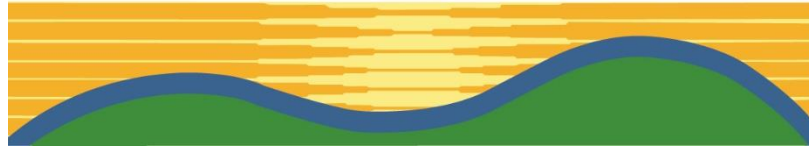


MITCHELL SHIRE COUNCIL



**HEARINGS COMMITTEE
MINUTES**

MONDAY 10 APRIL 2017

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**MINUTES OF THE HEARINGS COMMITTEE OF THE
MITCHELL SHIRE COUNCIL HELD AT MITCHELL CIVIC
CENTRE, 113 HIGH ST, BROADFORD ON
10 APRIL 2017**

THE MEETING OPENED: 7.00pm

COUNCILLORS PRESENT:

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

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

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

OFFICERS PRESENT:

Mr David Turnbull	Chief Executive Officer
Mr Laurie Ellis	Director Corporate Services
Ms Kellie Vise	Acting Director Sustainable Communities
Mr Jeff Saker	Director Engineering and Infrastructure
Mr Niall Sheehy	Manager Planning & Compliance
Mr James McNulty	Statutory Planning Coordinator
Ms Lidia Harding	Governance & Corporate Accountability Coordinator

1 GOVERNANCE DECLARATION

The declaration was read by Cr A. Goble

2 APOLOGIES AND LEAVE OF ABSENCE

COMMITTEE RECOMMENDATION

MOVED: CR. D. ATKINSON

SECONDED: CR. B. HUMM

THAT the apology for this meeting received from Cr Bill Chisholm be accepted.

CARRIED UNANIMOUSLY

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. R. ELDRIDGE

SECONDED: CR. B. CORNISH

THAT the Minutes of the Hearings Committee held 14 March 2017, as circulated, be confirmed.

CARRIED UNANIMOUSLY

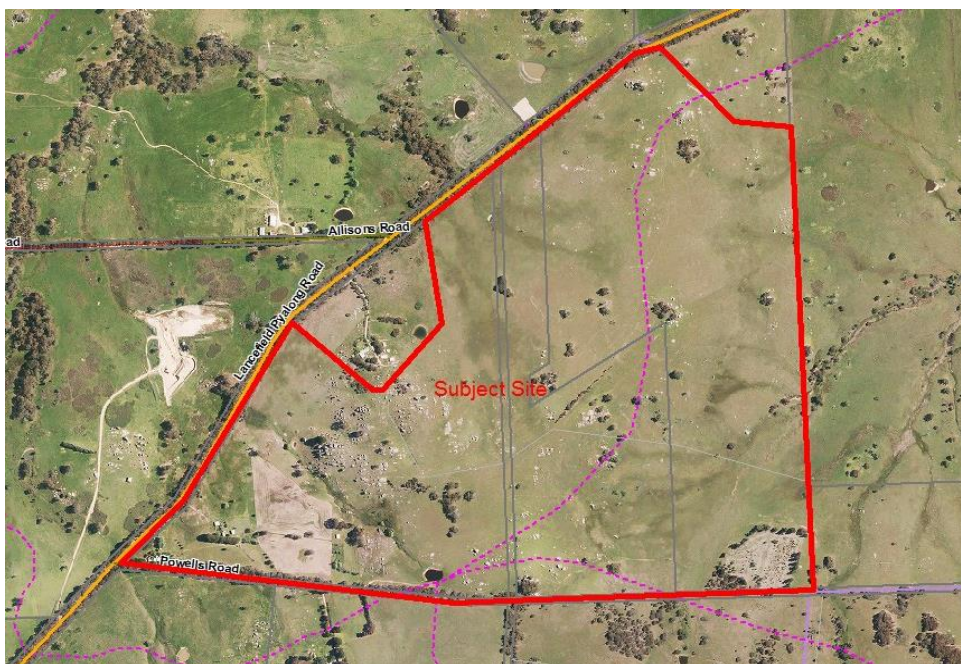
5 SUSTAINABLE COMMUNITIES

5.1 PLANNING PERMIT APPLICATION PLP186/16 FOR TWO (2) LOT SUBDIVISION (DWELLING EXCISION) AT 860 LANCEFIELD PYALONG ROAD NULLA VALE

Author: Jyoti Makan - Statutory Planner
File No: PLP186/16
Attachments: 1. Annexure A - Site Inspection Photos
 2. Annexure B - Plan of Subdivision

Property No.:	119947
Title Details:	Lot 1 of Plan of Subdivision 718479P
Applicant:	Eric Salter Pty Ltd
Zoning:	Farming Zone
Overlays:	Salinity Management Overlay (SMO) Environmental Significance Overlay (ESO2) Erosion Management Overlay (EMO)
Objections Received:	None
Cultural Heritage Management Plan Required:	No
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 PLP186/16 FOR TWO (2) LOT SUBDIVISION (DWELLING EXCISION) AT 860 LANCEFIELD PYALONG ROAD NULLA VALE (CONT.)

SUMMARY

Planning Application PLP186/16 proposes a 2 lot subdivision (dwelling excision) at 860 Lancefield-Pyalong Road, Nulla Vale. The application was advertised and no objections were received.

The application proposes to excise the existing dwelling from the subject parcel of land. The existing dwelling is positioned south west of the site, approximately 6m from the Powells Road boundary and 30m from the Lancefield Pyalong Road boundary. The applicant proposes to excise the existing dwelling from the balance of the land leaving an area of approximately 72 hectares for the balance vacant land whilst the existing dwelling will remain on the 2 ha excised lot.

COMMITTEE RECOMMENDATION

MOVED: CR. D. LOWE

SECONDED: CR. B. CORNISH

THAT Council Officers provide a report to Council in relation to Planning Permit Application PLP186/16 for a two(2) lot subdivision (dwelling excision) at 860 Lancefield Pyalong Road, Nulla Vale.

CARRIED UNANIMOUSLY

5.2 PLANNING PERMIT APPLICATION PLP274/16 FOR 2 LOT SUBDIVISION (DWELLING EXCISION) AT 570 KOBYSBOYN ROAD, WHITEHEADS CREEK

Author: Mathew Mertuszka - Statutory Planner Mathew Mertuszka

File No: PLP274/16

Attachments: 1. Subdivision layout and supporting information

Property No.:	104425
Title Details:	Land in Plan of Consolidation 369115M
Applicant:	Duncan Wallis
Zoning:	Farming Zone
Overlays:	Salinity Management Overlay (SMO) Vegetation Protection Overlay – Schedule 1 (VPO1)
Objections Received:	No
Cultural Heritage Management Plan Required:	No
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

An application has been received for a 2 Lot Subdivision (dwelling excision) at 570 Kobyboyn Road, Whiteheads Creek. The application was advertised by letter to surrounding properties. No objections were received.

PLANNING PERMIT APPLICATION PLP274/16 FOR 2 LOT SUBDIVISION (DWELLING EXCISION) AT 570 KOBYBOYN ROAD, WHITEHEADS CREEK (CONT.)

The proposal is seeking to excise the dwelling (subdivide the land into two lots) to create a separate two hectare lot for the dwelling and leave the remaining 80.41 hectare balance lot at the north west corner of the existing lot.

The excised lot would be irregular in shape, with a 55 metre street frontage to Kobyboyn Road to the north, a 311 metre long frontage along Wales Road to the west, a 60 metre boundary to the south and 149 metre and 155 metre long east boundary where the two points meet.

The 80.4 hectare balance lot would retain the dam and shed including cattle yards whereas the excised two hectare lot would retain the dwelling accessed from Wales Road

hectares. It should be noted that all smaller lots were created prior to the Farming Zone superseding the Rural Zone which previously affected the land.

Land is usually cleared from vegetation for grazing with few remnant patches of native vegetation, most of which is confined to riparian zones near watercourses.

COMMITTEE RECOMMENDATION

MOVED: CR. A. GOBLE

SECONDED: CR. F. STEVENS

THAT Council Officers provide a report to Council in relation to Planning Permit Application PLP274/16 for a 2 lot subdivision (dwelling excision) at 570 Kobyboyn Road, Whiteheads Creek (Land in Plan of Consolidation 369115M)

CARRIED UNANIMOUSLY

6 DATE OF NEXT MEETING

The next Hearings Committee meeting is scheduled to be held on 8 May 2017 at the Mitchell Civic Centre, 113 High St, Broadford, commencing at 7.00pm.

7 CLOSURE OF MEETING

The meeting was declared closed at 7.23pm.

Confirmed this Monday, 8 May 2017

.....
Chairperson
Mayor, Cr Rhonda Sanderson