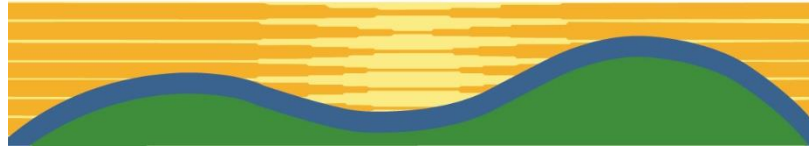


MITCHELL SHIRE COUNCIL



**COMMUNITY QUESTIONS
AND HEARINGS COMMITTEE
MINUTES**

MONDAY 10 DECEMBER 2018

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**MINUTES OF THE COMMUNITY QUESTIONS AND
HEARINGS COMMITTEE OF THE MITCHELL SHIRE
COUNCIL HELD AT MITCHELL CIVIC CENTRE, 113 HIGH
ST, BROADFORD ON
10 DECEMBER 2018**

THE MEETING OPENED: 7.00pm

COUNCILLORS PRESENT:

Cr Annie Goble Central Ward
Cr David Atkinson Central Ward
Cr Bob Humm Central Ward

Cr Bill Chisholm North Ward (Chairperson)
Cr Rhonda Sanderson North Ward
Cr Fiona Stevens North Ward

Cr David Lowe South Ward
Cr Rob Eldridge South Ward
Cr Bob Cornish South Ward

OFFICERS PRESENT:

Mr David Turnbull Chief Executive Officer
Mr Laurie Ellis Director Governance and Corporate Performance
Ms Mary Agostino Director Advocacy and Community Services
Mr Mike McIntosh Director Development and Infrastructure
Ms Lidia Harding Governance and Corporate Accountability
Coordinator

1 WELCOME AND GOVERNANCE DECLARATION

The Mayor formally opens the meeting with an acknowledgement of country and welcomes all present.

The Mayor acknowledges the traditional owners of the Taungurung Nation and pay her respect to their Elders past and present, and its emerging and future leaders.

The declaration was read by Cr R. Sanderson

2 APOLOGIES AND LEAVE OF ABSENCE

No apologies were received.

3 DISCLOSURE OF CONFLICTS OF INTEREST

In accordance with Section 79 of the Local Government Act 1989.

Nil

4 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

In accordance with Clause 66 of Local Law No. 4 – Meeting Procedures.

COMMITTEE RECOMMENDATION

MOVED: CR. F. STEVENS

SECONDED: CR. R. ELDRIDGE

THAT the Minutes of the Community Questions and Hearings Committee held 12 November 2018, as circulated, be confirmed.

CARRIED UNANIMOUSLY

5 DEVELOPMENT AND INFRASTRUCTURE

5.1 PLANNING PERMIT APPLICATION PLP206/18 FOR THE DEVELOPMENT OF THE LAND FOR MULTIPLE DWELLINGS AT 8 EDEN PLACE, WALLAN

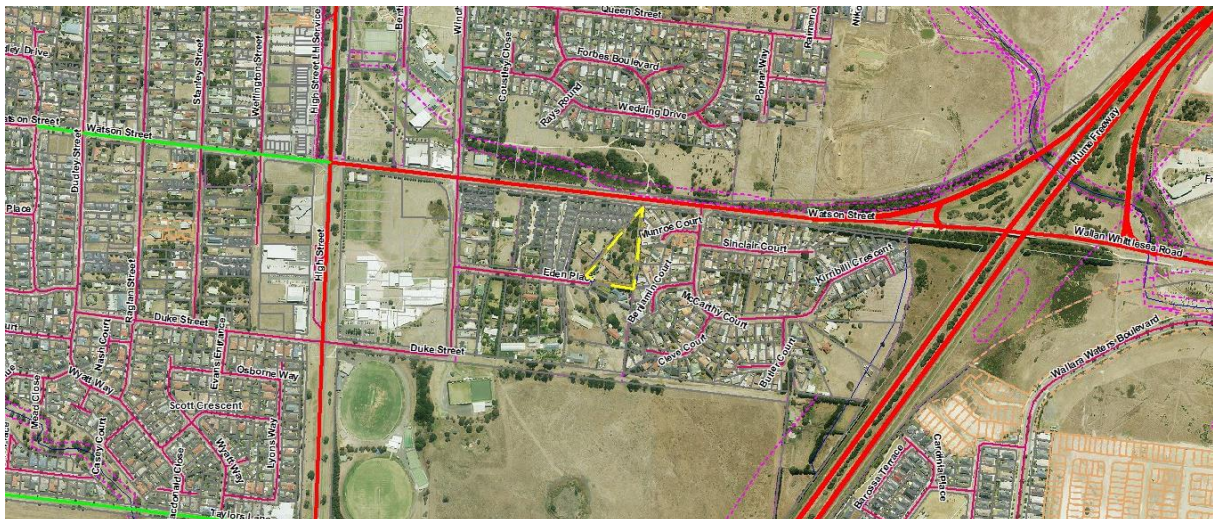
Author: Holly Sawyer - Senior Statutory Planner

File No: PLP206/18

Attachments: Nil

Property No.:	109437
Title Details:	Lot 8 on Plan of Subdivision 144554 Volume 09549 Folio 735
Applicant:	2181 Planning
Zoning:	General Residential Zone – Schedule 1
Overlays:	Development Plan Overlay – Schedule 15
Objections Received:	Four objections received
Cultural Heritage Management Plan Required:	No, the subject site is not located within an area of Aboriginal cultural heritage sensitivity
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



SUMMARY

The application is seeking approval for the development of the land for 32 double storey dwellings. The land is located within the General Residential Zone – Schedule 1 and is affected by the Development Plan Overlay – Schedule 15 of the Mitchell Planning Scheme.

PLANNING PERMIT APPLICATION PLP206/18 FOR THE DEVELOPMENT OF THE LAND FOR MULTIPLE DWELLINGS AT 8 EDEN PLACE, WALLAN (CONT.)

The application was advertised by mail to adjoining landowners and occupiers, with a sign displayed fronting Eden Place. A total of four objections have been received at the time of writing this report.

SITE AND SURROUNDS

Subject Site Description



The subject site is located on the northern side of Eden Place, at the eastern end of the court. The land is triangular in shape, with a narrow street frontage in relation to its side and rear boundaries, with the land covering an area of 8678sqm.

The site currently contains a single dwelling and associated outbuildings located within the southern portion of the site. Access to the site is afforded via a single crossover to Eden Place.

The topography of the site undulates slightly, with the land falling towards the north to Watson Street. The site contains a number of trees throughout the property, which appear to be mostly planted.

Surrounding Area

The subject site is located at the end of a court bowl (Eden Place) where a variety of housing types exist, including semi-detached unit development in amongst full detached single dwellings on larger, almost semi-rural style configurations.

The landscape is mostly flat, except for slight undulations, fall towards the north.

PROPOSAL

The application seeks approval for the buildings and works to construct 32 double storey dwellings. The proposal seeks to demolish the existing dwellings and outbuildings and clear the site of vegetation.

All but two proposed dwellings will obtain vehicle access from a common property driveway, which branches into two sections from a single point of entry from Eden Place. The other two dwellings are to access Eden Place directly via a double crossover. Six visitor parking spaces are proposed, which are located along the common property driveway.

PLANNING PERMIT APPLICATION PLP206/18 FOR THE DEVELOPMENT OF THE LAND FOR MULTIPLE DWELLINGS AT 8 EDEN PLACE, WALLAN (CONT.)

Three different floor layouts have been proposed, with single car garages proposed for most dwellings but no provisions for visitor parking.

Dwelling type 1 contains open dining, kitchen and living area, bedroom 1, bathroom and garage within the ground floor and an additional three bedrooms and two bathrooms to the first floor. Notation on the floor plans for this dwelling indicate that the garage measures 5.4m in width (which is 100mm less than the double garage requirements).

Dwelling type 2 is proposed to contain an open living, dining and kitchen area, garage, bedroom and two bathrooms to the ground floor, with the first floor to contain two additional bedrooms and another bathroom. The garage dimensions indicate that the garage is intended to accommodate a single car.

Dwelling type 3 is to contain an open living, dining and kitchen area with a bathroom, study and garage to the ground floor, with two bedrooms and a bathroom to the first floor. This dwelling type has a single car garage.

The building design of dwelling types 1 and 2 are to contain a more traditional style, with modern materials. These dwellings will contain a pitched roof, with black brickwork to the ground floor and light grey/cream render to the first floor. Trims are to be dark grey or black.

Dwelling type 3 is to be of a more modern design, with a flat roof and square set shape proposed. External materials are consistent with dwelling types 1 and 2.

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.

COMMITTEE RECOMMENDATION

MOVED: CR. F. STEVENS

SECONDED: CR. D. ATKINSON

THAT Council officers provide a report to Council in relation to Planning Application PLP206/18 for the development of the land for multiple dwellings at 8 Eden Place, Wallan.

CARRIED UNANIMOUSLY

5.2 PLANNING PERMIT APPLICATION P307127/12.01 FOR THE USE OF THE LAND FOR CAMPING AND USE OF EXISTING BUILDINGS FOR A HOST FARM AND FUNCTION CENTRE (AMENDMENT) AT 160 SCOTTS ROAD, TALLAROOK

Author: *Holly Sawyer - Senior Statutory Planner*

File No: *P307127/12.01*

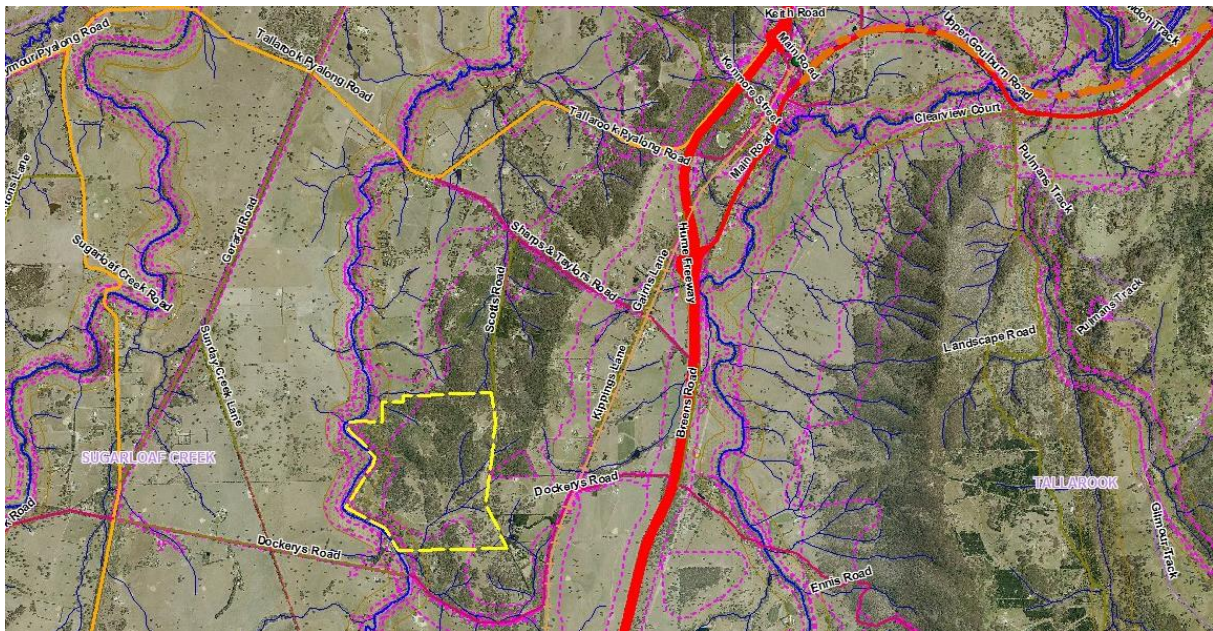
Attachments: *Nil*

Reference: *P307127/12.01*

Property No.:	104014
Title Details:	Crown Allotments 24A, 28, 28A and 28B Parish of Lowry Volume 09778 Folio 230 Crown Allotment 23 Parish of Lowry Volume 10641 Folio 326
Applicant:	Plan-It Rural Pty Ltd
Zoning:	Farming Zone
Overlays:	Bushfire Management Overlay Erosion Management Overlay Land Subject to Inundation Overlay Environmental Significance Overlay – Schedule 3
Objections Received:	Eight, at the time of this report
Cultural Heritage Management Plan Required:	No, the uses are located outside of the area of cultural heritage sensitivity
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 P307127/12.01 FOR THE USE OF THE LAND FOR CAMPING AND USE OF EXISTING BUILDINGS FOR A HOST FARM AND FUNCTION CENTRE (AMENDMENT) AT 160 SCOTTS ROAD, TALLAROOK (CONT.)

SITE MAP



SUMMARY

The application is seeking to amend planning permit P307127/12 to include the use of the land for camping and to increase the patron numbers for the host farm and function centre already approved under the permit.

The land is located within the Farming Zone and is affected by the Bushfire Management Overlay, Erosion Management Overlay, Land Subject to Inundation Overlay and the Environmental Significance Overlay – Schedule 3 of the Mitchell Planning Scheme.

The application was advertised by mail to adjoining landowners and occupiers. A total of eight objections have been received at the time of writing this report.

COMMITTEE RECOMMENDATION

Moved: CR. F. STEVENS

Seconded: CR. B. CORNISH

THAT Council officers provide a report to Council in relation to Planning Application P307127/12.01 for the use of the land for camping and the use of existing buildings for a host farm and function centre (amendment) at 160 Scotts Road, Tallarook.

CARRIED UNANIMOUSLY

6 SUBMISSIONS

7 QUESTION TIME

Nil

8 COMMUNITY PRESENTATIONS

Nil

9 DATE OF NEXT MEETING

The next Community Questions and Hearings Committee meeting is scheduled to be held on 11 February 2019 at the Mitchell Civic Centre, 113 High St, Broadford, commencing at 7.00pm.

10 CLOSURE OF MEETING

The meeting was declared closed at 8.00pm.

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Chairperson
Mayor, Cr Bill Chisholm