

**Date Issued: 25 January 2021**

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

The land affected by the application is located at: **272-278 High Street, Nagambie  
VIC 3608**

The application is for a Permit for: **Development of land for a  
commercial building; Eleven  
(11) Lot Subdivision; Reduction  
in car parking requirements**

The applicant for the Permit is: **Spiire**

The application Reference Number is: **P2020-141**

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](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.

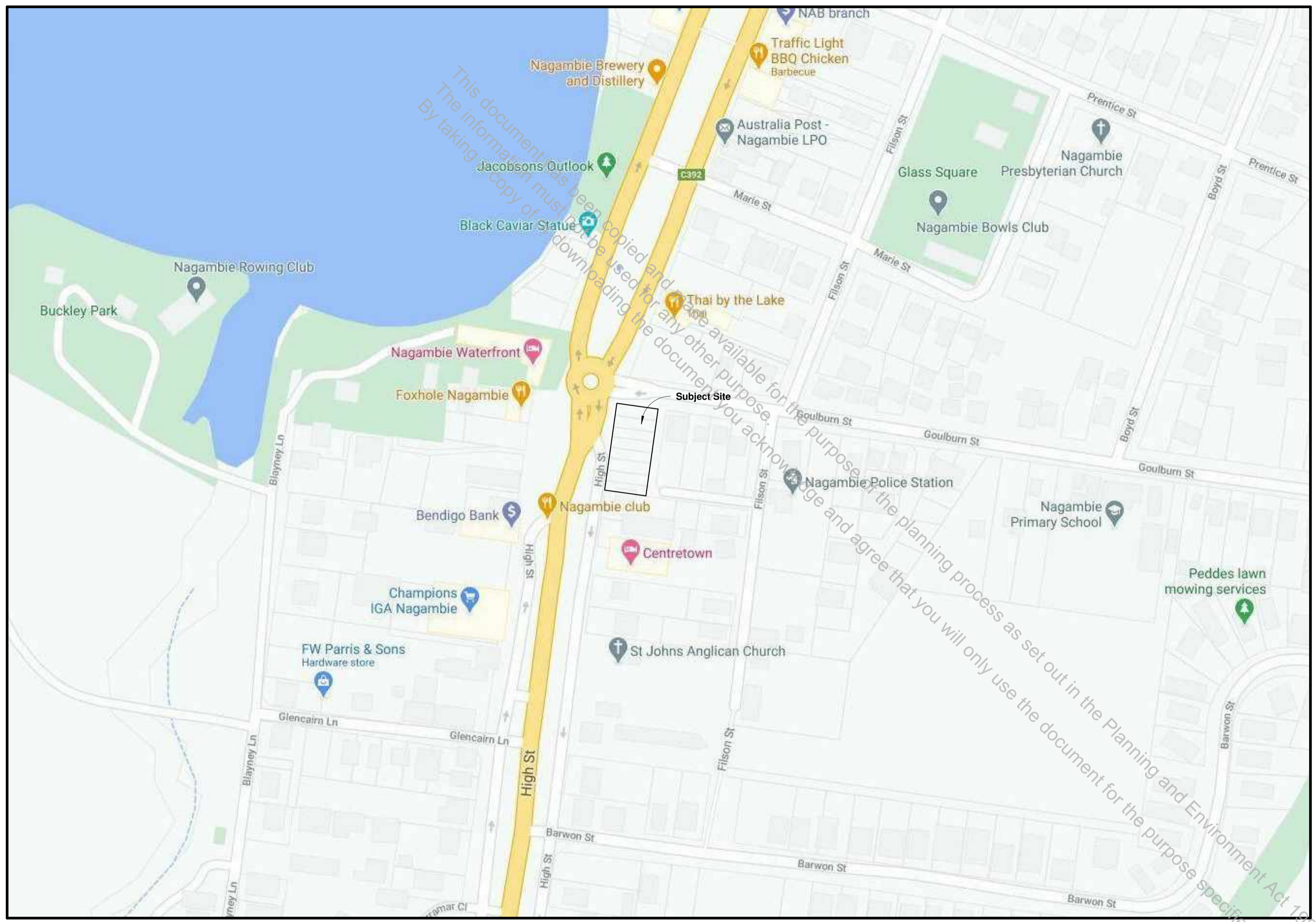
**The Responsible Authority will not decide on the application before: 15 February 2021**

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](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.

| Sheet Number | Sheet Name                    | Current Revision Date | Current Revision Description | Current Revision | Sheet Issue Date |
|--------------|-------------------------------|-----------------------|------------------------------|------------------|------------------|
| TP01         | Face Sheet                    |                       |                              |                  | 09/09/20         |
| TP02         | Existing Conditions Site Plan |                       |                              |                  | 09/09/20         |
| TP03         | Proposed Site Plan            |                       |                              |                  | 09/11/20         |
| TP04         | Proposed Roof Plan            |                       |                              |                  | 09/14/20         |
| TP05         | Proposed Ground Floor Plan    |                       |                              |                  | 09/10/20         |
| TP06         | Proposed First Floor Plan     |                       |                              |                  | 09/10/20         |
| TP07         | Proposed Elevations           |                       |                              |                  | 09/10/20         |
| TP08         | Sections                      |                       |                              |                  | 09/11/20         |
| TP09         | Overlooking / Overshadowing   |                       |                              |                  | 09/14/20         |
| TP10         | Landscaping Plan              |                       |                              |                  | 09/14/20         |
| TP11         | Traffic / Carparking Plan     |                       |                              |                  | 09/14/20         |
| TP12         | 3D's                          |                       |                              |                  | 09/29/20         |



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Bendigo, VIC. 3552

**Design Matters** Member

| Revision No. | Revision Description | Revision Date |
|--------------|----------------------|---------------|
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**PROPERTY DETAILS**

Address: **272-278 HIGH STREET NAGAMBIE 3608**  
 Lot and Plan Number: **More than one parcel - see link below**  
 Standard Parcel Identifier (SPI): **More than one parcel - see link below**  
 Local Government Area (Council): **STRATHBOGIE**  
 Council Property Number: **40001360.0500**  
 Planning Scheme: **Strathbogie**  
 Directory Reference: **Vicroads 678 H4**  
 This property has 8 parcels. For full parcel details get the free Property report at [Property Reports](#).

**UTILITIES**

Rural Water Corporation: **Goulburn-Murray Water**  
 Urban Water Corporation: **Goulburn Valley Water**  
 Melbourne Water: **Outside drainage boundary**  
 Power Distributor: **AUSNET**  
[View location in VicPlan](#)

**STATE ELECTORATES**

Legislative Council: **NORTHERN VICTORIA**  
 Legislative Assembly: **EUROA**

**Planning Zones**

**COMMERCIAL ZONE (C12)**

**SCHEDULE TO THE COMMERCIAL ZONE (C12)**



Legend:  
 C12 - Commercial 1  
 GR2 - General Residential  
 RD21 - Road-Category 1  
 PP92 - Public Park and Recreation  
 Water area

**Planning Overlay**

None affecting this land - there are overlays in the vicinity.

**FLOODWAY OVERLAY (FO)**



Legend:  
 FO - Floodway  
 Water area

**Further Planning Information**

Planning scheme data last updated on 9 September 2020.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>.

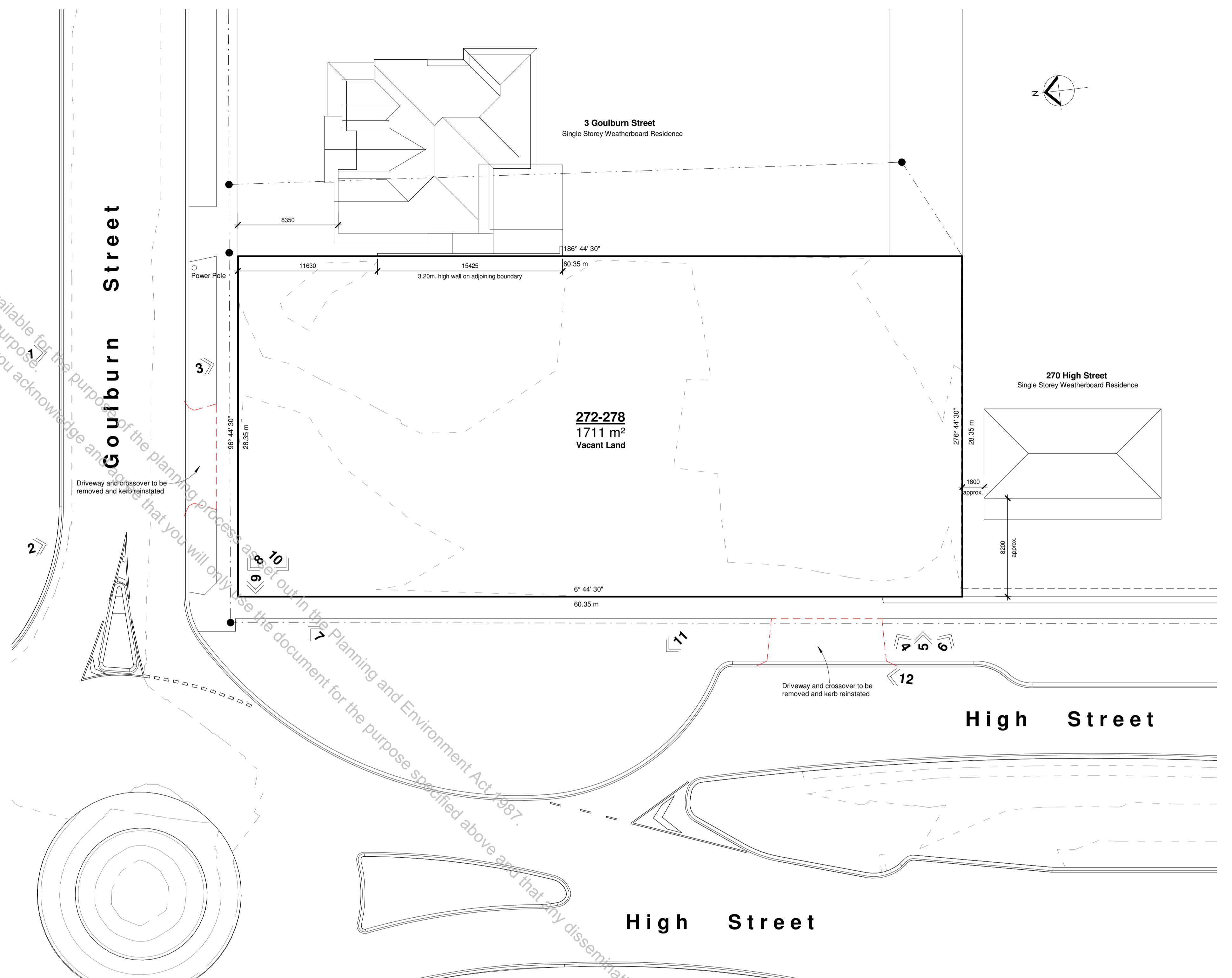
This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>.

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>.

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>.

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**Existing Conditions Site Plan**  
 Scale 1:200



**Site Photographs**

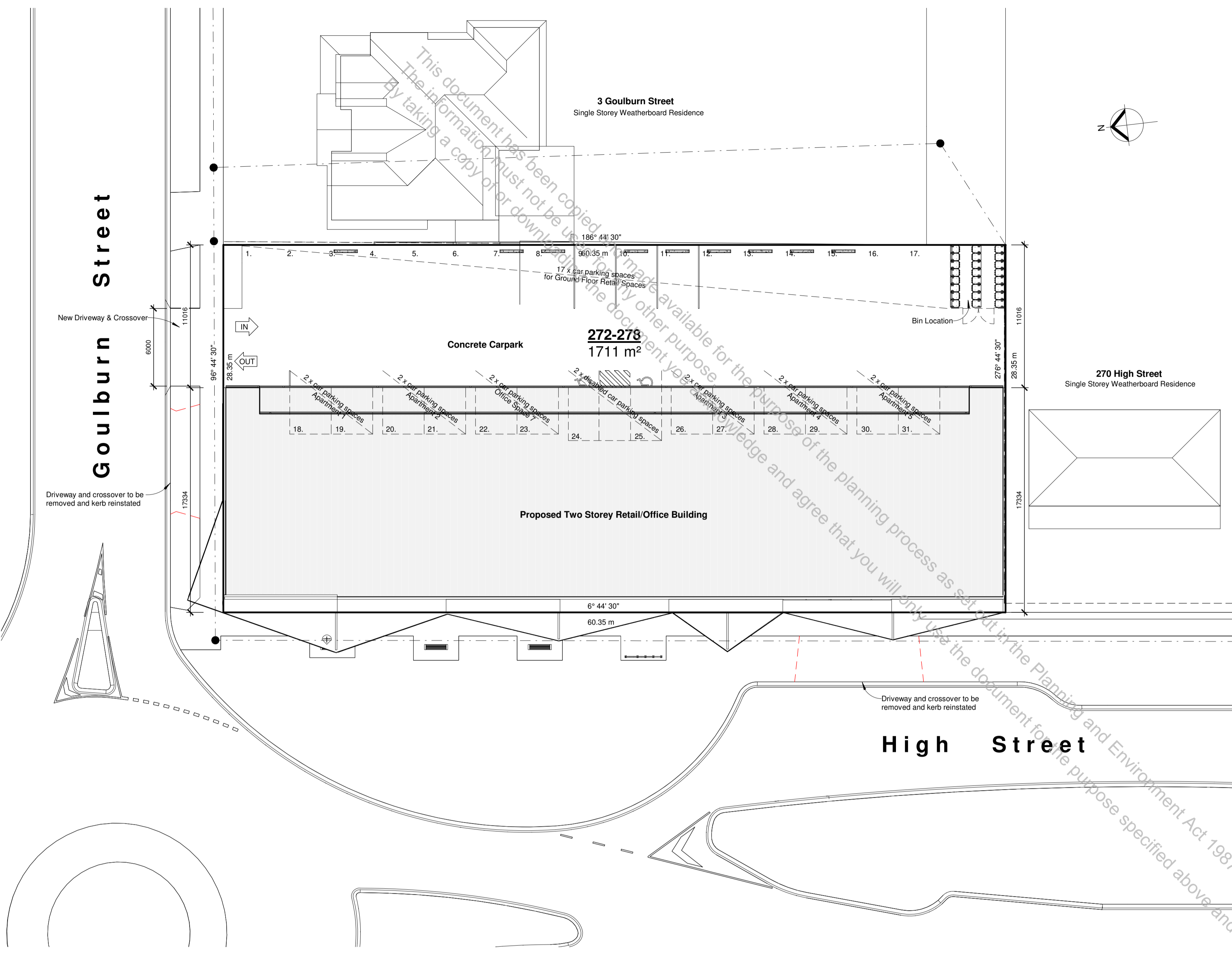
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**Design Matters** Member

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Client: Nagambie Development Enterprises  
 Site: 272-278 High Street Nagambie  
 Date: 30/09/2020 12:26:39 PM  
 Drawn: Author

Job No.: 19-21  
 Sheet No.: TP02



**Proposed Site Plan**  
Scale 1 : 200



Aerial view of nature strip to West of proposed development



Aerial view Southern end of proposed carpark



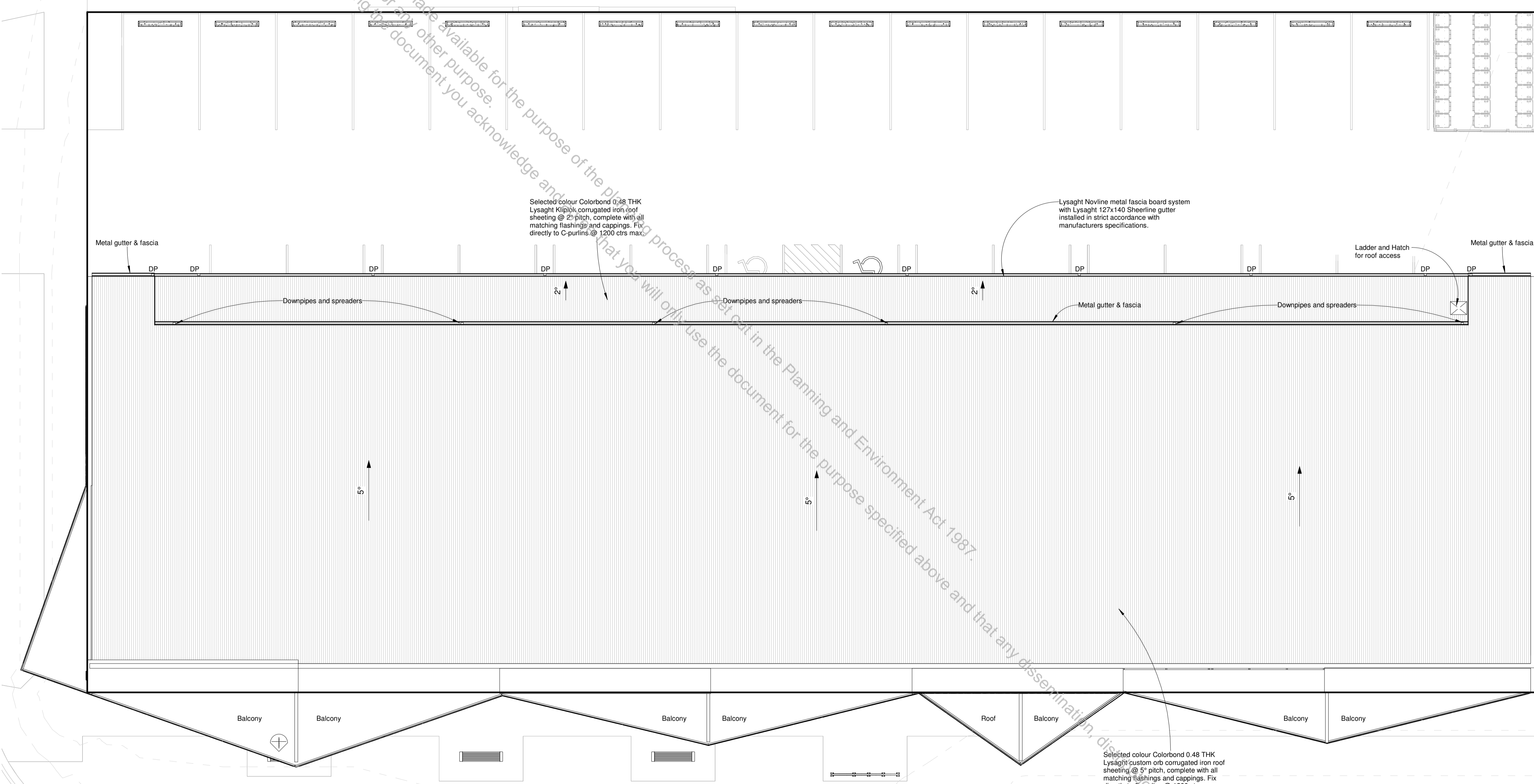
View from North to South of proposed carpark



Aerial view Northern end of proposed carpark

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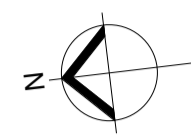
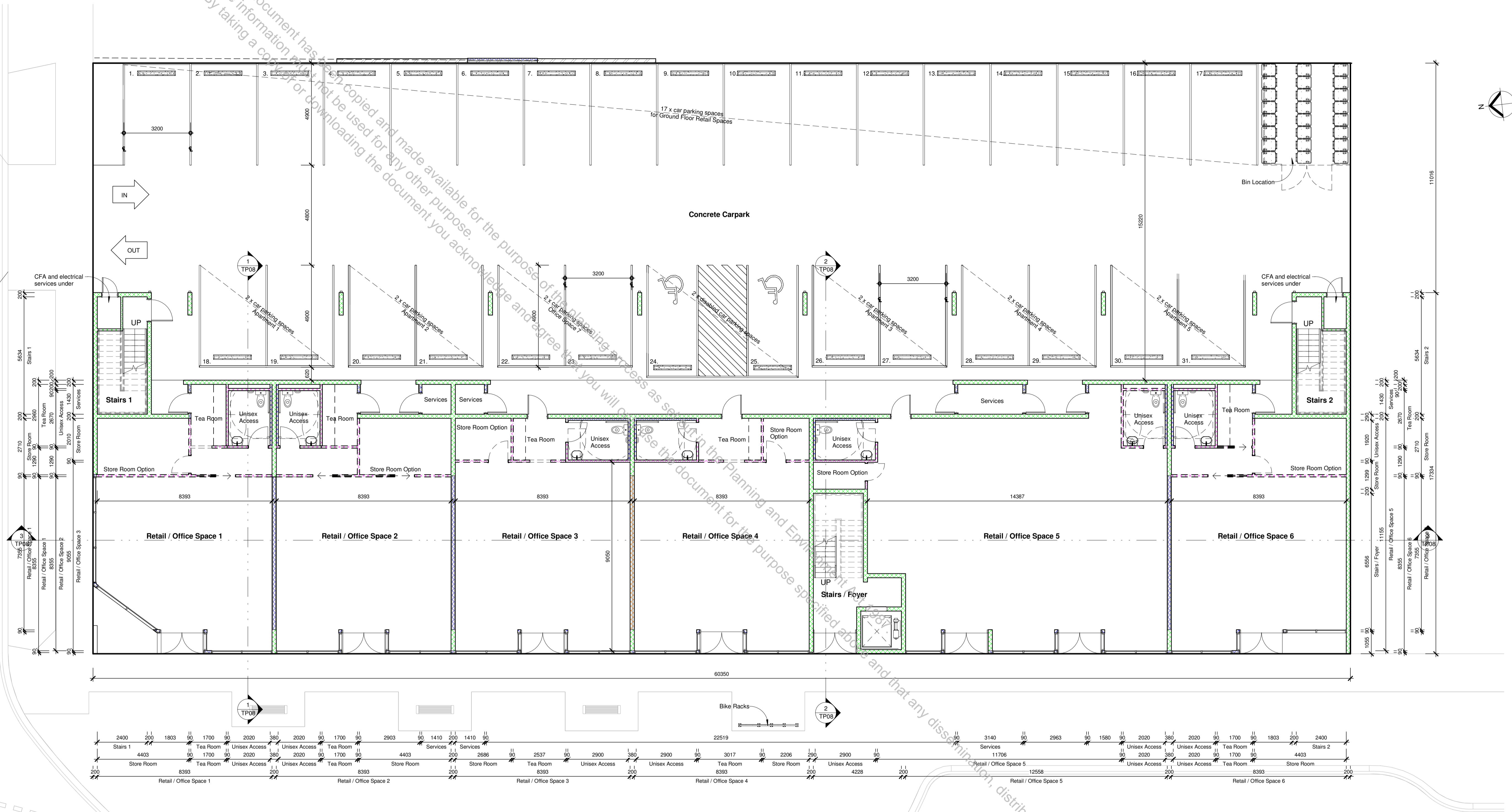
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Client: Nagambie Development Enterprises  
 Site: 272-278 High Street  
 Nagambie  
 Date: 30/09/2020 12:26:45 PM  
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**Wall Legend**

- = Concrete/tilt panel wall
- = 2/90mm stud frames with 10mm fire rated plasterboard to both sides
- = 90mm stud frame with 10mm plasterboard to both sides
- = 90mm stud frame with 10mm plasterboard internally & selected lightweight cladding externally

| Areas Schedule           |                              |               |
|--------------------------|------------------------------|---------------|
| Name                     | Area                         | Squares       |
| Retail / Office Space 1  | 91.37 m <sup>2</sup>         | 9.84          |
| Retail / Office Space 2  | 97.17 m <sup>2</sup>         | 10.46         |
| Retail / Office Space 3  | 90.63 m <sup>2</sup>         | 9.76          |
| Retail / Office Space 4  | 90.87 m <sup>2</sup>         | 9.78          |
| Retail / Office Space 5  | 162.90 m <sup>2</sup>        | 17.53         |
| Retail / Office Space 6  | 94.31 m <sup>2</sup>         | 10.15         |
| Stairs 1                 | 11.51 m <sup>2</sup>         | 1.24          |
| Stairs 2                 | 11.60 m <sup>2</sup>         | 1.25          |
| Stairs / Foyer           | 17.87 m <sup>2</sup>         | 1.92          |
| Office Space 7           | 222.16 m <sup>2</sup>        | 23.91         |
| Office Space 8           | 116.14 m <sup>2</sup>        | 12.50         |
| Office Space 9           | 116.15 m <sup>2</sup>        | 12.50         |
| Common Space / Office 12 | 28.68 m <sup>2</sup>         | 3.09          |
| Common Space / Office 13 | 26.51 m <sup>2</sup>         | 2.85          |
| Office Space 10          | 116.61 m <sup>2</sup>        | 12.55         |
| Office Space 11          | 106.68 m <sup>2</sup>        | 11.48         |
| <b>Total</b>             | <b>1401.14 m<sup>2</sup></b> | <b>150.82</b> |

Proposed Ground Floor Plan  
Scale @ A1: 1:100  
Preliminary Town Planning

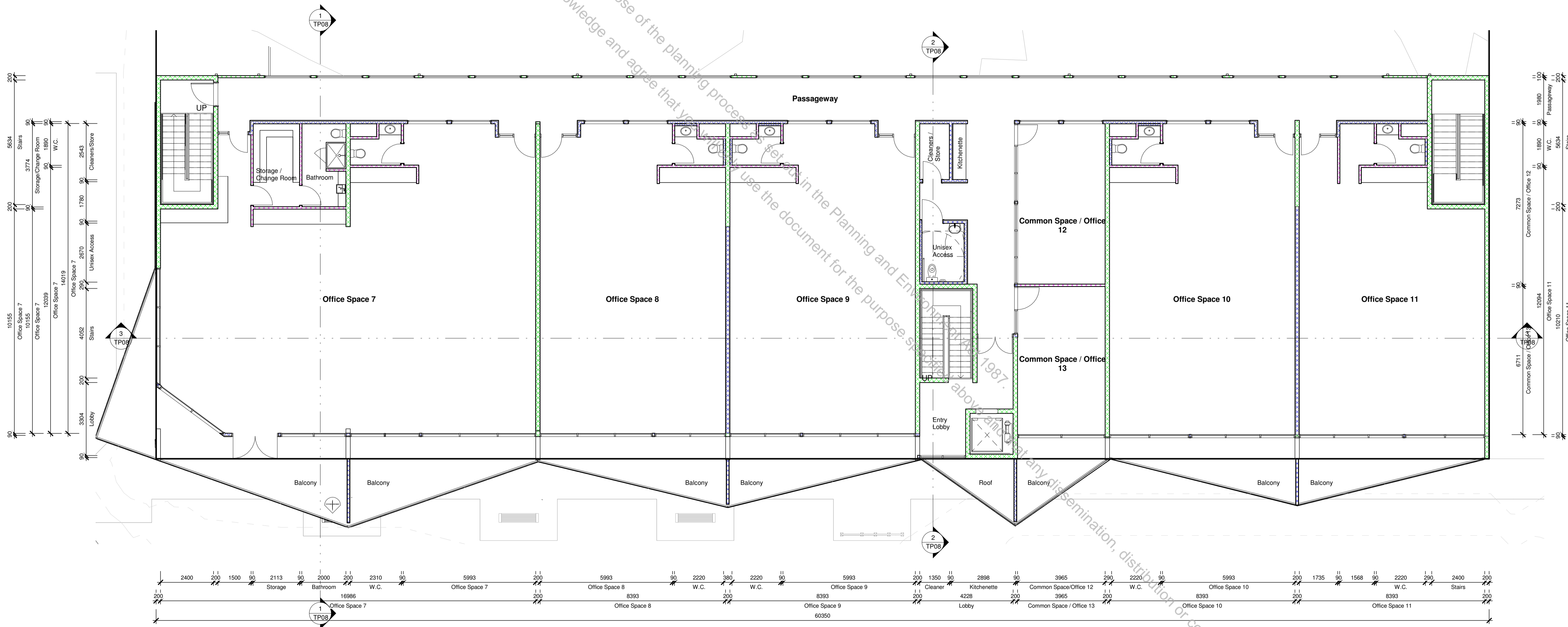
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**Design Matters**  
Member

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Client: Nagambie Development Enterprises  
Site: 272-278 High Street Nagambie  
Date: 30/09/2020 12:28:47 PM  
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Job No.: 19-21  
Sheet No.: TP05

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Proposed First Floor Plan  
 Scale @ A1: 1:100  
 Preliminary Town Planning

**Wall Legend**

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 Site: 272-278 High Street  
 Nagambie  
 Date: 30/09/2020 12:35:49 PM  
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 Sheet No.: TP06



Commercial Glass and Stainless Balustrade



Commercial Aluminium Windows



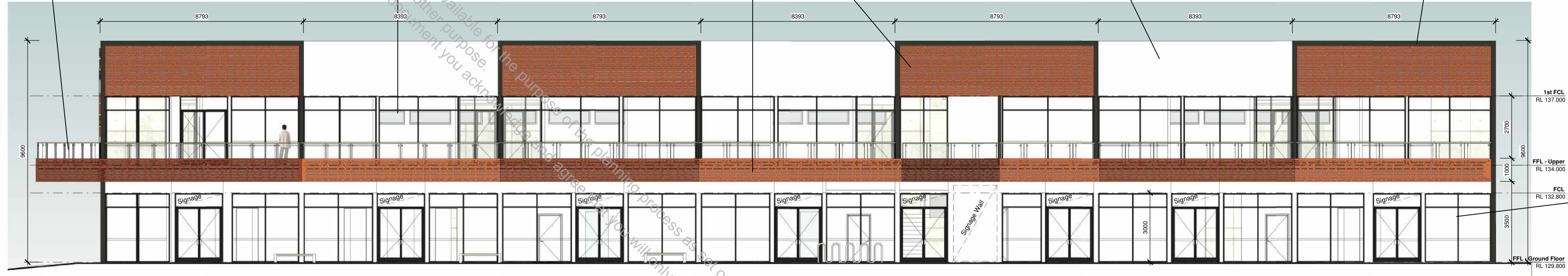
Perforated Corten Steel Panels



Commercial Lightweight Sheetting



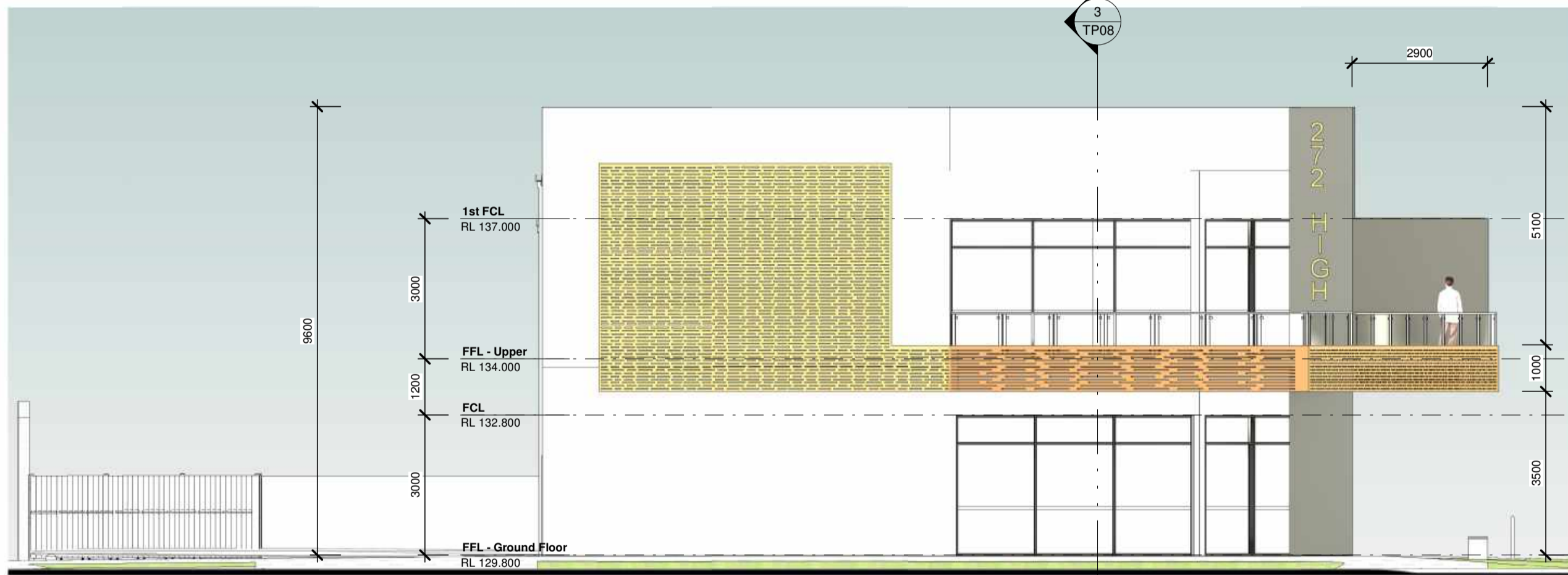
Pre-finished Metal Facade System



West Elevation  
Scale 1:100

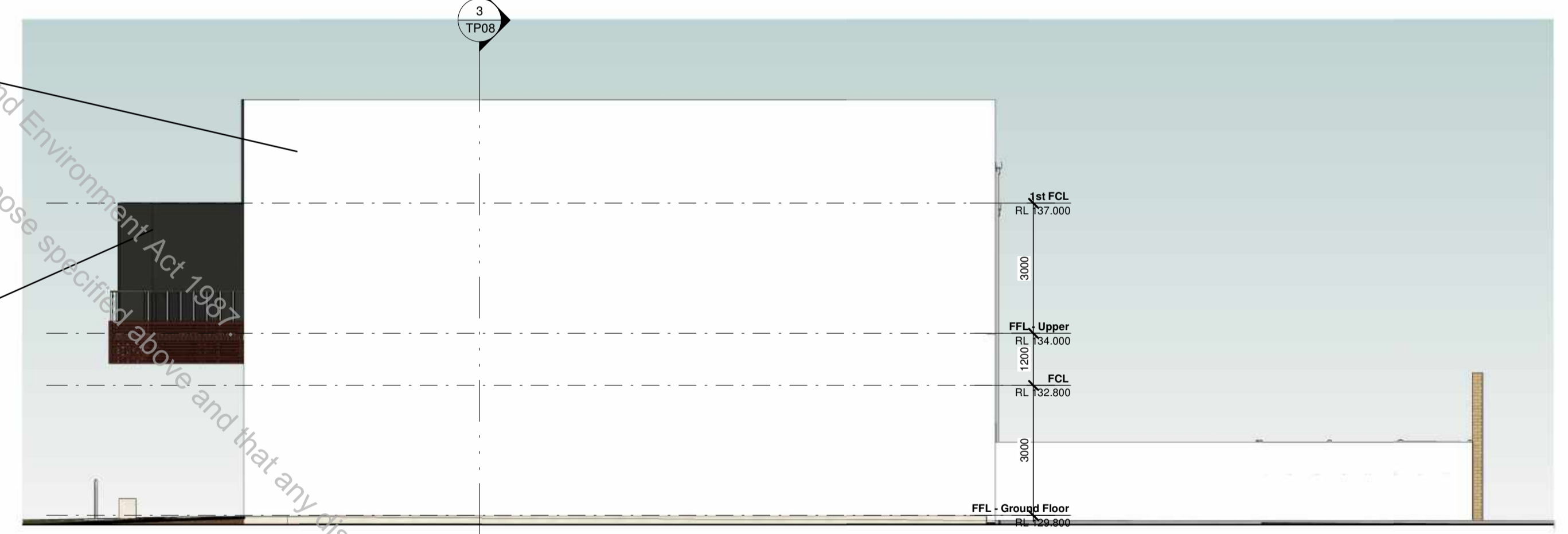


Dark finish to Window/Door frames - Colorbond 'Night Sky' or similar



North Elevation  
Scale 1:100

Selected light coloured render  
Selected dark coloured render



South Elevation  
Scale 1:100



East Elevation  
Scale 1:100



Precast Concrete Wall Panels

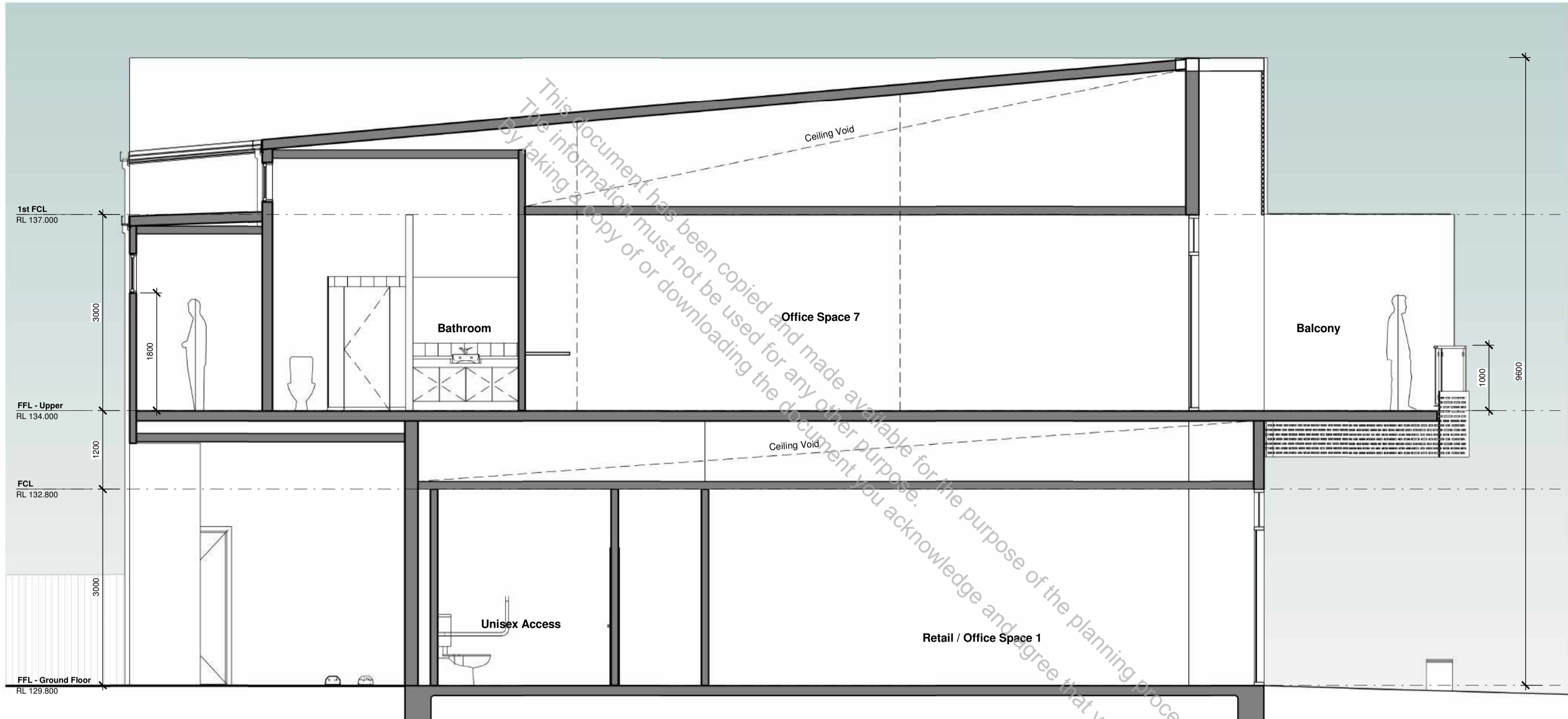


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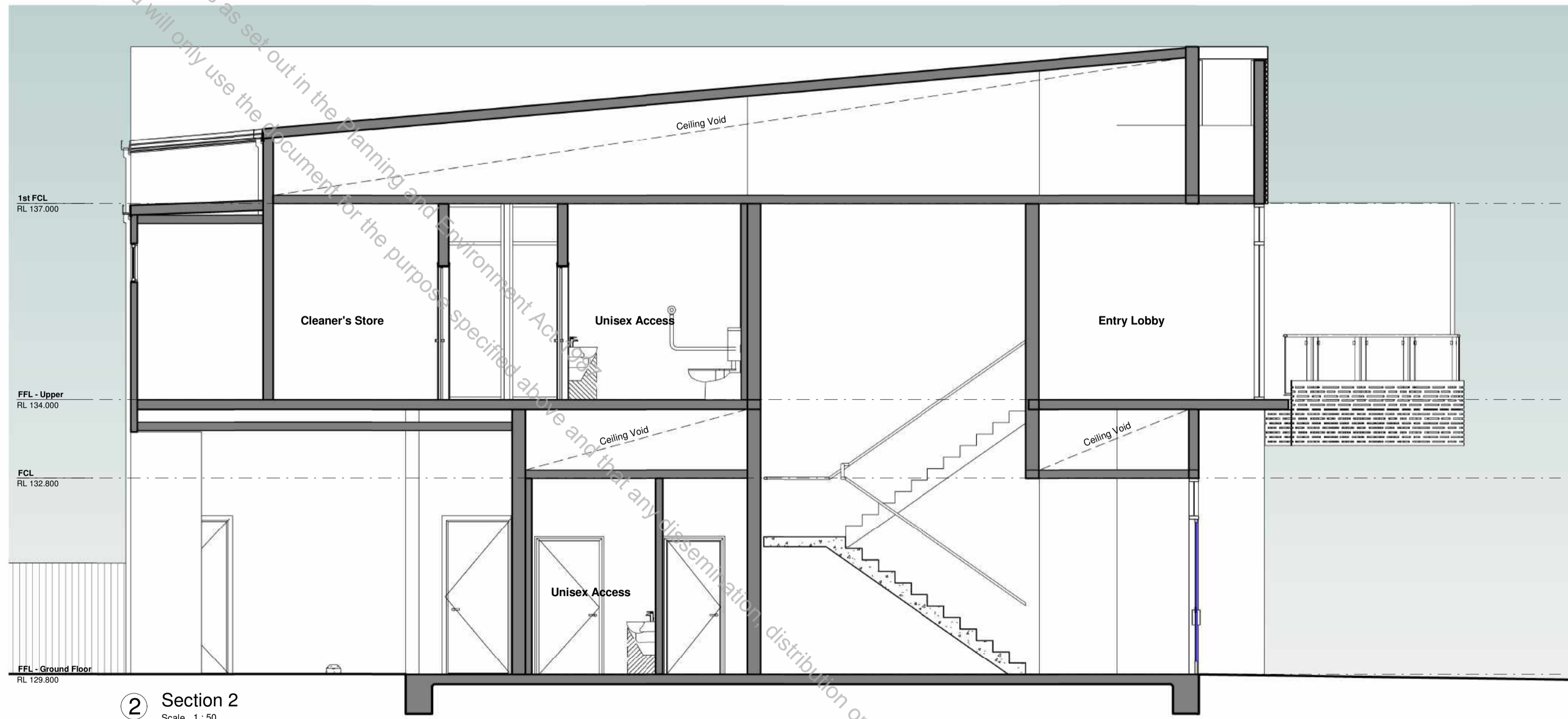
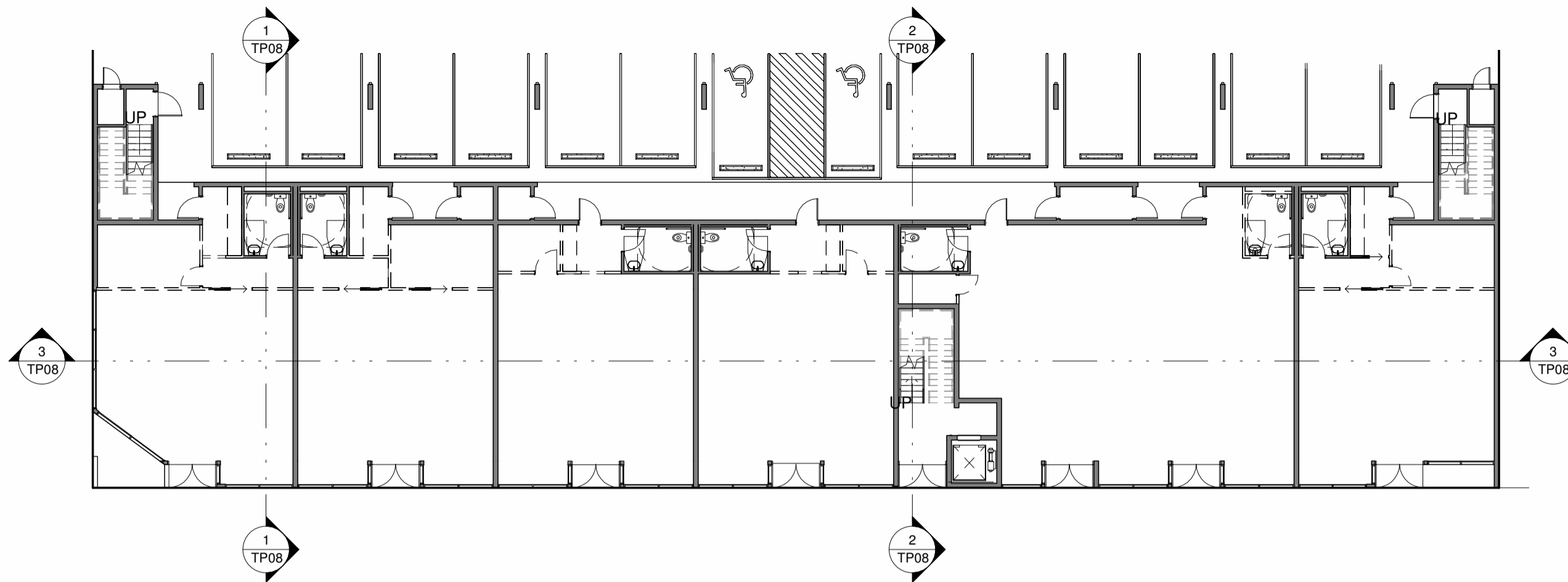


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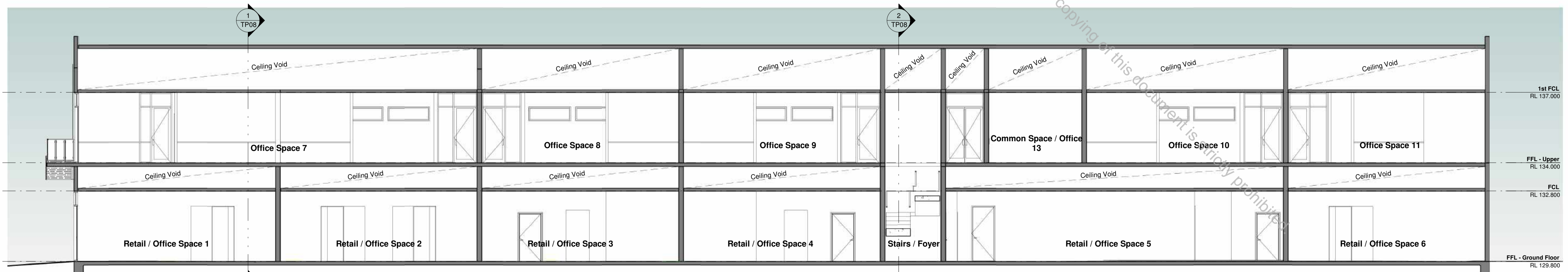




1 Section 1  
Scale 1:50



2 Section 2  
Scale 1:50



3 Section 3  
Scale 1:100

Sections  
Scale @ A1: As indicated  
Preliminary Town Planning

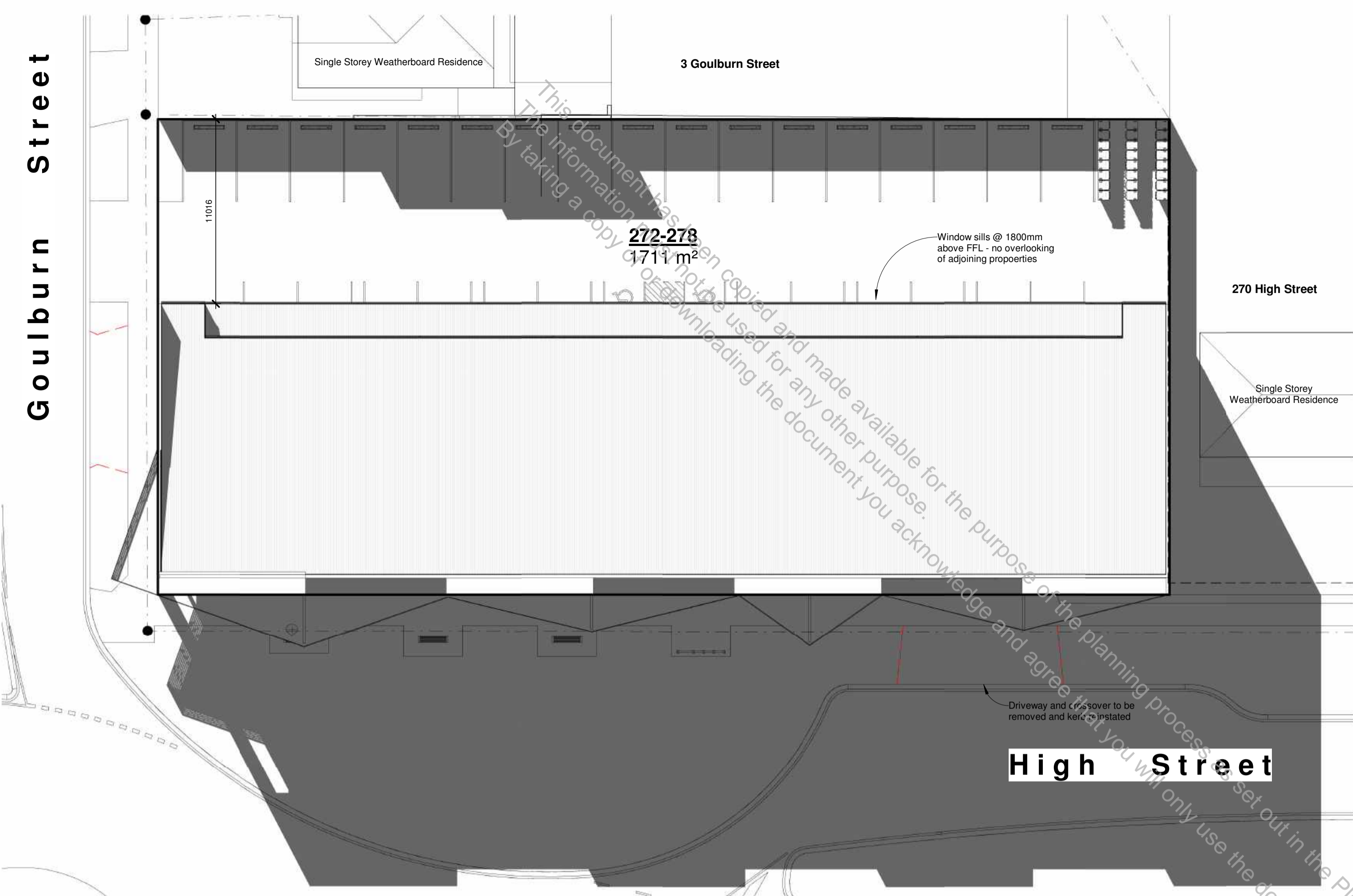


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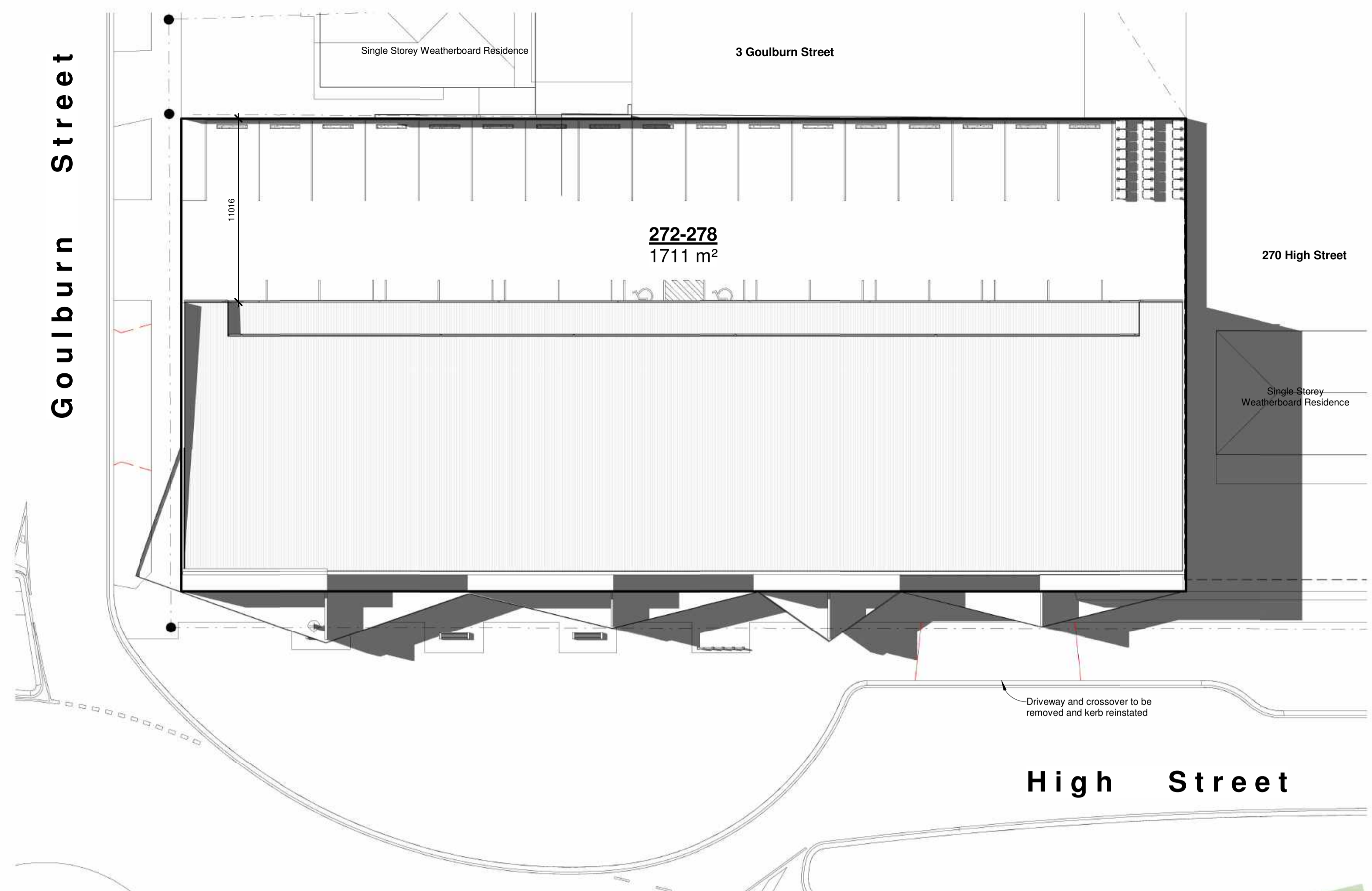


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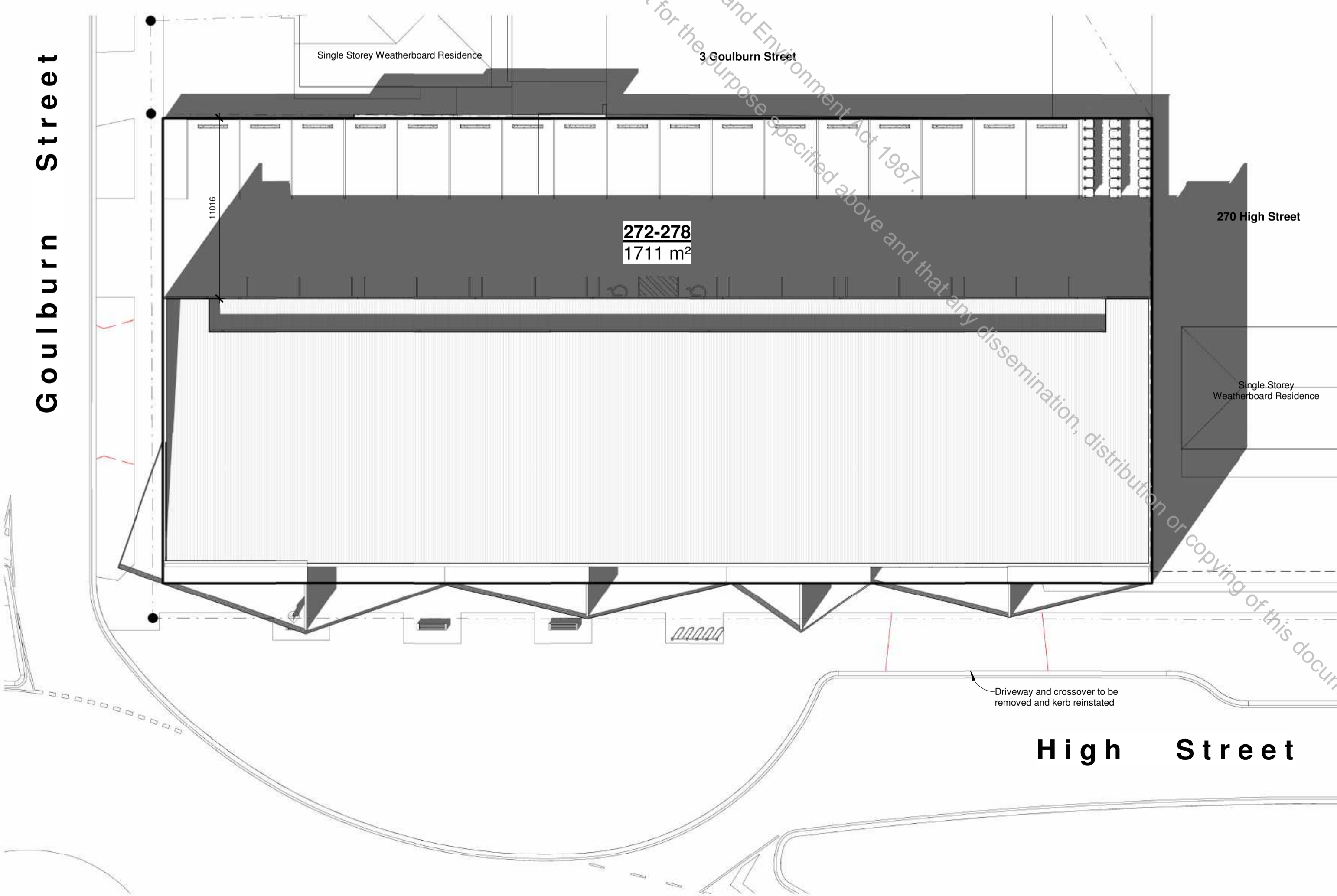
Client: Nagambie Development Enterprises  
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Nagambie  
Date: 30/09/2020 12:26:59 PM  
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Sheet No.: TP08



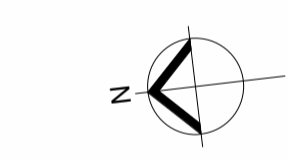
Overshadowing - 9am  
Scale 1:200



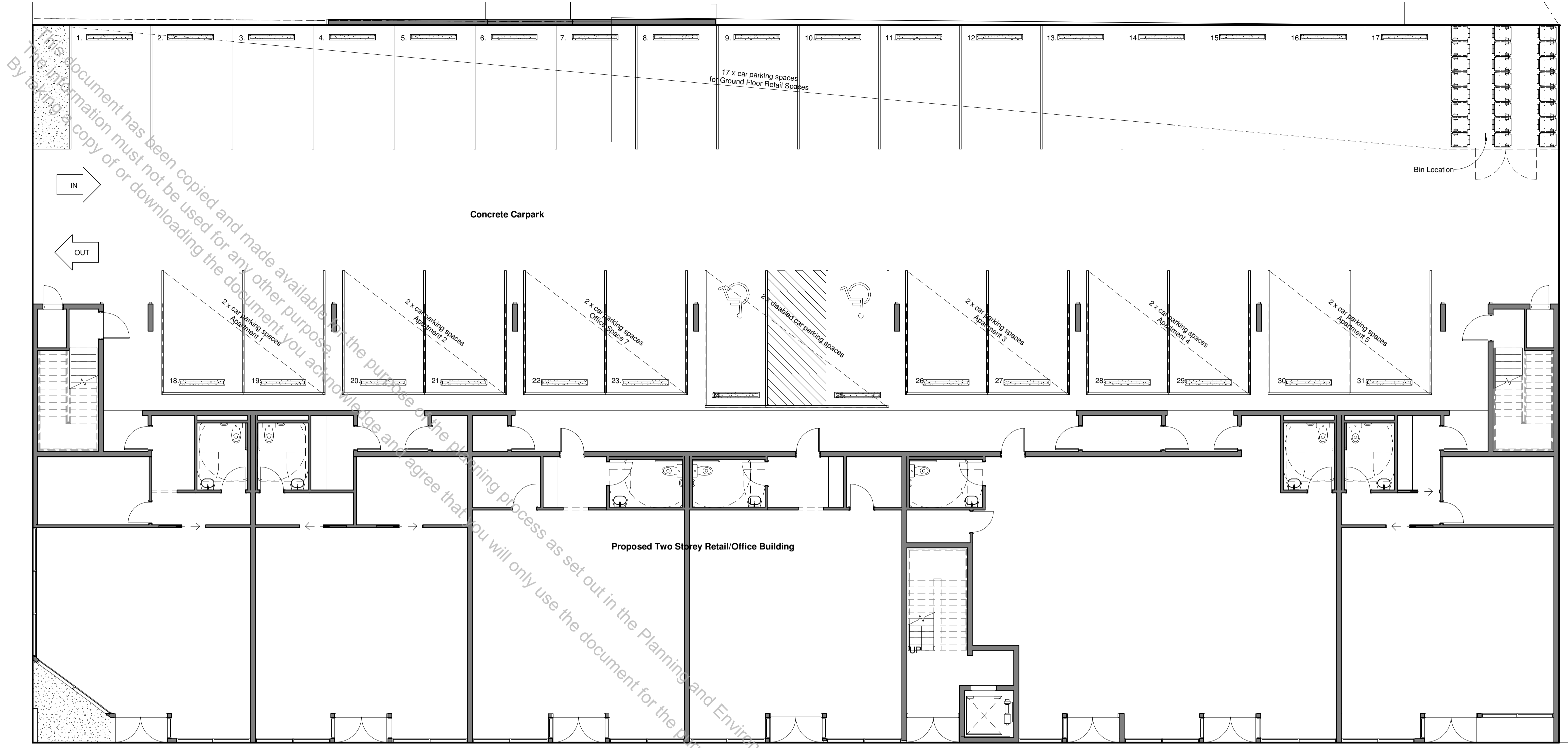
Overshadowing - 12pm  
Scale 1:200



Overshadowing - 3pm  
Scale 1:200



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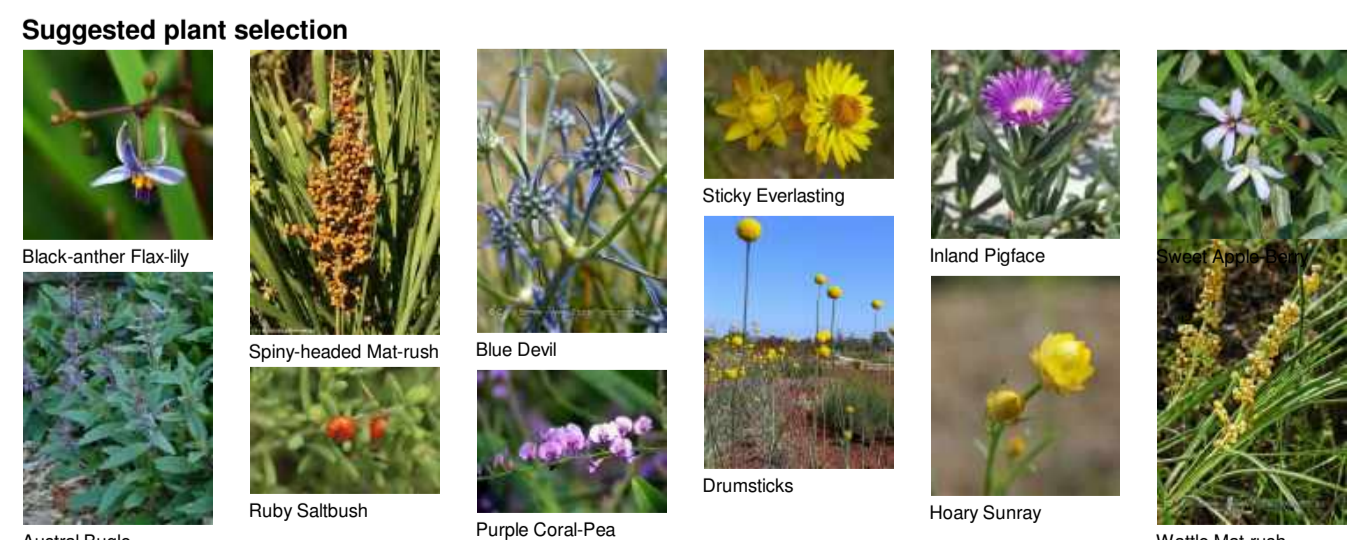
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**Hard landscaping legend**

Concrete - client selected finish

**Soft landscaping - suggested planting in organic mulch**

| Legend      | Mature Height                        | Coverage  | Type   | Botanical Name   | Total               |
|-------------|--------------------------------------|---|--|--|---------------------|
|             | 5m                                   | 5m  | Trees (45L pot) Selected non-indigenous evergreen or deciduous tree to be selected by client<br>Flowering Plum   | <i>Prunus cerasifera 'Nigra'</i>   |                     |
|             | 2-4m<br>2m<br>1-1.8m                 | 1m <sup>2</sup><br>2m <sup>2</sup>  | High hedge in organic mulch (tubestock)<br>Emerald Lustre<br>Oakleaf Hydrangea<br>Canna Lily   | <i>Viburnum odoratissimum</i><br><i>Hydrangea quercifolia</i><br><i>Clanna 'Pink Sunburst'</i>   |                     |
|             | 1.5m<br>1.5m<br>1.5m                 | 1m <sup>2</sup><br>1m <sup>2</sup><br>1m <sup>2</sup>                                       | Low hedge in organic mulch (tubestock)<br>Common Rosemary<br>Gardener's Spring Time  | <i>Rosmarinus officinalis</i><br><i>Gardenia 'Professor Pucco'</i><br><i>Rhaphiolepis 'Spring Time'</i>  | 2.86m <sup>2</sup>  |
|             | 1.5m<br>75-1.5m                      | 3m <sup>2</sup><br>3m <sup>2</sup>  | Strap leaf in pebble mulch (tubestock)<br>Summer Beauty<br>Purple Flag   | <i>Liriope muscari</i><br><i>Pterostemonia occidentalis</i>  |                     |
|             | 5m<br>5m<br>5-1.5m                   | 4m <sup>2</sup><br>4m <sup>2</sup><br>4m <sup>2</sup>                                       | Creeping in organic mulch (tubestock)<br>Blindweed<br>Summerbloss Blues<br>Native Violet   | <i>Convolvulus mauritanicus</i><br><i>Scabovola aenula</i><br><i>Viola hederacea</i>   | 6.77m <sup>2</sup>  |
|             | 2m<br>6m                             | 1m <sup>2</sup><br>1m <sup>2</sup>  | Climber planting along fence in organic mulch (tubestock)<br>Sweet Apple-berry<br>Purple Coral-Pea   | <i>Billardera cymosa</i><br><i>Hardenbergia violacea</i>   |                     |
|             | 5-1m<br>5m<br>1m<br>1m               | 1m <sup>2</sup><br>1m <sup>2</sup><br>3m <sup>2</sup><br>3m <sup>2</sup>                    | Sparse grass planting in pebble mulch (tubestock)<br>Black-anther Flax-lily<br>Spiny-headed Mat-rush<br>Wattle Mat-rush<br>Ruby Saltbush<br>Inland Pigface | <i>Dianella admixta</i><br><i>Lomatola longifolia</i> ssp. <i>longifolia</i><br><i>Lomatola filiformis</i> ssp. <i>coriacea</i><br><i>Enchylaena tomentosa</i> var. <i>tomentosa</i><br><i>Cyathrotus modestus</i> | 16.23m <sup>2</sup> |
|             | 1-2m<br>3-8m<br>5m<br>3m<br>3-5m     | 4m <sup>2</sup><br>4m <sup>2</sup><br>4m <sup>2</sup><br>4m <sup>2</sup><br>4m <sup>2</sup> | Herbaceous planting in organic mulch (tubestock)<br>Drumsticks<br>Sticky Everlasting<br>Hoary Sunray<br>Blue Devil<br>Austral Bugle                        | <i>Pycnosorus globosus</i><br><i>Xerochrysum viscosum</i><br><i>Leurochrysum abicans</i><br><i>Erynium ovatum</i><br><i>Ajuga australis</i><br><i>Justicia Bugle</i>   | 5.82m <sup>2</sup>  |
|             | 2m <sup>2</sup><br>2-3m <sup>2</sup> | 4m <sup>2</sup><br>4m <sup>2</sup>  | Shrubs<br>Austral Indigo<br>Totem Poles  | <i>Indigolera australis</i><br><i>Melaleuca decussata</i>  |                     |
| Shown white | N/A                                  | N/A   | Selected soft surface, grass or landscaped to the satisfaction of the responsible authority  |  | 21.13m <sup>2</sup> |



Landscaping Plan  
Scale @ A1: As indicated  
Preliminary Town Planning



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| Revision No. | Revision Description | Revision Date |
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|              |                      |               |
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|              |                      |               |

Client: Nagambie Development Enterprises  
Site: 272-278 High Street Nagambie  
Date: 30/09/2020 12:27:21 PM  
Job No.:  
Sheet No.: 19-21  
TP10

Victoria Planning Provisions - 52.06 Car Parking

Table 2: Minimum dimensions of car parking spaces and accessways

| Angle of car parking spaces to access way | Accessway width | Car space width | Car space length |
|---|-----------------|-----------------|------------------|
| Parallel                                  | 3.8 m           | 2.3 m           | 6.7 m            |
| 45°                                       | 3.5 m           | 2.6 m           | 4.9 m            |
| 60°                                       | 4.9 m           | 2.6 m           | 4.9 m            |
| 90°                                       | 6.4 m           | 2.6 m           | 4.9 m            |
|   | 5.8 m           | 2.8 m           | 4.9 m            |
|   | 5.2 m           | 3.0 m           | 4.9 m            |
|   | 4.8 m           | 3.2 m           | 4.9 m            |



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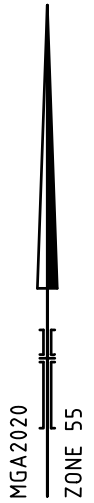
| Revision No. | Revision Description | Revision Date |
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Client: Nagambie Development Enterprises  
 Site: 272-278 High Street  
 Nagambie  
 Date: 30/09/2020 12:27:31 PM  
 Job No.:  
 19-21  
 Sheet No.:  
 TP11  
 Drawn: Author

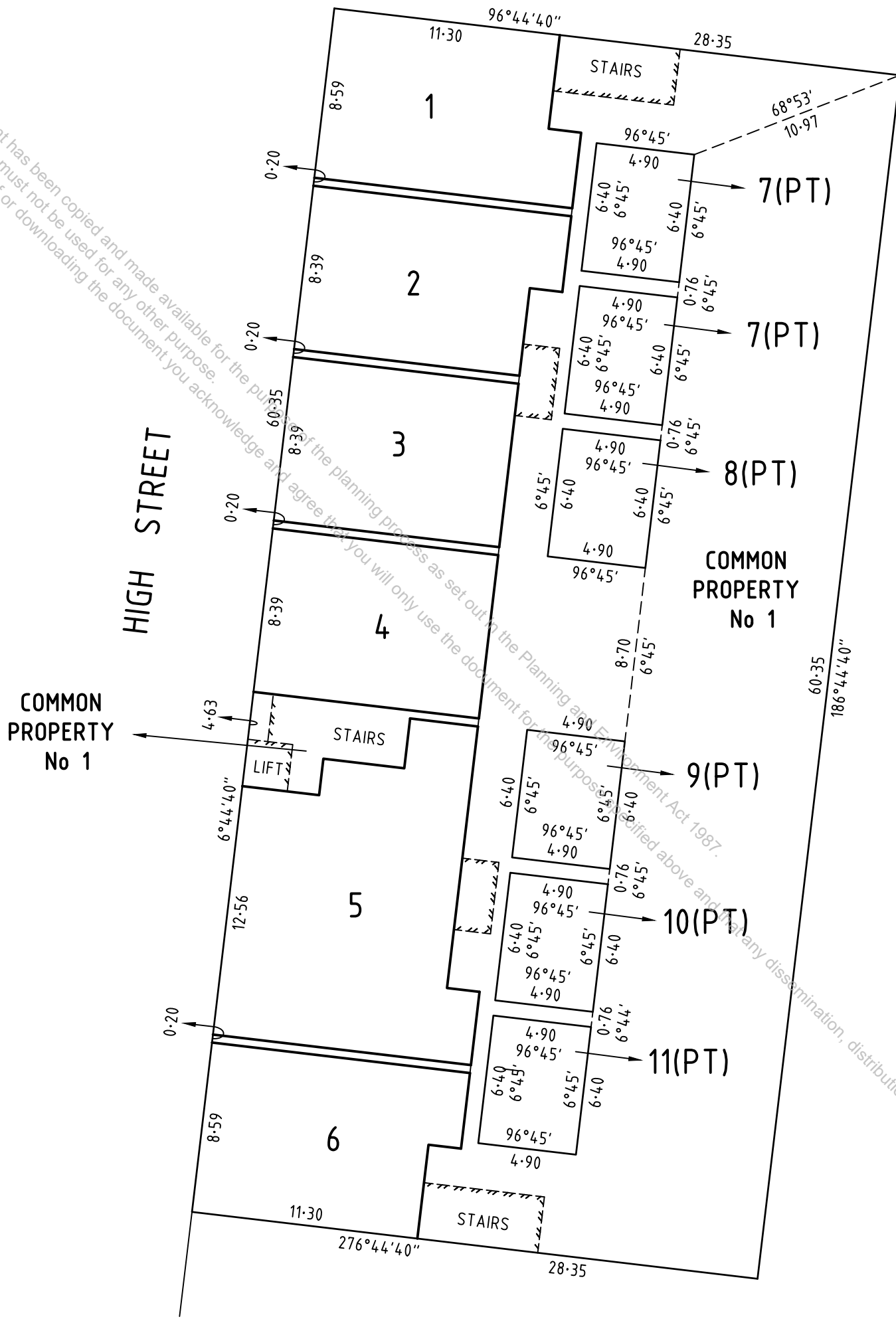
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| <b>PLAN OF SUBDIVISION</b>   | EDITION 1  | <b>PS840867V</b>                                       |                |                               |   |  |  |  |  |  |  |  |
|--|--|--|----------------|-------------------------------|---|--|--|--|--|--|--|--|
| <p><b>LOCATION OF LAND</b></p> <p>PARISH: Tabilk</p> <p>TOWNSHIP:</p> <p>SECTION:</p> <p>CROWN ALLOTMENT: 17(A) Part</p> <p>CROWN PORTION:</p> <p>TITLE REFERENCE: C/T VOL 9825 FOL 283 &amp; 284</p> <p>LAST PLAN REFERENCE: Lots 1, 2 &amp; 3 TP139950H<br/>Lots 1, 2, 3, 4 &amp; 5 TP140281T</p> <p>POSTAL ADDRESS: 272 High Street<br/>(at time of subdivision) Nagambie 3608</p> <p>MGA2020 CO-ORDINATES: E 335 224      ZONE: 55<br/>(of approx centre of land in plan) N: 5 927 134</p> | <h1>PROPOSED</h1>  |  |                |                               |   |  |  |  |  |  |  |  |
| <b>VESTING OF ROADS AND/OR RESERVES</b>  | <b>NOTATIONS</b>   |  |                |                               |   |  |  |  |  |  |  |  |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;">IDENTIFIER</th> <th style="width: 80%;">COUNCIL / BODY / PERSON</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Nil</td> <td style="text-align: center;">Nil</td> </tr> </tbody> </table>   | IDENTIFIER   | COUNCIL / BODY / PERSON                                | Nil            | Nil                           | <p>BOUNDARIES DEFINED BY BUILDINGS ARE SHOWN BY THICK CONTINUOUS LINES.</p> <p>LOCATION OF BOUNDARIES DEFINED BY BUILDINGS:<br/>INTERIOR FACE: ALL BOUNDARIES</p> <p>COMMON PROPERTY NO 1 IS ALL THE LAND IN THE PLAN EXCEPT THE LOTS AND INCLUDES THE STRUCTURE OF WALLS, FLOORS AND CEILINGS THAT DEFINE BOUNDARIES.</p> <p>LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNER'S CORPORATIONS.<br/>FOR DETAILS OF ANY OWNERS CORPORATIONS INCLUDING PURPOSE, RESPONSIBILITY, ENTITLEMENT &amp; LIABILITY SEE OWNERS CORPORATION REPORT, OWNERS CORPORATION ADDITIONAL INFORMATION AND, IF APPLICABLE, OWNERS CORPORATION RULES.</p> |  |  |  |  |  |  |  |
| IDENTIFIER   | COUNCIL / BODY / PERSON  |  |                |                               |   |  |  |  |  |  |  |  |
| Nil  | Nil  |  |                |                               |   |  |  |  |  |  |  |  |
| <b>NOTATIONS</b>   | <p>DEPTH LIMITATION : Nil</p> <p><b>SURVEY:</b><br/>This plan is based on survey</p> <p><b>STAGING:</b><br/>This is not a staged subdivision<br/>Planning Permit No.<br/>This survey has been connected to permanent marks No(s) 26, 29 &amp; 47<br/><br/>In Proclaimed Survey Area No 175</p> |  |                |                               |   |  |  |  |  |  |  |  |
| <b>EASEMENT INFORMATION</b>  |  |  |                |                               |   |  |  |  |  |  |  |  |
| <p>LEGEND: A - Appurtenant Easement    E - Encumbering Easement    R - Encumbering Easement (Road)</p> <p>Section 12(2) of the Subdivision Act 1988 applies to all of the land in this plan</p>  |  |  |                |                               |   |  |  |  |  |  |  |  |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">Easement Reference</th> <th style="width: 20%;">Purpose</th> <th style="width: 15%;">Width (Metres)</th> <th style="width: 20%;">Origin</th> <th style="width: 35%;">Land Benefited / In Favour of</th> </tr> </thead> <tbody> <tr> <td style="height: 150px;"></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>   | Easement Reference   | Purpose  | Width (Metres) | Origin                        | Land Benefited / In Favour of   |  |  |  |  |  | <p style="text-align: right; font-size: small; opacity: 0.5;">By taking a copy of or downloading this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</p> |  |
| Easement Reference   | Purpose  | Width (Metres)   | Origin         | Land Benefited / In Favour of |   |  |  |  |  |  |  |  |
|  |  |  |                |                               |   |  |  |  |  |  |  |  |
| <p>144 Welsford Street<br/>PO Box 926<br/>Shepparton Vic 3632<br/>T 61 3 5849 1000<br/>spiire.com.au</p>   | <p>SURVEYORS FILE REF: 308229SV00</p> <p>Licensed Surveyor: Michael Meehan</p> <p>Version: 1</p>   | <p>ORIGINAL SHEET<br/>SIZE: A3</p> <p>SHEET 1 OF 4</p> |                |                               |   |  |  |  |  |  |  |  |

GOULBURN STREET



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HIGH STREET

COMMON PROPERTY No 1

COMMON PROPERTY No 1

GROUND LEVEL

SURVEYOR'S FILE REF: 308229SV00

SCALE 1: 250  
 2.5 0 2.5 5 7.5 10  
 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

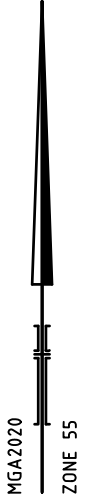
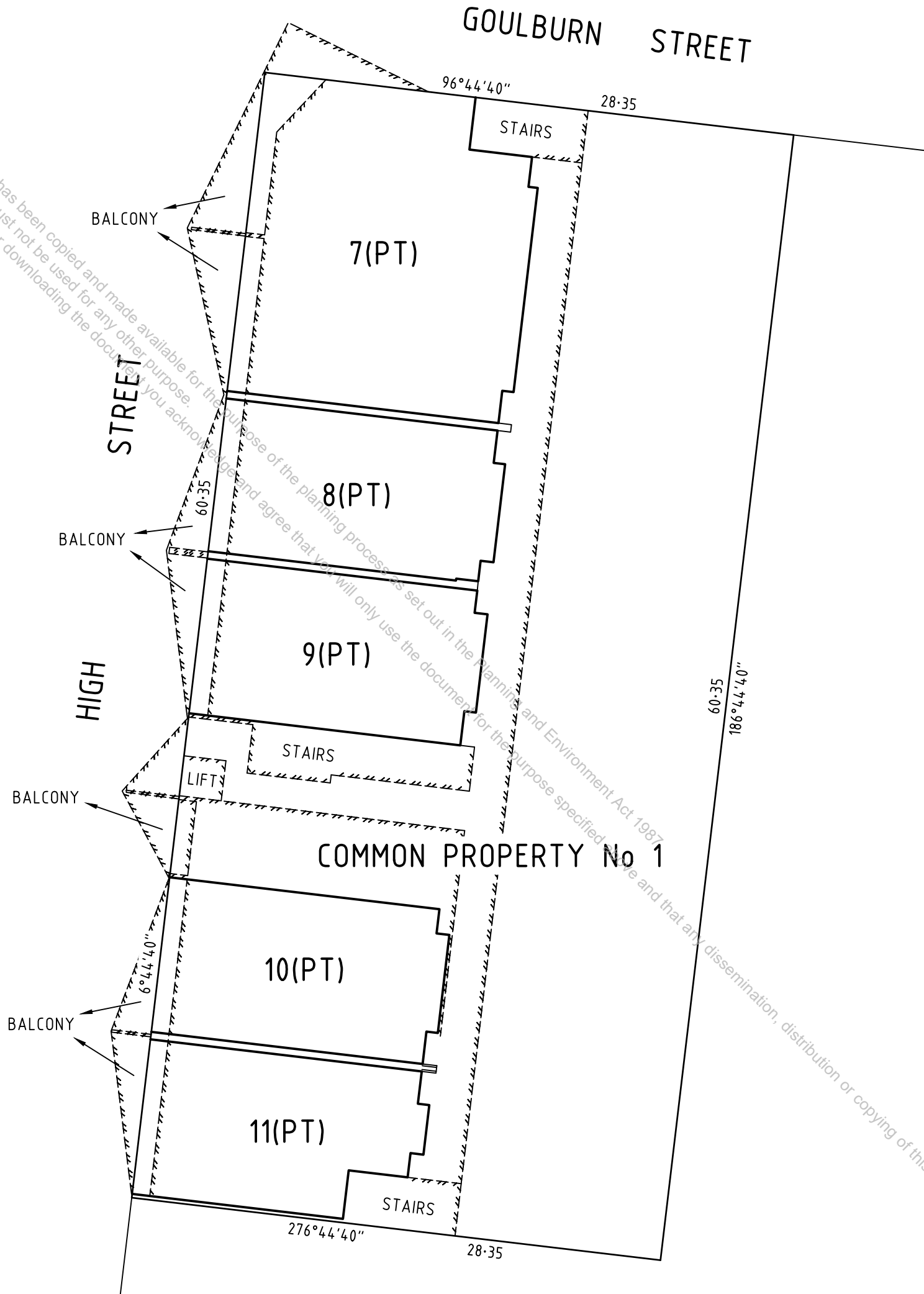
SHEET 2



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LEVEL 1

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 2.5 0 2.5 5 7.5 10  
 LENGTHS ARE IN METRES

ORIGINAL SHEET  
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SHEET 3



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## COMMERCIAL DEVELOPMENT

272-278 HIGH STREET NAGAMBIE  
OCTOBER 2020

PREPARED FOR CRC CONSTRUCTIONS PTY LTD



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This report has been prepared by the office of Spiire  
144 Welsford Street PO Box 926 Shepparton Victoria 3632

### Acknowledgements and Recognition

Shane DaAraugo, CBA Building Designers

| Issue Date | Rev No | Authors | Checked | Approved |
|------------|--------|---------|---------|----------|
| 21/09/2020 | A      | TC      | JM      |          |
| 28/09/2020 | B      | TC/JM   |         |          |
| 15/10/2020 | C      | TC/JM   |         | J. Macey |

Spiire Job Number: 308235

Citation: Spiire 2020, COMMERCIAL DEVELOPMENT Report for CRC CONSTRUCTIONS PTY LTD  
Authors: T. Coates, Spiire Australia Pty Ltd. Project Number 308235

File Name: PL308235 Planning Report RevC.docx

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## 1. INTRODUCTION AND OVERVIEW

Spiire Australia acts on behalf of CRC Constructions Pty Ltd in preparing this Town Planning Report to support a planning permit application for the development of land at 272 High Street, Nagambie for a two-storey commercial building and subdivision.

The purpose of this Planning Report is to set out the planning and physical context of the site, and to explain and support the proposal. Planning approval is required under these provisions of the Strathbogie Planning Scheme:

- ▶ *Clause 34.01-3 of the Commercial 1 Zone*: subdivide land.
- ▶ *Clause 34.01-4 of the Commercial 1 Zone*: construct or carry out buildings and works.
- ▶ *Clause 52.29 Land Adjacent to a Road in a Road Zone, Category 1*: subdivide land adjacent to a road in a Road Zone, Category 1.
- ▶ *Clause 52.06-3 Car Parking*: reduction of car parking requirements;

This Report should be read in conjunction with the following documentation submitted as part of the application:

- ▶ Building Plans prepared by CBA Building Designers
- ▶ Certificates of Title and Plan
- ▶ Plan of Proposed Subdivision prepared by Spiire
- ▶ Completed Planning Permit Application Form

The proposal presents a considered design which responds to the relevant planning policy framework and provides a well thought-out development for the subject site. The scale and design of the proposal complements the commercial and natural character of Nagambie, and is an ideal location for the proposed built form. The proposal has been designed to achieve a significant presence along High Street and provide an activated frontage.

As demonstrated in this Report and supporting documents, the proposed development of the site for a commercial outcome:

- ▶ is consistent with the provisions of the Strathbogie Planning Scheme;
- ▶ will not result in adverse amenity impacts onto adjoining properties;
- ▶ complements the surrounding character and is proximate to a range of services;
- ▶ presents a modern and dynamic design which enhances the built form along High Street;
- ▶ gives meaning and purpose to an unutilised and neglected parcel of land.

It is therefore respectfully submitted the proposal promotes the intended outcomes of the Strathbogie Planning Scheme and is deserving of Council's support.

## 2. SITE CONTEXT

### 2.1 THE SITE

The subject site is located at 272-278 High Street, Nagambie, on the south eastern corner of High Street and Goulburn Street. The land is comprised of eight parcels, being Lots 1-5 on Title Plan 140281 and Lots 1-3 on Title Plan 139950.

The site is generally flat and rectangular in shape. It has a total area of 1,710.92 square metres, with a frontage to High Street of approximately 60.35 metres and a frontage to Goulburn Street of approximately 28.35 metres. The nature strip along High Street extends into the road reserve to create an open grassed area with garden beds.

Access to the site is currently gained via two sealed crossovers; one at High Street via the service road, and one at Goulburn Street.

The site is currently cleared and vacant. Following recent upgrades to High Street, including the installation of a roundabout and landscaping features which create a 'gateway' into Nagambie, the site presents an opportunity to develop this corner site as an entry landmark which establishes high quality built form for the Township.

The site is located within the Commercial 1 Zone and is not affected by any overlays.

### 2.2 IMMEDIATE NEIGHBOURS

The site's immediate surrounds can be described as follows:

- ▶ North: Immediately north of the site is Goulburn Street, a single lane carriageway in each direction with a footpath on the southern side. On the opposite side of the street is another vacant property known as 280-282 High Street, Nagambie. This land is also contained within the Commercial 1 Zone. Mixed commercial and retail uses can be found further north.
- ▶ East: Immediately east of the site is a residential lot developed with a single storey detached brick dwelling with a garage built on the shared boundary with the subject site. Similarly sized lots with single dwellings are located further east. This land is contained partly within the within the General Residential Zone.
- ▶ South: Immediately south of the site is an older weatherboard dwelling on a smaller lot. Further south are a mix of residential, commercial and community land uses including the Centretown Motel. This land is contained within the Commercial 1 Zone and is not typically affected by any overlays.
- ▶ East: Immediately east of the site is High Street, including a service road which is entered from at the front of the site. This road is a double lane, dual carriageway road and within a Road Zone Category 1. On the opposite side of High Street is a restaurant/café and the Nagambie Waterfront Motel, with Lake Nagambie located immediately adjacent. Land further to the east is within the Commercial 1 Zone and Public Parks and Recreation Zone.



Figure 1: Subject Site - Immediate Context

### 2.3 SURROUNDING AREA

The surrounding area is highly influenced by both its location along High Street and its proximity to the Lake Nagambie Foreshore. Nagambie continues to grow as a tourism and tree change/retirement destination. As such, the Town Centre contains a variety of retail and commercial businesses, eateries, open spaces and recreational and community facilities.

The subject site is located between Nagambie's commercial centre and urban residential area. Many nearby buildings are occupied by commercial and retail businesses, housed in a combination of one and two storey buildings. Development is denser in the north of High Street, while the southern portion contains lower density development and more vacant lots.

The site is highly accessible for pedestrians and cyclists with well-maintained footpaths and cycling lanes within a pleasant street environment. A regional VLine coach service stop is located approximately 120m north of the site and the Nagambie Railway Station is located approximately 600m east of the site.

High Street, a major thoroughfare leading in to and out of Nagambie, providing direct access to the Goulburn Valley Freeway. Businesses along this street enjoy a high level of exposure to the passing traffic, and there are significant landmark and gateway sites along High Street; the subject site being one of these.

### 3. THE PROPOSAL

#### 3.1 SUBDIVISION

It is proposed to subdivide the property to create 11 lots in accordance with the retail/office tenancies, as follows:

| Parcel | Description/Contents                      | Total Area |
|--------|---|------------|
| Lot 1  | Tenancy 1                                 | 91.37sqm   |
| Lot 2  | Tenancy 2                                 | 97.17sqm   |
| Lot 3  | Tenancy 3                                 | 90.63sqm   |
| Lot 4  | Tenancy 4                                 | 90.87sqm   |
| Lot 5  | Tenancy 5                                 | 162.90sqm  |
| Lot 6  | Tenancy 6                                 | 94.31sqm   |
| Lot 7  | Tenancy 7, carpark spaces 18, 19, 20 & 21 | 284.88sqm  |
| Lot 8  | Tenancy 8, carpark spaces 22 & 23         | 147.50sqm  |
| Lot 9  | Tenancy 9, carpark spaces 26 & 27         | 147.51sqm  |
| Lot 10 | Tenancy 10, carpark spaces 28 & 29        | 147.97sqm  |
| Lot 11 | Tenancy 11, carpark spaces 30 & 31        | 138.04sqm  |

The subdivision includes Common Property at the land, which comprises the following:

- ▶ Tenancy 12 & 13 (Floor area 28.68sqm and 26.51sqm respectively);
- ▶ Ground Floor and First Floor foyer, stairs, lifts, First Floor passageway;
- ▶ Carpark spaces 1-17, 24 & 25, Carpark access way;
- ▶ Bin storage yard.

#### 3.2 DESIGN AND DEVELOPMENT

The proposed building responds to the corner site through a two-storey articulated built form which presents an entry landmark into Nagambie at High Street and respects the amenity of adjoining residential land.

With activated street frontages, the development will make a positive contribution to the Nagambie Town Centre and the streetscapes of both High and Goulburn Streets.

In summary, the building comprises two storeys as follows:

- ▶ Ground Floor – 6 x commercial tenancies (retail/office spaces);
- ▶ First Floor – 5 x commercial tenancies (offices spaces) and 2 x common/meeting rooms;
- ▶ Ground floor and first floor foyer containing stairs and lift;
- ▶ Car parking at the rear of the building with access via Goulburn Street.

The building contains a central lift and three sets of stairs (one internal in the foyer, two external from the carpark) which provide access to all floors, one at High Street and two at the rear of the building, accessed from the car park.

The building will be built to the south, west and north site boundaries with a setback of 15m from the east boundary.

### 3.2.1 BUILT FORM AND DESIGN

The design of the building has considered the mixed-used setting and the Nagambie character whilst utilising a contemporary style. It has also considered the prominence of the site given its entry location to the Town Centre and relationship with Lake Nagambie.

The building presents a two storey building which complements the existing 1-2 storey mixed character surrounding the site, reflects the prominence of the corner location and is setback from residential land to minimise off-site amenity impacts.

The building is designed to present to High Street and the Lake Nagambie foreshore. The recessed walls at the corner of Goulburn and High Street seek to address the corner in a contemporary and interactive way. This feature, in addition to a wrap-around balcony, integrates both levels of the building. The balcony also presents the upper level to appear setback so as to maintain a human scale in the streetscape, while ensuring the maximum utilisation of the site.

The building will be built to the front and side boundaries and feature large windows on the ground floor with recessed entranceways to encourage interaction of the ground floor shopfronts. The design is well integrated with the green space along the High Street frontage and will assist in activating this space for public use.

The selected materials and colours are responsive to the site context, used in a contemporary manner. The building façade at High Street and part of Goulburn Street will be treated with commercial sheeting and floor to ceiling clear glass in a dark aluminium frame. The balconies and portions of the first floor façade are clad in rust-look perforated steel panels and timber-look panels. The rear portions of the building will be constructed of pre-cast concrete panels in greys and browns.

### 3.2.2 GROUND FLOOR

The development includes six commercial tenancies on the ground floor, fronting High Street.

Each tenancy has separate front and rear access. Each tenancy includes a tea room, unisex toilet and store room, with additional shared services and storage areas at the rear. The foyer on the ground floor provides street access to the lift and main stairwell to access the first floor.

The use of large, clear windows at the street front provides opportunities for public/private interaction, pedestrian activation and passive surveillance of High Street. Front entrances to the tenancies are recessed with double glass doors, breaking the rhythm of the glass façade and providing visual articulation and some weather protection is provided by the balcony at the first floor.

### 3.2.3 FIRST FLOOR

The development includes five commercial tenancies on the first floor, extending from a corridor along the rear of the building and includes two common spaces/ meeting rooms.



Each tenancy is accessed via a single entranceway from the rear corridor. Each tenancy includes a unisex toilet and balcony. Tenancy 7 contains an additional kitchenette and store room. The first floor foyer includes a shared unisex toilet, storeroom and kitchenette.

The building includes large windows along the High Street façade with an angular balcony extending from the frontage of each tenancy, surrounded by a glass balustrade.

### 3.3 ACCESS, MOVEMENT AND PARKING

#### 3.3.1 ACCESS

Access to the site will be provided at Goulburn Street, via a two-way crossover.

The movement of vehicles and people through the site responds appropriately to upgrades to the High Street and Goulburn Street intersection. Vehicle access by Goulburn Street maintains the safety and attractiveness of the activated frontage at High Street for pedestrians.

The existing crossovers to the site at High Street and Goulburn Street will be removed and the nature strip/footpath reinstated with appropriate landscaping.

#### 3.3.2 CAR PARKING AND BICYCLE FACILITIES

The development includes onsite car parking at the ground floor, as described below:

- ▶ Provision of a total 31 car parking spaces, including 2 disabled car parking spaces.
- ▶ Vehicle access will be via a two-way crossover at Goulburn Street.
- ▶ The lift and sets of stairs will allow movement between floors, all of which can be directly accessed via the car park.
- ▶ Minimum two car parking spaces will be designated to each first floor tenancy.
- ▶ Car parking spaces have minimum dimensions of 3.2m x 4.9m, with access ways a minimum width of 5.22m.
- ▶ The car park also features a shared bin storage area, which will be fenced and lockable.

The car park will maintain the existing south and east fencing at the site. There will be no fencing along the north or west frontages.

The development provides bicycle parking in a rack along the site frontage at High Street, at the rear wall of the building and unused areas within the carpark, to the satisfaction of council.

## 4. PLANNING CONTEXT

The development of the subject site is guided by the provisions contained within the Strathbogie Planning Scheme. Below is a list of the relevant planning provisions applicable to this proposal.

### 4.1 STATE PLANNING POLICY FRAMEWORK

|                 |                             |
|-----------------|-----------------------------|
| Clause 11.02-1S | Supply of urban land        |
| Clause 11.03-1S | Activity centres            |
| Clause 15.01-1S | Urban design                |
| Clause 15.01-2S | Building design             |
| Clause 15.01-5S | Neighbourhood character     |
| Clause 17.02-1S | Business                    |
| Clause 19.03-3S | Integrated water management |

### 4.2 LOCAL PLANNING POLICY FRAMEWORK

|                |                                 |
|----------------|---------------------------------|
| Clause 21.02-6 | Building Material – Muted Tones |
| Clause 21.03-4 | Nagambie                        |
| Clause 21.06-5 | Commercial and Retail           |
| Clause 21.06-6 | Implementation                  |
| Clause 21.07-2 | Urban Services                  |
| Clause 21.07-3 | Traffic Management              |

### 4.3 ZONE

|              |                   |
|--------------|-------------------|
| Clause 34.01 | Commercial 1 Zone |
|--------------|-------------------|

### 4.4 OVERLAYS

None

### 4.5 PARTICULAR PROVISIONS

|              |  |
|--------------|--|
| Clause 52.06 | Car Parking  |
| Clause 52.29 | Land Adjacent to a Road in a Road Zone, Category 1 |
| Clause 52.34 | Bicycle Facilities                                 |
| Clause 53.18 | Stormwater Management in Urban Development         |

### 4.6 RELEVANT STRATEGIC DOCUMENTS

Draft Nagambie Growth Management Strategy 2020  
Nagambie Style Guidelines 2008

## 5. MERITS OF THE PROPOSAL

The following provides an analysis of the proposal's consistency with State and local planning policies, and the relevant zoning and overlays, and particular provisions.

### 5.1 CONSISTENCY WITH PLANNING POLICY FRAMEWORK

#### **Clause 11.02 Supply of Urban Land**

This Clause seeks *'to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.'*

The proposal will transform an unutilised site on commercially zoned land in a key location, providing opportunities for a wide range of commercial, retail and office uses, in support of the evolving role of Nagambie's Town Centre.

#### **Clause 11.03-1S Activity centres**

This Clause seeks *'to encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres which provide a variety of land uses and are highly accessible to the community.'*

The proposed development is located within an established activity centre in a highly accessible and strategically significant location. The proposal will benefit the local community through the creation of jobs, provision of new commercial spaces and positive contribution to the streetscape. The proposal maximises the opportunities of the site, and will contribute to the activity and vibrancy of the area, encouraging additional infill in the south of High Street and improved connection along the entirety of High Street.

#### **Clause 15.01-1S Urban design**

This clause contains objectives and strategies which seek *'to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity'*.

The development presents a commercial development on the edge of a commercial/mixed use precinct and an established residential area. Ground floor facades will be clear glass with varying front setbacks with overhanging balconies to activate this section of High Street and allow for passive surveillance over the public realm.

The proposed built form is concentrated in the west of the site with pedestrian and public activity focused towards High Street. This will minimise amenity impacts on residential land to the east, while contributing to the vibrancy and activity of High Street.

#### **Clause 15.01-2S Building design**

The objective of this Clause is *'to achieve building design outcomes that contribute positively to the local context and enhance the public realm'*.

The proposed development has been carefully designed in the context of surrounding development with special consideration of the site's location on High Street, its position in relation to Lake Nagambie and other emerging contemporary development in Nagambie. The subject site is commercially zoned and has no existing sensitive character values.

The proposal will add visual interest and vitality to the area and will not adversely impact on any surrounding significant landmarks or values. The development will contribute to the mix of development in Nagambie at an appropriate scale which respects nearby residential development and natural values.

**Clause 15.01-5S Neighbourhood character**

A strategy of this Clause is *‘to ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place.’*

The building design has an articulated, contemporary built form which incorporates a range of materials, colours and design treatments typical of the Nagambie Style, whilst respecting the natural values of the Lake and providing a new sense of place at the corner of the site.

**Clause 17.02-1S Business**

Clause 17.02-1S seeks *‘to encourage developments which meet community’s needs for retail, entertainment, office and other commercial services and provide net community benefit in relation to their viability, accessibility, efficient use of infrastructure.’*

The subject site is located within the Nagambie Town Centre at a prominent corner location on a major road. The proposed development is appropriately serviced and well integrated with the existing activity centre.

**Clause 18.02 Transport**

Clause 18.02-1 ‘Sustainable personal transport’ seeks to encourage *‘opportunities to create more sustainable transport options such as walking, cycling and public transport’*. Clause 18.02-5 ‘Car Parking’ seeks to *‘ensure an adequate supply of car parking that is appropriately designed and located’* to ensure that residential amenity is protected from the *‘effects of road congestion created by on-street parking.’*

The proposal encourages increased pedestrian activity and has good walking accessibility to other retail and commercial premises. The proposal results in a contemporary commercial development located adjacent to a major road and public open space. The proposal includes sufficient car and bicycle parking and has good access to the regional bus route, public car parking areas and the Nagambie Train Station.

**Clause 19.03-3S Integrated water management**

Clause 19.03-3S ‘Integrated water management’ seeks *‘to sustainably manage water supply, water resources, wastewater, drainage and stormwater through an integrated water management approach’*.

The development can be appropriately drained and serviced to maintain efficient water management within the Town Centre of Nagambie.

**5.2 CONSISTENCY WITH LOCAL PLANNING POLICY FRAMEWORK**

**5.2.1 CLAUSE 21 MUNICIPAL STRATEGIC STATEMENT**

This Clause outlines key strategic information and direction for the region and acknowledges the role of Nagambie within the Strathbogie Shire as a major Town.

**Clause 21.02-6 Building Material – Muted Tones**

This Clause seeks *‘to ensure that all structures blend in with the surrounding environment and that the aesthetic amenity of the area is preserved and/or enhanced.’*

The development utilises features made of ‘natural’ materials including metal and timber-look panels in colours which are reflective of the natural environment of Nagambie, including browns and greys.

#### **Clause 21.03-4 Nagambie**

This Clause seeks *‘to grow Nagambie as an agricultural service centre as well as a visitor, lifestyle and retirement centre.’*

The development recognises the values of the Lakeside location through orientation and materials, ensuring the development does not detract from the dominance of the Lake. The proposal will contribute to generating more activity in the south of High Street, in proximity to the Lake Nagambie Foreshore and Boardwalk. The proposal makes use of an unused lot within the established Town Centre, to ensure High Street is retained as the retail and community focus of Nagambie.

The proposal is consistent with the objectives, strategies and design guidelines for Nagambie as part of the *Draft Nagambie Growth Management Strategy 2020 & Nagambie Style Guidelines 2008* as detailed in later sections of this report.

#### **Clause 21.06-5 Commercial and Retail & Clause 21.06-6 Implementation**

This Clause seeks *‘to support retail and commercial/industrial development within the Shire.’*

The proposal supports economic and employment growth by providing a variety of flexible commercial spaces in a high quality, contemporary and vibrant development on commercially zoned land. The proposal is in a highly accessible location which supports the growth and diversification of business in Nagambie.

#### **Clause 21.07-2 Urban Services**

This Clause seeks *‘to deliver sustainable services.’*

The development will be connected to all relevant reticulated urban services.

#### **Clause 21.07-3 Traffic Management**

This Clause seeks *‘to ensure the safety and efficient functioning of the roads for a variety of users while providing sustainable transport options.’*

The development is located along the main street of the Nagambie, which facilitates safe and accessible pedestrian access to the site from other destinations in the Town Centre, and improves the pedestrian environment in this location. Sufficient car parking is provided onsite and access arrangements will allow the safe and efficient use of the road network, whilst minimising adverse impacts on amenity, traffic and pedestrian movements.

### **5.2.2 CLAUSE 22 LOCAL PLANNING POLICIES**

There are no local planning policies relevant to the application.

## 5.3 CONSISTENCY WITH ZONE PROVISIONS

### 5.3.1 CLAUSE 34 COMMERCIAL 1 ZONE (C1Z)

The purpose of Clause 34 Commercial 1 Zone is:

- ▶ *'To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- ▶ *To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.*
- ▶ *To provide for residential uses at densities complementary to the role and scale of the commercial centre'.*

Pursuant to Clause 34.01-3, a permit is required to subdivide land. Pursuant to Clause 34.01-4, a permit is required to construct a building or construct or carry out works.

The proposal meets the purpose of the Commercial 1 Zone as it will provide for a commercial development which will add to the variety and vibrancy of activity in the area and complement the role and character of the Town Centre.

An assessment of the application against the relevant decision guidelines at Clause 34.01-8 is provided below.

#### General

- ▶ The proposal meets the relevant policies contained in the State and Local Planning Policy Frameworks, including the MSS and local planning policies, as outlined in previous sections of this report.
- ▶ The proposal is complementary of surrounding land uses and has been designed and sited appropriately with regard nearby including land/development within the General Residential Zone.

#### Subdivision

- ▶ Each lot can be accessed via High Street in proximity to an existing bus stop at High Street and the rear access way and car park for loading, waste removal etc.
- ▶ The subdivision will allow each tenancy to be owned and operated individually to assist in maximising the diversity of offerings in Nagambie and the establishment of new commercial operations in a highly strategic location.

#### Building and works

- ▶ The development provides for the safe and efficient movement of pedestrians, cyclists, and vehicles through designated, separated entry points into the site. Three staircases and a lift provide pedestrian access to both floors with the main entry provided on the ground floor at High Street. Vehicle access for car parking is clearly identified and provides safe entry/exit movements at the site.
- ▶ The proposal makes efficient use of existing infrastructure and the site will be connected to all reticulated urban services.
- ▶ The proposed provision of car spaces meets the anticipated demands for the proposed development within the site's context. Car parking is assessed in further detail later in this Report.
- ▶ The building will have a positive impact on the streetscape with a design which provides an active frontage with large windows to High Street, distinguished entry points, a balcony/ verandah and varied materials to minimise the visual dominance of the building within the streetscape.

- ▶ Appropriate bin storage facilities have been provided within the site.
- ▶ Adjoining land is contained within the Commercial 1 Zone and partially within the General Residential Zone. The setback of the building from the eastern boundary ensures the development will not overshadow any part of the residential property to the east and will not overshadow more than 50% of the private open space of the residential property to the south (see building plans submitted with the application).
- ▶ Adequate setbacks are provided to ensure there will be no overshadowing of an existing rooftop solar energy systems on the adjoining lot to the east.
- ▶ There will be no overlooking impacts on adjoining land. There are no windows on the southern side of the building and windows on the eastern side of the building above ground level (passageway) are more than 1.7m above floor level (see building plans submitted with the application).
- ▶ The site is already connected to all relevant services.
- ▶ The building has been orientated to towards the west and north to facilitate appropriate solar access.

For the reasons outlined above, the application is considered an appropriate outcome within the Commercial 1 Zone.

#### 5.4 CONSISTENCY WITH OVERLAY PROVISIONS

There are no overlays which affect the subject site.

#### 5.5 CONSISTENCY WITH PARTICULAR PROVISIONS

##### 5.5.1 CLAUSE 52.06 CAR PARKING

The purpose of Clause 52.06 Car Parking is:

- ▶ *“To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.*
- ▶ *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- ▶ *To support sustainable transport alternatives to the motor car.*
- ▶ *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- ▶ *To ensure that car parking does not adversely affect the amenity of the locality.*
- ▶ *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.”*

This clause applies to a new use or an increase in the floor area or site area of an existing use. Before a new use commences, the number of car parking spaces required under Clause 52.06-5 must be provided to the satisfaction of the responsible authority.

As the tenancies on the ground floor may be used for retail (shop) or office spaces, the requirement will be calculated on the maximum number of spaces which may be required. Clause 52.06-5 outlines the following requirements for the proposal:

| USE          | RATE (Column A)                                | REQUIREMENT                                  |
|--------------|--|--|
| Office       | 3.5 spaces to each 100sqm of net floor area    | 3.5 x 782.93sqm (first floor)<br>= 27 spaces |
| Shop         | 4 spaces to each 100sqm of leasable floor area | 4 x 627.25sqm (ground floor)<br>= 25 spaces  |
| <b>TOTAL</b> |  | <b>= 52 spaces</b>                           |

The proposal is required to provide a total maximum of 52 car parking spaces. The application provides for 31 onsite car parking spaces at the rear of the site. Therefore, a reduction in car parking spaces is required.

The location of the site provides good pedestrian and cycle connectivity. The retail tenancies in particular are likely to be visited as part of multi-stop trips within the Nagambie Town Centre in close proximity to public car parks and other retail destinations which will facilitate access to the site by alternative transport.

Reduced car parking allows the improved utilisation and efficiency of the site whilst maintaining a development scale which is appropriate within Nagambie. Additionally, as the uses/businesses at the site vary over time, so too will car parking demands.

The carpark has been designed in accordance with the relevant standards at Clause 52.06-9.

For the reasons specified above, it is considered the proposal provides sufficient car parking at the site.

#### 5.5.2 CLAUSE 52.29 LAND ADJACENT TO A ROAD ZONE, CATEGORY 1

The purpose of Clause 52.29 is:

- ▶ *“To ensure appropriate access to identified roads.*
- ▶ *To ensure appropriate subdivision of land adjacent to identified roads.”*

Pursuant to Clause 52.29 a planning permit is required to subdivide land adjacent to a road in a Road Zone, Category 1 (High Street).

The application includes the subdivision of the land into 11 lots and the creation of common property. Each lot as part of the subdivision will gain vehicle access to the car park via Goulburn Street, with pedestrian access at High Street either via the frontage or staircases in the foyer. The proposed subdivision corresponds with the tenancies at the site and will not detract from the safety or traffic movements at High Street.

#### 5.5.3 CLAUSE 52.34 BICYCLES FACILITIES

The purpose of this clause is to:

- ▶ *“To encourage cycling as a mode of transport.*
- ▶ *To provide secure, accessible and convenient bicycle parking spaces and associated shower and change facilities”.*

A new use must not commence or the floor area of an existing use must not be increased until the required bicycle facilities and associated signage has been provided on the land. The number of spaces required for each use is provided at Table 1 to Clause 52.34-5:



| USE             | RATE   | REQUIREMENT               |
|-----------------|--|---------------------------|
| Office          | Employees - 1 space to each 300sqm of net floor area if the net floor area exceeds 1000sqm | N/A                       |
|                 | Visitors - 1 to each 1000sqm of net floor area if the net floor area exceeds 1000sqm       | N/A                       |
| Retail Premises | Employees - 1 to each 300sq m of leasable floor area                                       | 627.25sqm/ 300 = 2 spaces |
|                 | Shoppers - 1 to each 500sqm of leasable floor area   | 627.25sqm/ 500 = 1 space  |
| <b>TOTAL</b>    |  | <b>= 3 spaces</b>         |

A minimum of 3 bicycle parking spaces can be accommodated at the site, either at the frontage or in the carpark, to the satisfaction of Council.

#### 5.5.4 CLAUSE 53.18 STORMWATER MANAGEMENT IN URBAN DEVELOPMENT

The Purpose of this Clause is:

- ▶ *To ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.*

Stormwater management at the site can achieve the objectives and standards of Clause 53.18-5 and 53.18-6 as outlined below:

- ▶ *Standard W2 - The stormwater management system should be designed to:*
  - *Meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999).*
  - *Minimise the impact of chemical pollutants and other toxicants including by, but not limited to, bunding and covering or roofing of storage, loading and work areas.*
  - *Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.*

The development can be appropriately drained to the existing legal point of discharge. Subject to detailed civil engineering design, stormwater will be designed to carefully integrate with landscaping and other development features to ensure the proposal has a positive contribution to the site and surrounding area.

- ▶ *Standard W3 - An application should describe how the site will be managed prior to and during the construction period and may set out requirements for managing:*
  - *Erosion and sediment.*
  - *Stormwater.*
  - *Litter, concrete and other construction wastes.*
  - *Chemical contamination.*

During construction, all waste and pollutants will be appropriately stored and disposed of to the satisfaction of Council. The development will not require the use of any highly hazardous materials during construction. Works will be carried out in accordance with any relevant requirements specified by Strathbogie Shire Council.

## 5.6 RELEVANT STRATEGIC DOCUMENTS

### 5.6.1 DRAFT NAGAMBIE GROWTH MANAGEMENT STRATEGY 2020

The Draft Nagambie Growth Management Strategy 2020 (NGMS) provides guidance for managing growth in Nagambie by coordinating infrastructure delivery and land supply to support the sustainable growth of the Township.

Relevant objectives and guidelines within the NGMS include:

- ▶ *To promote accessibility to High Street, the retailing and community focus of Nagambie.*
- ▶ *Buildings within the commercial area should make a positive contribution to the pedestrian environment, streetscape character and activity of High Street.*
- ▶ *Development proposals in the commercial area and industrial areas should respond to the Nagambie Style Guidelines.*

The proposal supports the growth of Nagambie through the provision of new commercial/retail spaces in a suitable location. The proposal reinforces the retail/commercial focus of High Street and provides a high quality built form which will activate the pedestrian environment and make a positive contribution to the streetscape and local character through a cohesive yet contemporary design.

### 5.6.2 NAGAMBIE STYLE GUIDELINES 2008

The Nagambie Style Guidelines 2008 present planning guidelines for the future development of Nagambie. A response to the High Street Built Form Guidelines is outlined below:

- ▶ *Streetscape* – The proposal provides flexible spaces for commercial/retail premises and will encourage activity in the area through a mix of uses at the one site. The development will not detract from any landmarks within the vicinity due to its siting and scale.
- ▶ *Siting* – The building will be constructed to front and side boundaries and is setback an appropriate distance from nearby residential land.
- ▶ *Orientation* – The building is orientated to address High Street and Lake Nagambie. The building provides the entrance to the building and shop front windows at street level at High Street, whilst also addressing Goulburn Street with design features at the corner.
- ▶ *Building Height and Form* – The building in its general form is simple with strong articulation of elevations, including use of different materials, visual breaks along the façade and asymmetric design features. Although the first floor of the building is higher and set closer to the street than specified in the guidelines, the proposal is appropriate given the present development context has a higher built form in the south of Nagambie since the development of the guidelines and the proposal includes open space and an undercover street frontage which will minimise the visual impact of the building within the streetscape.

- ▶ **Materials and Design Detail** – The design utilises lightweight and ‘natural’ look materials in addition to large clear windows and non-reflective sheeting. Details and articulations are simple and contemporary, using materials such as metal and external colours that complement those occurring naturally in native vegetation. Further articulation is provided by a wrap-around balcony/verandah.

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## 6. CONCLUSION

This Report establishes the proposal's consistency with the following:

- ▶ The State and Local Planning Policy Frameworks and statutory controls contained in the Strathbogie Planning Scheme;
- ▶ The objectives and guidelines of the Commercial 1 Zone;
- ▶ The relevant Particular Provisions;
- ▶ The suitability of the site for a development of this nature.
- ▶ The servicing capabilities and accessibility of the site;
- ▶ The ability to provide an unutilised site with a meaningful use and purpose.

The proposal contributes to the supply and diversity of commercial spaces, as well as a responsive and vibrant design which embraces the opportunities presented by the site's location on High Street as the southern gateway to the Township.

For these reasons it is considered the proposal is a positive response to the site and its neighbourhood, and will be a valuable development to Nagambie. As such, it is respectfully requested Council support this proposal.

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## CAR PARKING DEMAND ASSESSMENT

272 HIGH STREET, NAGAMBIE  
DECEMBER 2020

PREPARED FOR CRC CONSTRUCTIONS

This report has been prepared by the office of Spiire  
144 Welsford Street PO Box 926 Shepparton Victoria 3632

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| Issue Date       | Rev No | Authors | Checked | Approved |
|------------------|--------|---------|---------|----------|
| 15 December 2020 | A      | TC      |         |          |
| 20 December 2020 | B      | TC      | JM      | J.Macey  |

Spiire Job Number: 308235

Citation: Spiire 2021, CAR PARKING DEMAND ASSESSMENT Report for CRC CONSTRUCTIONS.  
Authors: T. Coates, Spiire Australia Pty Ltd. Project Number 308235

File Name: \\spiire.com.au\shedata\Data\30\308235\Planning\PL308235 Car Parking Demand Assessment Rev B.docx

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## 1. INTRODUCTION AND CONTEXT

This Car Parking Demand Assessment supports planning permit application P2020-141 at 272-278 High Street, Nagambie for the *'development of land for a commercial building; eleven (11) Lot Subdivision and reduction in car parking requirements'*.

The subject site is located at 272-278 High Street Nagambie, on the corner of High Street and Goulburn Street. The subject site is within the Commercial 1 Zone, is not affected by any overlays and is identified within the Nagambie Commercial/Town Centre at the *Nagambie Growth Management Strategy*.

High Street is within the Road Zone, Category 1 and has been redeveloped recently with a new round-about and extension of the east service road. Goulburn Street is a local access street which extends through an established residential area to the industrial precinct in the east. Access to the site is currently available via two double concrete crossovers: one at High Street and one at Goulburn Street. The site is currently vacant and fenced so there are no existing on-site car parking spaces.

There is no formalised on-street car parking along either street frontage of the site. There are 39 formalised on-street car parking spaces within 100m of the site at High Street. Unmarked on-street car parking is available along Goulburn Street. All car parking locations have direct access to the site via formalised pedestrian infrastructure.



Figure 1: Subject Site and 100m walking radius



## 2. PROPOSED ONSITE CAR PARKING

The proposal includes the provision of a total of 31 car parking spaces onsite, including 2 disabled car parking spaces. Carparking will be located at ground level in the rear portion of the site, with entry and egress via a relocated access point at Goulburn Street.

The designation of car parking spaces to tenancies is as follows:

| TENANCY                              | CAR PARKING SPACES                      |
|--------------------------------------|---|
| Retail/Office Space 1, 2, 3, 4, 5, 6 | 18 car parking spaces, incl. 2 disabled |
| Office Space 7                       | 4 car parking spaces                    |
| Office Space 8                       | 3 car parking spaces                    |
| Office Space 9                       | 2 car parking spaces                    |
| Office Space 10                      | 2 car parking spaces                    |
| Office Space 11                      | 2 car parking spaces                    |
| <b>TOTAL</b>                         | <b>31 car parking spaces</b>            |

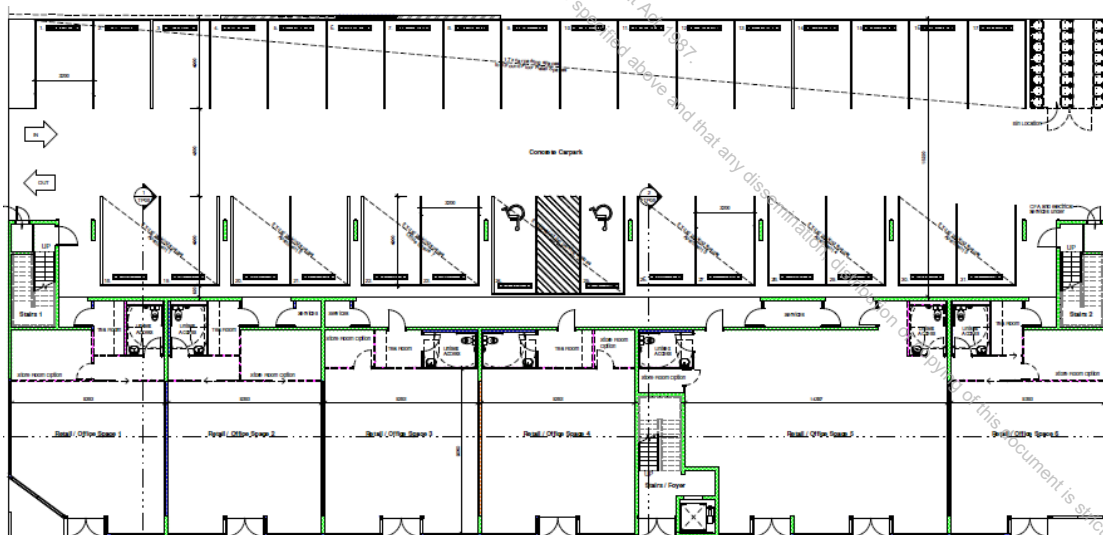


Figure 2: Proposed on-site carparking layout

### 3. STATUTORY REQUIREMENTS

Before a new use commences, the number of car parking spaces required under Clause 52.06-5 must be provided to the satisfaction of the responsible authority. Clause 52.06-5 outlines the following requirements for the proposal:

| USE          | RATE (Column A)                                | REQUIREMENT                  |                  |
|--------------|--|------------------------------|------------------|
| Office       | 3.5 spaces to each 100sqm of net floor area    | 3.5 x 750.8sqm (first floor) | 26 spaces        |
| Shop         | 4 spaces to each 100sqm of leasable floor area | 4 x 627.2sqm (ground floor)  | 25 spaces        |
| <b>TOTAL</b> |  |                              | <b>51 spaces</b> |

The following table compares the number of proposed on-site spaces and the number of spaces required under the planning scheme.

| TENANCY                              | PROPOSED                         | REQUIRED                            | DIFFERENCE                         |
|--------------------------------------|----------------------------------|-------------------------------------|------------------------------------|
| Commercial Space<br>1, 2, 3, 4, 5, 6 | 18 spaces (2 spaces per tenancy) | 25 spaces (4.16 spaces per tenancy) | 7 spaces (1.16 spaces per tenancy) |
| Office Space 7                       | 4 spaces                         | 7.78 spaces                         | 3.78 spaces                        |
| Office Space 8                       | 3 spaces                         | 4.06 spaces                         | 1.06 spaces                        |
| Office Space 9                       | 2 spaces                         | 4.06 spaces                         | 2.06 spaces                        |
| Office Space 10                      | 2 spaces                         | 4.08 spaces                         | 2.08 spaces                        |
| Office Space 11                      | 2 spaces                         | 3.73 spaces                         | 1.73 spaces                        |
| <b>TOTAL</b>                         | <b>31 spaces</b>                 | <b>(51.27) 51 spaces</b>            | <b>(20.27) 20 spaces</b>           |

The proposal provides for 20 spaces less than what is required at Clause 52.06-5. Therefore, a reduction in car parking spaces is required.

## 4. DEMAND ASSESSMENT

### 4.1 SHORT-STAY AND LONG-STAY DEMAND

The car parking demand for the office and commercial premises will experience some crossover during weekdays and usually only for short-stay car parking.

#### Offices

The car parking demand for the first-floor tenancies will be mostly for long-stay parking for employees, with occasional short-stay parking for visitors. The following will generally be experienced by most occupants:

- ▶ Long-stay parking would be required for at least 5 hours.
- ▶ Short-stay parking would be required for between 15 minutes and 2 hours.

#### Commercial/ Retail

The car parking demand for the ground floor tenancies will typically be greater for short-stay parking with higher volumes of visitors/customers and lesser for long-stay parking due to low staff numbers. The following will generally be experienced by most occupants:

- ▶ Long-stay parking would be required for at least 4 hours.
- ▶ Short-stay parking would be required for between 5 minutes and 2 hours.

### 4.2 MULTI-PURPOSE TRIPS

The likelihood of multi-purpose trips within the locality associated with a visit to the ground-floor commercial tenancies is high. The site is within 300m of the post office, pharmacy and newsagent as well as a number of food and drink premises and the Lake Nagambie Foreshore. The ground floor tenancies are likely to be occupied by a mix of daily commercial and boutique/specialised retail, reinforcing the Nagambie Town Centre's existing role as a local service centre and tourism destination.

At maximum capacity, it is likely that a visitor to 1 of the ground floor tenancies will visit at least 1 other commercial premises onsite or within the surrounding locality within a single trip. Therefore, for each visitor to each of the 6 premises, there would be a demand for only 5 car parking spaces (6 visitors – 1 repeat visitor = 5 visitors).

The likelihood of multi-purpose trips within the locality associated with a visit to the first floor tenancies is low. Visits to these premises will typically be scheduled and in far lower volumes than for the ground floor tenancies.

### 4.3 VARIATION OVER TIME

Car parking demand will vary overtime, depending on the business occupying each premises. Peak times where demand would be highest for both uses are anticipated to be weekdays during peak tourism season.

#### Offices

- ▶ Demand will be experienced in regular patterns throughout the day/week/year, but some fluctuations may occur for short-stays/visitors to the site.

- ▶ Demand will typically be generated between the hours of 8am-5pm, Monday-Friday.
- ▶ Visitor demand for a particular office is less likely to occur simultaneously to visitor demand for another office, in comparison to commercial spaces.
- ▶ Demand will reduce significantly, potentially to zero, outside of standard business hours and on weekends.

### **Commercial/Retail**

- ▶ Demand for staff parking is unlikely to change significantly overtime.
- ▶ Demand for visitor parking will fluctuate overtime, depending on the time of the day, week and year.
- ▶ Demand will typically be higher in peak tourism periods such as weekends, school holidays/public holidays and summer months.
- ▶ Demand may be generated between the hours of 8am-11pm, depending on the nature of the business.

## **4.4 PUBLIC TRANSPORT**

The availability of public transport in Nagambie is very limited and there is currently no local public transport services provided. A VLine Regional Coach stop is located approximately 120m north of the site with 1-5 services per day to Seymour and Shepparton. The Nagambie Train Station is located approximately 650m north-east of the site with 1-6 services per day to Seymour and Shepparton.

## **4.5 PEDESTRIAN AND CYCLE ACCESS**

Pedestrian and cyclist access to the site is highly convenient, with good visibility and infrastructure which is in good condition. The site is serviced with a concrete footpath along the High Street frontage, with links to the north and south and along the Goulburn Street frontage, with links to the east. A designated cycling lane is provided within the Town Centre along High Street.

A pedestrian crossing point at Goulburn Street is provided immediately in front of the site, while the nearest designated crossing point at High Street is located 30m north of the site. There is an additional pedestrian crossing with traffic lights at High Street located approximately 260m north of the site.

The proposal includes 6 bicycle parking spaces at the front of the site for visitors and additional opportunities in the car park and internal storage areas for staff. Additionally, each leasable tenancy includes an individual toilet/changeroom to support end of trip needs.

## **4.6 CAR OWNERSHIP**

Although car ownership rates will be relatively high among visitors to the site, it is not likely to significantly impact upon the car parking demands at the site.

Cars will be the preferred method of transport to the site where walking is not convenient, which is typically up to 400m for pedestrians. However, a significant portion of visitors to the site are likely to be tourists who have a greater tendency to walk to destinations or visit as part of multi-stop trips. Additionally, Nagambie has a relatively high population of older adults

which further restricts walking and cycling movements. Suitable disabled parking and access arrangements are provided as part of the proposal to cater to this group.

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## 5. REDUCTION ASSESSMENT

### 5.1 EFFICIENCIES

#### Commercial/Retail

The car parking demand assessment determined that for every 6 visitors to the commercial tenancies, 5 car parking spaces would be required. This is due to the likelihood of multi-stop trips onsite and within the locality and could be potentially less. For this reason, it is considered appropriate to reduce car parking for the commercial tenancies to 83% of the statutory requirement ( $5/6 = 0.83$ ).

| USE                 | RATE (Column A)                                | PREVIOUS         | RECALCULATED     |
|---------------------|--|------------------|------------------|
| Shop                | 4 spaces to each 100sqm of leasable floor area | 4 x 627.2sqm     | 3.3 x 627.2sqm   |
| <b>TOTAL SPACES</b> |  | <b>25 spaces</b> | <b>20 spaces</b> |

#### Offices

Net floor area is defined in Clause 73.01 as *'the total floor area of all floors of all buildings on a site. It includes half the width of any party wall and the full width of all other walls. It does not include the area of stairs, loading bays, accessways, or car parking areas, or any area occupied by machinery required for air conditioning, heating, power supply, or lifts.'*

The common spaces as part of this development should not be included in the calculation of the net floor area for the site. As a mixed-use development with 5 separate, leasable office spaces, the additional common spaces throughout the development including foyers, kitchenette and meeting rooms are shared across each tenancy and do not contribute to an increased capacity to accommodate staff or visitors. Therefore this area should be excluded from the calculation in the same manner as accessways, staircases etc.

| USE                 | RATE (Column A)                             | PREVIOUS         | RECALCULATED     |
|---------------------|---|------------------|------------------|
| Office              | 3.5 spaces to each 100sqm of net floor area | 3.5 x 750.8sqm   | 3.5 x 677.7sqm   |
| <b>TOTAL SPACES</b> |   | <b>26 spaces</b> | <b>23 spaces</b> |

Depending on the nature of the office, it is unlikely that each premises would generate demand for 1-2 visitors simultaneously and therefore, some short-stay/visitor stay parking for the offices can be shared.

### 5.2 ALTERNATIVE CAR PARKING IN THE LOCALITY

#### Public/ On-Street Parking

Within 100m of the site there are a total 39 formalised on-street car parking spaces on High Street. This land is within the Commercial 1 Zone and parking can be grouped as follows:

- ▶ North-west of Goulburn Street: Parallel parking on both sides of west lane.
- ▶ North-west of Goulburn Street: Parallel and 45-degree parking on either side of east lane.

- ▶ South of Goulburn Street: Parallel and 45-degree parking on either side of west lane.

An additional 18 un-marked, on-street parallel car parks are available in Goulburn Street. This land is located within the General Residential Zone.

An assessment of the availability of on-street parking over various times of the day was undertaken to understand the utilisation of on-street parking in the immediate locality, as detailed in the table below:

| Location         | Total Spaces    | Vacancy 8:30am   | Vacancy 12:30pm |
|------------------|-----------------|------------------|-----------------|
| North-west       | 14 (1 disabled) | 14 (100%)        | 9 (64%)         |
| North-east       | 8               | 8 (100%)         | 4 (50%)         |
| South-west       | 17              | 17 (100%)        | 13 (76%)        |
| <b>C1Z TOTAL</b> | <b>39</b>       | <b>39 (100%)</b> | <b>26 (66%)</b> |
| Goulburn Street  | 18              | 18 (100%)        | 18 (100%)       |
| <b>TOTAL</b>     | <b>57</b>       | <b>57 (100%)</b> | <b>44 (77%)</b> |

The vacancy rates were counted on Friday December 11<sup>th</sup> during the period leading into the peak summer season. This day was not a public holiday or a school holiday. During the period with the greatest demand, there was a vacancy rate of 66% for on-street commercial car parking within the Commercial 1 Zone.

The selected days/times were chosen as these are anticipated to be peak demand times for offsite/shared car parking. At approximately 8:30am, demand will be greatest for long-stay on-street/shared car parking by staff arriving to work for both the commercial and office premises.

At approximately 12:30pm, demand will be greatest for short-stay visitors to the commercial premises. While demand may potentially be greater than what has been recorded for short-stay commercial tenancy visitors, these peaks are most likely to be during times when demand for office parking is significantly reduced (e.g. Weekends, public holidays) and spaces designated for office premises can be utilised.

When demand is greatest for both uses, it is considered the on-street parking in the locality can accommodate the additional 12 car parking spaces required, with more than 50% of current vacant on-street commercial car parking spaces remaining vacant (26 spaces – 12 spaces = 14 spaces or 53% remaining). Car parking in Goulburn Street can provide overflow parking in rare events where demand will be greater.

### 5.3 CAR PARKING PROVISION

| TENANCY                               | REQUIRED         | PROVISION   |                                   |
|---------------------------------------|------------------|---|-----------------------------------|
|                                       |                  | ONSITE  | SHARED/ ON-STREET                 |
| Commercial Spaces<br>1, 2, 3, 4, 5, 6 | 20 spaces        | 6 staff spaces (1 per tenancy)<br>12 visitor spaces including 2 disabled spaces | 2 visitor spaces                  |
| Office Space 7                        | 7.78 spaces      | 2 staff spaces<br>2 visitor spaces  | 2 staff spaces<br>1 visitor space |
| Office Space 8                        | 4.06 spaces      | 2 staff spaces<br>1 visitor space   | 2 visitor spaces                  |
| Office Space 9                        | 4.06 spaces      | 2 staff spaces onsite   | 2 visitor spaces                  |
| Office Space 10                       | 4.08 spaces      | 2 staff spaces onsite   | 2 visitor spaces                  |
| Office Space 11                       | 3.73 spaces      | 2 staff spaces onsite   | 1 visitor space                   |
| <b>TOTAL</b>                          |                  | <b>31 spaces</b>  | <b>12 spaces</b>                  |
|                                       | <b>43 spaces</b> |   | <b>43 spaces</b>                  |

### 5.4 IMPACT ON RESIDENTIAL ZONE

There is minimal demand for car parking within the General Residential Zone land in the locality (Goulburn Street) during the peak demand periods for the proposal. On-street parking at Goulburn Street is within the General Residential Zone and therefore intended for residential use. While the vacancy count demonstrated there is no existing demand in this location during peak times for the proposal, it is unlikely this parking would be required to provide for a significant portion of on-street car parking demand as land within the Commercial 1 Zone will typically be able to accommodate demand during most peak periods.

### 5.5 IMPACT ON ACTIVITY CENTRE

On-street parking within the Commercial 1 Zone is intended to service surrounding commercial uses. The vacancy count demonstrates there are sufficient on-street spaces available in the locality (100m from the site) to accommodate the additional 12 spaces which cannot be provided on-site. Approximately 50% of current vacancies will be available to accommodate demand from future development in the locality, primarily the two large vacant lots to the north on High Street.

A time where demand generated by the proposal would meet or exceed the statutory car parking requirements is considered to be occasional to rare, given the limited overlap in peak



times and difference between short-stay to long-stay demand for each use. Therefore, it is unlikely that any shortfall would have any detrimental impact on the economic viability of the Nagambie Town Centre/Activity Centre.

## 5.6 IMPACT ON LOCAL TRANSPORT NETWORK

Car parking and associated traffic generated by the proposal is unlikely to lead to any adverse impacts on traffic movement and safety in the locality. The proposal will have the greatest impact on traffic moving between High Street and Goulburn Street. This intersection has recently been upgraded with a roundabout and larger nature strips street to create improved movement and encourage a lower speed environment through the intersection.

The provision of a larger onsite car park to accommodate the additional car parking spaces required by the planning scheme would likely result in a loss of land for leasable floor space and reduce the primacy of the High Street frontage, which is essential in the development's creation of a pleasant pedestrian experience.

## 5.7 DESIGN

The proposed car parking provided onsite has been designed to be safe and efficient, in accordance with the design standards for car parking at Clause 52.06-9.

- ▶ Accessways are 4.8m wide.
- ▶ Car parking spaces are at a 90-degree angle and measure 4.9m x 3.2m.

The carparking area is legible and attractive, with simple landscaping along the Goulburn Street frontage.

The proposed car parking designation balances the car parking needs of the development whilst providing a design which is highly responsive to the streetscape and has a positive urban design outcome.

## 6. CONCLUSION

While the provisions of Clause 52.06 require the proposal provide a total of 51 car parking spaces, the car parking demand assessment and car parking reduction assessment demonstrates it is appropriate to provide a reduced number of car parking spaces; 31 car parking spaces onsite and 12 car parking spaces on the streets in the surrounding locality.

A reduction is appropriate as there is a high chance of multi-purpose trips within the locality and between the commercial premises, peak times for each land use have little overlap, the balance of demand for long-stay and short-stay parking for each land use is complementary and there is sufficient on-street car parking within the locality to accommodate demands beyond on-site parking provisions.

The proposal supports the provisions of the Commercial 1 Zone as it employs a mix of uses adding to the diversity, opportunities and quality of the Nagambie Town Centre. The proposal supports the strategic objectives for the Nagambie Town Centre through reinforcement of the Town Centre's role in supporting local jobs and tourism and infill of key commercial land.

It is considered the application provides for an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality, and therefore Planning Permit Application P2020-141 is worthy of Council support.

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## 7. ON-STREET PARKING LOCATIONS

### 7.1 HIGH STREET NORTH-WEST LANE



### 7.2 HIGH STREET NORTH-EAST LANE



**7.3 GOULBURN STREET**



**7.4 HIGH STREET SOUTH-WEST LANE**

