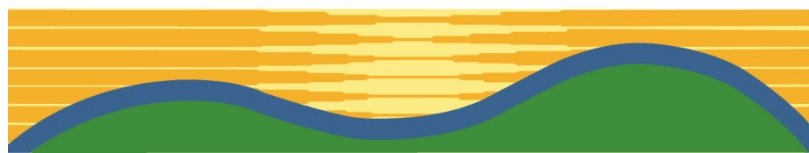


MITCHELL SHIRE COUNCIL



**COMMUNITY QUESTIONS
AND HEARINGS COMMITTEE
MINUTES**

MONDAY 23 NOVEMBER 2020

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**MINUTES OF THE COMMUNITY QUESTIONS AND
HEARINGS COMMITTEE OF THE MITCHELL SHIRE
COUNCIL HELD AT ONLINE ON
23 NOVEMBER 2020**

THE MEETING OPENED: 7.00pm

COUNCILLORS PRESENT:

Cr Annie Goble	Central Ward
Cr Louise Bannister	Central Ward
Cr Nathan Clark	Central Ward

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

Cr Christine Banks	South Ward
Cr Rob Eldridge	South Ward
Cr Bob Cornish	South Ward

OFFICERS PRESENT:

Mr Brett Luxford	Chief Executive Officer
Mr Laurie Ellis	Director Governance and Corporate Performance
Mr Mike McIntosh	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.

Mitchell Shire Council acknowledges the traditional custodians of the land, those of the Taungurung and Wurundjeri People. We pay our respects to their rich cultures and to Elders past, present and future.

The declaration was read by Cr R. Eldridge.

2 APOLOGIES AND LEAVE OF ABSENCE

COMMITTEE RECOMMENDATION**MOVED:** CR. B. CORNISH**SECONDED:** CR. A. GOBLE

THAT the apology for this meeting received from Cr B. Chisholm (due to technical issues) be accepted.

CARRIED UNANIMOUSLY

3 DISCLOSURE OF CONFLICTS OF INTEREST

In accordance with Section 130(2)(a) of the Local Government Act 2020.

Nil.

4 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS**COMMITTEE RECOMMENDATION****MOVED:** CR. A. GOBLE**SECONDED:** CR. F. STEVENS

THAT the Minutes of the Community Questions and Hearings Committee held 12 October 2020, as circulated, be confirmed.

CARRIED UNANIMOUSLY

5 DEVELOPMENT AND INFRASTRUCTURE

5.1 TRANSFERED PLANNING PERMIT APPLICATION PLP121/20 FOR A MULTI LOT SUBDIVISION AND REMOVAL OF NATIVE VEGETATION AT 540 DAVIDSON STREET BROADFORD

Author: *Rees May - Statutory Planner*

File No: *PLP121/20*

Attachments: *Nil*

Property No.:	114415
Title Details:	Lot A on Plan of subdivision 131010 (Volume 09390 Folio 840)
Applicant:	Ruschmeyer Nominees Pty Ltd C/- Urban Design and Management Pty Ltd
Zoning:	General Residential Zone – Schedule 1
Overlays:	None
Objections Received:	No objections were received.
Cultural Heritage Management Plan Required:	A portion of the site is found within an area of Aboriginal Cultural Heritage Sensitivity. The application has been accompanied by a Cultural Heritage Management Plan that has been approved by the Registered Aboriginal Party.
Officer Declaration of Conflict of Interest:	No officers involved in the preparation of this report have any direct or indirect interest in this matter

TRANSFERRED PLANNING PERMIT APPLICATION PLP121/20 FOR A MULTI LOT SUBDIVISION AND REMOVAL OF NATIVE VEGETATION AT 540 DAVIDSON STREET BROADFORD (CONT.)

1. SITE MAP



2. SUMMARY

- 2.1 Council has received an application for a multi lot subdivision and removal of native vegetation at 540 Davidson Street, Broadford. The site is subject to the General Residential Zone and is not affected by any planning scheme overlays.
- 2.2 The application was advertised by sending letters to adjoining landowners and occupiers and placing a notice on the site. No objections were received

3. SITE AND SURROUNDS

Subject Site Description

- 3.1 The subject site is located at 540 Davidson Street, Broadford and is legally described as Lot A on Plan of subdivision 131010 (Volume 09390 Folio 840). The subject site is a vacant, generally rectangular allotment located on the corner of Broadford-Wandong Road and Davidson Street. The site has a maximum length of approximately 330 metres and a maximum width of approximately 52m, with a land area of 1.536 hectares.
- 3.2 The site contains a slope to the south-east, with Davidson Street located on the high side of the property. Vegetation within the site is restricted to a single tree in the north-eastern corner of the site. The below image shows the subject site.

TRANSFERRED PLANNING PERMIT APPLICATION PLP121/20 FOR A MULTI LOT SUBDIVISION AND REMOVAL OF NATIVE VEGETATION AT 540 DAVIDSON STREET BROADFORD (CONT.)



Surrounding Area

- 3.3 The surrounding area consists of an established residential neighbourhood with lots to the north and west being of a standard quarter acre size. Land to the south and east contains slightly larger allotments, with land areas typically around 400sqm. The surrounding subdivision pattern is regular with the road layout maintaining a grid pattern with lot frontages consistent throughout the area. Vegetation within the area is found mostly within road reserves to the south-west and north-east, with private land also containing a high degree of landscaping. Street trees are scattered throughout the area.
- 3.4 Sunday Creek is located to the east of the subject site, with a number of tributaries crossing the landscaping with a high number of native trees found along the creek banks and reserves. The topography of the site slopes down into the creek. The Broadford golf course is located to the south-west of the Broadford- Wandong Road and Davidson Street intersection.

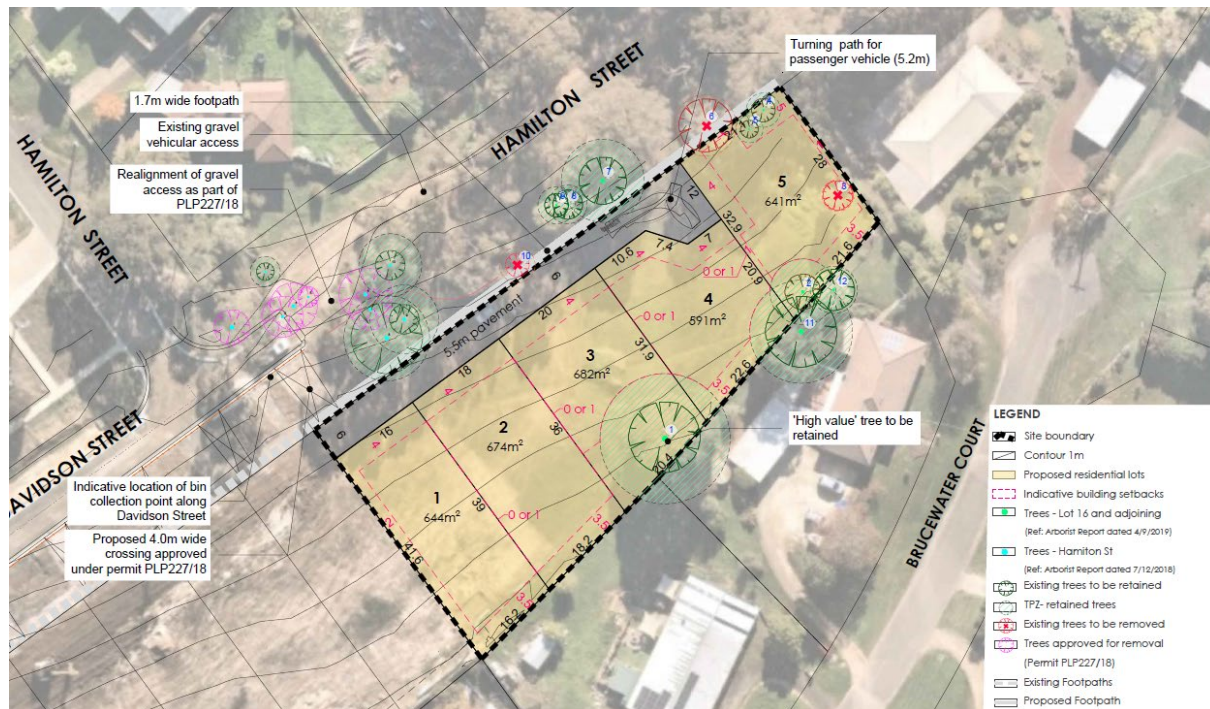
4. PROPOSAL

- 4.1 The application is proposing a multi lot subdivision and removal of native vegetation. The proposal includes the creation of five lots that will be accessible via a common property accessway from Davidson Street. The lots will vary in size from 591m² to 682m². All lots will contain building envelopes with a four metre setback from the common property

TRANSFERRED PLANNING PERMIT APPLICATION PLP121/20 FOR A MULTI LOT SUBDIVISION AND REMOVAL OF NATIVE VEGETATION AT 540 DAVIDSON STREET BROADFORD (CONT.)

accessway. The building envelopes will also assist in protecting vegetation to the rear of the site.

- 4.2 A 1.7 metre width footpath will be provided along the frontage of the site. a total of three native trees are proposed to be remove. Two of the trees are to be removed to aloe for the construction of the footpath and the third tree to be removed located within proposed lot 5. The below image shows the layout of the proposed subdivision layout.



COMMITTEE RECOMMENDATION

MOVED: CR. A. GOBLE

SECONDED: CR. R. ELDRIDGE

THAT Council officers provide a report in relation to Planning Application No. PLP121/20 for a multi lot subdivision and removal of native vegetation at Lot A on Plan of subdivision 131010 (Volume 09390 Folio 840), known as 540 Davidson Street, Broadford.

CARRIED UNANIMOUSLY

6 SUBMISSIONS

Nil

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 7 December 2020 at the Mitchell Civic Centre, 113 High St, Broadford, commencing at 7:00pm.

10 CLOSURE OF MEETING

The meeting was declared closed at 7.22pm.

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Chairperson
Mayor, Cr Rhonda Sanderson