

MITCHELL SHIRE COUNCIL

Council Meeting Attachment

SUSTAINABLE COMMUNITIES

15 MAY 2017

7.3

PLANNING SCHEME AMENDMENT C119: MANDALAY ESTATE FRAMEWORK - ADOPTION

Attachment No: 1

**Amendment C119 Submissions Summary and
Response**

Mandalay Estate Amendment C119: Summary of Submissions and Council Officer Response

No	Submitter	Submission Summary	Summary Council Officer Response
1	Verve Projects on behalf of Nick Baldi Constructions	<p>Submission relates to a neighbouring site adjoining the proposed primary school site. The submitter requests:</p> <ol style="list-style-type: none"> The Comprehensive Development Plan be amended to show access points terminating at Camerons Lane and Patterson Street, rather than continue across them. Confirmation that the Section 173 Agreement that applies to Mandalay Estate will continue to apply, including the 5000-square metre floor space requirement. 	<ol style="list-style-type: none"> The Comprehensive Development Plan amended to show roads terminating as requested. The changes do not preclude the roads from connecting through to neighbouring sites and will avoid a literal interpretation of the plan. The submitter has been advised that the Section 173 Agreement will continue to apply to Mandalay Estate.
2	Department of Environment, Land, Water and Planning	No objection to Planning Scheme Amendment C119.	No response required.
3	Newlands Developers	Newlands Developers are the Mandalay Estate developers. Newlands advise that Club Mandalay Ltd and Beveridge Property Developers Pty Ltd support Amendment C119 and note that the revised policies show the proposed primary school location fronting Patterson Street which they endorse.	No response required.
4	CFA	<p>No objection to Planning Scheme Amendment C119.</p> <p>The CFA requested that Council consider strategies to ensure that Mandalay Estate develops in accordance with current fire prevention policy and standards, including allowing for safe access for emergency management vehicles.</p>	Mandalay Estate complies with current fire prevention policy and standards. Mandalay Estate's road layout provides safe and appropriate access for emergency vehicles.
5	VicRoads	<p>VicRoads requested changes to Comprehensive Development Zone Schedule 2 that would add VicRoads as a referral authority if Council receives an application to significantly modify the Mandalay Estate development.</p> <p>VicRoads offer support for proposed future changes to the Section 173 agreement that applies to Mandalay estate.</p>	<p>Comprehensive Development Zone Schedule 2 and Schedule to Clause 66.04 (Referral of permit applications under local provisions) revised as requested.</p> <p>VicRoads comments regarding the Section 173 agreement are noted.</p>