

5 Ordinary Business

5.1 T220285 PA - Use and Development of Land for a Medical Centre and alteration of an access in a Transport Zone Schedule 2 at 337 Belgrave-Gembrook Road, Emerald

Responsible GM: Lili Rosic
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Recommendation(s)

That Council defer consideration of Planning Permit Application T220285 to a future Town Planning Committee Meeting to allow for the further consideration of vegetation impacts relating to upgrades to Madigan Way.

Attachments

Nil

Executive Summary

APPLICATION NO.:	T220285
APPLICANT:	XWB Consulting
LAND:	L14 LP14785, 337 Belgrave-Gembrook Road, Emerald VIC 3782
PROPOSAL:	Use and Development of Land for a Medical Centre and alteration of access to a road in a Transport Zone 2.
PLANNING CONTROLS:	<p>Zone:</p> <ul style="list-style-type: none"> Mixed Use Zone (adjacent to Transport Zone, Schedule 2) <p>Overlays:</p> <ul style="list-style-type: none"> Bushfire Management Overlay Design and Development Overlay – Schedule 4 Vegetation Protection Overlay – Schedule 3
NOTIFICATION & OBJECTIONS:	<p>Notice of the application was given pursuant to Section 52 of the <i>Planning an Environment Act 1987</i>.</p> <p>To date, Council has received twelve (12) objections.</p>

KEY PLANNING CONSIDERATIONS:	Mixed use zone Commercial development Township character Built form outcomes Visual bulk Car parking Traffic
REASON FOR MEETING	The application has received over 4 objections.
RECOMMENDATION:	Deferral

Background

This report relates to an application to use and develop the land at 337 Belgrave-Gembrook Road, Emerald for a multi-storey Medical Centre and alteration of access to a road in a Transport Zone 2.

It is proposed that up to thirteen (13) health practitioners will be on site at any one time, with proposed hours of:

- Monday to Friday: 8:30am to 7:00pm;
- Saturdays: 8:30am to 2:00pm; and
- Sundays: Closed.

The building is to incorporate four (4) storeys, presenting as double-storey to Belgrave-Gembrook Road.

The four floors are identified as follows:

- Lower Basement – Car Parking
- Upper Basement – Car Parking and Medical Centre
- Ground Floor (from Belgrave-Gembrook Road) – Medical Centre
- Upper Floor – Medical Centre

The application was previously considered by Council at a Town Planning Committee Meeting on 4 September 2023. Council officers have recommended that Council issue a Notice of Decision to Grant a Planning Permit for the application, subject to a range of conditions.

At this meeting, the Committee resolved to defer consideration of the application until the next meeting of the Town Planning Committee to allow the provision of further information on the traffic impacts of the application on Madigan Way.

Consideration

The proposed conditions recommended by Council officers included the upgrade of Madigan Way immediately adjacent to the site. The traffic impacts have been further reviewed and officers are not proposing to make any changes to the proposed permit conditions in relation to this matter.

However, it has not been demonstrated what, if any, impact the road upgrade will have on vegetation within the Madigan Way road reserve. While any impact on vegetation could be addressed through subsequent processes (such as a future planning permit application, if

required), it is considered prudent to understand the impacts of the use and development in totality prior to proceeding the matter to Council's Town Planning Committee.

The deferral of the application will provide additional time to obtain further information regarding the road upgrade and its vegetation impacts, and additional time to consider and assess such impacts.