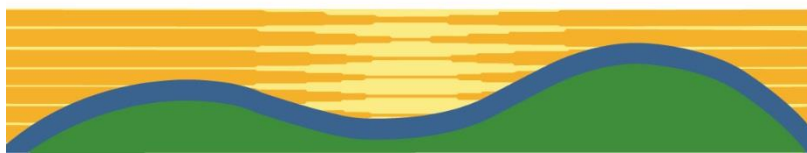


MITCHELL SHIRE COUNCIL



HEARINGS COMMITTEE

AGENDA

TUESDAY 14 MARCH 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 **Tuesday 14 March 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 PLP220/16 For Buildings and Works for the Construction of a Shed at 18 Eucalypt Grove, Heathcote Junction.....	2
6	DATE OF NEXT MEETING	6
7	CLOSE OF MEETING	6

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 13 February 2017, as circulated, be confirmed.

5 SUSTAINABLE COMMUNITIES

5.1 PLANNING PERMIT APPLICATION PLP220/16 FOR BUILDINGS AND WORKS FOR THE CONSTRUCTION OF A SHED AT 18 EUCALYPT GROVE, HEATHCOTE JUNCTION

Author: Niall Sheehy - Manager Planning & Compliance

File No: PLP22/16

Attachments: Nil

Property No.:	109913
Title Details:	Lot 32 on Plan of Subdivision 007012
Applicant:	Catherine Carmel Dunlop
Zoning:	Low Density Residential Zone
Overlays:	No
Objections Received:	7 outstanding objections remain
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 PLP220/16 FOR BUILDINGS AND WORKS FOR THE CONSTRUCTION OF A SHED AT 18 EUCALYPT GROVE, HEATHCOTE JUNCTION (CONT.)

SUMMARY

An application has been received for buildings and works consisting of the construction of an outbuilding, at 18 Eucalypt Grove, Heathcote Junction. A planning permit is required under the provisions of the zone as the area of the building exceeds 100 square metres, the length or width exceeds 15 metres and as the height of the building is greater than 4 metres.

The purpose of the outbuilding is to store goods and vehicles owned by the owners/residents of the property including five cars, a bus and a caravan. It is also proposed that the outbuilding will be used to carryout maintenance of the vehicles and to provide space for other hobbies, including dancing, soccer practice, gymnastics and sculpting.

SITE AND SURROUNDS

Subject Site Description

Planning Background

The subject site is described as Lot 32 on Plan of Subdivision 007012 and is located at 18 Eucalypt Grove, Heathcote Junction. It is located on the eastern side of the street midway between North Mountain Road and Range Avenue. The subject site is rectangular in shape with a frontage of approximately 62m and a depth of 102m. The subject site has a total area of approximately 6,171 square metres.

The subject site is developed with a single dwelling, a double garage, swimming pool and other associated residential sheds. The land has a gentle upward slope from Eucalypt Grove to the rear of the property. The site is vegetated with well-established trees around its boundary perimeter as well as some trees located within the centre of the property.

Vehicle access to the subject site is from an all-weather accessway leading off Eucalyptus Grove.

Title/Restrictions/Agreements

The site is not affected by any covenants, agreements or easements registered on title.

Surrounding Area

The subject land is located within an established low density residential area of Heathcote Junction with most lots containing a single dwelling and associated outbuildings. The eastern side of Eucalypt Grove is currently characterised by single dwellings set on larger blocks of land. The western side of Eucalypt Grove is characterised by smaller residential blocks with single dwellings and associated outbuildings.

The property directly adjoining the subject land to the north is of a similar size. The properties to the south and on the western side of Eucalypt Grove are smaller. The

PLANNING PERMIT APPLICATION PLP220/16 FOR BUILDINGS AND WORKS FOR THE CONSTRUCTION OF A SHED AT 18 EUCALYPT GROVE, HEATHCOTE JUNCTION (CONT.)

adjoining property to the east is substantially larger with a land area of approximately 3ha.

Numerous properties within the surrounding area have multiple large outbuildings that have a total floor area between 200-300sqm. The absence of pedestrian paving and sealed roads and the inclusion of post and wire fencing, large dwelling setbacks, considerable amount of vegetation cover and landscaping maintain the low density residential character of the area.

PROPOSAL

The application proposes to develop an outbuilding which is to be used in association with an existing dwelling on the land. The items to be stored in the outbuilding include cars, a bus, a caravan, furniture and general items associated with the dwelling on the land. The outbuilding is also to be used to carry out maintenance on the cars and to provide space for other hobbies, including dancing, soccer practice, gymnastics and sculpting.

The application does not propose a commercial or industrial use of the outbuilding, with the vehicles and goods to be stored in the building owned by the residents of the dwelling located on the land.

The outbuilding is to be located at the rear of the existing dwelling and is to have five internal bays measuring 6 metres X 12 metres each. The total area of the building is 360 square metres. The length of the shed is to be 30 metres with a width of 12 metres. The outbuilding is to be located:

- four metres from the side (northern) boundary and rear (eastern) boundary;
- 26 metres from the side (southern) boundary; and
- 36 metres from the front (western) boundary.

To be constructed of colorbond material, a single door is to be located on the front (western side) of the building. The outbuilding is proposed to have a skillion roof with a height ranging from 3.9 metres at the front to 5.0 metres to the rear.

APPLICATION HISTORY

This application for planning permit was received by Council on 15 September 2016 for the construction of an outbuilding (648sqm of combined areas). A Council request for further information was sent out on 13 October 2016 which also outlined initial concerns with the proposal.

The application was subsequently amended to reduce the size of the outbuilding to 582sqm.

PLANNING PERMIT APPLICATION PLP220/16 FOR BUILDINGS AND WORKS FOR THE CONSTRUCTION OF A SHED AT 18 EUCALYPT GROVE, HEATHCOTE JUNCTION (CONT.)

The application was advertised for 14 days from 5 December 2016 until 20 December 2016. A total of 8 objections were received.

The application was amended again on 5 January 2017 to respond to the objectors' concerns. The revised proposal reduced the size of the outbuilding to 360sqm (all areas enclosed). Additionally, wall heights were reduced with a slight change in the outbuilding orientation and roofing design.

Notification was provided to all the original objectors. As a result, one objection has been withdrawn and four supplementary submissions were received. A total of seven objections now remain.

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.

A schedule of submissions to be heard will be tabled at the meeting.

The process for hearing the submissions is outlined in the Hearings Committee Charter adopted by the Council on 10 November 2014. Following hearing of submissions by the Committee, a report on the proposal will be submitted to Council for consideration.

Council is required to consider all submissions received before deciding on the matter.

RECOMMENDATION

THAT Council Officers provide a report to Council in relation to Planning Permit Application PLP220/16 for the development of an outbuilding at 18 Eucalypt Grove, Heathcote Junction (Lot 32 on Plan of Subdivision 007012).

6 DATE OF NEXT MEETING

Meetings of the Hearings Special Committee are scheduled for the first and third Mondays 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 10 April 2017 at Mitchell Civic Centre, 113 High St, Broadford.

7 CLOSE OF MEETING