



STRATHBOGRIE SHIRE COUNCIL

PLANNING COMMITTEE

AGENDA

MEETING TO BE HELD ON TUESDAY 23 OCTOBER 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)
Debra Bower (Lake Nagambie Ward)
Kate Stothers (Honeysuckle Creek Ward)
Alistair Thomson (Mount Wombat Ward)
Graeme (Mick) Williams (Seven Creeks Ward)

Officers: Steve Crawcour - Chief Executive Officer
David Roff - Group Manager, Corporate and Community
Jeff Saker - Group Manager, Community Assets
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

Phil Howard - Director, Innovation and Performance
4. Confirmation of Minutes of the Planning Committee meeting held on Tuesday 22 May 2018
5. Disclosure of Interests

6. Planning Reports
7. Other Business

Steve Crawcour
CHIEF EXECUTIVE OFFICER

12 October 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 (MANAGER, PLANNING AND INVESTMENT - EMMA KUBEIL)

7. OTHER BUSINESS

7.1 Strathbogie Planning Scheme Amendment C78

Author & Department

Manager, Planning & Investment / Innovation & Performance Directorate

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

This report seeks approval to adopt Amendment C78, and submit to the Minister for Planning for approval and incorporation into the Strathbogie Planning Scheme.

Planning scheme amendment C78 has been prepared to implement the recommendations of the *Strathbogie Shire Electronic Gaming Machine Policy Statement* into the planning scheme.

The amendment has been developed in response to a decision of Council on the 21 April 2017. It is anticipated that the updates to the Strathbogie Planning Scheme will assist assessment of gaming applications and ensure that permits are only granted to venues in appropriate locations, as well as clearly articulate the Council's intent in relation to minimising the harms of problem gambling.

On the 22nd June 2018, notification was sent to the Minister for Planning advising that Amendment C78 had been prepared and would be exhibited from 4th July 2018 to 3rd August 2018.

As at the close of business 3rd August 2018, seven submissions had been received all in support of the proposed Amendment.

Having reviewed and considered all submissions, no changes are required to the Amendment. On the 31 July 2018 (prior to the end of exhibition) the State Government gazetted Amendment VC148, which made significant changes to the structure of the Planning Provisions. In relation to Amendment C78, changes were proposed to the Municipal Strategic Statement (MSS) structure as well as the introduction of a new Schedule to Clause 52.28, which replaced the need for Councils to develop Local Policies regarding gaming. As a result of Amendment VC148, the information in the exhibited local policy (Clause 22.04) is required to be transferred into the new structure and therefore the Schedule to Clause 52.28. These alterations have not made any further policy changes and have simply moved policy into the new layout. The conversion is policy neutral and the overall intent of the exhibited amendment has not changed.

7.1 Strathbogie Planning Scheme Amendment C78 (cont.)

RECOMMENDATION

1. **That Council, having considered all written submissions received to Amendment C78, adopt Amendment C78 with changes outlined in Attachment 1 in accordance with Section 29 of the *Planning & Environment Act, 1987*.**
2. **That Council submits Amendment C78 once adopted to the Minister for Planning for approval, in accordance with Section 35 of the *Planning and Environment Act 1987*.**
3. **That Council advises those persons who made written submissions to Amendment C78 of Council's decision.**

Background

Strathbogie Shire Council is currently undertaking a project to implement the Strathbogie Shire Electronic Gaming Machine Policy Statement, into its planning scheme in order to ensure that Council has strong and clear guidance on how best to manage the demand for new electronic gaming machines (EGMs) and gaming venues in the municipality. The Strathbogie Shire Electronic Gaming Machine Policy Statement was adopted on the 21 June 2016.

At the Special Meeting of the Planning Committee on 21 April 2017 Council resolved to amend the Strathbogie Planning Scheme Of particular relevance is point no. 2 below:

1. *That Council NOT seek authorisation from the Minister for Planning to exhibit the combined amendment and planning permit application.*
2. *That Council commence a process by 1 July 2017 to complete a separate Planning Scheme Amendment for the inclusion of the Electronic Gaming Machine Policy Statement, as a reference document within the Strathbogie Planning Scheme.*

Part 1 of the resolution was in relation to a combined planning permit and amendment request made by a proponent.

As a result of Part 2 of the resolution of Council; an amendment has been developed. A discussion paper was also developed as part of the project to assist with informing the best way forward for the project. This will not be included in the planning scheme. This report recommends that Council recognise that the strength of its policy approach is dependent on the extent to which it aligns with the contemporary policy and decision-making framework within the Victoria Planning Provision to ensure that EGMs and gaming venues are managed in Victoria. The amendment has been developed having regard to the recommendations of the report and best practice approaches in the current Victorian planning system.

7.1 Strathbogie Planning Scheme Amendment C78 (cont.)

Planning Scheme Amendment C78

At Council's Planning Committee meeting on 27th March 2018, Council resolved to seek the Minister for Planning's Authorisation to prepare and exhibit the proposed Amendment C78.

The Minister for Planning provided conditional authorisation on the 1st May 2018 under section 8A of the *Planning and Environment Act 1987* (the Act). Following consultation with Department of Environment, Land, Water and Planning (DELWP), changes were made to the Amendment documentation in relation to general formatting and grammar. These were not considered to alter the intent of amendment.

Amendment C78 was placed on public exhibition during the period 4 July 2018 to 3 August 2018.

The exhibited amendment to the Strathbogie Planning Scheme included:

- The *Strathbogie Shire Electronic Gaming Machine Policy Statement 2016*, as a reference document at Clause 21.08;
- A new local planning policy *Appropriately Located Electronic Gaming Machines* at Clause 22.04;
- A number of other changes within the MSS, at Clause 21.05, to compliment and reflect the policy changes.

Exhibition of the amendment was carried out in accordance with the prescribed process with the public notice and consultation pursuant to the requirements of Section 19 of the Act. This included advertising in the government gazette and local newspapers as well as written notification to landowners and occupiers that may be materially affected by the amendment.

A total of seven submissions were received by Strathbogie Shire Council to C78. The submissions received, all were in support, they can be summarized as the following:

- Submitter 1 – No objection, email of support
- Submitter 2 – No objection, letter of support
- Submitter 3 – No objection, letter of support
- Submitter 4 – No objection, letter of support
- Submitter 5 – No objection, letter of support
- Submitter 6 – No objection, letter of support
- Submitter 7 – No objection, letter of support

Changes post exhibition

On 31 July 2018 the State Government gazetted Amendment VC148, which made changes to all planning schemes across the state, affecting the structure and order of clauses as well as introducing updated/new planning tools. One of these changes was to the Schedule to Clause 52.28 Gaming, which was updated to allow councils to localise the control through the inclusion of Objectives, Application requirements, Decision guidelines and policy to assist decision makers in determining suitable locations for, and venues with, electronic gaming machines.

7.1 Strathbogie Planning Scheme Amendment C78 (cont.)

As a result of VC148 it is recommended that the information that was exhibited as a local planning policy at Clause 22.04 be translated into the new Schedule to Clause 52.28. Utilising the correct planning tools at this time will also ensure that no further changes are needed to the clause, by future proofing the policy from any further changes that may be required by DELWP in the translation of schemes into the new format.

As a result, the information that formally sat in Clause 22.04 has been moved into a Schedule to Clause 52.28. The translation has been policy neutral and does not alter the intent of the exhibited document. This approach has been supported by the Department of Environment, Land, Water and Planning's Hume Regional Office.

It is anticipated that the new Schedule to Clause 52.28 on gaming will assist the Council to assess and manage EGM applications, strategic planning across the municipality, as well as clearly articulate the Council's intent in relation to minimising the harms of gaming.

Alternative options

There are two options available to Council are as follows:

Option 1: That Council, after considering all written submissions received to Amendment C78, resolves to adopt, and submit for approval to the Minister for Planning, Amendment C78.

It is recommended to Council that this be the course of action undertaken with respect to Amendment C78. This approach will include making the recommended changes to the clauses (consistent with VC148).

Option 2: That Council, after considering all written submissions received to Amendment C78 resolves to abandon the exhibited planning scheme Amendment C78 and inform the Minister for Planning.

Given that all seven submissions to the planning scheme amendment have been in support of the amendment it is considered that this would be an inappropriate response. It would also pose a risk to Council's reputation and would result in the Strathbogie Planning Scheme having no clear articulated positions in relation to gaming.

Risk management

The author of this report considers that the proposed amendment will assist in achieving Council's vision to minimize the harmful effects of gaming within the whole of the municipality.

Strategic links – policy implications and relevance to the Council Plan

The author of this report considers that the report is consistent with the Council Plan, Livability Strategy and Strathbogie Shire Electronic Gaming Machine Policy Statement

Best value / National Competition Policy (NCP / Competition and consumer Act 2010 (CCA) implications

The report is consistent with Best Value, National Competition Policy and *Competition and Consumer Act* requirements

7.1 Strathbogie Planning Scheme Amendment C78 (cont.)

Financial / budgetary implications

It is considered that there are no financial / budgetary implications as a result of this amendment.

Economic implications

The author of this report considers that the recommendation will assist in the future assessment of Electronic Gaming Machine applications and provide guidance for businesses seeking to apply to install EGM's.

Environmental / amenity implications

The author of this report considers that the recommendation has no significant environmental or amenity implications for Council or the broader community, as it is a Planning Scheme Amendment to alter the Strathbogie Planning Scheme and no immediate implications on ground.

Community implications

The author of this report has considered the submissions received as a result of exhibiting the Amendment, only submissions supporting the amendment have been received to date. The recommendation will provide clear direction to potential applicants and Council Officers should an application be sought for EGM's within the municipality.

Victorian Charter of Human Rights and Responsibilities Act 2006

The report does not limit any human rights under the *Victorian Charter of Human Rights and Responsibilities Act 2006*.

Legal / statutory implications

The process of amending the planning scheme is governed by the *Planning and Environment Act 1987*. Final approval is given by the Minister for Planning.

Consultation

The amendment is subject to the prescribed process in accordance with the public notice and consultation requirements of Section 19 of the Act.

This included advertising in the government gazette and local newspapers as well as written notification to landowners and occupiers that may be materially affected by the amendment.

Amendment C78 was placed on public exhibition during the period 4 July 2018 to 3rd August 2018. Seven (7) written submissions were received by Strathbogie Shire Council to C78, all were in support to the application and have been circulated for consideration and review.

Given that there were no outstanding submissions that required any further review or resolution a Planning Panel was not required to be convened.

Attachments

Documents for Approval

7.1 Strathbogie Planning Scheme Amendment C78 (cont.)

Strathbogie Planning and Environment Act 1987

STRATHBOGIE PLANNING SCHEME

AMENDMENT C78

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Strathbogie Shire Council, which is the planning authority for this amendment.

Land affected by the amendment

The amendment applies to the entire municipality of Strathbogie Shire, with particular relevance to township and urban areas.

What the amendment does

The amendment implements the recommendations of the *Strathbogie Shire Electronic Gaming Machine Policy Statement, June 2016*, by including strategic guidance in the Municipal Strategic Statement at Clause 21.05 and inserting a Schedule to Clause 52.28 to ensure that electronic gaming facilities are located in appropriate locations within the municipality.

The amendment:

- Amends Clause 21.05 to provide strategic guidance to proponents as recommended by the *Strathbogie Gaming Amendment Discussion Paper 2018*.
- Amends Clause 21.08 to include the *Strathbogie Shire Electronic Gaming Machine Policy Statement, June 2016* as a reference document in the scheme.
- Inserts Schedule to Clause 52.28 to provide localised policy direction to decision makers in determining the appropriate siting of electronic gaming facilities.

Strategic assessment of the amendment

Why is the amendment required?

The amendment is required to reduce the potential negative impact from electronic gaming facilities have on the community. The Strathbogie Shire Electronic Gaming Machine Policy Statement 2016 outlines the areas most at risk of increasing problem gambling within the municipality and provides a framework for assessing whether a location is appropriate or not for electronic gaming machines. The amendment provides decision makers at council greater direction in assessing planning permit applications regarding electronic gaming machines (EGMs) by outlining factors that could mean the location is inappropriate for EGMs. These factors include, but are not limited to:

- Whether there are other entertainment facilities operating at the same time of day/night that might provide an alternative venue.

7.1 Strathbogie Planning Scheme Amendment C78 (cont.)

- Where the site is located in relation to the town centre and other pedestrian friendly and high foot traffic areas.
- The distribution of the proceeds received through EGMs and what organisations/individuals profit.
- The social demographic of the area and any cumulative impacts on the surrounding area.

Ensuring EGMs are appropriately located will result in a net community benefit. It is considered that this community benefit outweighs the costs of the new requirements and will result in good planning outcomes.

How does the amendment implement the objectives of planning in Victoria?

The amendment seeks to reduce the potential negative social impacts from electronic gaming by providing clear decision-making criteria to assess planning permit applications. The further direction provided by the amendment assists to determine whether EGMs are sited in appropriate locations and facilities.

The amendment implements the objectives of planning in Victoria by:

- providing for the fair, orderly and sustainable use, and development of land;
- securing a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;
- facilitating development in accordance with the objectives of the *Planning and Environment Act 1987*.
- balancing the present and future interests of all Victorians.

The amendment aligns with the duties and powers of planning authorities as set out at 12(1)(a) of the *Planning and Environment Act 1987*.

How does the amendment address any environmental, social and economic effects?

The amendment adequately addresses environmental, social and economic effects.

In particular, the amendment seeks to lessen the significant burden problem gambling has on the community by providing a clear and transparent framework for the assessment of planning permits associated with gaming in the Strathbogie municipality.

It is understood that EGMs have a significant influence on the social and economic well-being of some members in the community. As at 30 June 2015, Strathbogie Shire had 32 EGMs located at one venue in Nagambie. The average number of EGMs was 3.98 machines per 1,000 adults. On average \$3,613 was lost each day, a total of \$1,318,809 pa, or \$41,212 per machine pa. Given that the Strathbogie Shire's score of 970.2 places it at the 23rd most disadvantaged local government area in Victoria, the controls set in place by this amendment will provide consideration for the appropriate location of gaming machines to ensure that vulnerable people are not put at risk.

The amendment will result in greater urban design by limiting gaming premises to sites outside of strip shopping/town centres, which allows active frontages and encourages pedestrian traffic in town centres. This in turn increases the attractiveness, amenity and safety of the public realm.

7.1 Strathbogie Planning Scheme Amendment C78 (cont.)

Does the amendment address relevant bushfire risk?

The proposed amendment will not result in any increased risk to life, property, community infrastructure and the natural environment from bushfire.

Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The amendment complies with the requirements of the Ministerial Direction on the Form and Content of Planning Schemes (section 7(5) of the Act) and Ministerial Direction No.11 - Strategic Assessment of Proposed Amendments.

How does the amendment support or implement the State Planning Policy Framework and any adopted State policy?

Clause 71.02-2 - Operation

The amendment implements the objectives of planning in Victoria through the application of appropriate land use and development policies that seek to balance the social and economic factors associated with EGMs and problem gambling in the interests of promoting net community benefit and sustainable development.

Clause 71.02-3 - Integrated decision making The amendment balances the various needs and expectations of society by considering the economic and social wellbeing of the municipality. Amendment C78 implements policies into the Local Planning Policy Framework (LPPF) that enhance net community benefit and sustainable development through the appropriate siting of venues housing EGMs.

Clause 15.01-4S – Healthy neighbourhoods

The amendment meets the following objective:

To achieve neighbourhoods that foster healthy and active living and community wellbeing.

The amendment considers the effect EGMs and their venues have on the streetscape, such as frosted or mirrored windows reducing the feel of safety in the public realm. The Schedule to Clause 52.28 also considers the hours of operation of other entertainment venues within settlements to provide the community with an alternate venue.

How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The amendment is supported by the following clauses in the Municipal Strategic Statement (MSS):

Clause 21.01-3 – Vision – Strategic Framework

The amendment implements the aims of the *Shire of Strathbogie Council Plan 2013-2017 (2015-16 Review)*, in particular the municipal vision for:

'A Shire that drives and supports investment for population growth, shared wealth and wellbeing.'

7.1 Strathbogie Planning Scheme Amendment C78 (cont.)

The following council plan objectives are reflected in the amendment:

- Quality strategic planning for our community's future
- Enhancing our lifestyle and strengthening our community
- Planning for long term sustainability
- Striving for excellence in our organisation

Clause 21.02-2 – Small Settlements

The amendment supports the objective *to preserve and protect appropriate small community settlements*, by ensuring that appropriate planning controls are applied to protect and enhance the social well-being and rural lifestyle characteristics of townships.

Clause 21.05-4 – Further Strategic Work

The amendment implements the aims of Clause 21.05-4 by preparing a gaming policy framework and implementing the recommendations into the Strathbogie Planning Scheme.

The introduction of further decision making criteria in the schedule at Clause 52.28 is considered appropriate as it provides information and guidance that can be applied when council is assessing a planning permit application with regard to EGMs. It also requires the applicant to supply more information with their application, which will assist both council officers and the community determine the appropriateness of the EGM venue as well as the facility's location. The localised schedule will provide certainty for applicants and council regarding application requirements for EGM venues within the municipality. Therefore increasing the efficiency and effectiveness of resources resulting in good planning outcomes.

Does the amendment make proper use of the Victoria Planning Provisions?

The amendment uses the most appropriate VPP tool to achieve the strategic objectives of the Strathbogie Planning Scheme.

The use of a strategic direction in the MSS and a localised Schedule to Clause 52.28 are considered to be the appropriate tools as they provide the policy direction necessary to assist and guide council in their decision making for assessing EGM venue permit applications.

The amendment is consistent with the *Ministerial Direction: The Form and Content of Planning Schemes*.

How does the amendment address the views of any relevant agency?

The views of any relevant agency will be sought through the public exhibition process.

- Does the amendment address relevant requirements of the Transport Integration Act 2010?

The amendment will have no affect on any requirements of the *Transport Integration Act 2010*.

7.1 Strathbogie Planning Scheme Amendment C78 (cont.)

Resource and administrative costs

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

It is considered that the amendment will have a positive effect on Strathbogie Shire Council's resource and administrative costs as it will provide greater direction for the assessment of planning permit applications. The amendment does not introduce a new requirement for a planning permit, but rather outlines the appropriate considerations for the assessment of applications for EGM facilities.

Where you may inspect this amendment

The amendment is available for public inspection, free of charge, during office hours at the following places:

Strathbogie Shire Council

Euroa Head Office

109a Binney Street

Euroa VIC 3666

OR

Nagambie Mobile Customer Service

317 High Street

Nagambie VIC 3608

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.delwp.vic.gov.au/public-inspection.

7.1 Strathbogie Planning Scheme Amendment C78 (cont.)

Planning and Environment Act 1987

STRATHBOGIE PLANNING SCHEME

AMENDMENT C78

INSTRUCTION SHEET

The planning authority for this amendment is the Strathbogie Shire Council.

The Strathbogie Planning Scheme is amended as follows:

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

1. In Local Planning Policy Framework – replace Clause 21.05 with a new Clause 21.05 in the form of the attached document.
2. In Local Planning Policy Framework – replace Clause 21.08 with a new Clause 21.08 in the form of the attached document.
3. In Particular Provisions – Clause 52.28, replace the Schedule with a new Schedule in the form of the attached document.

End of document

7.1 Strathbogie Planning Scheme Amendment C78 (cont.)

STRATHBOGIE PLANNING SCHEME

21.05 SUSTAINABLE COMMUNITIES

05/12/2013
C60-Proposed C78

21.05-1 Overview

05/12/2013
C60
Proposed C78

Strathbogie Shire, similar to national trends, has an ageing population. Forecasts indicate the municipality will soon have the second highest population aged over 60 years in Victoria.

Our residents, in particular the aged and people with disabilities, often rely on community services to meet their various needs. The Shire has a range of medical and educational facilities, community services, aged care, libraries, maternal and child health and youth services.

Residents have a sense of wellbeing if they are connected to others in their community and feel like they belong. By planning ahead, Council can create opportunities for people of all abilities to actively participate in community life.

Council recognises that gaming is a legitimate business and recreational activity. However there is significant research that demonstrates that it can lead to significant negative social and economic community impacts. Strathbogie Shire Council is committed to minimising the negative impacts of gaming on the community by ensuring that gaming machines are only located within venues that are appropriately located and have appropriate venue characteristics.

Key Issues

- There are no tertiary education providers within the municipality.
- Only one secondary college provider in the municipality which is located in Euroa.
- Increased demand for services to support both disability and ageing trends.
- No public hospital beds within the Shire.
- Avoiding problem gambling and convenience gambling.
- Need to locate gaming machines away from communities vulnerable to problem gambling.
- Need to recognise and protect the rural townships in the municipality from the negative impacts of gaming.

21.05-2 Learning for life

05/12/2013
C60

Objective

To provide places for people of all ages to engage in learning.

Strategies

- Support education/community hubs, which may include libraries and youth centres.
- Support the establishment of a Secondary College in Nagambie.

7.1 Strathbogie Planning Scheme Amendment C78 (cont.)

STRATHBOGIE PLANNING SCHEME

- Support education facilities which provide services for the wider community.

05/12/2013
C50

Social services and infrastructure

Objective

To provide networked communities.

Strategies

- Encourage equitable access to facilities and services.
- Support the expansion of aged care facilities and services, where appropriate.
- Support health, community and education hubs in Euroa and Nagambie.
- Consider transport and telecommunications infrastructure when planning for growth.

21.05-4 Implementation

05/12/2013

C50

Proposed C78

The strategies will be implemented through the planning scheme by:

Scheme Implementation

- Apply appropriate zones to land to allow the development of community and education hubs.

Others actions of Council

- Investigate the potential for Higher Education and Research facilities/programs in the Strathbogie Shire, in areas of food technology, food processing, equine, poultry, wind energy or any other studies that would support our local industries.
- Develop Master Plans for public recreation facilities, where required.
- Prepare a long term integrated Aged Care Plan.

Future strategic work

~~Prepare a Gambling Policy Framework and implement the recommendations into the planning scheme~~

21.05-5 Electronic Gaming Machines and Gaming.

~~C50~~

Proposed C78

Objective

To minimise the risk of problem gambling and convenience gambling through the appropriate location of gaming machines and appropriate characteristics of gaming venues

7.1 Strathbogie Planning Scheme Amendment C78 (cont.)

STRATHBOGIE PLANNING SCHEME

Strategies

- Provide the community with access to gaming venues and machines but not in convenient locations.
- Ensure the location of gaming machines does not promote problem gambling or convenience gambling.
- Ensure the location of gaming machines achieves positive environmental, social and economic outcomes.
- Encourage the redistribution of electronic gaming machines from areas of high vulnerability to areas of low vulnerability.
- Encourage gaming machines:
 - In locations where there is a choice of community centres, neighbourhood houses, clubs or hotels without gambling activities.
 - In venues that offer social and recreational opportunities other than gambling.
 - In venues that implement management and operational practices that promote responsible gaming.
- Discourage gaming machines:
 - In convenient locations that would be attractive to persons who are tempted and susceptible to impulsive and opportunistic gambling.
 - Within vulnerable or disadvantaged areas that are more at risk of problem gambling.
 - In areas with high levels of pedestrian traffic, to minimise convenience gambling.
 - In a rural township where there is no alternative club or hotel without gaming machines.

21.05-5 Implementation

Proponent's Use of Discretion

Use of policy and exercise of discretion

- When deciding on applications for gaming machines using local Gaming Policy at Clause 22.04 to ensure that gaming machines are situated in appropriate locations and premises, and to ensure the social and economic impacts of the location of gaming machines are considered.

7.1 Strathbogrie Planning Scheme Amendment C78 (cont.)

STRATHBOGRIE PLANNING SCHEME

21.08 REFERENCE DOCUMENTS

0308/2017
C64(Part-4)
Proposed
C78

- *Avenel 2030*, Regional Planning Services, March 2008
- *Avenel Neighbourhood Character Study*, Planisphere, October 2009
- *Development Plan 2 North Avenel*, 2010
- *Economic Development Strategy*, Urban Enterprise Pty Ltd and Nexus Consulting Pty Ltd, December 2005
- *Environmental Management Strategy*, Consultants for Business, Communities & Environment, June 2011
- *Euroa Central Business Area Parking Study (Draft)*, 2004
- *Euroa and Avenel Rural Residential Development – Development Plan Report*, 2010
- *Euroa Neighbourhood Character Study*, Planisphere, March 2008
- *Euroa Structure Plan*, Planisphere, September 2010
- *Goulburn Broken Regional Catchment Strategy*, Goulburn Broken CMA, 2003
- *Review of buffer distances surrounding wastewater management facilities*, Goulburn Valley Water, 2002
- *Strathbogrie Shire Electronic Gaming Machine Policy Statement, June 2016*
- *Strathbogrie Shire Heritage Study Stage 2 Volume 1 Introduction and Recommendations*, RBA Architects Conservation Consultants Pty Ltd, September 2013
- *Strathbogrie Shire Heritage Study Stage 2 Volume 2 Thematic Environmental History*, RBA Architects Conservation Consultants Pty Ltd, September 2013
- *Strathbogrie Shire Heritage Study Stage 2 Volume 3 Part 1 (A to K) Heritage Place Citations*, RBA Architects Conservation Consultants Pty Ltd, September 2013
- *Strathbogrie Shire Heritage Study Stage 2 Volume 3 Part 2 (L to Z) Heritage Place Citations*, RBA Architects Conservation Consultants Pty Ltd, September 2013
- *Strathbogrie Shire Industrial Land Study*, Urban Enterprise Pty Ltd, July 2008
- *Infrastructure Design Manual*, Shire of Campaspe, City of Greater Bendigo, Greater Shepparton City Council, Version 4, March 2013
- *Land Capability Analysis and Evaluation of Natural Resources of Land within the Strathbogrie Shire, Report 1, Avenel*, RMCg Consultants for Business, Communities & Environment, November 2005
- *Land Capability Analysis and Evaluation of Natural Resources of Land within the Strathbogrie Shire, Report 2, Euroa*, RMCg Consultants for Business, Communities & Environment, January 2006
- *Nagambie Growth Management Plan*, Planisphere, December 2008
- *Nagambie Style Guideline*, Planisphere, December 2008
- *Guidelines for the Protection of Water Quality*, North East Planning Referral Group, 2001
- *Part 1: Stormwater Drainage Master Plan for Township of Avenel*, EarthTech, 2007
- *Part 1: Stormwater Drainage Master Plan for Township of Euroa*, EarthTech, 2007
- *Planning Controls for Earthworks in the Goulburn Broken Catchment*, 1997

7.1 Strathbogie Planning Scheme Amendment C78 (cont.)

STRATHBOGIE PLANNING SCHEME

- *Requirements for Water Supplies and Access for Subdivision in Residential 1 and 2 and Township Zones*, Country Fire Authority, May 2004
- *Revegetation Guide for the Goulburn Broken Catchment*, Department of Natural Resources & Environment, 2001
- *Strathbogie Shire Council Plan 2009-2013 (Revised May 2012)*
- *Shire of Strathbogie Rural Residential Strategy*, 2004
- *Shire of Strathbogie Asset Management Plan*, 2004
- *Shire of Strathbogie Road Management Plan*, 2004
- *Shire of Strathbogie Flood Management Plan*, 1996
- *State Environment Protection Policy (Waters of Victoria)*, Environment Protection Authority, 2003
- *Stormwater Drainage Master Plan – System Development for Township of Euroa and Nagambie*, EarthTech, June 2005
- *Strengthening Strathbogie in a Changing Climate (Background Paper)*, Marsden Jacob Associates, June 2011
- *Sustainable Land Use Strategy*, Parsons Brinckerhoff, December 2010
- *Urban Design Framework*, Connell Wagner, July 2003
- *Violet Town and District Strategic Development Plan*, Planisphere, July 2010
- *Violet Town Neighbourhood Character Study*, Planisphere, July 2010

7.1 Strathbogie Planning Scheme Amendment C78 (cont.)

STRATHBOGIE PLANNING SCHEME

 Proposed
 C78

SCHEDULE TO CLAUSE 52.28 GAMING

1.0

Objectives

 Proposed
 C78

- To discourage new gaming machines in vulnerable or disadvantaged areas.
- To achieve positive social, economic and environmental outcomes in the location and relocation of gaming machines and avoid exacerbating the risk of problem gambling.
- To minimise opportunities for convenience gaming.
- To locate gaming machines where the community has a choice of non-gambling entertainment or recreation activities within the gaming venue and the local area.
- To protect the amenity of areas surrounding gaming venues.

2.0

Prohibition of a gaming machine in a shopping complex

 Proposed
 C78

Installation or use of a gaming machine as specified in Clause 52.28-4 is prohibited on land described in Table 1 below.

Table 1

Name of shopping complex and locality	Land description
None specified	None specified

3.0

Prohibition of a gaming machine in a strip shopping centre

 Proposed
 C78

A gaming machine as specified in Clause 52.28-5 is prohibited in a all strip shopping centres on land covered by this planning scheme as specified in Table 2 below.

Table 2

Name of strip shopping centre and locality	Land description
All land covered by this planning scheme	All land covered by this planning scheme

4.0

Locations for gaming machines

 Proposed
 C78

Gaming venues and machines should be located:

- In areas where there are a choice of community centres, neighbourhood houses, clubs or hotels without gambling activities.
- In areas where the community has a broad mix of choices of non-gaming entertainment and recreation activities and established social infrastructure, which operate at similar operating hours or times.
- In areas that will make a positive contribution to the redistribution of gaming machines away from relatively disadvantaged areas, as defined by the latest Australian Bureau of Statistics (ABS) Socio Economic Indexes for Areas (SEIFA) index of relative socio- economic disadvantage.
- In areas where the facility is removed from day to day convenience activities and is not easily accessible.
- In areas that do not provide key connections between core retail areas in town centres.
- In areas of low levels of pedestrian traffic, to minimise convenience gaming.
- On sites that are not adjacent, opposite, in direct line of site or close in proximity to, and do not abut, strip shopping centres.
- On sites that minimise the likelihood of impulse gaming by people passing the venue in the course of their usual business or every day activities.

7.1 Strathbogie Planning Scheme Amendment C78 (cont.)

STRATHBOGIE PLANNING SCHEME

- On sites outside of vulnerable or disadvantaged areas that are more at risk of problem gaming.
- On sites at the periphery of town centres and removed from land zoned for a commercial purpose, or at a sports or recreation club.
- On sites separated from major community facilities and concentrations of shops with low levels of pedestrian traffic.
- On sites outside of where convenience services are located in townships and small centres that offer alternate attractions.

5.0 Venues for gaming machines

Proposed
C78

Gaming machines should be located:

- In venues that offer and promote a range of other forms of recreation and entertainment other than gambling based activities and which are located in spaces completely separate from the presence of electronic gaming machines (EGMs).
- In venues that limit hours of play, by condition of approval, to times when alternative entertainment and recreation is also operating and available.
- In venues that already have EGMs (in preference to the establishment of a new gaming venue).
- In venues that are designed to comply with best practice and the full ambit of the VCGLR Venue Manual or any regulatory successor.
- In venues that implement management and operational practices that promote responsible gaming.
- In venues that do not have 24 hour-a-day operation and allow for a substantive period of time where EGMs are non-operational.
- In venues that have gaming floor area of less than 25 per cent of the total floor area.
- In venues that will not detrimentally affect the amenity of the surrounding area by way of design, location or operating hours.

6.0 Application requirements

Proposed
C78

The following application requirements apply to an application for a permit under Clause 52.28, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Detailed description of how the application is consistent with the broader State and Local Policy Framework including policies on recreation and entertainment, economic development, tourism and town development.
- Analysis that considers the latest ABS SEIFA index of relative socio-economic disadvantage; and the projected growth, housing affordability and housing stress, income levels, unemployment rates, educational retention and attainment levels, and the percentage of social security recipients.
- A detailed overall assessment, which shows and summarises the economic and social impacts of the proposal and the effect on community wellbeing and health, including:
 - A current assessment of the town's relative vulnerability to problem gaming in comparison to similar towns in the region.
 - Details of the relative socio-economic disadvantage of the locality and the broader five kilometre catchment of the venue.

7.1 Strathbogie Planning Scheme Amendment C78 (cont.)

STRATHBOGIE PLANNING SCHEME

- Details of existing and proposed gambling and non-gambling related entertainment and recreation facilities at the venue and within the local area.
- Distances from the venue to shopping complexes and strip shopping centres, community facilities, counselling services and public transport.
- Pedestrian counts outside the proposed venue on different days and at a variety of times, including (where relevant) comparisons with base levels in core areas of the activity centre.
- A robust assessment of the social and economic benefits of the proposed EGMs, including:
 - Details of the nature and extent of community benefits expected from the proposal.
 - How the benefits are to be secured and distributed to the broader local community.
- Details about the existing and proposed distribution and density of EGMs in the municipality and local area, any proposed reallocation of EGMs in the municipality, and the proposal's expected impact on patronage.
- If it is proposed to relocate EGMs from one part of the municipality to another, the following information is required:
 - An explanation as to why the EGMs are being transferred.
 - Details of the relative social and economic differences between the two areas.
 - Details of the likely social and economic impact of the proposal on both venues and the local area within which the venues are located.
- Details on Gaming expenditure that is likely to be transferred from other venues, including:
 - particulars as to how the level of transfer has been calculated (including, but not limited to, comparison of existing and projected expenditure per machine at the venue, current usage levels of machines at the venue, projected usage level of machines at the venue after the additional machines);
 - the amount of transfer expenditure anticipated;
 - the resulting impact on revenue of the venue from where the expenditure is transferred; and,
 - the resulting impact on the venue from where the expenditure is transferred (such as loss of employment, loss of complementary expenditures, loss of customers, impact on ability to provide services etc).
- Mitigating strategies to prevent problem gambling and external amenity impacts in relation to the design and management of the venue, including the applicant's responsible gaming practices.
- Details of currently available social support services including specific problem gambling services, financial counselling services, and material and financial aid services; the location of these services in relation to both the revenue and patron catchment area; and the level of current demand for these services.

7.0 **Decision guidelines**

Proposed
C78

The following decision guidelines apply to an application for a permit under Clause 52.28, in addition to those specified in Clause 52.28 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

7.1 Strathbogie Planning Scheme Amendment C78 (cont.)

STRATHBOGIE PLANNING SCHEME

- The relative vulnerability to problem gambling within a five kilometre radius of the proposed venue, or alternative catchment area where appropriate.
- Whether there is to be a net community benefit derived from the application, aside from any community contribution scheme.
- Whether approval is likely to increase the social disadvantage or vulnerability of the local community.
- Whether the location of the EGMs or gaming premises will facilitate or discourage convenience gaming.
- Whether residents will have a choice between entertainment and recreation venues with and without gaming in the local area.
- The impact of the proposal on the amenity of the area and surrounding land uses.

PLANNING COMMITTEE REPORT NO. 2 (PRINCIPAL PLANNER - CAMERON FRASER)

**7.2 Waiver of Planning Application Fees
- Violet Town Gallery Museum Inc.**

Author and Department

Principal Planner / Planning and Investment Department

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

As part of a Planning Application recently received by Council's Planning department, a request has been made for the waiver of the Planning Application fees for the amount of \$1,286.10.

The Planning Application seeks to use a building located at 20 Cowslip Street, Violet Town as a Museum and gallery and in the future add to these uses with a retail component, café and hold artist workshops.

The applicant is the Violet Town Gallery Museum Inc. who are a 'Not for Profit' incorporated association. The building has been leased for 10 years with a 'peppercorn lease' for \$1-p.a.

An application for fee waiver can be considered under the Planning and Environment Act and the Planning Regulations as set out below within the Legal / Statutory Implications. It is considered that this request meets this test.

This report is presented to Council for decision in relation to the waiver of fees for a planning permit application.

RECOMMENDATION

For Decision.

Background

Council's Planning department have received a written request from the Secretary of the Violet Town Gallery Museum Inc. for consideration of a fee waiver for a Planning Permit Application.

The Planning Application seeks to use land located 20 Cowslip Street, Violet Town for a gallery, in addition there are a number of ancillary uses including retail, café and artist workshops. Profits made by the facility will be put back into development of the site.

7.2 Waiver of Planning Application Fees
- Violet Town Gallery Museum Inc.(cont.)

The main building has recently been redeveloped following its purchase in 2015 and is leased to the permit applicants.

Any funds generated from the proposed use will be put back in to the development of the site as stated within the written request from the applicant.

An extract from the letter follows to support this statement:

Our Constitution and mission statement dictates that any revenue generated from its activities will be used to operate the museum, art gallery and activities that benefit the community.

We believe the museum and art gallery will bring the following benefits to the community:

- *A place to display and share the stories of Violet Town's history*
- *A place to enable local artists to exhibit and sell their work*
- *Increase community participation: enable new residents to learn, engage and connect with Violet Town's history; enable local artists to engage with each other, locals and tourists*
- *Make Cowslip Street a more vibrant and attractive main street for both residents and tourists*
- *Increase tourism and the number of visitors to Violet Town*
- *A destination and activity for the residents of the Bush Nursing Hospital during their weekly walks*

The request is for a full waiver of the fees.

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 not inconsistent with Council Policies, key strategic documents and the Council Plan

Best Value / National Competition Policy (NCP) / Competition and Consumer Act 2010 (CCA) implications

The author of this report considers that the report is consistent with Best Value, National Competition Policy and Competition and Consumer Act requirements

Financial / Budgetary Implications

The author of this report considers that the request, other than the immediate cost of \$1286.10 in fees which would not be received has no significant financial/budgetary implications for Council or the broader community than a regular application.

Economic Implications

The author of this report considers that the recommendation has no significant economic implications for Council or the broader community.

7.2 Waiver of Planning Application Fees
- Violet Town Gallery Museum Inc.(cont.)

Environmental / Amenity Implications

The author of this report considers that the recommendation has no significant environmental or amenity implications for Council or the broader community

Community Implications

The author of this report considers that the recommendation has no significant community or social implications for Council or the broader community

Victorian Charter of Human Rights and Responsibilities Act 2006

The author of this report considers that the recommendation does not limit any human rights under the Victorian Charter of Human Rights and Responsibilities Act 2006.

Legal / Statutory Implications

In considering a request to waive fees for an application lodged under Section 47 of the *Planning and Environment Act 1987*, a fee can only be waived in the following circumstances pursuant to Section 20 of the *Planning and Environment Regulations (Fees) 2016*:

- (a) *an application is withdrawn and a new application is submitted in its place; or*
- (b) *in the opinion of the responsible authority or the Minister the payment of the fee is not warranted because—*
 - (i) *of the minor nature of the consideration of the matter decided or to be decided; or*
 - (ii) *the requested service imposes on the responsible authority or the Minister (as the case may be) no appreciable burden or a lesser burden than usual for supplying that service; or*
- (c) *in the opinion of the responsible authority or the Minister (as the case may be) the application or determination assists—*
 - (i) *the proper development of the State, region or municipal district; or*
 - (ii) *the proper development of part of the State, region or municipal district; or*
 - (iii) *the preservation of buildings or places in the State, region or municipal district which are of historical or environmental interest; or*
- (d) *the application relates to land used exclusively for charitable purposes.*

Consideration for the fee waiver could be made under either Sections 20(c)(iii) or 20(d) of the regulations. The building has been restored over the last three years and its ongoing use will assist in the upkeep of this building which has been identified as a significant contributor to the Violet Town Central Precinct as part of the Strathbogie Shire Heritage Study. The permit applicants will operate the site as a 'not for profit' which will ensure funds made by the proposed use will be put directly back into the ongoing use of the land for this purpose.

7.2 Waiver of Planning Application Fees
- Violet Town Gallery Museum Inc.(cont.)

Consultation

The author of this report considers that the matter under consideration did not warrant a community consultation process

Attachments

Nil

PLANNING COMMITTEE REPORT NO. 3 (PRINCIPAL PLANNER - CAMERON FRASER)

7.3 Waiver of Planning Application Fees
- Planning Permit Application P2018-124 - 62 Spring Creek Road, Strathbogie

Author and Department

Principal Planner / Planning and Investment Department

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

A planning application has been received for the Use and Development of land for an above ground diesel self-serve fuel cell, to be located at the Strathbogie Recreation Reserve.

As part of this application, a request has also been received for the waiver of planning application fees.

An application for fee waiver can be considered under the Planning and Environment Act and the Planning Regulations as set out below within the Legal / Statutory Implications. It is considered that as this application will be providing diesel in Strathbogie, it would be of benefit to a number of residents, businesses, CFA and visitors who otherwise need to travel to Euroa, Violet Town or Merton. The proposal will also provide additional funds for the existing action group to utilise within the town and wider tableland area.

The amount sought to be waived for the Planning Application fee is \$1510- further discussion regarding this fee can be read within the Financial/Budgetary section of this report.

This report is presented to Council for decision in relation to the waiver of fees for a planning permit application.

RECOMMENDATION

For Decision.

Background

An application has been received for the Use and Development of land for an above ground diesel self-serve fuel cell.

As part of this application, a request has also been received for the waiver of planning application fees.

7.3 Waiver of Planning Application Fees
- Planning Permit Application P2018-124 - 62 Spring Creek Road, Strathbogie
(cont.)

The request submits that the proposal will align with the goals of the Council Plan as well as Strathbogie Tableland Action Groups (STAG) Community Action Plan by:

- Providing quality infrastructure
- Best practice management of assets including roads and facilities
- Providing support to local businesses
- Promoting self sufficiency
- Continuing to monitor and support emergency procedures for the Tableland

The fuel cell to be installed will be privately owned and managed however as part of the arrangement of having the cell in this location, the owner/operator will compensate STAG on a per litre basis. The money made by STAG from this venture is then intended to be used within the community.

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 not inconsistent with Council Policies, key strategic documents and the Council Plan

Best Value / National Competition Policy (NCP) / Competition and Consumer Act 2010 (CCA) implications

The author of this report considers that the report is consistent with Best Value, National Competition Policy and Competition and Consumer Act requirements

Financial / Budgetary Implications

The author of this report considers that the request, other than the immediate cost of \$1510.00 in fees which would not be received has no significant financial/budgetary implications for Council or the broader community than a regular application.

Economic Implications

The author of this report considers that the recommendation has no significant economic implications for Council or the broader community.

Environmental / Amenity Implications

The author of this report considers that the recommendation has no significant environmental or amenity implications for Council or the broader community.

Community Implications

The author of this report considers that the recommendation has no significant community or social implications for Council or the broader community

Victorian Charter of Human Rights and Responsibilities Act 2006

The author of this report considers that the recommendation does not limit any human rights under the *Victorian Charter of Human Rights and Responsibilities Act 2006*.

7.3 Waiver of Planning Application Fees
- Planning Permit Application P2018-124 - 62 Spring Creek Road, Strathbogie
(cont.)

Legal / Statutory Implications

In considering a request to waive fees for an application lodged under Section 47 of the *Planning and Environment Act 1987*, a fee can only be waived in the following circumstances pursuant to Section 20 of the Planning and Environment Regulations (Fees) 2016:

- (a) *an application is withdrawn and a new application is submitted in its place; or*
- (b) *in the opinion of the responsible authority or the Minister the payment of the fee is not warranted because—*
 - (i) *of the minor nature of the consideration of the matter decided or to be decided; or*
 - (ii) *the requested service imposes on the responsible authority or the Minister (as the case may be) no appreciable burden or a lesser burden than usual for supplying that service; or*
- (c) *in the opinion of the responsible authority or the Minister (as the case may be) the application or determination assists—*
 - (i) *the proper development of the State, region or municipal district; or*
 - (ii) *the proper development of part of the State, region or municipal district; or*
 - (iii) *the preservation of buildings or places in the State, region or municipal district which are of historical or environmental interest; or*
- (d) *the application relates to land used exclusively for charitable purposes.*

Officers consider that the circumstances in Sections 20(a), 20(b) and 20(d) of the regulations are not applicable in this instance.

Section 20(c)(ii) of the regulations could be considered as the provision of diesel in Strathbogie would likely be of benefit to a number of residents and visitors who otherwise need to travel to Euroa, Violet Town or Merton. The proposal will also provide additional funds for the existing action group to utilise within the town and wider tableland area.

Consultation

The author of this report considers that the matter under consideration, that is the request of fee waiver did not warrant a community consultation process

Attachments

Nil

PLANNING COMMITTEE REPORT NO. 4 (DIRECTOR, INNOVATION AND PERFORMANCE - PHIL HOWARD)

**7.4 Planning Applications Received
- 10 May 2018 to 10 October 2018**

Following are listings of Planning Applications Received for the period 10 May to 10 October 2018.

RECOMMENDATION

That the report be noted.

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

PLANNING APPLICATIONS RECEIVED

Thursday, 10 May 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
3 Noble Street, Euroa VIC 3666	P2018-059	Use and development of land for a dependent persons unit	Troy Spencer	\$70,000.00
Bridge No 50, Leckies Rd, Miepoll VIC 3666	P2018-060	Removal of native vegetation	Bruce Braines	\$1,800.00

Friday, 11 May 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
48 Branjee Road, Euroa VIC 3666	P2016-122 - 1	Development of land for a verandah on an existing dwelling	RICHARDS, Stewart Gordon	\$0.00*

Monday, 14 May 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
52 Marys Lane, Violet Town VIC 3669	P2018-061	Use and development of land for a dwelling and shed	Colin Mintern	\$250,000.00

Tuesday, 15 May 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
8-10 Pink Street, Violet Town VIC 3669	P2018-062	Two (2) lot subdivision	Joe Fisher	\$0.00*

Thursday, 17 May 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
16 Frost Street, Euroa VIC 3666	P2018-064	Development of land for an extension to a shed	Max Kubeil	\$30,000.00
19 Granite Court, Euroa VIC 3666	P2018-063	Use and development of land for a dwelling and shed	Troy Spencer	\$380,000.00

Monday, 21 May 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
33 Branjee Road, Euroa VIC 3666	P2018-066	Development of land for a shed	Alan Ericksen	\$10,000.00
44 Penny Lane, Gooram VIC 3666	P2018-065	Development of land for a pool, pergola and shed	Steven Hicks	\$85,000.00

Tuesday, 22 May 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
132 Mt Cecelia Road, Gooram VIC 3666	P2018-069	Development of land for a shed	Paul Gruigan	\$30,000.00
25 Tarcombe Street, Euroa VIC 3666	P2018-067	Use & Development of land for an Office Building with onsite parking	Kenneth Richards	\$150,000.00
3 Granite Court, Euroa VIC 3666	P2018-068	Use & Development of land for a dwelling	Kenneth Richards	\$280,000.00

Thursday, 24 May 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
359 Fernhills Road, Kithbrook VIC 3666	P2018-070	Development of land for a shed	Rodney Lister	\$16,855.00

Monday, 28 May 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
33 Wattlevale Road, Bailieston VIC 3608	P2018-072	Development of land for dwelling extension, outbuilding and jetty	RICHARDSON, David John	\$350,000.00

Wednesday, 30 May 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
6B Lily Street, Violet Town VIC 3669	P2018-073	Use and development of land for five (5) units	Roger Hanson	\$200,000.00

Thursday, 31 May 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
2 Bank Street, Avenel VIC 3664	P2018-071	Two (2) lot subdivision and creation of common property	Geoff and Fay Hatley	\$0.00*

Friday, 1 June 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
1768 Nagambie-Locksley Road, Locksley VIC 3665	P2018-037 - 1	Development of land for extension to a fire station	Bruce Rowley	\$0.00*

Tuesday, 5 June 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
3314 Heathcote-Nagambie Road, Mitchellstown VIC 3608	P2018-074	Development of land for an extension to a dwelling	Devin Patrick Van De Ven	\$100,000.00

Thursday, 7 June 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
16 Woodlea Court, Kirwans Bridge VIC 3608	P2018-075	Development of land for an extension to a shed	Shane De Araugo	\$40,000.00
40 Armstrong Avenue, Strathbogie VIC 3666	P2017-073 - 1	Development of land for a dwelling, studio and a shed	Sue Mitchell	\$0.00*

Friday, 8 June 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
266 Welshs Road, Baddaginnie VIC 3670	P2017-132 - 1	Use and development of land for a caretakers residence (2nd Dwelling)	Michael Walsh	\$0.00
646 Sheans Creek Road, Balmattum VIC 3666	P2018-076	Development of land for a farm shed	Adrian Cross	\$4,000.00

Wednesday, 13 June 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
145 Drysdale Road, Euroa VIC 3666	P2017-004 - 1	Two (2) Lot Subdivision	Troy Spencer	\$0.00*
256 Jefferies Road, Locksley VIC 3665	P2017-114 - 2	Two (2) lot subdivision	Troy Spencer	\$0.00*

Thursday, 14 June 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
1700 Euroa-Strathbogie Road, Kithbrook VIC 3666	P2018-078	Development of land for a shed	Adrian Michael Beard	\$25,000.00
34-36 Railway Street, Euroa VIC 3666	P2015-099 - 2	Use of land for leisure and recreation (gymnasium), waiver of car parking requirements and the installation of business identification signage.	Sophie Thomas	\$0.00*
4 Bury Street, Euroa VIC 3666	P2016-041 - 2	Use of land for a Veterinary Clinic and a reduction in car parking requirements	Bob Worotnuik	\$0.00*
49 Creek Junction Road, Kithbrook VIC 3666	P2018-079	Use and development of land for a dwelling	Adrian Michael Beard	\$350,000.00
886 Downs Road, Earlston VIC 3669	P2018-077	Use of land for a place of assembly (functions and farm stay accommodation)	John Ritchie	\$0.00*

Friday, 15 June 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
176 Euroa Main Road, Euroa VIC 3666	P2018-080	Development of land to raise existing bank	BUERCKNER, Jennifer Lee	\$10,000.00
240 Goulburn Weir Road, Goulburn Weir VIC 3608	P2018-013 - 1	Use and development of land for a third dwelling	Tony Corbett	\$0.00*
67 Fernhills Road, Sheans Creek VIC 3666	P2018-081	Use and development of land for a dwelling	Troy Spencer	\$340,000.00

Monday, 18 June 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
295-299 High Street, Nagambie VIC 3608	P2016-068 - 2	Use and development of the land for a food and drink premises and function centre, including restaurant, tavern, café and brewery components, use of land to sell and consume liquor, alteration of access to a Road Zone and waiver of the standard car parking, loading and bicycle parking requirements	John Beresford	\$0.00*
736 Mitchellstown Road, Mitchellstown VIC 3608	P2017-104 - 1	Development of a single dwelling, one stable and one machinery shed.	Jane Macey	\$0.00*
74-94 Tarcombe Street, Euroa VIC 3666	P2018-082	Development of land for a storage shed	Phil Logan	\$90,000.00

Friday, 22 June 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
401 High Street, Nagambie VIC 3608	P2018-083	Two (2) lot resubdivision	John Beresford	\$0.00*

Monday, 25 June 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
13 Tulip Street, Violet Town VIC 3669	P2018-084	Use & Development of land for a dwelling	Eva Mercier	\$40,000.00
16 Hills Road, Pranjip VIC 3666	P2018-085	Use & Development of land for an extension to a dwelling	Ian Ball	\$176,550.00

Tuesday, 26 June 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
157 High Street, Nagambie VIC 3608	P2018-087	Three (3) lot subdivision	LE DEUX, Gregory Francis	\$0.00*

Wednesday, 27 June 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
1350 Geodetic Road, Molka VIC 3666	P2018-086	Development of land for an extension to a dwelling	Ian Ball	\$178,870.00
167 Halsalls Lane, Creightons Creek VIC 3666	P2018-001 - 1	Development of land for a agricultural shed	Rebecca Slater	\$0.00*

Thursday, 28 June 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
18-22 Scobie Street South, Avenel VIC 3664	P2018-088	Use and development of land for a dwelling and a cafe	John O'Donoghue	\$350,000.00
196 Clancy Road, Tamleugh VIC 3669	P2018-089	Use and development of land for a dwelling	Peter Hodgson	\$325,000.00

Tuesday, 3 July 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
23 Backwater Court, Kirwans Bridge VIC 3608	P2018-090	Development of land for a shed	TREEN, Paul	\$26,000.00

Thursday, 5 July 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
Loddings Lane, Nagambie VIC 3608	P2018-091	Development for leisure and recreation and native vegetation removal	Bruce Braines	\$395,000.00

Friday, 6 July 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
84-94 Livingstone Street, Avenel VIC 3664	P2015-154 - 1	Development of land for a dwelling and garage	JEFFERY, Scott Robertson	\$400,000.00

Tuesday, 10 July 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
2167 Avenel-Longwood Road, Avenel VIC 3664	P2018-092	Use and development of land for a dwelling and shed	Phillip Andis	\$380,000.00

Wednesday, 11 July 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
1369 Murchison-Violet Town Road, Arcadia South VIC 3631	P2016-171 - 1	Use and development of land for a dwelling	John Morelli	\$50,000.00
720 Nagambie-Locksley Road, Tabilk VIC 3607	P2014-049 - PC1	Use & development of land for animal boarding (kennel, cattery and domestic pets)	Liz & Rob Fearn	\$0.00*

Monday, 16 July 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
88-96 Birkett Street, Euroa VIC 3666	P2018-093	Use and development of land for industry (repair and assembly) metal products and associated signage	Troy Spencer	\$55,000.00

Wednesday, 18 July 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
112 Vearings Road, Avenel VIC 3664	P2018-094	Sixty-five (65) lot subdivision, creation of two recreation reserves, a sewer station reserve, the removal of native vegetation, the creation of sewer and drainage easements and a carriageway easement	Troy Spencer	\$0.00*
22-24 Queen Street, Avenel VIC 3664	P2018-095	Three (3) lot subdivision	Earl MacGregor Greenaway	\$0.00*

Thursday, 19 July 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
47-51 Binney Street, Euroa VIC 3666	P2018-096	Development of land for an extension to a commercial building and internal works	Julie Stone	\$9,500.00
550 Feltrim Road, Earlston VIC 3669	P2018-097	Use and development of land for a dwelling	CAMPBELL, Jacqueline Elizabeth	\$170,000.00

Friday, 20 July 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
Byers Road, Tamleugh Victoria 3669	P2012/096 - 4	Use and development of land for a dwelling	Chris Kennedy	\$0.00*

Wednesday, 25 July 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
Scarlett Street, Avenel VIC 3664	P2018-098	Removal of native vegetation (3 trees)	Karen Watson	\$5,000.00

Thursday, 26 July 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
15 Tarcombe Street, Euroa VIC 3666	P2018-099	Use of land for a replacement sign	Wes Randerson	\$50,000.00

Monday, 30 July 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
1157 Dookie-Violet Town Road, Earlston VIC 3669	P2018-100	Development of land for an extension	Ali Ahmed	\$15,995.00
36 Mansfield Road, Euroa VIC 3666	P2018-101	Development of land for an extension to a dwelling	Glenn Withers	\$140,000.00
4 Bury Street, Euroa VIC 3666	P2018-102	Use of land for a sign	ACE Vet Hospital Euroa	\$4,000.00

Tuesday, 7 August 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
13 Bury Street, Euroa VIC 3666	P2018-104	Development of land for an extension to a dwelling	THOMSON, Xavier Leonard	\$87,000.00

Thursday, 9 August 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
125 Wilkinsons Lane, Euroa VIC	P2018-105	Development of land for a replacement fence	Lisa Maclellan	\$8,500.00

Friday, 10 August 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
2 Grandview Road, Kirwans Bridge VIC 3608	P2018-103	Development of land for building and works	Shane De Araugo	\$47,000.00

Wednesday, 15 August 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
17 Platt Street, Euroa VIC 3666	P2018-106	Development of land for an extension to a dwelling	Troy Spencer	\$85,000.00

Thursday, 16 August 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
45-53 McDiarmids Road, Violet Town VIC 3669	P2018-108	Development of land for an extension to a dwelling	Michael Buckworth	\$207,419.40
53 Chapmans Road, Boho South VIC 3669	P2018-107	Two (2) lot subdivision	Mr Troy Spencer	\$0.00*

Friday, 17 August 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
29-37 Ashwin Street, Violet Town VIC 3669	P2016-162 - 1	Use and Development of land for a Storage Shed	Trevor Pearce	\$0.00*

Tuesday, 21 August 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
199 Odwyer Road, Tabilk VIC 3607	P2018-109	Development of land for a storage shed	Joanne Nash	\$78,400.00
470 Mitchellstown Road, Mitchellstown VIC 3608	P2018-110	Use of land for a place of assembly for three (3) events	Eugene Brouwer	\$60,000.00

Friday, 24 August 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
47-51 Binney Street, Euroa VIC 3666	P2018-111	Development of land for a disabled toilet	Julie Stone	\$9,500.00
9 Tulip Street, Violet Town VIC 3669	P2018-114	Use and development of land for two (2) dwellings	Bruce Mactier	\$550,000.00

Tuesday, 28 August 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
247 Euroa-Shepparton Road, Euroa VIC 3666	P2018-112	Use and development of land for a replacement dwelling	Troy Spencer	\$85,000.00

Friday, 31 August 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
16 Woodlea Court, Kirwans Bridge VIC 3608	P2018-113	Use and development of land for a jetty	Shane De Araugo	\$20,000.00
42 McLeod Street, Kirwans Bridge VIC 3608	P2018-115	Development of land for a landing and floating Jetty	Shane DeAraugo	\$12,000.00

Sunday, 2 September 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
32 McLeod Street, Kirwans Bridge VIC 3608	P2018-116	Development of land for a deck and floating Jetty	Shane DeAraugo	\$25,000.00

Monday, 3 September 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
301-305 High Street, Nagambie VIC 3608	P2018-117	Development of land to develop an extension to a rowing club and an external pavilion	Michelle Vernal	\$470,000.00

Tuesday, 4 September 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
7 Granite Court, Euroa VIC 3666	P2018-119	Use and development of land for a dwelling and shed	WALKER, Ebony Blaise	\$350,000.00

Thursday, 6 September 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
165 Moss Road, Goulburn Weir VIC 3608	P2018-120	Four (4) lot subdivision	Goulburn Park Stud Pty Ltd	\$0.00*
797 Wattlevale Road, Mitchellstown VIC 3608	P2018-033 - 1	Development of land for a boat ramp and a toilet block	Angela Gaynor	\$0.00*

Friday, 7 September 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
122 Delatite County Road, Gooram VIC 3666	P2018-121	Development of land for a farm machinery shed	Mr Troy Spencer	\$25,000.00
2069 Grimwade Road, Longwood VIC 3665	P2018-123	Development of land for a shed	Leanne Wright	\$0.00*
51 Weir Street, Euroa VIC 3666	P2018-122	Six (6) lot subdivision	Glenn and Marilyn Frost	\$0.00*

Monday, 10 September 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
48-52 Graham Street, 12-14 Boundary Road North, Euroa VIC 3666	P2016-080 - 2	Development of land for a Rural industry (egg sorting facility), removal of native vegetation (2 trees) and creation of an access easement	Sonny Hoang	\$0.00*
62 Spring Creek Road, Strathbogie VIC 3666	P2018-124	Development of land for an above ground diesel self serve fuel cell	Strathbogie Recreation Reserve Committee of Management	\$220,000.00
8 Baird Street, Violet Town VIC 3669	P2018-118	Two (2) lot subdivision	Mr Troy Spencer	\$0.00*

Tuesday, 11 September 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
325 Aerodrome Road, Mangalore VIC 3663	P2018-125	Development of land for a fuel tank	Warren Blyth	\$0.00*

Wednesday, 12 September 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
113 Binney Street, Euroa VIC 3666	P2018-126	Development of land to additions and alterations to a dwelling	Matt Tricarico	\$222,200.00

Thursday, 13 September 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
295 Boho Church Road, Boho VIC 3669	P2018-127	Two (2) lot subdivision	Graeme Schneider - Monger & Tomkinson	\$0.00*

Friday, 14 September 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
122 Delatite County Road, Gooram VIC 3666	P2018-121 - 1	Development of land for a farm machinery shed	Troy Spencer	\$0.00*
14 Sutherland Street, Euroa VIC 3666	P2018-128	Use and development of land for five (5) dwellings	Troy Spencer	\$1,200,000.00

Monday, 17 September 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
403 Polly McQuinns Road, Strathbogie VIC 3666	P2018-129	Development of land for a garage	MCALISTER, James	\$18,500.00

Wednesday, 19 September 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
115 Grenada Road, Mangalore VIC 3663	P2018-131	Use and development of land for nine (9) dwellings, water pump station and signage	John Ladd-Hudson	\$2,250,000.00

Monday, 24 September 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
10 Magiltan Drive, Strathbogie VIC 3666	P2018-132	Development of land for a dwelling	Bruce Mactier Building Designers	\$250,000.00

Wednesday, 26 September 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
256 Upton Road, Avenel VIC 3664	P2018-133	Development of land for two (2) sheds	Ian Montgomery	\$60,000.00

Thursday, 27 September 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
246 Splitters Creek Road, Moornbool West VIC 3523	P2018-135	Use of land for animal keeping and breeding (29 dogs)	Kerry Webb	\$50,000.00

Tuesday, 2 October 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
8/7-9 Brock Street, Euroa VIC 3666	P2018-136	Development of land for a carport	HARGREAVES, Yvonne Joy	\$6,050.00

Thursday, 4 October 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
3712 Heathcote-Nagambie Road, Bailieston VIC 3608	P2018-138	Alterations to two (2) existing sheds, and development of land for an agricultural shed	Mr Sam Verrocchi	\$40,000.00
4227 Heathcote-Nagambie Road, Bailieston VIC 3608	P2018-134	Two (2) lot subdivision	Mr Troy Spencer	\$0.00*

Friday, 5 October 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
Seymour-Avenel Road, Mangalore VIC 3663	P2018-139	Native vegetation removal	Earl Greenaway	\$2,000.00

Sunday, 7 October 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
39 Young Street, Nagambie VIC 3608	P2018-137	Use and development of land for a dwelling	Monica & John Hurley	\$600,000.00

Tuesday, 9 October 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
15 Filson Street, Nagambie Victoria 3608	P2011/017 - 1	Two (2) Lot Subdivision	Michael Toll	\$0.00*
20 Cowslip Street, Violet Town VIC 3669	P2018-140	Use of land for a museum, tearoom, gift shop and art gallery	GARRETT, Brian Keith	\$5,000.00

*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