



STRATHBOGIE SHIRE COUNCIL

PLANNING COMMITTEE

AGENDA

MEETING TO BE HELD ON TUESDAY 27 FEBRUARY 2018

AT THE EUROA COMMUNITY CONFERENCE CENTRE

COMMENCING AT 4.00 P.M.

Chair:	Malcolm Little	(Hughes Creek Ward)
Councillors:	Amanda McClaren	(Lake Nagambie Ward)
	John Mason	(Seven Creeks Ward)
	Kate Stothers	(Honeysuckle Creek Ward)
	Debra Swan	(Lake Nagambie Ward)
	Alistair Thomson	(Mount Wombat Ward)
	Graeme (Mick) Williams	(Seven Creeks Ward)

Officers:	Steve Crawcour - Chief Executive Officer
	Phil Howard - Director, Innovation and Performance
	Roy Hetherington - Director, Community Assets
	David Roff – Director, Corporate and Community
	Emma Kubeil – Manager, Planning and Investment
	Cameron Fraser – Principal Planner
	Trish Hall - Technical Officer, Planning

Business:

1. Welcome
2. Acknowledgement of Traditional Land Owners
*'I acknowledge the Traditional Owners of the land on which we are meeting.
I pay my respects to their Elders, past and present'*
3. Apologies
4. Confirmation of Minutes of the Planning Committee meeting held on Tuesday 30 January 2018
5. Disclosure of Interests

6. Planning Reports
7. Other Business

Steve Crawcour
CHIEF EXECUTIVE OFFICER

16 February 2018

An audio recording of this meeting is being made for the purpose of verifying the accuracy of the minutes of the meeting, as per Local Law No. 1 - Meeting Procedure (2014) or as updated from time to time through Council Resolution

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PLANNING COMMITTEE REPORT NO. 1 (CAMERON FRASER - PRINCIPAL PLANNER)

6. PLANNING REPORTS

**6.1 Planning Permit Application No. P2017-120
- Development of Land for the Installation of a Swimming Pool ~ 73-103
Kirkland Avenue, Euroa**

Application Details:

Application is for:	Development of land for the installation of a swimming pool
Applicant's/Owner's Name:	Peter Winch
Date Received:	01 November 2017
Statutory Days:	107 days
Application Number:	P2017-120
Planner: Name, title & department	Cameron Fraser Principal Planner Planning and Investment Department
Land/Address:	Crown Allotment 2 Section 73 Township of Euroa Parish of Euroa Certificate of Title Volume 11796 73-103 Kirkland Avenue, Euroa VIC 3666
Zoning:	Urban Floodway Zone
Overlays:	Bushfire Management Overlay
Under what clause(s) is a permit required?	Clause 37.03-2 of the Urban Floodway Zone Clause 44.06-2 of the Bushfire Management Overlay
Restrictive covenants on the title?	No
Current use and development:	Caravan Park

Disclosure of Conflicts of Interest in relation to advice provided in this report

The author of this report and officers/contractors providing advice in relation to this report do not have a direct or indirect interest, as provided in accordance with the *Local Government Act 1989*.

Summary

- The application is for the development of the land at 73-103 Kirkland Avenue, Euroa for installation of a fibreglass swimming pool.
- The site is Crown Land and is more commonly known as the Euroa Caravan Park.
- The site is in the Urban Floodway Zone and is affected by the Bushfire Management Overlay.
- The application was referred the Country Fire Authority and the Department of Environment Land Water and Planning who have consented to the proposal.

6.1 Planning Permit Application No. P2017-120
- Development of Land for the Installation of a Swimming Pool ~ 73-103 Kirkland Avenue, Euroa (cont.)

- In Principal support was given by Council at it's ordinary Council Meeting on the 17th October 2017.
- No referral to the Goulburn Broken Catchment Management Authority was required as their consent was provided as part of the application.
- The application was advertised to adjoining owners and a sign placed on site. Two objections were received.
- The application has been assessed outside of the 60 day statutory timeframe due to allowing time for the objectors to partake in mediation.
- Following mediation with the applicant and objectors, one of the two objections has been withdrawn, please see consultation section of this report for further detail.
- The application is being heard before Planning Committee as one objection remains at the time of writing this report and Council have requested that the application be heard before them.
- The proposal meets the objectives of the State and Local Planning Policy Frameworks the Urban Floodway Zone and the Bushfire Management Overlay.
- It is recommended that Council issue a Notice of Decision to Grant a Permit in accordance with the Officer's recommendation.

RECOMMENDATION

That Council:

- **having caused notice of Planning Application No. P2017-120 to be given under Section 52 of the *Planning and Environment Act 1987*.**

and having considered all the matters required under Section 60 of the *Planning and Environment Act 1987* decides to issue a Notice of Decision to Grant a Permit under the provisions of Clause 37.03-2 and Clause 44.06-2 of the Strathbogie Planning Scheme in respect of the land known as Crown Allotment 2 Section 73 Township of Euroa, Parish of Euroa, 73-103 Kirkland Avenue, Euroa VIC 3666, for the development of land for the installation of a swimming pool, in accordance with endorsed plans, subject to the following conditions:

Endorsed Plans:

1. **The development must be sited and constructed in accordance with the endorsed plans. These endorsed plans can only be altered or modified with the prior written approval of the Responsible Authority, or to comply with statutory requirements.**

Engineering Conditions:

2. **All stormwater and surface water discharging from the site, buildings and works must be conveyed to the legal point of discharge drains to the satisfaction of the Responsible Authority/Goulburn Murray Water or dissipated within the site boundaries. No effluent or polluted water of any type may be allowed to enter the stormwater drainage system.**

6.1 Planning Permit Application No. P2017-120
- Development of Land for the Installation of a Swimming Pool ~ 73-103 Kirkland Avenue, Euroa (cont.)

3. **Appropriate steps must be taken to retain all silt and sediment on site during the construction phase to the satisfaction of the Responsible Authority, in accordance with the sediment control principles outlined in Construction Techniques for Sediment Pollution Control (EPA, 1991) and to the satisfaction of the Responsible Authority.**
4. **Any damage to the Responsible Authority's assets (i.e. sealed roads, kerb & channel, trees, nature strip etc), and boundary fences, must be repaired at the cost of the applicant all to the satisfaction of Responsible Authority.**

General Conditions

5. **Upon the completion of works, all disturbed soils must be appropriately stabilised to the satisfaction of the Responsible Authority.**
6. **The amenity of the area must not be detrimentally affected by the use, through the:**
 - (a) **Appearance of any building, works or materials;**
 - (b) **Transport of materials, goods or commodities to or from the land;**
 - (c) **Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products, grit or oil;**
 - (d) **Presence of vermin, and;**
 - (e) **Others as appropriate.**

Goulburn Broken Catchment Management Authority Conditions

7. **The proposed pool fence must consist of vertical bars spaced at the maximum permissible distance so as to minimise resistance to conveyance of floodwaters.**

Permit Expiry

8. **This permit will expire if one of the following circumstances applies:**
 - (a) **The development is not started within two (2) years of the date of this Permit,**
 - (b) **The development is not completed within four (4) years of the date of this Permit.**

The Responsible Authority may extend the periods referred to if a request is made in writing:

- **before the permit expires; or**
- **within six months afterwards if the use or development has not yet started; or**
- **within 12 months after the permit expiry date, where the development allowed by the permit has lawfully started before the permit expires.**

6.1 Planning Permit Application No. P2017-120
- Development of Land for the Installation of a Swimming Pool ~ 73-103 Kirkland Avenue, Euroa (cont.)

Planning Notes:

- **This Permit does not authorise the commencement of any building construction works. Before any such development may commence, the Applicant must apply for and obtain appropriate Building approval.**
- **This Permit does not authorise the removal of any native vegetation including for access. Before any such works may commence, the Applicant must apply for and obtain appropriate Planning approval.**
- **The 100-year flood is not the maximum possible flood. There is always a possibility that a flood larger in height and extent, than the 100-year ARI flood, may occur in the future.**

Proposal

The proposal seeks approval for the installation of an in-ground fibreglass swimming pool at the Euroa Caravan Park located at 73-103 Kirkland Avenue, Euroa. In addition, a 1.2 metre high aluminium pool fence is proposed to surround the pool.

A pump station is also proposed adjacent to the existing amenities block which will measure 1.9 metres x 1 metre and will comprise of an overall height of 2 metres.

The proposed swimming pool is to be used by guests of the Caravan Park. The pool is not proposed to be open to the general public.

The proposed swimming pool will be located within the western portion of the site and adjacent to the existing amenities block and caravan and pergola site.

The proposed pool will be setback 17.4 metres from the sites southern boundary which abuts Kirkland Avenue.

Subject site & locality

The subject site is located at 73-103 Kirkland Avenue, Euroa which is situated along Seven Creeks and to the east of the Euroa Township.

The site is formally described as Crown Allotment 2 Section 73 Township of Euroa Parish of Euroa which is one of two land parcels which form the Euroa Caravan Park site. This particular land parcel contains approximately a 200 metre frontage to Kirkland Avenue to the south and encompasses a total site area of approximately 7.16 hectares.

The site is occupied by a number of administration buildings and other facilities associated with the Euroa Caravan Park. The site also comprises of a large expanse of area designated for camping along the Seven Creeks.

6.1 Planning Permit Application No. P2017-120
- Development of Land for the Installation of a Swimming Pool ~ 73-103 Kirkland Avenue, Euroa (cont.)

The siting of the proposed swimming pool is towards the sites Kirkland Avenue frontage and adjacent to existing facilities.

Permit/Site History

A search of Council's electronic records system shows the following planning permits have been issued for the subject site:

- Planning Permit P2007/144: Permit issued for the construction of a BBQ area including an open sided gazebo.
- Planning Permit P2008/073: Permit issued for the construction of a colourbond garden shed.
- Planning Permit P2010/100: Permit issued for the construction of a deck.

Public Notification

The application has been advertised pursuant to Section 52 of the *Planning and Environment Act 1987*, by

- Sending letters to adjoining land owners
- Placing (a) sign on site

The notification has been carried out correctly.

Council has received 2 objections to date. The key issues that were raised in the objections are:

- Concern that the pool will be open to the general public.
- Environmental concerns with potentially future flooding and contamination of Seven Creeks.
- Financial concerns with Council's ability to maintain another pool.
- Concern regarding potential future vegetation removal.
- Concern with potential engineering works associated with the proposed swimming pool and its impact on the surrounding landscape.

Consultation

Copies of the objections were forwarded on to the permit applicant who has provided a response to the issues raised. These issues were forwarded to the objectors who have requested subsequent mediation.

Officers met with the manager of the Caravan Park and the two objectors in separate meetings on 13 February 2018. The issues raised by the objectors appear to stem from past (and possible future) management failings of the Euroa Caravan Park, environmental impacts and implications of development within the park and its integration with works undertaken outside the park along creek.

It was understood by all parties that the proposed swimming pool is not a council project, nor will it be managed by Council, or available to the wider public.

6.1 Planning Permit Application No. P2017-120
- Development of Land for the Installation of a Swimming Pool ~ 73-103 Kirkland Avenue, Euroa (cont.)

With regard to the natural environment and consequential impacts (such as native vegetation removal) it was agreed upon that as part of the future improvement of the park, an updated master plan of the site be completed which provides a co-ordinated approach to management and future development of the park. Such a master plan would be referenced as part of the review of the Municipal Strategic Statement which is expected to take place this calendar year (2018). This approach, to address these issues was agreed upon by all parties at the meeting.

At the time of writing this report, one objection has been withdrawn.

Referrals

External Referrals/Notices required by the Planning Scheme:

Referrals/Notice	Advice/Response/Conditions
Section 55 Referrals	Country Fire Authority – No objection and no conditions
Section 52 Notices	Department of Environment, Land Water and Planning – No objection and no conditions

It is noted that the Goulburn Broken Catchment Management Authority were not required to be referred the application as preliminary advice was sought and provided to Council from the Catchment Management Authority as part of the application documentation. Section 55(1)(a) and 55(1)(b) of the *Planning and Environment Act 1987* states that a Responsible Authority must refer an application unless an applicant has demonstrated that the referral authority has:

- (a) *considered the proposal for which the application is made within the past three months; and*
- (b) *stated in writing that it does not object to the granting of the permit for the proposal.*

The advice provided from the Goulburn Broken Catchment Management Authority by the applicant stated that they did not object to the proposal subject to a condition relating to the type of fencing being used. This has been included in the recommendation. The GBCMA advice supplied with the application had been given less than three months before the application was made.

Internal Council Referrals	Advice/Response/Conditions
Asset Services	No objection and standard conditions

Assessment

The zoning of the land and any relevant overlay provisions

Urban Floodway Zone

Purpose:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To identify waterways, major floodpaths, drainage depressions and high hazard areas within urban areas which have the greatest risk and frequency of being affected by flooding.*

6.1 Planning Permit Application No. P2017-120
- Development of Land for the Installation of a Swimming Pool ~ 73-103 Kirkland Avenue, Euroa (cont.)

- *To ensure that any development maintains the free passage and temporary storage of floodwater, minimises flood damage and is compatible with flood hazard, local drainage conditions and the minimisation of soil erosion, sedimentation and silting.*
- *To reflect any declarations under Division 4 of Part 10 of the Water Act, 1989.*
- *To protect water quality and waterways as natural resources in accordance with the provisions of relevant State Environment Protection Policies, and particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).*

A permit is required for the development of land for a swimming pool on land within the Urban Floodway Zone pursuant to Clause 37.03-2. As part of the assessment of an application for buildings and works on land within this zone, consideration must be given to the flooding implications associated with the proposal. A proposal must also have consideration for the *Strathbogie Local Floodplain Development Plan Precinct of Castle Creek and Sevens Creek, December 2003* which was incorporated into the Strathbogie Planning Scheme through Amendment C14 on 27 April 2006.

The floodplain development plan specifies that any buildings and/or works on land within the Urban Floodway Zone must not obstruct natural flow paths or drainage lines. It is considered that the development of an in ground swimming pool with appropriate fencing in accordance with the requirements of the Goulburn Broken Catchment Management Authority (vertical bars) will not impact on the flow of flood waters across the land which is known to flood. It is acknowledged that in a flood event, debris may be obstructed by fencing constructed around the pool however the wider flooding implications of this are considered minor.

As mentioned previously within this report, the application was not required to be referred to the Goulburn Broken Catchment Management Authority as the applicant had obtained advice prior to lodgement. GBCMA have supported the proposal subject to conditions. It is considered that the proposal is consistent with the purpose and decision guidelines of the Urban Floodway Zone.

Bushfire Management Overlay

Purpose

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.*
- *To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.*
- *To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.*

6.1 Planning Permit Application No. P2017-120
- Development of Land for the Installation of a Swimming Pool ~ 73-103 Kirkland Avenue, Euroa (cont.)

A planning permit is required for buildings and works associated with land used for Accommodation pursuant to Clause 44.06-2 of the Strathbogie Planning Scheme. Under the provisions of this overlay, consideration must be given to the bushfire implications of a development with priority given to human life and property.

Clause 44.06-3 of the Strathbogie Planning Scheme requires that an application received must be accompanied by the following:

- A Bushfire Hazard Site Assessment
- A Bushfire Hazard Landscape Assessment
- A Bushfire Management Statement

This clause also states that these requirements can be waived where the responsible authority considers they are not relevant to the assessment of the application. In this instance it has been considered appropriate to waive these requirements. The Caravan Park is an existing facility where the land is managed for bushfire issues. The bushfire risk associated with a swimming pool is considered minimal and it is to be accommodated within an existing vacant managed area of the site which is accessible by emergency services. The risks to human life associated with the swimming pool from a bushfire management perspective should be incorporated in to the emergency management procedures of the operators of the facility.

In addition to this, the proposed swimming pool is associated with accommodation and will not be used specifically for accommodation purposes.

This application proposes a communal swimming pool to be used by guests of the Caravan Park only. The application was referred to the Country Fire Authority who have consented to the proposal and not provided any conditions. The CFA have provided advice around bushfire emergency planning for the consideration of the Caravan Park which has been provided to the permit applicant for consideration.

It is considered that the proposal is consistent with the purpose and decision guidelines of the Bushfire Management Overlay.

The State Planning Policy Framework (SPPF)

Clause 13.02-1, *Floodplain management*, seeks to assist the protection of:

- *Life, property and community infrastructure from flood hazard.*
- *The natural flood carrying capacity of rivers, streams and floodways.*
- *The flood storage function of floodplains and waterways.*
- *Floodplain areas of environmental significance or of importance to river health.*

6.1 Planning Permit Application No. P2017-120
- Development of Land for the Installation of a Swimming Pool ~ 73-103 Kirkland Avenue, Euroa (cont.)

The proposed swimming pool is not expected to impact on the flow of flood waters across the land provided fencing comprising of vertical bars (spaced at the maximum permissible distance) is placed around the proposed pool in accordance with the permit condition required by the Goulburn Broken Catchment Management Authority. Importantly, initial advice was provided to Council by the Goulburn Broken Catchment Management Authority (as part of the application documentation) who offered no objection to the proposal subject to a condition being placed on the permit (should one issue).

Clause 13.05-1, *Bushfire planning*, contains the following relevant objective:

- *To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.*

The swimming pool is located within an existing established Caravan Park. The bushfire risk associated with the proposed swimming pool is considered minimal and any potential bushfire risk will be managed by the existing processes in place for the Caravan Park. The proposal was referred to the Country Fire Authority who offered no objection and did not require any conditions to be included on the permit.

Clause 14.02-1, *Catchment planning and management*, is relevant to this proposal. The objective is:

- *To assist the protection and, where possible, restoration of catchments, waterways, water bodies, groundwater, and the marine environment.*

As detailed earlier, the proposed swimming pool is unlikely to have any adverse effect on any existing water catchments, including Seven Creeks. Consent has also been obtained by the Goulburn Broken Catchment Management Authority for the proposal.

The Local Planning Policy Framework (LPPF) - including the Municipal Strategic Statement (MSS) and local planning policies

Clause 21.03-2, *Euroa*, aims to (amongst other things):

- *Continue to develop Euroa as a weekend and short break destination, whilst maintaining its traditional roles as a rural service centre and 'drop in' location for Hume Freeway travellers.*

In addition, Council's strategies to achieve the objective include the following:

- *Further develop high quality sporting and recreational facilities within Seven Creeks Reserve.*

The proposal seeks to facilitate development that will draw visitors to the Euroa Caravan Park. The investment in the proposed swimming pool will provide additional facilities at the site for visitors to enjoy. As detailed earlier, the proposed pool will not be open to the general public.

The proposed swimming pool is one of the first initiatives by the Caravan Park to provide further investment into the park to improve the quality of facilities offered which will in turn, attract future visitors to the area.

6.1 Planning Permit Application No. P2017-120
- Development of Land for the Installation of a Swimming Pool ~ 73-103 Kirkland Avenue, Euroa (cont.)

Clause 21.04-6, *Flooding*, includes the following relevant objective:

- *To protect and manage floodplains.*

In addition, the following strategies are provided to achieve the above objective:

- *Discourage development and subdivision of land subject to significant flooding.*
- *Ensure all new development maintains the free passage and temporary storage of floodwater, minimises flood damage, is compatible with flood hazard and local drainage conditions, and minimises soil erosion, sedimentation and silting.*
- *Ensure the Local Floodplain Development Plans are current and development proposals are consistent with these plans.*

The proposed swimming pool will not impact on the free passage and temporary storage of floodwater and is considered compatible with the local flood hazard. Conditions have been placed on the permit, at the request of the GBCMA, which requires an alteration to the proposed fencing. The fence must consist of vertical bars and provide spacing in between to ensure the proposal does not have any adverse flooding impacts.

Clause 21.04-7, *Bushfire*, contains the following relevant objective:

- *To minimise the risk to life, property and the environment from bushfire.*

The proposed swimming pool is unlikely to increase persons or property in terms of risk to bushfire. The site already has mechanisms in place to minimise bushfire risk which will also apply to the proposed pool. In addition, appropriate access is already provided for emergency vehicles.

Clause 21.06-3, *Tourism*, seeks to promote the Shire as a tourism destination and contains the following relevant strategies:

- *Encourage tourism related development that supports towns, promotes employment and recreational opportunities.*
- *Support new and existing tourism developments that promote key attributes of the Shire such as the natural environment, heritage, town character and niche/boutique industries.*

The proposal will facilitate development associated with a key tourist destination within the Shire. The proposed swimming pool will provide an additional facility which will complement other amenities offered at the site and assist in encouraging visitation and potential to increase the duration of stay for visitors at the Caravan Park.

Relevant Particular Provisions

No Particular Provisions of the Strathbogie Planning Scheme are considered relevant to this proposal.

6.1 Planning Permit Application No. P2017-120
- Development of Land for the Installation of a Swimming Pool ~ 73-103 Kirkland Avenue, Euroa (cont.)

The decision guidelines of Clause 65

Clause 65.01, *Approval of an application or plan*, states that; *before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:*

- *The matters set out in Section 60 of the Act.*
- *The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *The purpose of the zone, overlay or other provision.*
- *Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*
- *The effect on the amenity of the area.*
- *The proximity of the land to any public land.*
- *Factors likely to cause or contribute to land degradation, salinity or reduce water quality.*
- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*
- *The extent and character of native vegetation and the likelihood of its destruction.*
- *Whether native vegetation is to be or can be protected, planted or allowed to regenerate.*
- *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*

For the reasons detailed in the previous section of this report, the proposal appropriately responds to the relevant planning policies contained in the State and Local Planning Policy Frameworks, particularly around the promotion of tourism and ensuring the proposal results in no adverse environmental outcomes.

Specifically, it is submitted that the proposal will not adversely impact on the passage or temporary storage of floodwaters (subject to compliance with the permit conditions). Furthermore, the proposal will not result in any additional bushfire risk to life or property, given that the swimming pool will be used by residents of the Caravan Park and will not open to the general public. Fire prevention and management methods adopted for the Caravan Park will continue to be used for the proposed pool.

It is considered that the proposed pool will assist with increase visitation to the site and will provide a high quality amenity to be enjoyed by visitors. The proposed pool is not expected to result in any adverse amenity impacts onto surrounding land owners or occupiers given that the pool will be enjoyed by visitors of the Caravan Park and not the general public.

Other relevant adopted State policies/strategies – (e.g. Melbourne 2030.)

There are no relevant adopted State policies.

6.1 Planning Permit Application No. P2017-120
- Development of Land for the Installation of a Swimming Pool ~ 73-103 Kirkland Avenue, Euroa (cont.)

Relevant incorporated, reference or adopted documents

Strathbogie Local Floodplain Development Plan Precinct of Castle Creek and Sevens Creek, December 2003

Relevant Planning Scheme amendments

There are no relevant planning scheme amendments.

Risk Management

The author of this report considers that there are no significant Risk Management factors relating to the report and recommendation.

Strategic Links – policy implications and relevance to Council Plan

The author of this report considers that the report is consistent with Council Policies, key strategic documents and the Council Plan.

Summary of Key Issues

With regard to the Urban Floodway Zone: It is considered that the development of an in ground swimming pool with appropriate fencing in accordance with the requirements of the Goulburn Broken Catchment Management Authority (vertical bars) will not impact on the flow of flood waters across the land.

With regard to the Bushfire Management Overlay: The bushfire risk associated with a swimming pool is considered minimal. Furthermore, the proposed pool is to be accommodated within an existing vacant managed area of an existing Caravan Park which is accessible by emergency services. Bushfire risk associated with the site will be managed by the existing emergency management procedures in place for the Caravan Park. As such, it is considered that the proposal accords with the provisions of the Bushfire Management Overlay.

In summary, the proposal meets the objectives of the State Planning Policy Framework, Local Planning Policy Framework, Urban Floodway Zone and Bushfire Management Overlay.

Conclusion

After due assessment of all the relevant factors, it is considered appropriate to issue a Notice of Decision to Grant a Planning Permit, subject to conditions.

Attachments

Locality Map



	Shire Of Strathbogie	Disclaimer Note This map is a representation of the information currently held by Strathbogie Shire Council. While every effort has been made to ensure the accuracy of the data, Council disclaims all liability for any loss, cost, damage or injury, howsoever arising or connected with the use of this data. Any feedback on omissions or errors would be appreciated. Contains Council Information © Strathbogie Shire Council Contains Vicmap Information © Department of Environment, Land, Water & Planning	15/02/2018	
	Prepared By: Cameron Fraser		1:8876	

PLANNING COMMITTEE REPORT NO. 2 (DIRECTOR, SUSTAINABLE DEVELOPMENT - PHIL HOWARD)

7. OTHER BUSINESS

**7.1 Planning Applications Received
- 18 January to 15 February 2018**

Following are listings of Planning Applications Received for the period 18 January to 15 February 2018.

RECOMMENDATION

That the report be noted.

THERE BEING NO FURTHER BUSINESS, THE MEETING CLOSED AT P.M.

Planning Applications Received

Tuesday, 23 January 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
10 Barnes Street, Euroa VIC 3666	P2018-007	Use and development of land for a dwelling	Daniel Matejic	\$356,000.00
133 Boundary Road South, Euroa VIC 3666	P2018-006	Use and development of land for a dwelling and a shed	Mr Troy Spencer	\$350,000.00

Thursday, 25 January 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
654 Longwood-Mansfield Road, Creightons Creek VIC 3666	P2016-136 - 1	Two (2) Lot Subdivision	Graeme Schneider - Monger & Tomkinson	\$0.00

Tuesday, 30 January 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
1796 Northwood Road, Tabilk VIC 3607	P2018-009	Development of land for a jetty	Eliza Long	\$20,000.00
26 Tidboald Road, Wahring VIC 3608	P2018-008	Development of land for an outbuilding	Albertus Keurtjies	\$1,500.00

Wednesday, 31 January 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
599 Creightons Creek Road, Creightons Creek VIC 3666	P2018-010	Development of land for a carport	Ali Ahmed	\$38,000.00

Friday, 2 February 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
1209 Euroa-Strathbogie Road, Kelvin View VIC 3666	P2018-011	Use and development of land for a dwelling	Amanda O'Connell	\$1,400,000.00
Moormbool Road, Moormbool West VIC 3523	P2018-012	Use and development of land for a dwelling	GREEN, Antony James Scott	\$75,000.00

Monday, 5 February 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
240 Goulburn Weir Road, Goulburn Weir VIC 3608	P2018-013	Use and development of land for a dwelling	Tony Corbett	\$300,000.00

Tuesday, 6 February 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
36-42 Binney Street, Euroa VIC 3666	P2018-014	Use of land for a leisure and recreation (gymnasium) and the installation of business identification signage	Jose Vaz	\$0.00

Monday, 12 February 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
12 Grandview Road, Kirwans Bridge VIC 3608	P2015-061 - 2	Development of land for an extension to an existing dwelling	John Hollins	\$0.00

Tuesday, 13 February 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
76 Delaheys Road, Kithbrook VIC 3666	P2018-015	Development of land for a shed	Judith Smith	\$25,000.00

Thursday, 15 February 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
1 Armstrong Street, Euroa VIC 3666	P2018-017	Use and development of land for a dwelling	James Davidson	\$230,000.00
872 Balmattum Road, Balmattum VIC 3666	P2018-018	Development of land for a machinery shed	Donald Newnham	\$42,000.00

*NB – '\$0.00 in Cost of Works means either no development, endorsement of plans or amendment to the original permit

Example Legend	Description
P2014-001	Planning permit application
P2014-001-1	Proposed amendment to a planning permit