
9 DEVELOPMENT AND INFRASTRUCTURE

9.1 DEVELOPMENT PLAN PROPOSAL - 140 STRATH CREEK ROAD, BROADFORD

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File No: PL/13/081

Attachments: 1. Development Plan - 140 Strath Creek Road, Broadford

SUMMARY

An application for a Development Plan has been received on behalf of Castlegate James Pty Ltd for 140 Strath Creek Road, Broadford.

Schedule 6 to the Development Plan Overlay (DPO6 - Land in the vicinity of the State Motorcycle Sports Complex) requires the approval of a development plan prior to the issue of any planning permit at 140 Strath Creek Road, Broadford. There is no current development plan approved for this site.

Following a review of the Development Plan and consideration of the submissions received, it is recommended that the proposed Development Plan as provided in Attachment 1 is approved.

RECOMMENDATION

THAT Council: approves the Development Plan pursuant to Clause 43.04 Development Plan Overlay (DPO6) of the Mitchell Planning Scheme, as provided within Attachment 1 to this report.

BACKGROUND

Site Description

The subject site known as 140 Strath Creek Road, Broadford (Lot 2 on P344784R) comprises a total area of 20.72 hectares and has no restrictions on title.

Access to the site is provided via the existing Strath Creek Road to the north, land to the east is the State Motorcycle Complex, land to the south is used for farming purposes and the land to the west is vacant land owned by Council.

The site is currently used as an animal feed manufacturing facility and existing buildings on site includes a warehouse with adjacent offices, parking spaces, sheds, stormwater tanks, as well as a weighbridge and silos.

DEVELOPMENT PLAN PROPOSAL - 140 STRATH CREEK ROAD, BROADFORD (CONT.)

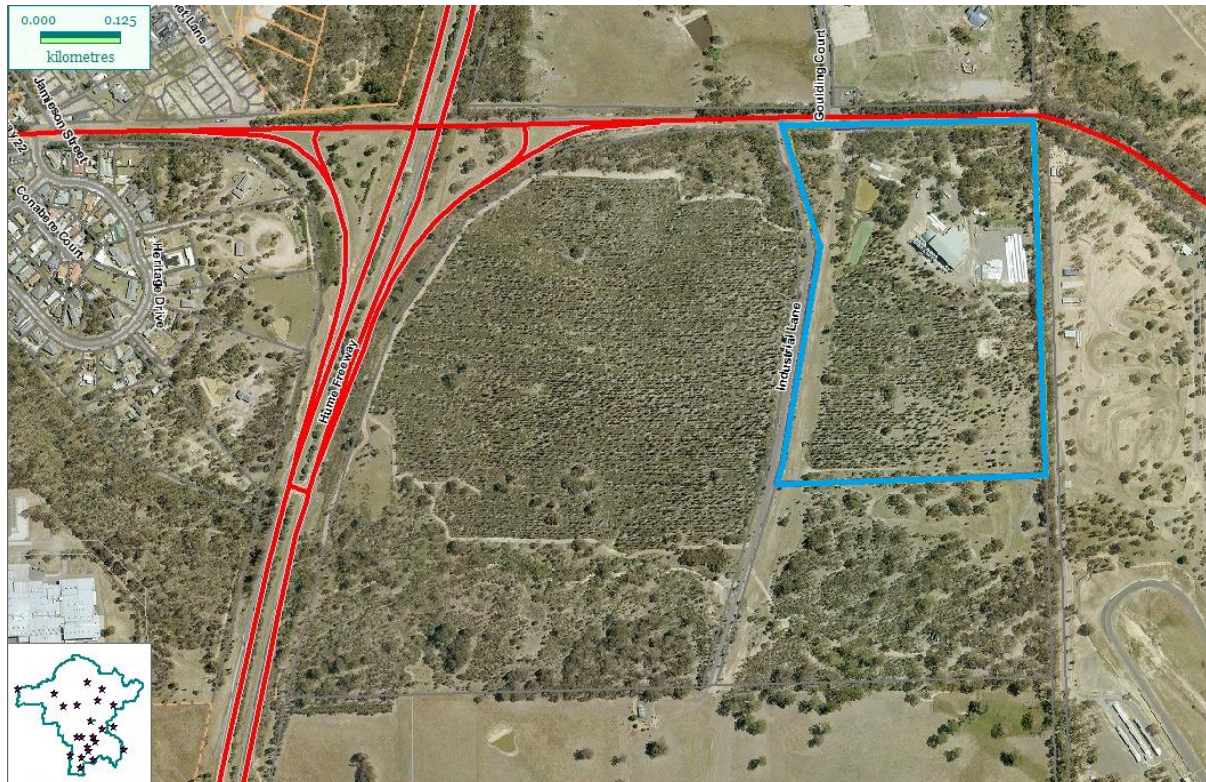


Figure 1 – 140 Strath Creek Road, Broadford

Proposal

The proposed Development Plan (provided in Attachment 1 to this report) relates to expansions to the existing warehouse used for the animal feed manufacturing. This would enable storage room for manufacturing equipment, raw materials and finished products. Design considerations would be addressed via a future planning permit application.

Planning scheme provisions

Zoning

The site is located within the Farming Zone.

Overlays

The site is affected by the Development Plan Overlay (DPO6), Bushfire Management Overlay (BMO) and partly by the Vegetation Protection Overlay Schedule 1 (VPO1).

ISSUES AND DISCUSSION

DPO Assessment

The DPO6 is silent on industrial uses and other non-industrial uses as its intent is more to discourage sensitive uses that would experience amenity impacts from the motorcycle facility. The proposed development plan is considered appropriate as it will not change amenity expectations for the site or have any impacts beyond the subject site's boundaries.

DEVELOPMENT PLAN PROPOSAL - 140 STRATH CREEK ROAD, BROADFORD (CONT.)

As a side note, the DPO6 is proposed to be reviewed through the State Motorcycle Complex Feasibility Study that has commenced by the Economic Development team.

CONSULTATION

There is no statutory requirement to formally exhibit the Development Plan documentation. 'Informal exhibition' occurred through sending notices to surrounding landowners and referrals to relevant government agencies. Five (5) responses were received:

Authority/ Submitter	Response
VicRoads	No objection to the development plan
EPA	No objection to the development plan. Industrial land was also deemed to not have similar amenity expectations to a sensitive use, which is the focus of the DPO. Advised that the requirement for an acoustic assessment in the DPO6 is intended to protect residential neighbours from the motorcycle facility not industrial uses. As such, an acoustic assessment was considered unnecessary for the proposal.
Agriculture Victoria	No objection to the development plan
Community member 1 (Box Forest Road, Broadford)	No objection to the development plan but raised matters which will need to be further considered through any future planning permit application.
Community member 2 (Strath Creek Road, Broadford)	Raised noise/fire risk/odor concerns with the ongoing operation of the business.

FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS

There is no financial resource or asset management implications for Council that would result from the recommendation of this report.

POLICY AND LEGISLATIVE IMPLICATIONS

Council Plan

DEVELOPMENT PLAN PROPOSAL - 140 STRATH CREEK ROAD, BROADFORD (CONT.)

Proposed Development Plan application is consistent with the relevant objectives of the Council Plan 2017 – 2021, including the following:

Strategic Objective Responsible Planning
 To demand best practice outcomes when planning for future growth.

Relevant Key Strategies *Employ best practice planning tools to achieve desired outcomes.*

Planning Policy Framework

The proposed development plan is minor in nature and is not anticipated to have any implications on the Planning Policy Framework for the State and Local planning policies.

RISK IMPLICATIONS

Risk Ranking is determined using [ROHS201-G1- Corporate Risk Matrix](#). Risk is identified as Low, Medium, High or Very High.

Risk	Risk Ranking	Proposed Treatments	Within Existing Resources?
There is minimal risk associated with this Development Plan application.	Low	Not applicable.	The Development Plan application can be managed by the Strategic Planning team.

SUSTAINABILITY IMPLICATIONS (SOCIAL AND ENVIRONMENTAL)

It is not expected that the proposed Development Plan will have any adverse effects on the environment as the changes are considered to be minor in nature.

CHARTER OF HUMAN RIGHTS IMPLICATIONS

The rights protected in the *Charter of Human Rights and Responsibilities Act 2006* were considered in preparing this report and it's determined that the subject matter does not raise any human rights issues.

DEVELOPMENT PLAN PROPOSAL - 140 STRATH CREEK ROAD, BROADFORD (CONT.)

CHILDREN AND YOUNG PEOPLE IMPLICATIONS

There are no implications for children and young people in relating to the proposed Development Plan.

OFFICER DECLARATION OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any direct or indirect interest in this matter.

CONCLUSION

In accordance with the requirements at Schedule 6 of the Development Plan Overlay within the *Mitchell Planning Scheme*, approval is recommended of the proposed Development Plan at 140 Strath Creek Road, Broadford. This will enable a planning permit application to be sought for the proposed buildings and works.

MITCHELL SHIRE COUNCIL

Council Meeting Attachment

DEVELOPMENT AND INFRASTRUCTURE

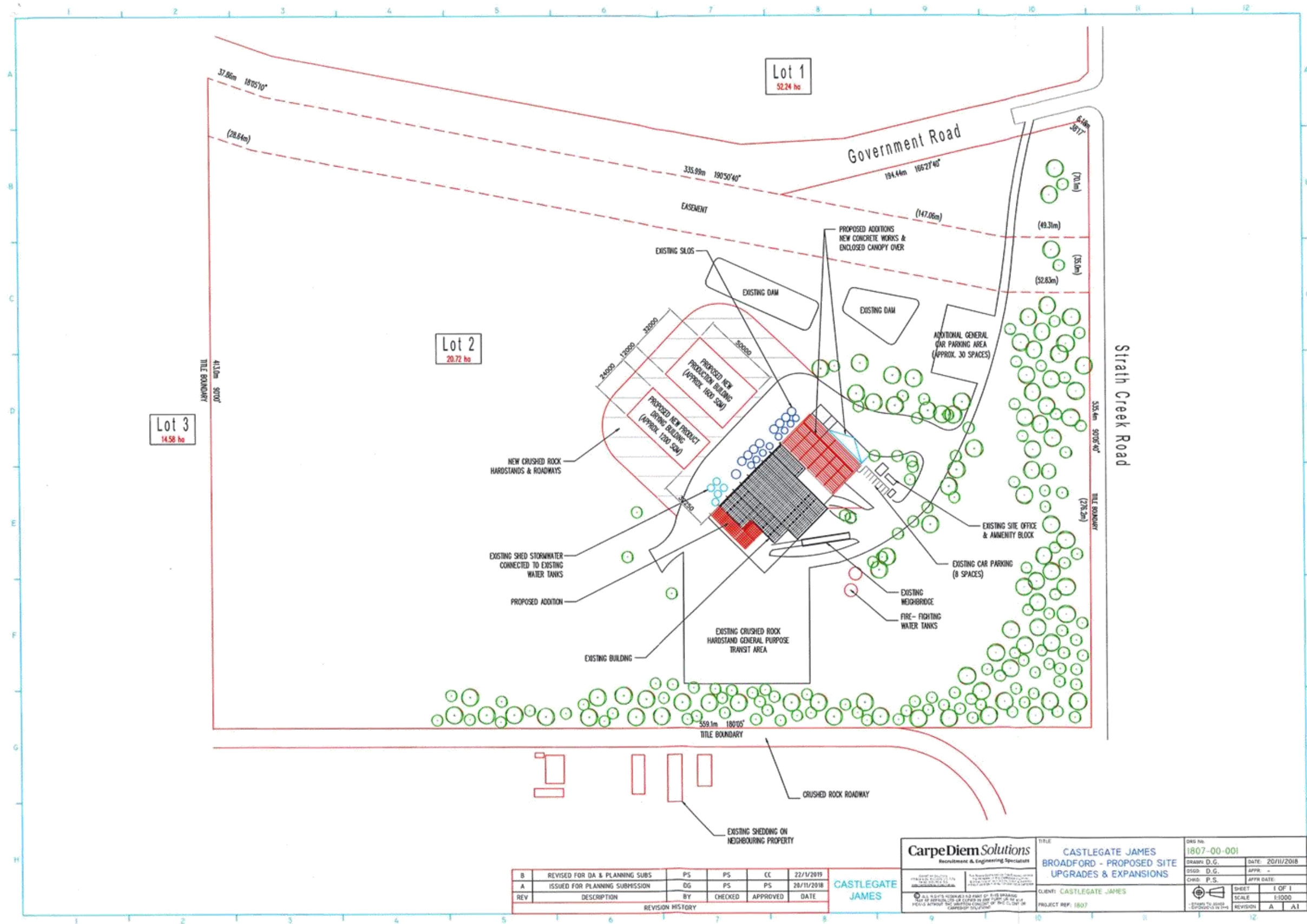
15 APRIL 2019

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**DEVELOPMENT PLAN PROPOSAL - 140
STRATH CREEK ROAD, BROADFORD**

Attachment No: 1

**Development Plan - 140 Strath Creek Road,
Broadford**



REV	DESCRIPTION	BY	CHECKED	APPROVED	DATE
B	REVISED FOR DA & PLANNING SUBS	PS	PS	CC	22/1/2019
A	ISSUED FOR PLANNING SUBMISSION	DG	PS	PS	20/11/2018

CASTLEGATE JAMES

Carpe Diem Solutions
 Recruitment & Engineering Specialists

CASTLEGATE JAMES
 BROADFORD - PROPOSED SITE
 UPGRADES & EXPANSIONS

DRG No: 1807-00-001	DATE: 20/11/2018
DRGN: D.G.	APPR: -
CHKD: P.S.	APPR DATE: -
SHEET: 1 OF 1	SCALE: 1:5000
REVISION: A	AI