

**Date Issued: 20 July 2021**

**NOTICE OF AN APPLICATION FOR A PLANNING PERMIT**

The land affected by the application is located at: **132 McDiarmids Road, Violet Town VIC 3669**

The application is for a Permit for: **Use of Land for Timber Yard and Solid Timber Joinery (Retail and Wholesale); Signage; Reduction in Car Parking**

The applicant for the Permit is: **Ellen Hogan & Associates**

The application Reference Number is: **P2021-058**

You may view the application and any documents that support the application on our website at

<https://www.strathbogie.vic.gov.au/development/statutory-planning/planning-permits-currently-advertised>

or at the office of the Responsible Authority during office hours:

**Strathbogie Shire Council 109A Binney Street Euroa  
Telephone: (03) 5795 0000**

Any person who may be affected by the granting of the Permit may object or make other submissions to the Responsible Authority.

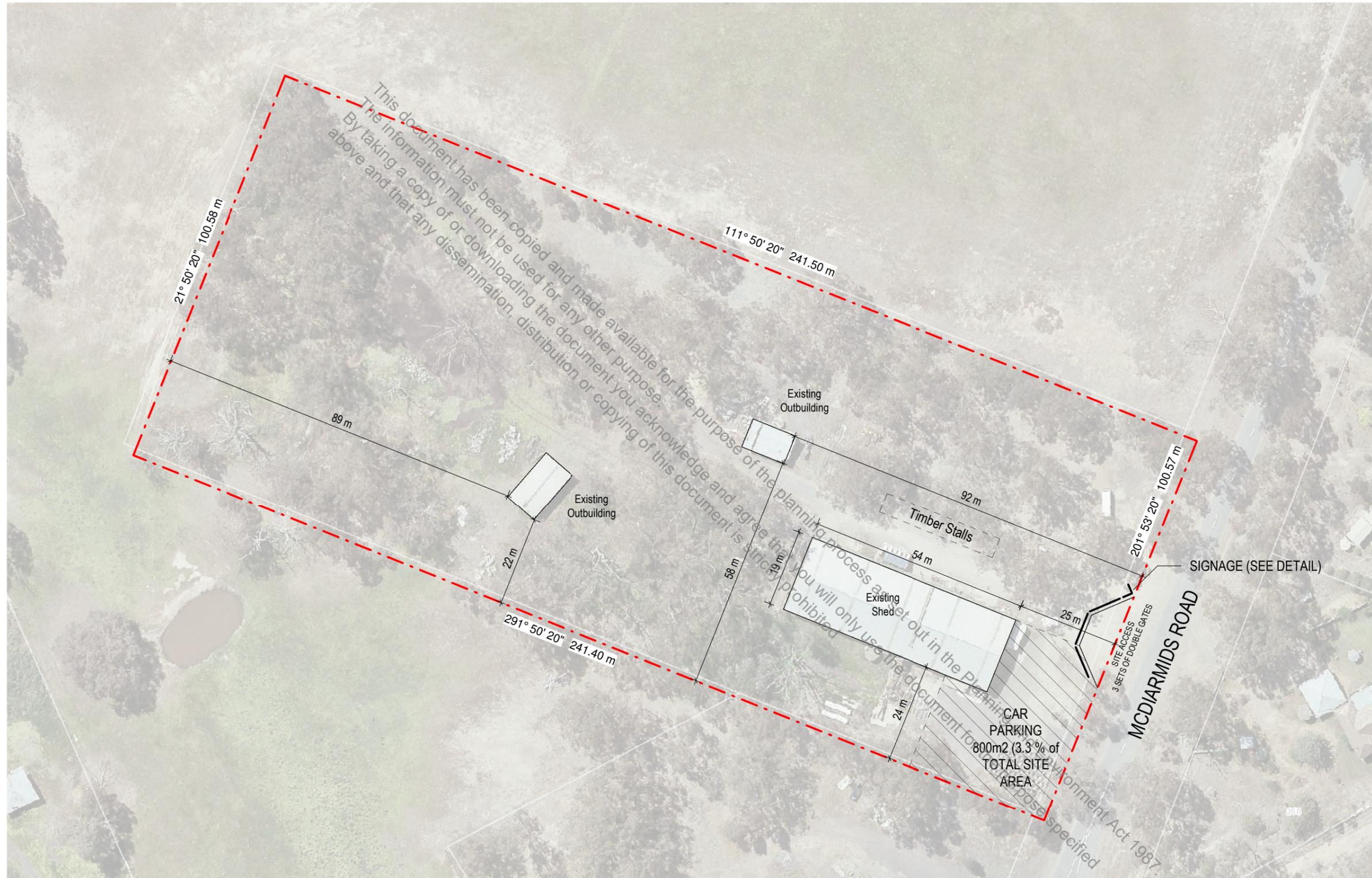
An objection must be sent to the Responsible Authority in writing, include the reasons for the objection and state how the objector would be affected.

**The Responsible Authority will not decide on the application before: 10 August 2021**

All objections are placed on the relevant Planning Permit application file, which is publicly available at all times. Objections can therefore be read and used by other parties.

An objection form is available from Strathbogie Shire Council office, by phoning Council on (03) 5795 0000 or at <https://www.strathbogie.vic.gov.au/development/statutory-planning/objections>

If you submit an objection, the Responsible Authority will tell you of its final decision.



**Site Plan**

1 : 1000



**PROPOSED WORKS**

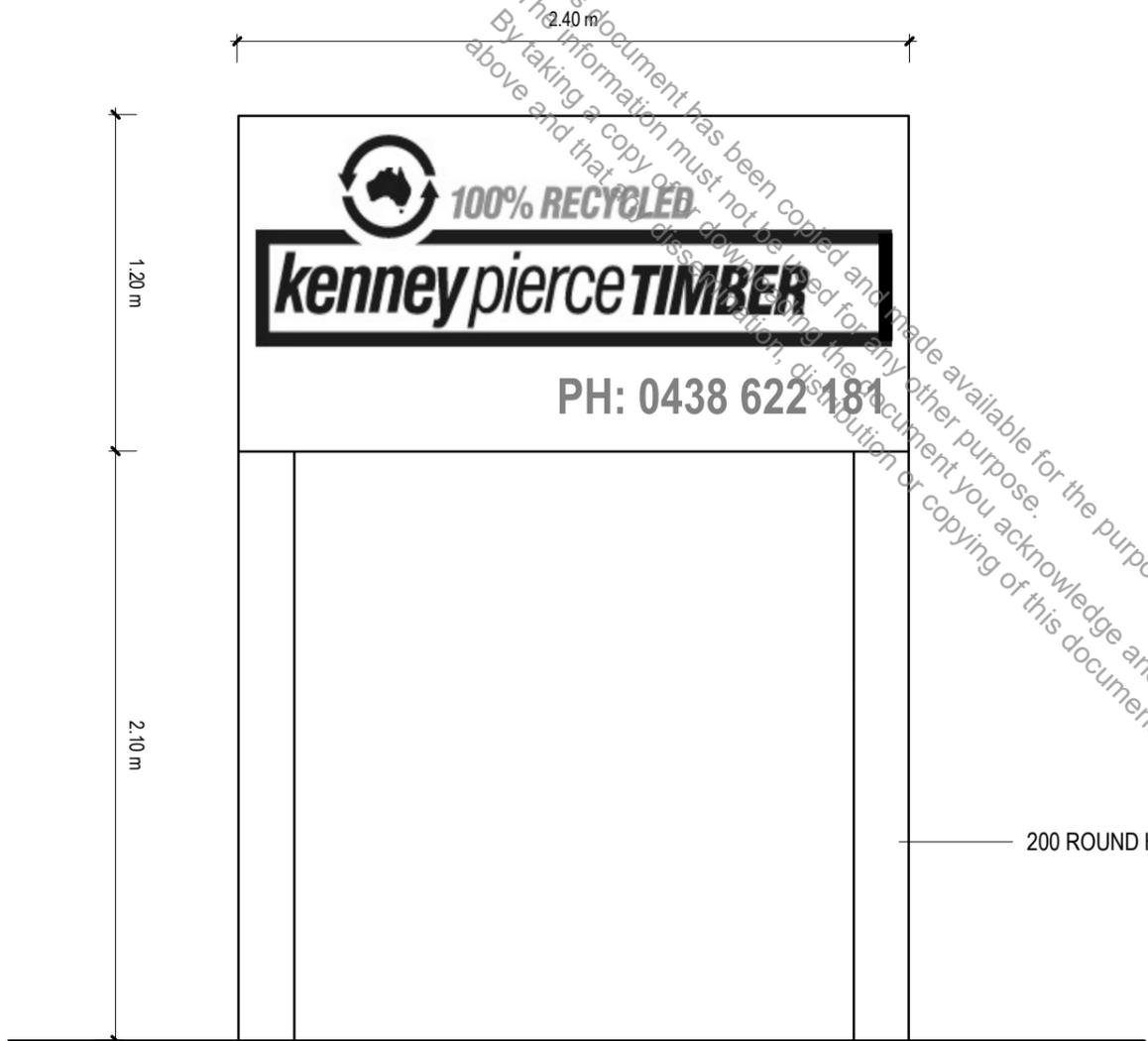
132 McDiarmids Road, Violet Town  
 KENNEY

**SITE PLAN AND  
 PROPOSED WORKS  
 A401**

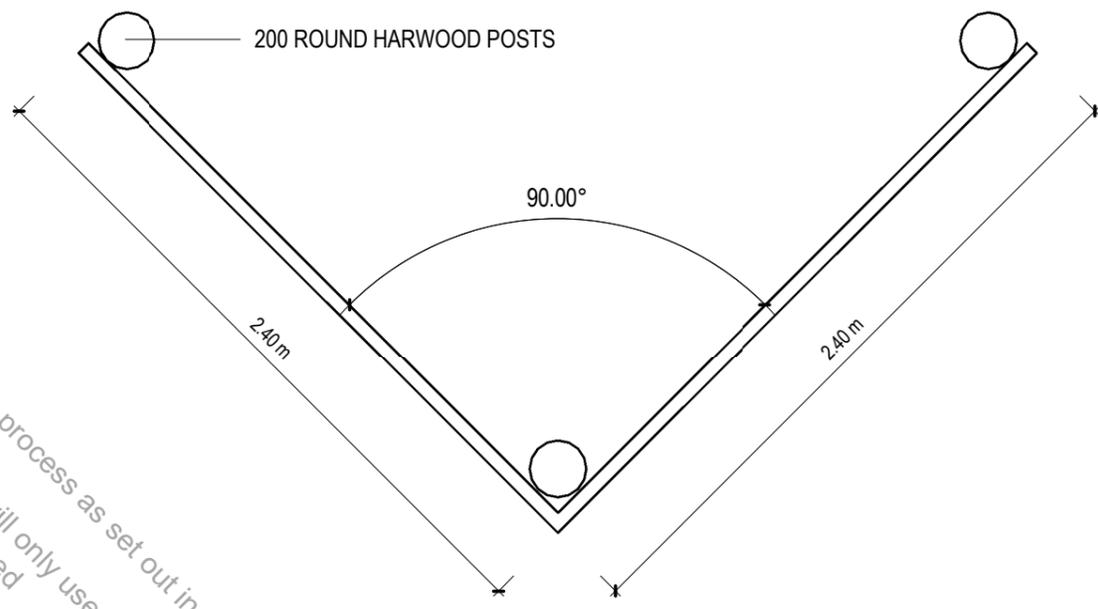
REV.	DESCRIPTION	DATE	DRAWN BY: JSL
2	FOR APPROVAL	17/03/2021	CHECKED BY: GPT
3	FOR APPROVAL	12/06/2021	SCALE: 1 : 1000 @ A3

**FOR APPROVAL**

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ELEVATION VIEW



PLAN VIEW

**SIGNAGE**

1 : 25



**PROPOSED WORKS**  
 132 McDiarmids Road, Violet Town  
 KENNEY

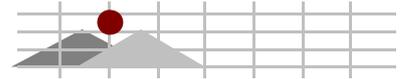
**SIGNAGE**  
**A402**

REV. 3  
 DESCRIPTION FOR APPROVAL

DATE 12/06/2021

DRAWN BY: JSL  
 CHECKED BY: GPT  
 SCALE: 1 : 25 @ A3

**FOR APPROVAL**



**Ellen Hogan & Associates  
Land Development Service  
P.O. Box 658  
Mansfield Vic 3722**

16 June 2021

Contract Planner  
PO Box 177  
EUROA VIC 3666

Dear Ben

**Application No.**

**Address: P2021-058**

**Proposal: 132 McDiarmids Road, Violet Town 3669**

**Use of Land for Timber Yard and Solid Timber Joinery (Retail and Wholesale) – reduction in car parking**

Further to your request for further information please find the following:

### **1. Carparking**

Clause 52.06 requires 10% of the site to be retained for carparking under the definition of a Timber Yard (Trade Supplies). The plan attached indicates 3.3% of the site to be retained for carparking or 800m<sup>2</sup> under this application. See plans attached.

All car parking is located at the front of the site where there will be no impact on native vegetation. The carpark is the original area set aside for parking when the site was used as the walnut packing business and for the Violet Town Council Works Depot. The current proposal does not require any more carparking across the site hence a reduction in car parking is being sought.

- *The likelihood of multi-purpose trips within the locality which are likely to be combined with a trip to the land in connection with the proposed use*

The site will operate as a niche market specialising in recycled timber, therefore only generating vehicular trips for specific clients either to discuss, drop off or collect reclaimed timber and specific benchtops and furniture by appointment.

- *The variation of car parking demand likely to be generated by the proposed use of time*

The use of the site as a recycled timber yard will not generate much in the way of vehicular traffic, it will not be used in the way a timber yard is that is selling bulk building materials to builders etc. The demand will be minimal as the product is specialised to specific orders.

- *The short-stay and long-stay car parking demand likely to be generated by the proposed use*

There will be a maximum of 4 employees at the site at any one time, other than the workers, clients will visit the site on sporadic occasions, by appointment, with the majority requiring short-stay parking.

- *The availability of public transport in the locality to the land*

There is no requirement for public transport which is not available to the site

- *The convenience of pedestrian and cyclist access to the land*

Pedestrians from Violet Town can walk to the site and so too cyclists if they choose to visit land via the current road network. It is very unlikely though cyclists and pedestrians will want to access the site, it is not that type of business.

- *The provision of bicycle parking and end of trip facilities for cyclists in the locality of the land*

This type of business will not attract cyclists, the township of Violet Town offers services such as food and drink premises but not at the subject site.

- *The anticipated car ownership rates of likely or proposed visitors to or occupants (residents or employees) of the land*

It is proposed to have four staff at any one time that will require car parking.

- *Any empirical assessment or case study*

As far as I am aware there has been no empirical assessment or case study of the site. The site is in the Farming Zone, not in a residential, commercial or industrial zone and was used for many years as the former Violet Town Council works Depot.

## 2. Signage

Clause 52.05 – Category 4 – Sensitive areas

- a. Please find attached plan indicating location of the signage
- b. Details of the sign, size of the signage and support structures

There will be 2 signs at 90° to each other. They will be 2.4 metres wide and 1.2 metres high and located 2.1 metres above ground to the bottom edge of the site. See signage plans attached.

If you require further information please contact me on 0400 418 22 to discuss.

Yours faithfully

Ellen Hogan

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