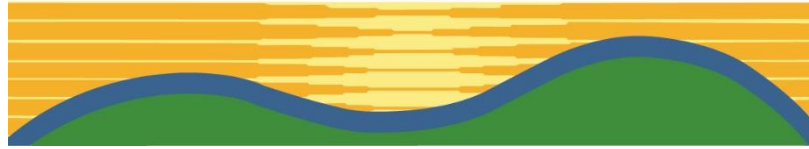


MITCHELL SHIRE COUNCIL



**COMMUNITY QUESTIONS
AND HEARINGS COMMITTEE
MINUTES**

MONDAY 09 SEPTEMBER 2019

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE NO
1	WELCOME AND GOVERNANCE DECLARATION.....	1
2	APOLOGIES AND LEAVE OF ABSENCE	2
3	DISCLOSURE OF CONFLICTS OF INTEREST	2
4	CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS.....	2
5	DEVELOPMENT AND INFRASTRUCTURE	3
5.1	Planning Permit Application PLP012/19 For buildings and works for the construction of an extension to an existing hotel. reduction in car parking requirements, increased in licensed area and patron numbers At 88-94 High Street Wallan.....	3
6	SUBMISSIONS.....	5
7	QUESTION TIME.....	5
	QUESTION 1 – MR LANCE MARKE.....	5
	CR D. ATKINSON LEFT THE MEETING AT 7.46PM.....	6
8	COMMUNITY PRESENTATIONS	7
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 SEPTEMBER 2019**

THE MEETING OPENED: 7.02pm

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 Bob Cornish	South Ward

OFFICERS PRESENT:

Mr David Turnbull	Chief Executive Officer
Mr Laurie Ellis	Director Governance and Corporate Performance
Ms Karen Watson	Acting Director Advocacy and Community Services
Mr James McNulty	Acting Director Development and Infrastructure
Ms Lidia Harding	Manager Governance and Corporate Accountability

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 his respect to their Elders past and present, and its emerging and future leaders.

The declaration was read by Cr A. Goble

2 APOLOGIES AND LEAVE OF ABSENCE

COMMITTEE RECOMMENDATION

MOVED: CR. R. SANDERSON

SECONDED: CR. B. CORNISH

THAT the apology for this meeting received from Cr R. Eldridge be accepted.

CARRIED UNANIMOUSLY

3 DISCLOSURE OF CONFLICTS OF INTEREST

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

Cr D. Atkinson declared an indirect interest during Question Time regarding a response to a question for Kilmore Post Office and Commonwealth Bank Precinct as an interested party.

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. SANDERSON

THAT the Minutes of the Community Questions and Hearings Committee held 12 August 2019, as circulated, be confirmed.

CARRIED UNANIMOUSLY

5 DEVELOPMENT AND INFRASTRUCTURE

5.1 PLANNING PERMIT APPLICATION PLP012/19 FOR BUILDINGS AND WORKS FOR THE CONSTRUCTION OF AN EXTENSION TO AN EXISTING HOTEL. REDUCTION IN CAR PARKING REQUIREMENTS, INCREASED IN LICENSED AREA AND PATRON NUMBERS AT 88-94 HIGH STREET WALLAN

Author: Mathew Mertuszka - Principal Planner

File No: PLP012/19

Attachments: Nil

Property No.:	112123
Title Details:	Crown Allotment 5 Section 17 Parish of Wallan Wallan Crown Allotment 6 Section 17 Parish of Wallan Wallan Land in Plan of Consolidation 353494P
Applicant:	Urbis Pty Ltd
Zoning:	Commercial 2 Zone
Overlays:	No Overlays
Objections Received:	No Objections have been received
Cultural Heritage Management Plan Required:	No, not in 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

PLANNING PERMIT APPLICATION PLP012/19 FOR BUILDINGS AND WORKS FOR THE CONSTRUCTION OF AN EXTENSION TO AN EXISTING HOTEL. REDUCTION IN CAR PARKING REQUIREMENTS, INCREASED IN LICENSED AREA AND PATRON NUMBERS AT 88-94 HIGH STREET WALLAN (CONT.)

SITE MAP



SUMMARY

The application is for buildings and works for the construction of an extension to an existing hotel, reduction in car parking requirements, increase in licensed area and patron numbers for the Hogans Hotel at 88-94 High Street in Wallan.

The application was advertised by way of posting letters to adjoining property owners and occupiers and the placement of two signs (facing High Street and Bentinck Street). No objections were received.

The site is zoned Commercial 2 Zone, is not affected by any Overlays and is located within the main business area of Wallan.

COMMITTEE RECOMMENDATION

MOVED: CR. A. GOBLE

SECONDED: CR. R. SANDERSON

THAT Council officers provide a report to Council in relation to Planning Application Application No. PLP012/19 for buildings and works for the construction of an extension to an existing hotel, reduction in car parking requirements, increase in licensed area and patron numbers at Crown Allotment 5 Section 17 Parish of Wallan Wallan Crown Allotment 6 Section 17 Parish of Wallan Wallan Land in Plan of Consolidation 353494P, known as 88-94 High Street Wallan.

CARRIED UNANIMOUSLY

6 SUBMISSIONS

7 QUESTION TIME

Question 1 – Mr Lance Marke

Will Mitchell Shire Council now reconsider and expunge the proposed 'Long Term Employment Land Opportunity' zoning relating to the productive 'Nalinga' property from the Seymour Structure Plan in view of the State Governments policies to protect productive farming land from any developments?

Thank you for your question.

As adopted by Council last year, the Seymour Structure Plan is Council's primary policy to guide future use and development until the Planning Scheme Amendment is approved. There are a number of competing State Planning Policies that apply to the regions which include Plan Melbourne, Regional Growth Plans and the emerging Strategic Agricultural Land Project.

At the highest level, Plan Melbourne states there is strong Government support for the planning of growing towns in peri-urban areas, particularly those towns that have capacity for more housing and employment generating development, including Seymour. The Hume Regional Growth Plan also identifies Seymour as a 'Significant Change Location' and recommends strategic land use planning be completed given its potential to accommodate significant change.

The Seymour Structure Plan directly implements these key government state policies.

Council is well aware of the work currently underway in relation to the Strategic Agricultural Land and acknowledges the Engagement Findings Report released last week which states that townships should introduce permanent township boundaries. Again, the Seymour Structure Plan makes clear land use and township boundary recommendations.

Question 2 – Mr Lance Marke

Why has the Seymour Structure Plan remained dormant for the last 18 months with no apparent progress to having the Plan considered by the Planning Minister, so that the Marke family can have another independent opportunity to further object to this flawed and unnecessarily pain inflicting plan?

Thank you for your question.

The preparation of the Planning Scheme Amendment progressing and is under preparation with a view to exhibiting the Amendment first half of 2020. The Amendment documentation is necessarily technical and complex. I can ensure you the Plan has not been dormant. When the Planning Scheme Amendment is formally exhibited, all interested parties and stakeholders will have the opportunity to review the documentation associated with the amendment and make submissions. For any unresolved submissions, an Independent Panel can consider any outstanding issues and make recommendations to Council.

Cr D. Atkinson left the meeting at 7.46pm

Question 1 - Phillip Smallman

Re: Kilmore Post Office and Commonwealth Bank precinct:

As a wheelchair user (and having had two near miss incidents with cars while trying to access the footpath in the last 12 months) will the Mitchell Shire Council commit to improving the safety of disabled persons by addressing the inadequate and unsafe access within this precinct?

Thank you for your question.

Council is aware of the ongoing concerns the community hold for this precinct, including those concerns for accessibility to and from shop fronts. As this land is privately owned and managed, Council has limited powers to influence improvement outcomes in this space. It is the responsibility of business owners to ensure there is safe and equitable access to and from their businesses.

Notwithstanding the above, Council officers have communicated these community concerns to these property owners and offered guidance on how improvements to accessibility could be made.

Council officers have also sought to discuss the current state of repair of the car park in this precinct with property owners and offered assistance towards the resolution of the current car park deterioration.

Question 2 – Phillip Smallman

Will the Mitchell Shire Council commit to a full review of access within the entire town of Kilmore?

Thank you for your question.

An accessibility audit of the entire Kilmore Township is a significant piece of work that will require input from a number of internal Council departments as well as close engagement with Council's Access and Inclusion Committee, local residents, community groups and business owners within commercial precincts. A full assessment of resourcing and costings will need to be carried out before a commitment towards this initiative can be given.

In the meantime, as the opportunities arise via private developer proposals and Council's own capital works program improvements will be made to access infrastructure facilities.

Cr D. Atkinson returned to the meeting at 7.50pm

8 COMMUNITY PRESENTATIONS

9 DATE OF NEXT MEETING

The next Community Questions and Hearings Committee meeting is scheduled to be held on 7 October 2019 at the Mitchell Civic Centre, 113 High St, Broadford, commencing at 7.00pm.

10 CLOSURE OF MEETING

The meeting was declared closed at 7.52pm.

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Chairperson
Mayor, Cr Bill Chisholm