

PLANNING PERMIT APPLICATION PLP336/17 FOR THE REMOVAL OF NATIVE VEGETATION AT 260 STRATH CREEK ROAD BROADFORD (CONT.)

dense vegetation, with structures located within the northern portion. Land used for a pistol range is located to the immediate east of the site.

Areas of lineal and scattered vegetation is found throughout the surrounding area, typically along drainage lines and property boundaries.

PROPOSAL

The proposal is seeking the removal of native vegetation entailing a total of 69 trees. The vegetation is located along the western property boundary adjacent to the existing pit sheds and carpark encompassing an area of 0.412ha. The trees are setback from the western boundary by a minimum of 26m, as shown below.



Area of vegetation proposed for removal (plan supplied by permit applicant).

The biodiversity assessment report has identified that it is a remnant patch of vegetation to be removed and classified it as a low-risk pathway.

The vegetation proposed for removal comprises of a mix of tree sizes and species. It is proposed for removal to maintain the existing carpark area servicing the motorcycle complex.

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

PLANNING PERMIT APPLICATION PLP336/17 FOR THE REMOVAL OF NATIVE VEGETATION AT 260 STRATH CREEK ROAD BROADFORD (CONT.)

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 PLP336/17 for the use of the removal of native vegetation.

5.2 PLANNING PERMIT APPLICATION PLP177/17 FOR A 4 LOT SUBDIVISION AT 67 HIGH STREET WALLAN

Author: Amy King - Statutory Planner

File No: PLP177/17

Attachments: Nil

Property No.:	112058
Title Details:	Crown Allotment 4, Section 9, Township of Wallan, Parish of Wallan Wallan (Volume 10495 / Folio 150)
Applicant:	Meridian Land Surveyors Pty Ltd
Zoning:	Commercial 1 Zone
Overlays:	None
Objections Received:	None
Cultural Heritage Management Plan Required:	No. The site is not located within an area identified for 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

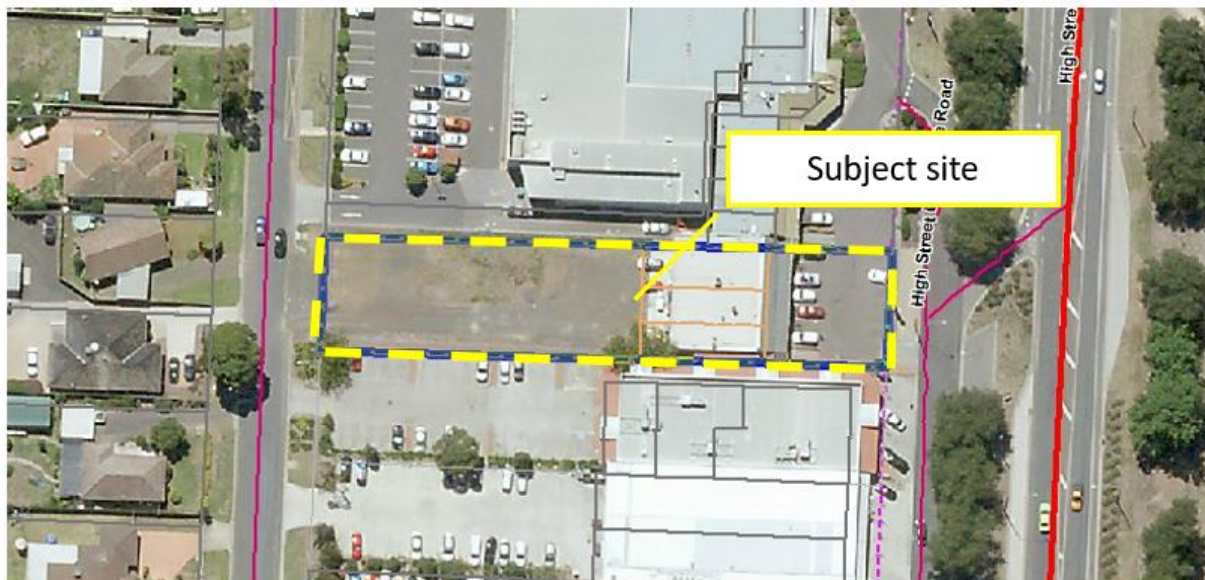


Image 1: Aerial image of subject site (Source: Exponare)

PLANNING PERMIT APPLICATION PLP177/17 FOR A 4 LOT SUBDIVISION AT 67 HIGH STREET WALLAN (CONT.)

SUMMARY

The applicant seeks approval for the subdivision of the land into 4 lots. The land is affected by the Commercial 1 Zone and is not affected by any overlays.

The application was advertised via letters to adjoining land owners and occupiers and a sign on the property frontage. No objections were received. A relevant consideration to the proposal is the Wallan Town Centre Masterplan and Urban Design Framework.

SITE AND SURROUNDS

Subject Site Description

The subject site is located at 67 High Street, Wallan (legally described as Crown Allotment 4, Section 9, Township of Wallan, Parish of Wallan Wallan, Volume 10495 / Folio 150). The site is rectangular in shape and located on the western side of High Street and is abutted by Wellington Street.

The site is afforded a frontage of 20.56m to High Street (eastern property boundary), depth of 100.66m (northern property boundary) and 100.64m (southern property boundary), and rear (western) boundary of 20.39m resulting in a lot size of 2,023sqm.

The site currently contains a single storey rendered building divided into three retail tenancies, at the rear of site is a shared common area of land that comprises an area of approximately 1,156 sqm and a shared common area to the front of the site which currently contains a carpark that serves the existing retail premises.

Surrounding Area

The surrounding area is developed for business and residential purposes and is found within the central business area of Wallan. The subdivision pattern of the surrounding area contains a mix of lot sizes and configurations, with few large portions remaining intact.

Directly adjoining the site to the north is the Coles shopping precinct, and further north of the site is the Wellington Square Shopping Centre and associated carpark. Further south of the site is a shopping strip containing mostly retail premises and further to the east of the site is Hatfield Park.

PROPOSAL

The application proposes a 4-lot subdivision, to result in the existing tenancies subdivided into lots 1, 2, & 3 and lot A common area (refer image below) Specifically, this entails:

- Lot 1 will contain one existing shop with a total floor area of 150.80 sqm, with common car parking areas on High Street and accesses via an existing crossover from Wellington Street.
- Lot 2 will contain one existing shop with a total floor area of 137.55 sqm, with common car parking areas on High Street and accesses via an existing crossover from Wellington Street.

PLANNING PERMIT APPLICATION PLP177/17 FOR A 4 LOT SUBDIVISION AT 67 HIGH STREET WALLAN (CONT.)

- Lot 3 will contain one existing shop with a total floor area of 164.05 sqm, with common car parking areas on High Street and accesses via an existing crossover from Wellington Street.
- Lot A will contain a common area to be shared between lots 1 -3 to be used for the storage of waste receptacles, associated waste removal and staff carparking to services the existing retail premises. Lot A has a total land area of 1156 sqm and access will be afforded via an existing crossover via Wellington Street.

No buildings and works are proposed as part of this application.

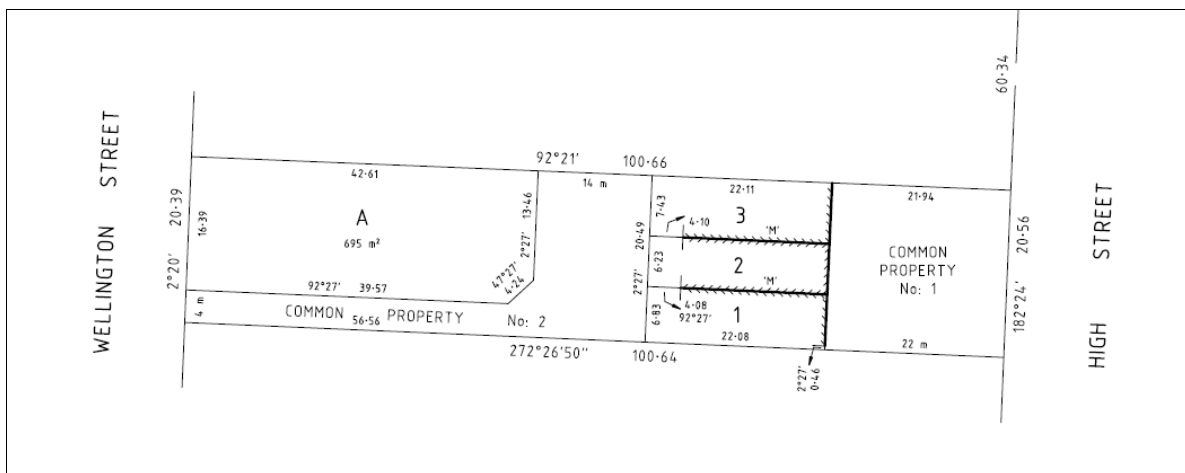


Image 2: Proposed Plan of Subdivision (Supplied by permit applicant).

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 PLP177/17 for a 4 lot subdivision.

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 August 2018 at Mitchell Civic Centre, 113 High St, Broadford.

10 CLOSE OF MEETING