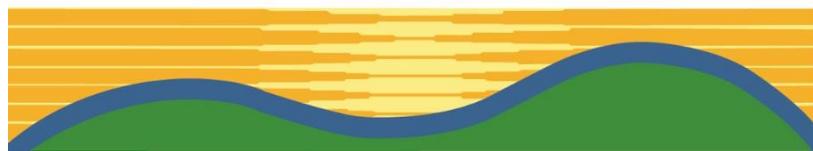


# MITCHELL SHIRE COUNCIL



## COMMUNITY QUESTIONS AND HEARINGS COMMITTEE

### AGENDA

**MONDAY 9 APRIL 2018**

**7.00pm**

**NOTICE IS HEREBY GIVEN** that **Community Questions and Hearings Committee** of the Mitchell Shire Council will be held at **Mitchell Civic Centre, 113 High St, Broadford, on Monday 9 April 2018** commencing at **7.00pm**.

**DAVID TURNBULL  
CHIEF EXECUTIVE OFFICER**

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**1 WELCOME AND GOVERNANCE DECLARATION**

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

**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.*

**RECOMMENDATION**

**THAT** the Minutes of the Community Questions and Hearings Committee held 13 March 2018, as circulated, be confirmed.

## 5 DEVELOPMENT AND INFRASTRUCTURE

### 5.1 DRAFT SEYMOUR STRUCTURE PLAN - SUBMISSIONS

**Author:** Simon Williams - Senior Strategic Planner

**File No:** PL/09/110

**Attachments:** 1. [Summary of Submissions Table](#)↓

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#### SUMMARY

The purpose of this report is to provide a summary of the submissions received during consultation on the Draft Seymour Structure Plan for the purposes of providing background information to support the Hearing Committee meeting.

Consultation involved seeking community questions and submissions in relation to the Draft Structure Plan, which outlines a long-term plan, vision and framework for the future of Seymour. The Draft Structure Plan has been prepared by Tract Consultants in collaboration with Council officers and with the assistance of a range of specialist consultants and stakeholders.

The overall vision and guiding principles within the Draft Structure Plan has not been challenged. Most of the submissions received focus on site or theme specific issues as opposed to challenging the vision or principles.

Should Council decide to adopt the Structure Plan there will need to be a future Planning Scheme Amendment process to implement this framework into the *Mitchell Planning Scheme*. As part of the Amendment process, a formal public exhibition process will be undertaken.

#### RECOMMENDATION

**THAT** Council Officers provide a report to Council in relation to the adoption of the Seymour Structure Plan.

#### BACKGROUND

The Draft Structure Plan was on public consultation for a six (6) week period from 31 July 2017 until 11 September 2017. The previous stages completed as part of the Structure Plan process are summarised below:

##### *Consolidated Background Report (October 2015)*

The Consolidated Background Report provided a discussion of the key issues and opportunities facing the future planning and design of the Structure Plan. This analysis has provided background for the development of the strategies and actions contained within the Structure Plan.

##### *Stage 1 Consultation (December 2015 - March 2016)*

This Stage involved a variety of participation methods and approaches. This enabled Council to acquire a range of inputs, suggestions and comments from all members of the local community.

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DRAFT SEYMOUR STRUCTURE PLAN - SUBMISSIONS (CONT.)

### *Emerging Ideas Paper (May 2016)*

The Emerging Ideas Paper outlined several preliminary thoughts and ideas for how Seymour could be planned in the future. The thoughts and ideas within the Emerging Ideas Paper were informed by the Consolidated Background Report and the findings of the Stage 1 Consultation.

### *Stage 2 Consultation (May 2016 - July 2016)*

The second stage of consultation was a 6-week engagement program from May to July 2016. The purpose of this stage was to seek feedback and test ideas for the Structure Plan contained within the Emerging Ideas Paper.

In addition to the above stages of the structure planning process, a Community Liaison Group (CLG) was established at the commencement of the process and continues to be a valuable tool in providing feedback from the community.

## **ISSUES AND DISCUSSION**

### **CONSULTATION**

The Draft Seymour Structure Plan was placed on community consultation during July-September 2017. The Draft Seymour Structure Plan was advertised in the local media and Council website. Promotional posters were placed at community facilities and in consented shop windows. Footpath stickers were also used at various locations across Seymour to promote the consultation.

The community attended events, drop-in sessions and provided feedback in the following ways:

- Written submissions
- Online submissions
- Face-to-face discussions

Four information drop-in sessions (3, 15, 23 August 2017 and 7 September 2017) were held at Chittick Park Community Place at various times throughout the working week. The drop-in sessions provided an opportunity for the community to access information regarding the Seymour 3660 Project with Council staff in attendance at all drop-in sessions.

Over 120 people attended the drop-in sessions, and approximately 800 people visited the Project website during the consultation period.

A Listening Post session was also held outside Woolworths supermarket on 12 August 2017.

### **Key Findings**

Sixty-two (62) written submissions have been received. Alongside the written submissions, considerable verbal feedback was provided at the Drop in Sessions and Listening Post.

Key comments/observations made during the consultation period include;

- It is important that the aesthetically pleasing parts of Seymour are maintained/enhanced.

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**DRAFT SEYMOUR STRUCTURE PLAN - SUBMISSIONS (CONT.)**

- The Settlement Boundary is a good idea to prevent inefficient sprawl.
- The Plan should also 'protect, enhance, manage and celebrate natural areas'
- A major problem of the existing activity centre is its dispersed nature and existing car parks are a big obstacle to any consolidation.
- A central green square/space within the town centre is encouraged.
- Improve public transport links between Seymour and surrounding towns
- Support for a pedestrian crossing along Emily Street to link the visitor information centre with the River.
- There is a need for better wayfinding and signage within and around the town centre
- Granite Park could be used for recreational purposes (motorcycle club)
- Based on historic data and recent trends, there is no justification for additional employment land in Seymour
- New residential estates are needed in Seymour
- A wider variety of housing sizes are required in the town
- Some parts of Industrially zoned land could be utilised for residential purposes
- Developer Contributions should be considered to ensure that the impacts bought on by development will not be at the cost of Council.

An outline of issues raised in each submission and Council officer response is provided within Attachment 1.

**FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS**

The implementation of the Seymour Structure Plan requires its incorporation into the Mitchell Planning Scheme. This requires the allocation of financial and staff resources. The 2017 - 2018 budget has allocated financial resources to the implement of the Seymour Structure Plan and includes resources to cover the costs of any associated planning panel. The process will be managed by the Strategic Planning Department.

**POLICY AND LEGISLATIVE IMPLICATIONS**

Preparation of the Draft Structure Plan is consistent with the Mitchell Shire Council Plan 2017 - 2021 strategic objective of responsible planning which seeks to "consult with the community in developing and implementing a Structure plan for Seymour" as well as the strategic objective of community participation which seeks to "promote and support community participation in programs across Council services".

The Draft Structure Plan has been prepared in accordance with the community engagement principles outlined within the Mitchell Shire Community Engagement Framework 2014

DRAFT SEYMOUR STRUCTURE PLAN - SUBMISSIONS (CONT.)

### **SUSTAINABILITY IMPLICATIONS (SOCIAL AND ENVIRONMENTAL)**

The Seymour Structure Plan supports a sustainable Seymour and includes strategies and actions that will improve the social and environmental sustainability of the community and its environment.

### **CHARTER OF HUMAN RIGHTS IMPLICATIONS**

The rights protected in the *Charter of Human Rights and Responsibilities Act 2006* were considered in preparing this report and it's determined that the subject matter does not raise any human rights issues.

### **OFFICER DECLARATION OF CONFLICT OF INTEREST**

No officers involved in the preparation of this report have any direct or indirect interest in this matter.

### **CONCLUSION**

The Seymour Structure Plan has been prepared to guide the future growth and development of Seymour and provides a strategic vision for the town. The Structure Plan contains key priority projects, strategies and actions to support the growth of Seymour.

The plans are underpinned by extensive engagement and consultation with key stakeholders and the community which has been reflected into the final documents, where appropriate. The plans are robust in nature and will provide an effective framework for future planning, development and investment across Seymour.

# **MITCHELL SHIRE COUNCIL**

## **Community Questions and Hearings Committee Meeting Attachment**

### **DEVELOPMENT AND INFRASTRUCTURE**

**9 APRIL 2018**

**5.1**

#### **DRAFT SEYMOUR STRUCTURE PLAN - SUBMISSIONS**

**Attachment No: 1**

**Summary of Submissions Table**

Submitter Reference	Key Comments within Submission	Action for the proposed Final Seymour Structure Plan
1	Strong support for rail trail route option 1, but more priority should be given to improving the trails around Seymour instead.	Noted – no change
	Look at moving truck route to Delatite Road	Noted – HV Route required additional investigation and no route will be shown.
	Cycle Parking needed at the train station	Include note in legend on Figure 16.
	The ‘urban renewal opportunity’ should become bush reserve – This area is prone to flooding and has high value bush in it.	Remove reference to community uses. Elaborate on urban renewal opportunity.
2	Council should support the growth of the Equine Industry. There is an opportunity to develop the Cutting Horse Industry.	Noted
	Support for capitalising on the key landscape feature of the Goulburn River to develop part of the area between Robert, Tierney and Hannah St into a café strip.	Noted.
	Restore old bridge	Included in Plan– no change.
3	Object to Industrial Land to the north of Seymour	Remove ‘employment zoning’ from site and replace with ‘long term employment land opportunity’.
4	Residential Estates are needed	Noted – no change.
	Need to encourage large and major companies to invest in Seymour Make boat access to the river	
5	The old bridge should be made into a tourist attraction	Noted – report includes reference to beautifying underpass and restoring old bridge.
	Beautify the railway underpass	
6	General support for the direction of the Seymour Plan.	Noted – no change. Granite Park will be an ‘investigation Area’ – The economic and environmental benefits of this area will need to be assessed in further detail.
	Support the proposed investigation of the Granite Park for future tourism opportunities.	
7	Improve public transport between Seymour and Avenel, Mangalore, Tallarook and Yea.	See action S5.27 - no change.
	Seymour East is a key part of town	Noted – no change.
	Council should consult with users and user groups of Chittick Park for all future developments in this location. (A Friends of Chittick Park group is currently being formed)	Noted – We will consult with this group during the preparation of the Chittick Park Masterplan
	Investigate Bike hire opportunities at Seymour Railway Station	Noted – no change.
	Puckapunyal is a key asset for the town	Noted – no change.
	Melbourne is growing and Seymour can take advantage of this	Noted – no change.
8	Keen to see a ‘oneline’ for Seymour – Something that is easy to remember/say - Maybe ‘ <i>Seymour – Connecting People and Place</i> ’	Noted – Not required at this stage but should be considered when preparing future promotional material for Seymour.
	Legend needed on Page 18	Add note that legend is on previous page
	Is there anything of low cost which Council could do now to improve town (instead of waiting for grants) – Maybe get unoccupied buildings to look more attractive	Noted – no change
9	Disappointed to see some prime agricultural land in Seymour being planned for industrial use.	See response to submitter 3.

10	I would love to see a Civic Green at the corner of Station Street and Tallarook Street (similar to what they have in Warrnambool)	See action S1.7.
11	Owners of 298 Goulburn Valley Highway The current GRV Adoption Program employs 11 full time and 9 part time staff and houses up to 120 dogs	No action required.
	This is a key strategic site for GRV	Noted.
	The position of the settlement boundary should be adjusted to ensure that future residential development will remain at least 500m from the GRV site	No change to settlement boundary required
	A 500m buffer should be placed around the GRV site to prevent any increase in low density residential development occurring in this area	No change required to plan. There is no new residential zoning proposed within 500m of the GRV site
	Council should consult with GRV in relation to any future Planning Scheme Amendments for future rezonings	Noted.
12	Bishop St does not have a speed sign	Noted
	Cars parked alongside H&R Block alongside the Coles Building – This is dangerous	Noted
13	Do not use valuable farm land for industrial purposes	See response to reference 3.
14	Seymour has a great deal of untapped potential	Noted.
	Public Space – land of street landscape to visitors and residents. A leafy vista is a welcoming appeal and I advocate for a planning programme in the built up areas of Seymour	Noted.
	Tourism – Need to make more of the Goulburn River – Improve walking trails along the river and install a boat ramp at Telegraph Road	Noted.
15	Development by Shire of incentives to attract new businesses to Seymour	Noted.
	Flood Issues – Please sort out. If the Levee is the only option then please proceed with this	Noted.
	Improve visual appearance of Anzac Avenue	Noted.
	Develop the strategic infill sites within town	Noted.
	Strong support for a Masterplan for the train station	Noted.
	Emily St Intersection – Vic Roads plans to ‘slow it down’ and make it more appealing needs to be considered	Noted.
16	I support the Draft Plan – In particular I support the changes proposed for Avenel Road and the future proposed residential land use to the north of Delatite Road.	Noted.
17	The Authority have said they will review the flooding risk on completion of the Levee. This review should be carried out before it is constructed. How will this review be undertaken?	Review wording on Page 48 and remove text box
18	The town is a ghost town on a Sunday Need to provide more shops so people spend money in the town and don't travel to Shepparton or Bendigo	Support - See page 38 – paragraph 3.
19	Land is currently zoned for Industrial use	Land to remain industrial zoned.
	No interest from the industrial sector for the land	

	Interest has been expressed for Rural Living blocks in this location. Interested parties have been puzzled why this was zoned for industrial use.	Noted.
	Most of the land is undulating and not suitable for industry.	Noted.
	The site should be rezoned for 'Rural Living'	At this stage it is considered that the site should remain Industrial.
20	Melbourne is Australia's fastest growing city (110,000 people per yr)	Noted.
	Liberal Party preparing report by Population Policy Taskforce which strongly recommends regional development/decentralisation on economic, social and environmental grounds	Noted.
	Very opportune time to propose a model sustainable city of 100,000 – A demonstration of regional development, a model for decentralisation	Noted.
	Capatalise on Seymour's rail service, freeway access, river environment, Airport	Noted.
	Recognise the current Seymour township as 'Old Seymour' and undertake much of the proposed structure plan 'improvements'	Noted.
21	The proposed rezoning for Industrial land along the Goulburn Valley Highway is unsound for a variety of reasons: <ul style="list-style-type: none"> <li>• Currently used for farming</li> <li>• Highway would be unsafe for trucks</li> <li>• No services along this stretch of land at present</li> <li>• It would destroy the one aseptically pleasing entrance into town</li> <li>• Seymour does not have the population to service this industrial land</li> </ul>	See response to reference 3.
	The proposed residential development is in an unsuitable location adjacent to the waste management facility.	Residential located outside buffers.
	Adequate residential land could be released along Highlands Road	Site provides a number of opportunities / fronts for residential development.
22	As owners of 80 Delatite Road we would like to see this being rezoned to be in line with Alara Court as Low Density Residential.	The rezoning of this site will be considered during the Planning Scheme Amendment process.
	The site is currently 1/3 zoned urban floodway and the rest mainly Zone 1 Industrial with a portion of low density residential zone at the rear of the block	Noted.
	The site has a small driveway access on the north boundary – but this is insufficient for industrial use	Noted.
23	Look for opportunities for environmentally based nature/adventure tourism in Seymour.	Noted.
	Suggest a late night Vline service from Melbourne to Seymour after 11pm	Refer to S7.27 – No change.
24	We would really like to see lights in the Skate Park at Chittick Park	This would be considered as part of the Chittick Park Master Plan – no change.
25	The truck bypass could go via Upper Goulburn Road, Tallarook	Noted. Structure Plan to note that further investigation is required in regards to the HV Route.
26	Making a submission on behalf of owners of 264 Avenel Road, Seymour (Lot 5 LP138615)	Noted.
	Supportive of Plan and acknowledge the inclusion of this site for future residential use	Noted.
27	Remove the word 'under-utilised' from the town centre plan on page 28	Remove word
28	Supportive of making new houses out of mud Need to try and accommodate homeless people	No change required

29	Comments made in relation to Kings Park <ul style="list-style-type: none"> <li>• Replace ageing infrastructure and buildings</li> <li>• Seal roads and car parks</li> <li>• Power upgrade to front of park and ability to host larger events</li> <li>• Possible walking track at rear of lagoon area</li> </ul>	No change required – The Structure Plan acknowledges the key role of Kings Park
	More tree planting in residential areas	See S5.9. – no change.
	Tidy up Mobsiding area	To be captured as part of ‘Urban Renewal Opportunity’.
	Make industrial site on Yea Road more attractive	Forms part of entry experience. See S1.5 – no change.
30	Update population figures to relate to 2016 census data	Updated table
	Figure 6 has no legend	Add note on legend – Make reference to previous page
	Page 20 needs to be updated following Seymour College announcement	3 <sup>rd</sup> para - Remove last sentence ‘The precise location....’
	Figures 9 & 10 still showing Apex Park as ‘Civic Space Opportunity’	No Change required
	Photo page 19 - typo	Complement not compliment – Change.
	Page 55 – kings Park – Some priorities are out of order or not listed	Check Kings Park Masterplan – Refer to these edits as key changes only.
	Page 56 – first para – These spaces are not suitable or appropriate for multi-use local sporting clubs	Remove – Change.
	Figure 30 – this shows Golf course as public land	No change – adopted plan Noted.
	Bowling Clubs Bowling club at Kings Park is privately owned – it is shown as open space in Plan  VRI Bowling Club – is on VicTrack land so similar comments	Bowling Club is privately owned  VRI Bowling Club is on VicTrack land
	Figure 5 – unclear why green asterisk is to west of Kings Park? Tourism Opportunity?	Associated with wetland / caravan park / land owner opportunity.
31	Do not rezone farmland for industrial	See response to reference 3.
	Strong support for <ul style="list-style-type: none"> <li>• expanded cycle and walking tracks</li> <li>• Granite Park Investigation</li> <li>• Enhancing Emily Street</li> </ul>	See response to reference 3.
	Levee works must not compromise the river habitat	Noted.
	Drainage along Anzac Avenue must be improved and Whiteheads Flood must be mitigated.	Noted. Council to confirm issues along Anzac Avenue.
32	Support planting along Telegraph Road	Noted.
	Improve footpath connections within town	Noted.
	Solar panels on shire buildings	Refer S2.5 – no change.
	Support a retirement village	Noted.
	Need a decent community hub/centre	Noted.
33	Concern about existing houses being demolished for double storey dwellings (like in Melbourne) which would result in the loss of trees and gardens	Include reference in report about providing space for landscaping as part of residential development – perhaps in residential section. The problem is generally related to small setbacks and there not being enough space to plant.
	Provide a weekend bus service to Kilmore	Refer to S7.26 – no change.

34	Reword Vision Seymour is a great place to live, embracing a beautiful natural environment, celebrating our heritage, connecting to the world with strong reliable transport links, and offering opportunities for residents and investors to thrive and prosper.	Noted. No change.
	3.3 Key Principles. Page 16. · It needs to be clearly stated that Seymour's range of parks and open space is a key unique economic advantage which will play a significant role in attracting quality enterprises to our town. "Seymour, town of parks"	Noted
	Fig 5. Map Page 17. · The area between South Creek and Whiteheads Creek should be zoned PCRZ and include a linear reserve along the creek.	Anticipated that creek corridors will form park of open space as these will be encumbered by flooding. No change.
	Biodiversity P49 "No significant fauna species were recorded in the study area during site assessments however there are suitable habitats within the study area for several fauna species of national, state and regional conservation significance. " · The area along the river is a significant habitat for birds and mammals, as well as reptiles. A small population of Wallabies finds refuge near the billabongs and the walking trail. Seymour Bushland Park and Light Horse Park are also significant habitat areas. Two listed vulnerable bird species, Diamond Firetail and Speckled Warbler, have been recorded. Goannas have recently re-inhabited the area and move along Whiteheads Creek and Telegraph Road. Squirrel Gliders have been recorded in Whiteheads Creek and along the Goulburn River. Bush Stone Curlews have been heard on Whiteheads Creek, and seen on Highlands Road and Koboyboyn Road properties. (by me) These valuable areas are important for the future.	Change to 'No threatened species...'
	Pg 55 – We can never have too much open space	Reword - Change to 'given there are two key active open spaces'
	· The Light Horse Park needs to be given a high priority within this Strategy to provide the foundation for Council to seek funding to upgrade the entrance and tracks, so it can reach its full potential as a visitor attraction.	No action required
	· I strongly oppose the waiving of Developer Contribution Plans in the name of affordability. This is most unlikely to deter quality investments, and would make us look silly.	DCP Section Removed – This has been replaced with the Infrastructure Framework Plan
	Page 98 - · Native vegetation should not be listed as a constraint to development. In fact it forms the natural beauty that is most likely to attract future investors to the area.	Reword
35	· I oppose the huge expenditure of public funds on the proposed levee. I would like to see other measures researched and adopted to safeguard existing structures, and the old policy of not allowing more development on flood plains maintained. However it seems that the levee is a foregone conclusion, with a previous Council making a hasty decision some years ago to proceed. Therefore, · There must be real safeguards to our environmental assets from development such as the levee bank. The word "unlock " has very negative connotations, and should be changed to "develop". Too often safeguards are called impediments by fly by night developers, as when overturned, the community later discovers to its sorrow.	Outside scope of project. No change.
	Family have lived in Seymour for over 70 years	Noted.
	Concerned that land at Mob Siding Area has been sold to a Bendigo man for \$190,000 who is in the truck business. Concerned that the site will be sub-divided for industrial sites which will be a disaster for the area.	To be considered as part of an Urban Renewal Opportunity project.
	Land where both creeks (South & Whiteheads) should be dedicated back to the people for walking purposes only – No development.	Anticipated that creek corridors will form park of open space as these will be encumbered by flooding. Shared path identified along Whiteheads Creek. No change.
36	Chittick Park is well used by the public and it is essential that one toilet has 24/7 access	This would be considered as part of the Chittick Park Master Plan – no change.

37	Reconsider the existing HGV Route – Possibly look at putting this along Delatite Road, and then east to west across Avenel Road, over the railway line and joining the GV Highway	Noted. Structure Plan to note that further investigation is required in regards to the HV Route.
	Rezone 232 Goulburn Valley Highway (Barbara Smith land) to low density residential	Refer to response 19.
	Build a new Seymour Visitor Information Centre Goulburn Park – Ideal location for a safe, manmade shallow lake	Visitor Information Centre subject to funding
	Railway Carpark – Urgent need to expand	Noted. Refer to section 5.8.5. – no change.
	<b>‘Nalinga Property’</b>	
	Very strong objection to the rezoning of this land for industrial purposes for the following reasons; <ul style="list-style-type: none"> <li>• Its an outrageous plan in contempt of State and local planning policies</li> <li>• It defies logic to destroy prime agricultural land to make way for industrial development</li> <li>• There is no evidence to support the amount of industrial land proposed</li> <li>• There is ample less or non productive land as accessible and strategically located in and around Seymour which would be more suitable and more sensible for industrial zoning, should any demonstrated need arise.</li> </ul>	Refer to response 3.
All ages of Seymour should come together to assist each other	Noted.	
38	Don’t let developers come in a rip out the beautiful parts of Seymour Opportunities need to be created to keep young people in the area Seymour is Rural – We need to protect and keep it this way	Noted.
	The land bounded by the GV Highway, Hume FWY is not suited for industrial land	Refer to response 19.
39	Seymour already has enough industrial land to meet its predicted growth for the next 60 yrs	Assuming same levels of growth. SP provides for large scale development opportunities should they arise.
	Seymour needs to urgently nominate a bypass road	Noted.
	The land bounded by the GV Highway, Hume Fwy would be a suitable area for low density/lifestyle housing	Noted. Subject to review of GRV buffers.
	Owners and business proprietor of 46 Emily St, Seymour Astonished and embarrassed that our site has been identified as a Strategic Redevelopment Site	Remove Strategic Redevelopment Site boundary off this site.
40	Concerned about the impacts this will have on his property	Noted.
	Has requested a meeting with Council to discuss this matter further	Noted.
	Lots of people use Chittick Park and complain that there is a lack of public toilets within the park	This would be considered as part of the Chittick Park Master Plan – no change.
41	Another complaint has been the lack of BBQ facilities and rubbish bins	This would be considered as part of the Chittick Park Master Plan – no change.
	The Draft Seymour Structure Plan study area is in an surrounded by grassland and bushland which presents a seasonal summer fire risk.	Noted
42	CFA welcome the opportunity to provide specific input (as required) to the following; <ul style="list-style-type: none"> <li>• Interface issues between surrounding bushland and grassland to areas</li> <li>• Growth of the township should be designed with considerations to vegetation and bushfire risk to the community.</li> <li>• Improvements to the current reticulated water supply and future sewerage servicing options would be welcomed.</li> <li>• Consideration should be given to industrial developments and their locations and on-site storage of chemicals, machinery etc</li> </ul>	Update text to include points raised
	It is recommended that emergency service providers are engaged during any additional stages of the Structure Plan process to help determine the extent of future needs.	Noted.

	Supportive of the proactive and long term planning of Seymour	Noted.
43	At this point the CMA can not provide meaningful comment on the flood study for the Structure Plan as it has not been across any aspects of the Whiteheads Creek Flood Intelligence and Mapping Study prior to the consultation on the Structure Plan.	Noted.
	CMA would be pleased to provide detailed comments once Cardno has provided its hydrology and hydraulic report for review and an understanding of the basis of the flood mapping can be gained.	Noted.
	The area mapped for extractive uses in Figure 5 and 6 of the Structure Plan should extend north of Quarry Road up to the proposed levee as quarrying of this land has already been approved.	No change required
	The other disappointing matter was the proposal to waive developer contributions. If Seymour is to grow with a full range of utilities and services for its residents, it is essential that developer contributions to facilities – and open space contributions – be mandated as it is with the larger developments around Melbourne.	DCP section to be removed.
44	The Guidelines for activity centres (S2.5) sound good (including ESD) but “encourage” is a meaningless term in planning. What are the “standards” for ESD? ESD measures must be clear to deliver real outcomes. Statements of aspiration on ESD are not good enough	Review wording
	Employment and Economic Development : Develop arts and culture (S3.28): good idea but to do what?	Reword : Develop and support art and culture tourism opportunities within Seymour
	Site 17 should be removed of residential development – Residential Development to the East is not appropriate	No change.
	Support a new community hub at Anzac Avenue	Noted.
	<i>Flood Levee:</i> We do not support the proposed flood levy (O8.1). Most businesses within the levee have the capacity to build their own flood mitigation strategies and structures (it is disappointing that this has not happened over the past 180 years – there has been plenty of warnings). It will be a costly exercise that will divert effort and funds away from more pressing matters in Seymour	Noted. Beyond scope of project.
	We have re-prioritised projects proposed in the Plan and added our priority projects (in italics).	Review list
	Development Site 17 should be changed to 2 distinct sites 1. Currently have services connected (west of racecourse) 2. Currently without services (east of racecourse)  I will be presenting further points on this	Noted
45	The encouragement of urban renewal through precinct is a positive strategy, although it requires further clarification and description.	Elaborate on Urban Renewal Opportunity.
	We would encourage some further discussion in the Structure Plan to establish more clearly what is meant by urban renewal opportunities.	
46	Check the description relating to the use of the Mobs Siding for community uses	Remove references to Community Uses .
	The Structure Plan incorrectly shows 54 Tallarook St as a ‘Community Use and a Public Zone Use on Figure 6 and 27. The site is Commercial Use	Update plan
	We applaud the proposal to protect, manage and celebrate heritage place outlined in the Plan.	Noted.
47	Old historic sites within the town must be protected (such as the old log lock up, the historic bridge, the Steam Engine at Elliot Park and the horse troughs in Lighthorse Drive).	Noted. Protected by Heritage Overlays.
	The intersection of Anzac Avenue and Oak Street has been identified for traffic signals to assist with trucks turning right in and out of Oak Street.	Noted.

	<p>This again will require an MOA from VicRoads and VicRoads would be able to assist Council with this proposal.</p> <p>It should be noted that there is a nearby pedestrian operated signals that will need to be removed with this signalisation proposal.</p> <p>There appears to be some form of controlled crossing of Anzac Avenue between Howard Place and Anglesey Street. Will this crossing control be required to be removed?</p>	
48	<p>Page 41, Figure 13 is indicating where future growth of the township is being considered. I see that areas 13, 14 &amp; 15 appear to be along the Heavy Vehicle Route.</p> <p>If so, then the interface needs to be carefully considered and if need be, acoustic attention for those properties affected by heavy vehicle noise should be considered.</p> <p>To this end, VicRoads should suggest to Council that a noise assessment be carried out on the Heavy Vehicle Bypass to ensure that any existing residential properties are not adversely impacted and for any new residential development, that a Development Plan be adopted requiring certain construction methods to mitigate any potential noise issues.</p> <p>Area 11 fronts onto the arterial road.</p> <p>VicRoads should state that only a single point of access to this area from the arterial road is supported. It should also be pointed out that a pedestrian/cycle connection back to Seymour should form part of the area 11 as noted on page 45 of the draft SSP.</p>	Note this consideration as part of relevant HV areas
	<p>In Figure 11 Oak Street High Street Wallis Street is the existing truck route. The route in Figure 19 should be the proposed route.</p>	Noted. Route to be removed from plan – subject to further investigations.
	<p>PAGE 66</p> <p>It states that larger recreational vehicle parking on:</p> <p>"Emily Street, to the west of the Tallarook Street intersection. Parallel parking bays may be provided on both sides of Emily Street, providing access to the river trails and also to the Visitor Centre and Vietnam Veterans Commemorative Walk off High Street."</p> <p>VicRoads should not support this objective and should require all recreational parking to be provided off the arterial road and recommend appropriate DDA compliant linking connections to arterial network be supplied.</p>	Remove Emily Street as an option
	<p>It is noted that Developer Contribution are not being proposed as part of the SSP.</p> <p>VicRoads should advise that this recommendation needs to be seriously considered in the context that any impacts brought on by development will not be at the cost to the Roads Corporation and that other sources of funding must be considered (including DCP's) in order for infrastructure to be upgraded where impacts do occur.</p>	DCP section to be removed. This will be replaced with a Infrastructure Framework Plan.
	<p>Sec 1, Page 19, Dot 6 – Natural Environment and Landscapes</p> <p>"protects landscape values such as hilltops": cf proposed use of property for industrial/commercial purposes at Avenel Rd/GV Hwy</p>	Noted. Refer to response to 19.
49	<p>Section 2, Page 21, 01.4 – Sense of Arrival</p> <p>cf proposed industrial/commercial on GV Hwy approach</p>	Noted. Refer to response to 19.

<p>PAGE 29</p> <p>The proposed activity centre boundary does not include activity in High St &amp; Elizabeth St, the redevelopment site in Tallarook St, or the proposed mixed use zone in Eliza St.</p> <p>A simple pedestrian crossing situated to the North East of the Visitor Information Centre would encourage pedestrians to cross to the riverbank.</p> <p>There was discussion touching on signalisation of the intersection of Tallarook and Emily Sts. There is no problem which this would solve. An unintended consequence would result in the closure of High St exit, creating inconvenience for no benefit.</p> <p>Provision of a footpath in Tallarook St between Edward St and Emily St would at little cost improve access to the river bank.</p> <p>Consideration should be given to relocation of the VIC to say Rotary Park, providing access to the riverbank and walking track without the need to cross Emily St.</p>		Amend activity centre boundary
<p>There are no car yards within the designated activity centre.</p> <p>The car parks are a necessary evil if we want to have a shopping precinct. What alternative is proposed?</p>		Remove reference
<p>Page 32</p> <p>The location of Dowling St on the map is incorrect.</p>		Amend Plan.
<p>Page 35, map</p> <p>Former railway sheds reuse for community events and tourism'</p> <p>These buildings are referred to as Mob Siding (SEE PAGE 38)</p>		Remove reference
<p>Upgrading the infrastructure is not warranted whilst the river remains so dangerous to boats. Nowhere has the paper addressed the need for the CMA to permit removal of snags to allow recreational boating in safety, even if only for a limited stretch of the river.</p> <p>Improved launching facilities, fishing platforms, etc could be considered as the basis for grants, given that fishing is Australia's largest participant recreational activity, and could encourage tourism.</p>		No change required
<p>Alexander St is outside the proposed Activity Centre (Page 44)</p>		No action required
<p>Page58 – Map – Anzac Avenue/Anglesey St</p> <p>The reference to pedestrian signals relocated at the intersection is incorrect. Near this place there is a school crossing, not a pedestrian crossing, and it is not equipped with signals.</p> <p>I suggest that there may be a case for a full time pedestrian crossing, but not with signals.</p>		Update plan. Change to proposed pedestrian signals.
<p>Provision for cyclists on the Puckapunyal Rd, either by way of a bicycle lane or a separate path is needed.</p> <p>Provision for pedestrians and cyclists crossing the bridges to the west of the township but must be considered, especially to provide access to the GVRT at Tallarook.</p>		Noted. See figure 16. No change.
<p>Page 70</p> <p>Inspection of stops will show that with the exception of shelters (provided only at major stops) service information and access is provided.</p>		Remove Strategy S7.28

	Table 2: Education and training underpins a number of the Elements in Table 2, in particular, Employment and Economic development and Residential development. The first relies greatly on the available skilled workforce and the second on the availability of educational opportunities for a growing community. As such, I believe education and training should be emphasised through a separate element. This is well expressed in the Vision statement on page 15. "Over the next twenty years Seymour will grow in population size, strengthening its role as a major regional centre". I refer you to the Victorian government Lower Hume Sub regional plan 2010-2020, particularly Key Strategy 9, Strengthening a capable workforce, and the Australian Government Hume Region Workforce Development plan 2015-18.	Include new section 'Education and Training' in section 5.7 to capture some of these points.
50	Page 36, 5.4 Employment and Economic development. Objective 03.4, "Support the growth of a wide range of business activities including education....." This recognises the economic potential of education as a growth business but needs to be supported by parallel investment in the education of our youth to take on the employment opportunities resulting from business growth in all industry sectors	Noted.
	Page 37, Paragraph 7: "Economic and residential growth will create additional demand for health and education services." This statement underscores the need for a strong and visionary statement on education and training provision within the region.	Noted.
	Page 53, Section 5.7 Community facilities and Open spaces. 5.7.1 Objective 06.1 Support the development of a range of high quality and innovative educational and lifelong learning opportunities within Seymour. This lofty Objective does not appear to be supported by the rather low key strategies (S6.1, S 6.4) in section 5.7.4. I believe the Objective would be better served by a higher level strategy such as "(Seek funding from the Victorian Government to) undertake a scoping study for the establishment of an education precinct centred on Seymour as the northern hub of Mitchell Shire.	No Action Required
	In the Issues and Opportunities section on page 98 native vegetation is listed as a development constraint. The Committee suggests revisiting the wording of this section as native vegetation can also be seen as an opportunity that may attract people to the area. Native vegetation is a valuable asset of Seymour and development must be considerate of and embrace the benefits of the towns environmental values.	Reword – Use alternative words throughout documents i.e. considerations, elements etc.
51	The use of negative language in the last paragraph on page 55 referring to a 'surplus' of active open space could be worded differently so this is seen as a positive and not a negative. However, MEAC understands that a rationalisation of open space use and maintenance levels may be necessary for the town.	Reword – Remove.
	It is important that community facilities and open space are introduced, developed and enhanced with respect of the natural environmental values. This should also be reflected in the <i>Key Issues and Opportunities</i> section on page 99.	Noted
	Light Horse Memorial Park is a significant asset both for recreation and tourism and needs to be given a higher priority to assist in obtaining funding for enhancement and upgrades.	Noted
	MEAC opposes the waiving of Developer Contribution Plans in the name of affordability and was relieved to hear that this statement will change in the final document.	DCP section to be removed.
	The proposed industrial area to the north of the plan should not be developed for industrial use.	Refer to response 3.
52	Support for the restoration of the Old Seymour Bridge	Noted.
	We should find an alternative Heavy Vehicle Route	Noted. Route to be removed from plan – subject to further investigations.
	We need to link existing footpaths together within the town Lack of a footpath along the Esplanade linking the already made paths in Guild St and Goulburn St.	Noted.

	No footpaths along Delhi St or Edward St and the section of Tallarook St between Edward St and Emily St should be linked.	Amend Plan
	New School Site – If Seymour is to grow as predicted there will be a need for a new school site which should be considered and land reserved.	Agree. See S6.3
	Question whether land to the north should be rezoned for industrial purposes	Refer to response 3.
53	Support for connecting trails	Noted.
	The Seymour College Trade Centre and Community Arts Centre and the Hydro Therapy are very much underutilised.	Noted.
	Support restoration of the Old Bridge	Noted.
	Support for social, retirement living and aged care facilities.	Noted.
	Full support for the restoration of the Old Bridge	Noted.
54	Proposed greenfield development site Hume and Hovell Road (p41 fig 13 #11 )  We would like to offer our support of the above current recommendation.	Noted. The site is identified for future residential development
55	Pleased to note that the Plan recognises the importance of the Australian Light Horse Memorial Park	Noted.
56	Need for better wayfinding and signage is strongly supported	Noted.
	Seymour needs clean, updated and well cared toilets	Noted
57	Petition lodged to request a new, improved Visitor Information Centre to be built in the vicinity of the existing structure at Emily Street. This new structure should only be an information centre, but should include facets of Seymour's other tourist attractions, such as the Military History. 84 Signatures	A new Visitor Information Centre is supported within Seymour. However, funding would be required to support a new Centre.
58	Page 8 - 5 <sup>th</sup> point - "Accessibility" rather than "Mobility" – aspects of mobility can be included.	Amend.
59	Page 12 3 <sup>rd</sup> para "Hume Freeway" not Highway	Amend.
	PAGE 16 Table 2 – in this context perhaps should refer to activity areas rather than centres. Activity centres have a particular meaning within Melbourne 2030 that would not be particularly relevant in the context of Seymour. The shading on Figure 5 of activity centres, commercial and mixed uses confuses the future reference of each of these areas as activity centres	No change required
	Page 19 Not sure what is meant by caption photo "housing to compliment the equine industry" given there is nothing relating to this in the earlier text	Review - Amend / extend note.
	Page 28 Figure 9 – principally support the prioritisation of pedestrians and cycle movements within the town centre however there is particular requirement from VicRoads in relation to changing sections of the local road network into a "Shared zone". Shared zones require a Memorandum of Authorisation (MOA) from VicRoads as they are considered Major Traffic Control Devices (see Table 2, Device #24 of attached link) as this type of treatment will require a speed zone alteration. The speed zone in this case for a shared zone varies between 10-30 km/hr. Further to this, it should be pointed that: - Austroads GTM Part 5, Table 5.5 states that physical treatments may be necessary to constrain vehicle speeds; - The current Speed Zoning Guidelines (link) Section 5.3 provides guidance on the review of such a proposal. - Council should refer to this area as creating a 'Shared Zone' on the local network. - It should be pointed out that VicRoads generally will not support any shared zones on the arterial network.	Noted.

	<p>Page 32 Figure 11 - The intersection of Anzac Avenue and Oak Street has been identified for traffic signals to assist with trucks turning right in and out of Oak Street. This will require an MOA from VicRoads and VicRoads would be able to assist Council with this proposal.</p> <p>It should be noted that there is a nearby pedestrian operated signals that will need to be removed with this signalisation proposal.</p> <p>There appears to be some form of controlled crossing of Anzac Avenue between Howard Place and Anglesey Street.</p>	Noted.
	<p>Page 61</p> <p>Refers to the VicRoads Municipal Bike Network. Its noted on the VicRoads website, its refers to the Seymour MBN (link).</p> <p>The above map is not in the current Northern Region Strategic Cycling Corridor and Principal Bicycle Network maps (Refer to Cycling in Northern Region).</p>	No change required
	<p>Page 67</p> <p>The issue of parking would require consideration of existing tenure of land in an around the station area to identify possible opportunities both now and into the future. Aside from the pressing need for additional parking for train users the needs of VicTrack, VLine and ARTC will also need to be taken into account. To ensure the future planning of the station area occurs in a coordinated and collaborative matter that addresses the long terms function as a transport hub for the region a master plan for the railway precinct and immediate surrounds should be undertaken involving all relevant stakeholders.</p>	Noted.
	Page 69 - 5.7.1 For consistency with Fig 17 "horse riding as appropriate"	Reword -
	<p>Page 81</p> <p>Support the development of a masterplan for the railway precinct area particularly in light of its future function as a transport hub for Seymour and the sub regional area.</p> <p>Support the development of a feasibility study into the options to connect the Rail trail ideally back to the town centre.</p>	Noted.
	<p>We are planning on getting the club to be one of the premier clubs of Victoria, We have the backing of Motorcycling Victoria with being allocated rounds of both the Senior &amp; Junior VIC MX Titles as well as the Northern MX Series with at least 1 round at Seymour (possibly 2 depending on how soon we can open).</p> <p>We will be getting the track rebuilt by Josh Proctor who is the best MX builder in Australia, People travel from all over the country just to ride his tracks. With having a track built by Josh as well as the titles and region races we will be looking at approx. 300 entries to each event based on previous numbers at other clubs. Chris and I ran Homewood MX last year and had over 500 entries in 1 weekend, since then that facility has been shut down from the Murrindindi Shire, so we should get similar numbers to our club days. On a club level we would be looking at hold 8 events per year consisting of practice days, club championships and one day race events. As a club we would be conservatively looking at a membership base of 250-300 families (being the closest club to Melbourne will help).</p>	<p>Noted</p> <p>The Structure Plan contains the following strategy (S5.11)</p> <p>'Investigate the environmental and recreational qualities of Granite Park to determine if and how it should be incorporated as part of the broader open space network of Seymour',</p>
60	Recommends that 55 Highlands Road Seymour is rezoned from Low Density Residential Zone to Industrial 1 Zone	This rezoning will be considered as part of a future Planning Scheme Amendment – No changes proposed to the Structure Plan
61	Recommends the rezoning of 49 Emily Street, Seymour – From residential to Commercial	This rezoning will be considered as part of a future Planning Scheme Amendment – No changes proposed to the Structure Plan
62		

## 5.2 DEVELOPMENT PLAN APPLICATION FOR PROPERTY AT 26 - 28 & 30 BURGESS LANE, BROADFORD

**Author:** James McNulty - Manager Development Approvals

**File No:** PLI022/16

**Attachments:** Nil

<b>Property No.:</b>	114274
<b>Title Details:</b>	Lot A on PS 220658E Vol 09989 Fol 191
<b>Applicant:</b>	Millar Merrigan
<b>Zoning:</b>	General Residential Zone
<b>Overlays:</b>	Development Plan Overlay – Schedule 1 Floodway Overlay Land Subject to Inundation Overlay Environmental Significance Overlay – Schedule 3
<b>Objections Received:</b>	The application was informally advertised by mail to surrounding property owners and occupiers and by placing a sign on site. 7 objections were received. Following changes to the plan the application was again informally advertised by mail to surrounding properties. No further submissions were received at the time of writing this report.
<b>Cultural Heritage Management Plan Required:</b>	Yes – provided
<b>Officer Declaration of Conflict of Interest:</b>	No officers involved in the preparation of this report have any direct or indirect interest in this matter

DEVELOPMENT PLAN APPLICATION FOR PROPERTY AT 26-28 &amp; 30 BURGES LANE BROADFORD (CONT.)

**SITE MAP****SUMMARY**

Council received an application for approval of a Development Plan to enable the future subdivision and development of land at 26 - 28 Burges Lane, Broadford (legally described as Lot A on PS 220658E Vol 09989 Fol 191). The submitted plans have been assessed against the requirements of Schedule 1 of Clause 43.04 of the Mitchell Planning Scheme being the Development Plan Overlay.

The application was informally advertised by mail to surrounding property owners and occupiers and by placing a sign on site. Seven objections were received. The objections in summary relate to access and traffic issues, fire safety, loss of vegetation and over development of the site.

Following the advertising period Council officers requested a number of changes. This also included indicating a possible future subdivision of the property to the south being 30 Burges Lane. The application was again informally advertised by mail to surrounding properties including the requested changes. No new or additional submissions were received.

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DEVELOPMENT PLAN APPLICATION FOR PROPERTY AT 26-28 & 30 BURGES LANE BROADFORD (CONT.)

## **SITE AND SURROUNDS**

### Subject Site Description

The subject site has a street address of 26-28 Burges Lane in Broadford with the main frontage being to Rupert Street forming the northern boundary of the site. A small portion of the site has frontage to Burges Lane on the east and a number of existing dwellings forming this boundary.

To the west of the site is the Sunday Creek and to the south an existing dwelling, being 30 Burges Lane. The Mia Mia Creek runs to the south of this property and both properties are affected by the Development Plan Overlay Schedule 1.

The site is irregularly shaped and has an area of approximately 4.7 hectares. The site is legally described as Lot A on PS 220658E Vol 09989 Fol 191.

### Surrounding Area

The surrounding area is characterised by dwellings on a mixture of lot sizes. The surrounding area is in the main zoned General Residential as well as the subject site. Land to the north has been developed for a more recent subdivision and consists of dwellings on generally smaller lot sizes.

Land to the west which was part of the original subdivision of the area is generally developed for dwellings on larger lots and land to the immediate south and east consists of dwellings on large lots reflective of the site constraints experienced in the vicinity.

The site is located approximately 700 metres (further by road) from the commercial area making up the Broadford CBD.

## **PROPOSAL**

In accordance with Clause 43.04 Schedule 1 (Development Plan Overlay) of the Mitchell Planning Scheme an application for Development Plan application has been received for the land. Approval of this Development Plan would facilitate the eventual subdivision of the land for residential purposes.

The Development Plan Overlay also affects a property (30 Burges Lane) to the south, the land owners have indicated they do not wish to further develop their land beyond its current conditions. This property is also significantly affected by flooding which would impact the ability of the land for further development. Officers however sought through the application process that an indicative layout be included in the development to show how this area might be subdivided in the future should it ever be desired to do so.

The proposal includes provision for the eventual staged subdivision of the land with a loop road arrangement proposed to service the area. This will see access from Rupert Street in two locations to the north of the site. No direct access is proposed to Burges Lane in the short-term development of 26 - 28 Burges Lane however three lots will front Burges Lane and not be internal to the site. The development plan as amended would allow for the eventual connection through to the south to 30 Burges Lane and future access onto Burges Lane itself and a future intersection with Cameron Road.

There is a significant area of land affected by flooding from Sunday Creek which is proposed to be retained as open space in the development plan. This will also perform

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DEVELOPMENT PLAN APPLICATION FOR PROPERTY AT 26-28 & 30 BURGES LANE BROADFORD (CONT.)

a drainage function in the eventual development of the area. No detail has been provided of how this area will eventually be delivered, however, this will be requested in any approval of an eventual subdivision planning permit application.

Detail has been included relating to the eventual subdivision staging and layout, and whilst this is useful information, this level of detail would be more appropriately assessed as part of an ultimate planning permit application for the subdivision of the land. The indicative subdivision layout shows the creation of 47 lots on 26-28 Burges Lanes with a ranges of lot sizes from approximately 332 square metres up to a maximum of 1542 square metres. The eventual planning permit application would determine these exact lot configurations.

The indicative future lot layout of 30 Burges Lane shows the creation of seven lots ranging in size from the smallest of 640 square metres and up to a maximum of 6270 square metres. This lot variety seeks to take account of the extent of area affected by flooding on 30 Burges Lane.

The proposed development plan originally proposed the removal of vegetation on the site including two existing mature trees. As per officer requests the revised development plan proposal now shows these two existing trees being retained and incorporated into the ultimate layout.

### **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.

### **RECOMMENDATION**

**THAT** Council officers provide a report to Council in relation to a Development Plan Application PLI022/16 at 26 - 28 and 30 Burges Lane, Broadford.

## **6 SUBMISSIONS**

### **PUBLIC PARTICIPATION FORUM**

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

## **7 QUESTION TIME**

## **8 COMMUNITY PRESENTATIONS**

## **9 DATE OF NEXT MEETING**

Meetings of the Community Questions and Hearings Committee are scheduled for the second Monday of the month. If no submissions are scheduled to be heard at a particular meeting of the Committee, the meeting will be cancelled. The next meeting of the Community Questions and Hearings Committee is scheduled for 7.00pm on Monday 14 May 2018 at Mitchell Civic Centre, 113 High St, Broadford.

## **10 CLOSE OF MEETING**