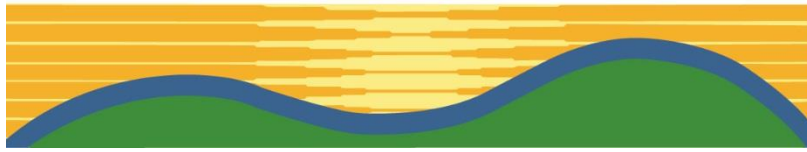


MITCHELL SHIRE COUNCIL



HEARINGS COMMITTEE

AGENDA

MONDAY 8 MAY 2017

7.00pm

NOTICE IS HEREBY GIVEN that **Hearings Committee** of the Mitchell Shire Council will be held at **Mitchell Civic Centre, 113 High St, Broadford**, on **Monday 8 May 2017** commencing at **7.00pm**.

DAVID TURNBULL
CHIEF EXECUTIVE OFFICER

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE NO
1	GOVERNANCE DECLARATION	1
2	APOLOGIES AND LEAVE OF ABSENCE	1
3	DISCLOSURE OF CONFLICTS OF INTEREST	1
4	CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS	1
5	SUSTAINABLE COMMUNITIES	2
5.1	Planning Permit Application P304914/7.03 For Use and development of animal boarding and associated works at 298 Goulburn Valley Highway, Seymour	2
6	DATE OF NEXT MEETING	5
7	CLOSE OF MEETING	5

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 Hearings Committee held 10 April 2017, as circulated, be confirmed.

5 SUSTAINABLE COMMUNITIES

5.1 PLANNING PERMIT APPLICATION P304914/7.03 FOR USE AND DEVELOPMENT OF ANIMAL BOARDING AND ASSOCIATED WORKS AT 298 GOULBURN VALLEY HIGHWAY, SEYMOUR

Author: *Mathew Mertuszka - Statutory Planner*

File No: *P304914/07*

Attachments: *Nil*

Property No.:	102715
Title Details:	Lot 2 on PS409315
Applicant:	Matt Gorman
Zoning:	Farming Zone
Overlays:	Salinity Management Overlay
Objections Received:	Four (4)
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

PLANNING PERMIT APPLICATION P304914/7.03 FOR USE AND DEVELOPMENT OF ANIMAL BOARDING AND ASSOCIATED WORKS AT 298 GOULBURN VALLEY HIGHWAY, SEYMOUR (CONT.)

SITE MAP



SUMMARY

An application has been received for an increase to the number of dogs permitted on the site from a currently approved 120 to 400, increase visitor hours to include Sunday between 10:00am to 4:00pm as well as the construction of seven (7) additional kennel buildings, each containing fifty (50) pens and alterations to the office building and native vegetation removal (5 trees).

Notification of the application was given to surrounding owners and occupiers. A total of four (4) objections were received with grounds mostly relating to a potential increase in noise caused by the additional number of animals housed on site. There were also concerns with the proposal not providing adequate noise attenuation.

SITE AND SURROUNDS

Subject Site Description

The subject site is located east of the Goulburn Valley Highway, is rectangular in shape and covers an area of approximately 17.33 hectares. The site is known as Lot 2 on PS409315 and is currently used for animal boarding associated with the Greyhound Adoption Program (GAP). A number of buildings are constructed on the site that are used in conjunction with animal boarding and are mostly clustered together and confined to the southern boundary of the site. The site is otherwise vacant except for

PLANNING PERMIT APPLICATION P304914/7.03 FOR USE AND DEVELOPMENT OF ANIMAL BOARDING AND ASSOCIATED WORKS AT 298 GOULBURN VALLEY HIGHWAY, SEYMOUR (CONT.)

two large dams and contains scattered vegetation mostly located in a paddock to the east.

Planning Background

A search of Council's electronic record keeping system indicates that Planning permit P303149 was issued on the site on 26 November 2002 for the 'construction and use of boarding kennels in accordance with the endorsed plans. It is understood that this permit is no longer valid.

The site was sold to 'Greyhound Racing Victoria' in June 2003 who had plans to expand the site, with planning permit P304914/07 issued on the site on 28 September 2007.

The permit was amended on 29 February 2008 to alter the floor area of the approved administration building. Further amendments were approved on 2 July 2012 to alter the preamble to include signage and upgrades to the access way.

Further alterations to the permit were approved on 3 June 2015 that allowed the increase in the amount of dogs from 52 to 120, replacement of a site building known as 'building 13'.

Title/Restrictions/Agreements

There are no restrictions listed on the title except for an E-1 easement running along the sites western boundary, in which would not be impacted on as a result of this proposal.

Surrounding Area

The subject land is located within a rural area of the shire approximately 3km north of the Township of Seymour. The surrounding properties are mostly used for agricultural purposes and are typically greater than 10 hectares in area. The property to the south currently is used for the purpose of animal breeding with other surrounding sites being used for mixed grazing and some residential purposes.

The Goulburn River has a significant impact on the landscape, being located to the west where most remnant vegetation is located. Overall the site has excellent road access with the Hume Freeway and Goulburn Valley Highway being located nearby.

HEARING AND CONSIDERATION OF SUBMISSIONS

Council has established the 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 the objectors to this Planning Permit application have been invited to attend this meeting of the Hearings Committee to make a brief presentation in support of their application and submission.

6 DATE OF NEXT MEETING

Meetings of the Hearings Special 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 Hearings Committee is scheduled for 7.00pm on Monday 5 June 2017 at Mitchell Civic Centre, 113 High St, Broadford.

7 CLOSE OF MEETING