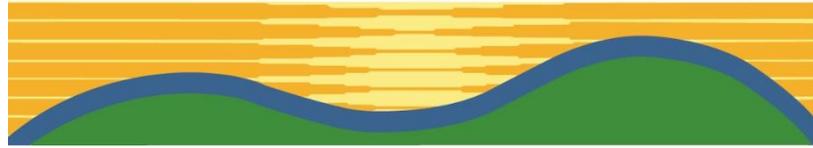


MITCHELL SHIRE COUNCIL



**COMMUNITY QUESTIONS
AND HEARINGS COMMITTEE
MINUTES**

MONDAY 09 OCTOBER 2017

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	2
5	SUBMISSIONS.....	2
	PUBLIC PARTICIPATION FORM.....	2
6	QUESTION TIME.....	2
7	COMMUNITY PRESENTATIONS	4
8	DEVELOPMENT AND INFRASTRUCTURE	5
	8.1 Planning Permit Application PLP084/17 For a 2 lot subdivision At 285 Gehreys Lane, Forbes	5
9	DATE OF NEXT MEETING	7
10	CLOSURE OF MEETING	7

**MINUTES OF THE COMMUNITY QUESTIONS AND
HEARINGS COMMITTEE OF THE MITCHELL SHIRE
COUNCIL HELD AT MITCHELL CIVIC CENTRE, 113 HIGH
ST, BROADFORD ON
9 OCTOBER 2017**

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	
Cr Rhonda Sanderson	North Ward	(Chairperson)
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 Jeff Saker	Director Development and Infrastructure
Ms Lidia Harding	Governance and Corporate Accountability Coordinator

1 GOVERNANCE DECLARATION

The declaration was read by Cr A. Goble.

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.

COMMITTEE RECOMMENDATION

MOVED: CR. B. CORNISH

SECONDED: CR. D. LOWE

THAT the Minutes of the Community Questions and Hearings Committee held 11 September 2017, as circulated, be confirmed.

CARRIED UNANIMOUSLY

5 SUBMISSIONS

PUBLIC PARTICIPATION FORUM

In accordance with Clause 65 of the Meeting Procedure Local Law 2014.

6 QUESTION TIME

Ms Gwenda Mann of Broadford asked Council in view of the fact that the stock has been removed from the Crown land behind Murchison Street, I would like to know what the Council intends to do regarding fire prevention for the summer? The area is overgrown with blackberries and the grass is getting very long. We are told that this fire season will be extreme. With that in mind a fire plan should be put in place, which includes clearing the noxious weeds and mowing. Does the Council have a plan?

Council advised that Council manages the Crown land known as 'The Commons'. Currently there are two pony clubs using the area for training and competitions. Council is working with the two clubs to remove obsolete fencing and other material to allow access to remove and control weeds. Once the area has been cleaned up and access improved, Council will be able to maintain the area including weed control and slashing.

Mr Brian Mawhinney of Kilmore asked Council if it can explain why there is a need to remove a tree on Wallan's Avenue of Honour and move the Memorial so that people can see the Memorial?

Avenue of Honour

Council advised that it acknowledges the significance of the Avenue of Honour and its importance within the local community. The design works that have been completed to date are mindful of the existing conditions and any potential impact on the trees. Whilst there may be a need to remove one tree north of Watson Street, Council is attempting to minimise any negative impacts on the existing Avenue of Honour.

The final detail design regarding the service road access and alignment from High Street, north of Watson Street, will be resolved through the preparation and

finalisation of a functional layout plan, which is currently under preparation. The current access arrangements from Watson Street into the car park and service land are substandard and unsafe and affect the functionality of the intersection of the Northern Highway and Watson Street.

There are no other trees within the Avenue of Honour that are proposed to be removed as part of the future works.

War Memorial

The War Memorial is an important asset to the local community and has been the central focus for the design in and around the Free Library space. The proposed location of the War Memorial is in alignment with the existing roe of trees and centralises it within the public space in front of the Free Library building. Although the plans illustrate a slight shift in its location, a final decision has not been made to alter its location.

The recent feedback from the community that was received through the consultation period will assist Council in making a decision on the location of the War Memorial.

Mr Mawhinney asked Council why is there a need for a pedestrian crossing in the middle of High Street Wallan when there are two sets of traffic lights at either end of Hudson Park for that purpose.

The proposed works as part of the 'Town Heart' component will invite and attract more people to the Centre. As part of the works, significant public realm improvements will be completed on both sides of High Street, therefore requiring a signalised pedestrian operated crossing to facilitate east west connectivity across the street.

Mr Lance Marke of Kilmore asked Council what tangible evidence and/or strategic justification does Mitchell Shire have to substantiate the rezoning of such a massive amount of land (major superlots!) for industrial, logistic or employment uses or should this proposal be dismissed as being simply 'pie in the sky' speculation?

There will be no rezoning of 70 Nalinga Road, Seymour as part of the structure planning process. The Structure Plan, once finalised, will provide a strategic basis for future Council decision making and will also perform a vital advocacy role for future strategic direction.

It is at this strategic level that there was a decision to identify land for long term employment priorities to support both the planned residential growth of Seymour and its evolving role as a regional town of economic importance.

The Structure Plan has now completed its first round of community consultation however, as part of the formal planning process to introduce the Structure Plan into the Mitchell Planning Scheme, a planning scheme amendment will need to be prepared to give effect to the structure plan. This part of the process will occur in 2018 and will include, as a minimum, a one month period in which views of the community will be sought once again. This is required to meet the statutory requirements of the *Planning and Environment Act 1987*.

Mr Marke asked Council if it will arrange for an independent soil and pasture assessment of the 'Nalinga' land to ascertain its actual classification relating to 'Productive Agricultural Land'? If the answer is in the negative, we request a satisfactory explanation.

The draft Structure Plan has been prepared based on a number of supporting technical background reports. It is considered appropriate at this stage to progress the Structure Plan to the next stage however, if there are any further changes to the plan you will be informed.

The agricultural viability of the land is certainly important, however, given its location, Council must always be open to other users for the land, especially in a thirty year planning horizon that the Structure Plan envisages.

7 COMMUNITY PRESENTATIONS

Nil.

8 DEVELOPMENT AND INFRASTRUCTURE

8.1 PLANNING PERMIT APPLICATION PLP084/17 FOR A 2 LOT SUBDIVISION AT 285 GEHREYS LANE, FORBES

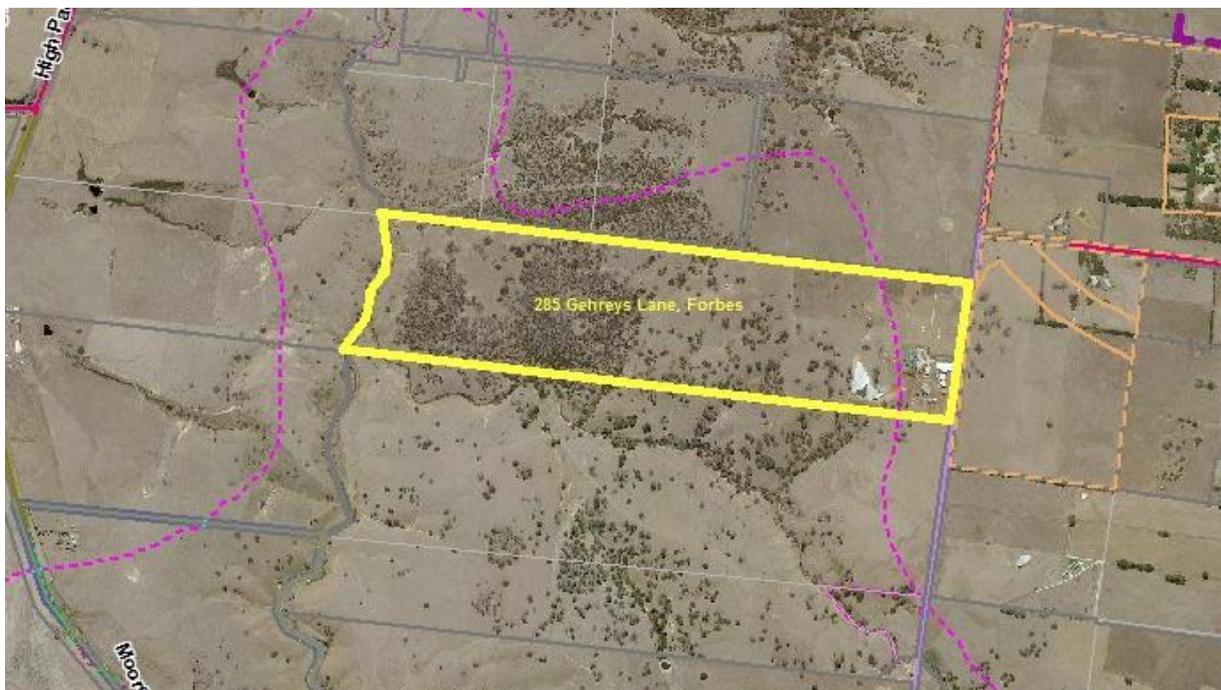
Author: James McNulty - Statutory Planning Coordinator

File No: PLP084/17

Attachments: Nil

Property No.:	105902
Title Details:	Portion 55, Parish of Forbes
Applicant:	T & C Development
Zoning:	Farming Zone
Overlays:	Salinity Management Overlay Erosion Management Overlay
Objections Received:	None
Cultural Heritage Management Plan Required:	No, the proposal is exempt from requiring a Cultural Heritage Management 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

SITE MAP



PLANNING PERMIT APPLICATION PLP084/17 FOR A 2 LOT SUBDIVISION AT 285 GEHREYS LANE,
FORBES (CONT.)

COMMITTEE RECOMMENDATION

MOVED: CR. B. CHISHOLM

SECONDED: CR. A. GOBLE

THAT Council Officers provide a report to Council in relation to Planning Application PLP084/17 for the construction of a two-lot subdivision (dwelling excision) at 285 Gehreys Lane, Forbes.

CARRIED UNANIMOUSLY

9 DATE OF NEXT MEETING

The next Community Questions and Hearings Committee meeting is scheduled to be held on 13 November 2017 at the Mitchell Civic Centre, 113 High St, Broadford, commencing at 7.00pm.

10 CLOSURE OF MEETING

The meeting was declared closed at 7.26pm.

.....

Chairperson
Mayor, Cr Rhonda Sanderson