



STRATHBOGRIE SHIRE COUNCIL

PLANNING COMMITTEE

MINUTES

OF THE MEETING HELD ON TUESDAY 21 JULY 2020

AT THE EUROA COMMUNITY CONFERENCE CENTRE

COMMENCING AT 4.00 P.M.

Chair:	Malcolm Little	<i>(Hughes Creek Ward)</i>
Councillors:	Robert Gardner	<i>(Lake Nagambie Ward)</i>
	John Mason	<i>(Seven Creeks Ward)</i>
	Amanda McClaren	<i>(Lake Nagambie Ward)</i>
	Chris Raeburn	<i>(Honeysuckle Creek Ward)</i>
	Alistair Thomson	<i>(Mount Wombat Ward)</i>
	Graeme Williams OAM	<i>(Seven Creeks Ward)</i>
Officers:	Julie Salomon	Chief Executive Officer <i>(CEO)</i>
	Phil Howard	Director, Community and Planning <i>(DCP)</i>
	David Roff	Director, Corporate Operations <i>(DCO)</i>
	Melissa Crane	Principal Planner <i>(PP)</i>
	Trish Hall	Town Planner <i>(TP)</i>
	Dan Moloney	Town Planner <i>(TP)</i>
	Dawn Bray	Executive Manager, Governance and Customer Service <i>(EMGCS)</i>

Until further notice, all meetings conducted by Strathbogrie Shire Council will be virtually, using Zoom and live streamed on our website at www.strathbogrie.vic.gov.au. This ensures we are meeting the Victorian Government's social distancing requirements to slow the spread of coronavirus (COVID-19) and help keep our communities safe

We encourage all community members to watch the meeting online, given we have had to close the public gallery until further notice following legal advice around how to comply with COVID-19 social distancing rules.

People wishing to make submissions for items on the Planning Committee Agenda may do so by:

- submitting a further written statement, which will be read by the Chair
- requesting to make their submission via telephone
- making their presentation via a pre-recorded video that is sent to Council prior to the meeting.

The Planning Department will be in touch with relevant parties prior to the meeting so that appropriate arrangements can be made.

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

Emma Kubeil Manager, Planning and Investment (MPI)

4. Confirmation of Minutes of the Planning Committee meeting held on Tuesday 23 June 2020

MOVED COUNCILLOR MASON, SECONDED COUNCILLOR WILLIAMS

24/20 CARRIED

5. Disclosure of Interests

Councillor Thomson declared an Interest in Item 6.1 as 'subject property is owned by a friend'

6. Planning Reports
7. Other Business

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

Council does not generally permit individuals to make audio recordings of meetings. Individuals are required to make a written request addressed to the Council (Director, Corporate Operations) should they seek to obtain permission to do so.

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PLANNING COMMITTEE REPORT NO. 1 (PRINCIPAL PLANNER – MELISSA CRANE)

6. PLANNING REPORTS

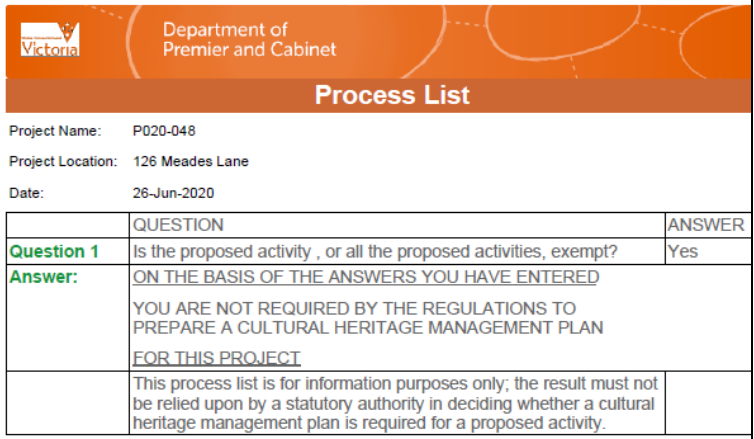
4.04 p.m.

Councillor Thomson left the meeting

6.1 Planning Permit Application No. P2020-048

- Use and Development of Land for a Dwelling ~ 126 Meades Lane, Longwood East

Application Details:

Application is for:	Use and development of land for a dwelling
Applicant's/Owner's Name:	Mr Cameron Ross
Date Received:	05 May 2020
Statutory Days:	52
Application Number:	P2020-048
Planner: Name, title & department	Melissa Crane Principal Planner Department of Planning and Investment
Land/Address:	Crown Allotment 4, Section F, Parish of Longwood, Volume 01793 Folio 430 and Lot 3 on Title Plan 514246N, Volume 08936 Folio 517 126 Meades Lane, Longwood East VIC 3666
Zoning:	Farming Zone
Overlays:	Bushfire Management Overlay, Erosion Management Overlay
Is a CHMP required?	<p>No, although the property is in an area of sensitivity a single dwelling is not a trigger for a CHMP.</p> 
Is it within an Open Potable Catchment Area?	No, not in an open potable catchment area

6.1 Planning Permit Application No. P2020-048
- Use and Development of Land for a Dwelling ~ 126 Meades Lane, Longwood East (cont.)

Under what clause(s) is a permit required? (include description)	Clause 35.07, Farming Zone – Use of the land for a dwelling on a lot of less than 40 hectares Clause 35.07, Farming Zone – Buildings and works associated with a section 2 use;
Restrictive covenants on the title?	No restrictive covenants registered on the title.
Current use and development:	Agriculture

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

All officers, and/or contractors, involved in the preparation of this report have signed a written declaration that they do not have a conflict of interest in the subject matter of this report.

Executive Summary

- The application proposes the use and development of land at 126 Meades Lane, Longwood for a dwelling.
- The proposal includes the consolidation of two existing crown allotments into a parcel totalling 21.76 hectares.
- It is proposed to construct a 5-bedroom house associated with a vineyard.
- The application was advertised, and no objections were received.
- The application has been assessed within the 60-day statutory timeframe.
- The application is being heard before Planning Committee due to the small lot being within the Farming Zone.
- The proposal meets the objectives of the Planning Policy Framework, Local Planning Policy Framework and the Farming Zone
- It is recommended that Council resolve to grant a permit in accordance with the Officer's recommendation.

MOVED COUNCILLOR MASON, SECONDED COUNCILLOR WILLIAMS

That Council

- having caused notice of Planning Application No. P2020-048 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 Grant a Permit under the provisions of Clause 35.07 Farming Zone of the Strathbogie Planning Scheme in respect of the land known as Crown Allotment 4, Section F, Parish of Longwood, Volume 01793 Folio 430 and Lot 3 on Title Plan 514246N, Volume 08936 Folio 517, 126 Meades Lane, Longwood East VIC 3666, for the use and development of land for a dwelling in accordance with endorsed plans, subject to the following conditions:

6.1 Planning Permit Application No. P2020-048
- Use and Development of Land for a Dwelling ~ 126 Meades Lane, Longwood East (cont.)

Endorsed Plans

1. The use and 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.

Section 173

2. Prior to the issue of a Statement of Compliance/Commencement of works a Section 173 Agreement must be entered into at no cost to Council, which ensures the following:
 - The land may not be further subdivided so as to create a lot for the approved dwelling.
 - Management of the land must be in accordance with the endorsed Whole Farm Plan.

The Section 173 Agreement must be prepared by Council's solicitors, to the satisfaction of the Responsible Authority and must be recorded on the folio of the Register to the subject land pursuant to Section 181 of the *Planning and Environment Act 1987*.

Consolidation

3. Prior to the commencement of any works on the land, Crown Allotment 4, Section F, Parish of Longwood, Volume 01793 Folio 430 and Lot 3 on Title Plan 514246N, Volume 08936 Folio 517 must be consolidated into one allotment to the satisfaction of the responsible authority.

Environmental Health Conditions:

4. Prior to installation works commencing on the septic tank system, a Permit to Install must be obtained from Council.
5. All sewage and sullage waters shall be treated in accordance with the requirements of the *Environment Protection Act 1970* and the Guidelines for Environmental Management: Code of Practice – Onsite Wastewater Management 891. 4 (2016) and the Responsible Authority. All wastewater shall be disposed of within the curtilage of the land and sufficient area shall be kept available for the purpose of wastewater disposal to the satisfaction of the Responsible Authority. No wastewater shall drain directly or indirectly onto an adjoining property, street or any watercourse or drain to the satisfaction of the Responsible Authority.
6. All wastewater and liquid are to be contained and treated on site by an approved septic tank system or equivalent. The system must be at least 300 metres from potable water supply. The system must be at least 60 metres from any watercourse and/or dam (non-potable water supply) for primary sewage and 30 metres for secondary sewage, on the subject or neighbouring properties, and must meet the Guidelines for Environmental Management: Code of Practice – Onsite Wastewater Management 891. 4 (2016).

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7. **No buildings or works shall occur over any part of the approved waste disposal system including the septic tank in accordance with the requirements of the Environment Protection Act 1970, the Guidelines for Environmental Management: Code of Practice – Onsite Wastewater Management 891. 4 (2016).**

Engineering Conditions:

8. **Prior to the commencement of works on site, any new, relocated, alteration or replacement of required vehicular entrances to the subject land from the road shall be constructed at a location and of a size and standard in accordance with the requirements of the relevant Authority and shall be at the applicant's expense. The final location of the crossing is to be approved by the Responsible Authority via a Vehicle Crossing Permit. Reference should be made to Clause 12.9.2 “Rural Vehicle Crossings” of the Infrastructure Design Manual. Refer to standard drawing SD255 for small vehicles or SD265 for large vehicles.**
9. **Prior to the commencement of the use all internal access roads must be constructed, formed and drained to avoid erosion and to minimise disturbance to natural topography of the land to the satisfaction of the Responsible Authority. Internal access, including the turn-around areas for emergency vehicles, must be all weather construction with a minimum trafficable width of 4m.**
10. **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.**
11. **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.**
12. **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.**

Infrastructure Provision

13. Fire Fighting Water Supply

Prior to the commencement of use associated with the dwelling hereby permitted, the permit holder must provide 10,000 litres of effective water supply for firefighting purposes which meets the following requirements:

- (a) **Be stored in an above ground water tank constructed of concrete or metal.**

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- (b) Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- (c) Include a separate outlet for occupant use.
- (d) Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority.
- (e) Be located within 60 metres of the outer edge of the approved building.
- (f) The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed.
- (g) Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64-millimetre CFA 3 thread per inch male fitting).
- (h) Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling)

14. Access

Prior to the commencement of use associated with the dwelling hereby permitted, the permit holder must provide access for firefighting purposes which meets the following requirements:

- (a) All weather construction.
- (b) A load limit of at least 15 tonnes.
- (c) Provide a minimum trafficable width of 3.5 metres
- (d) Be clear of encroachments for at least 0.5 metre on each side and at least 4 metres vertically.
- (e) Curves must have a minimum inner radius of 10m.
- (f) The average grade must be no more than 1 in 7 (14.4 per cent) (8.1 degrees) with a maximum of no more than 1 in 5 (20 per cent) (11.3 degrees) for no more than 50m.
- (g) Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.

15. The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for firefighting purposes.

16. The dwelling must be connected to a reticulated electricity supply of have an alternative energy source.

General

17. The external cladding of the proposed buildings, including the roof, must be constructed of new materials of muted colours to enhance the aesthetic amenity of the area. Material having a highly reflective surface must not be used.

18. 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;

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- (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.

Expiry

19. 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.
- (c) The use commenced within two (2) years of the completion of the development

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.

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.
- Any works on a waterway may need a “Works on Waterway Permit” from the Goulburn Broken Catchment Management Authority

Environmental Health:

- A Land Capability Assessment will be required and should be undertaken by a suitability qualified person. The Responsible Authority reserves the right to accept, reject or amend the recommendations of an LCA report.
- The floor plan shows a study room, a great room and a rumpus that could be closed off with a door and may need to be included as bedrooms for the purposes of calculating the minimum daily domestic flow rates.

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Engineering:

- **This Permit does not authorise the creation of a new access way/crossover. Before any such development may commence, the Applicant must apply for and obtain appropriate approval from Council.**

25/20 **CARRIED**

Proposal

The subject land is made up of two parcels of land when consolidated will form a total land size of 21.76 hectares. The proposal is to construct a 5-bedroom dwelling on the allotment, approximately 92 metres from the northern boundary and 102 metres from the western boundary. The site is proposed to be developed for a four-acre vineyard, using PT23 Shiraz Cloned cuttings. This variety of vines do not require irrigation and are suited the soil and climate in this area. The whole farm plan provided with the application details the following works to be undertaken on site:

- Creation of a four-acre vineyard (to be used in conjunction with existing vineyard known as Maygars Hill)
- Beef cattle (13.26 ha, with 10 cattle to manage the land)
- Biodiversity improvements along waterway
- Soil stabilisation works along waterway

The proposed access is from Longwood-Mansfield Road. The proposed layout of the site is as follows:



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Subject site & locality

The subject land is made up of two allotments, with a total land size of 21.76 hectares. The land is bounded by Nine Mile Creek to the east, Longwood-Mansfield Road to the south, privately owned farming land to the north and a west.

The site is gently undulating, sloping down towards the Nine Mile Creek. Two drainage lines run through the southern portion of the allotment. The site is predominantly clear of native vegetation with the exception of the waterway, which contains remnant native vegetation.



Permit/Site History

A search of Council's electronic records results in no other planning permits issued for this land.

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 no objections to date.

Consultation

No consultation has been required to be undertaken.

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Referrals

External Referrals/Notices required by the Planning Scheme:

Referrals/Notice	Advice/Response/Conditions
Section 55 Referrals	None
Section 52 Notices	Goulburn Broken Catchment Management Authority – No objections and no conditions Notice of application was sent to 5 nearby and adjoining property owners.

Internal Council Referrals	Advice/Response/Conditions
Asset Services	No objections subject to conditions
Environmental Health	No objections subject to conditions

Assessment

The zoning of the land and any relevant overlay provisions

Farming 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 provide for the use of land for agriculture.*
- *To encourage the retention of productive agricultural land.*
- *To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.*
- *To encourage the retention of employment and population to support rural communities.*
- *To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.*

Officer comment:

A planning permit is required to use the land for a dwelling as the property is in the Farming Zone and on a lot of less than 40 hectares in size. The application has been assessed against the decision guidelines of the Zone, as follows:

Decision Guidelines	Officer Comments	Complies?
General Issues		
The Municipal Planning Strategy and the Planning Policy Framework	Refer below for discussion on relevant policies	✓ Complies

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Any Regional Catchment Strategy and associated plan applying to the land	There is no specific plan applying to the land, but the proposal will provide for improvements along the waterway which will have a positive impact on water quality.	✓ Complies
The capability of the land to accommodate the proposed use or development, including the disposal of effluent.	The land is more than 20 hectares in size and is capable of treating and retaining wastewater on site. The application was considered by Council's Environmental Health unit who had no objections subject to conditions.	✓ Complies
How the use or development relates to sustainable land management	The proposal includes a more intensive horticultural enterprise as part of the whole farm plan, being a vineyard, and has been designed using vines requiring minimal water to grow. The area of land proposed for the vineyard is considered sufficient to create a commercial quantity of produce. The Whole Farm Plan submitted with the application further details environmental works for the property which will result in well managed property.	✓ Complies
Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.	The land is currently used for cattle grazing, and the addition of the vineyard will not create a conflict with nearby and adjoining land uses, as horticultural enterprises are an as-of-right in the zone.	✓ Complies
How the use and development makes use of existing infrastructure and services.	The site will be accessed from the existing road network that is of an appropriate standard to support the extra traffic that will be generated by the proposal.	✓ Complies
Agricultural issues and the impacts from non-agricultural uses		
Whether the use or development will support and enhance agricultural production	The proposal of the vineyard in addition to the cattle grazing and environmental works will increase the agricultural productivity of the land, although it is less than the minimum lot size in the zone.	✓ Complies

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Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.	The proposal increases the intensity of farming on the land, and with the Section 173 Agreement to ensure that this continues in an ongoing way it will have a long-term positive affect on agricultural production.	✓ Complies
The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.	The dwelling is located back from all boundaries at sufficient distances to ensure that the residential use does not create a conflict with any agricultural land uses on adjoining or nearby properties.	✓ Complies
The capacity of the site to sustain the agricultural use	The site is of a size that can sustain the agricultural use, as the vineyard only uses a portion of the land.	✓ Complies
The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.	The soil quality on the property has been identified as Class 1 and Class 2, having little risk of degradation and able to support a wide range of uses and is the location of the vineyard, with the land more at risk of degradation being used for cattle grazing only.	✓ Complies
Any integrated land management plan prepared for the site.	A Whole Farm Plan has been prepared to support the application and is proposed to be tied to the use of the land with a Section 173 Agreement.	✓ Complies
Dwelling issues		
Whether the dwelling will result in the loss or fragmentation of productive agricultural land	The lots are existing, and the proposal will include the consolidation of two existing crown allotments, resulting in a decrease in allotment in the farming area.	✓ Complies
Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.	The land in the vicinity is generally used for extensive animal husbandry like cattle grazing, and these will not adversely impact the proposed dwelling.	✓ Complies

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Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.	The property is naturally buffered to the east by the waterway, to the south by the road and to the north and west by the distances the dwelling is setback from the boundaries. The location of this is near the existing shedding on the allotment and will not have a negative impact on adjoining farming enterprises.	✓ Complies
The potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture.	The proposal includes the consolidation of two allotments, reducing the capacity of the area for permit applications for dwellings.	✓ Complies
Environmental Issues		
The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.	The developments proposed are located on the more stable sections of the land, with good setbacks from the waterway. The addition of environmental works in the Whole Farm Plan will result in improved water quality along the Nine Mile Creek.	✓ Complies
The impact of the use or development on the flora and fauna on the site and its surrounds.	No native vegetation is proposed to be removed as part of this proposal. The environmental works include additional planting of native vegetation and will have a positive effect of the flora.	✓ Complies
The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.	The waterway is proposed to be fenced, revegetated and remediated as part of the Whole Farm Plan and will provide for an improved biodiversity for the whole of the site and the broader area.	✓ Complies
The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.	A Permit to Install a septic tank system will need to be obtained prior to any works on the site and will be issued in accordance with the <i>Environment Protect Act 1970</i> .	✓ Complies

6.1 Planning Permit Application No. P2020-048
- Use and Development of Land for a Dwelling ~ 126 Meades Lane, Longwood East (cont.)

Design and siting issues		
The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses and to minimise the loss of productive agricultural land.	The dwelling is proposed to be located in the northern section of the property, closer to existing shedding and addressing the requirement of locating buildings in one area.	✓ Complies
The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.	The dwelling is single storey, pitch roof construction in character with the rural area. A condition will be placed on the permit to ensure that the colours used are muted.	✓ Complies
The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.	A single dwelling on an allotment is in character with the broader area. There are no significant features of architectural, historic or scientific significance or of natural scenic beauty or importance identified on this property.	✓ Complies
The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities	The proposed road traverses the property and is clear of waterways. There is two drainage lines on the property which the dwelling is well setback from. A notation has been placed on the permit to ensure that any works on the waterway obtain the appropriate approvals.	✓ Complies
Whether the use and development will require traffic management measures.	The road is of a good standard and will be able to accommodate the extra traffic generated for this dwelling and will not require traffic management measures.	✓ Complies

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- Use and Development of Land for a Dwelling ~ 126 Meades Lane, Longwood East (cont.)

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.*

Officer comment:

The proposed dwelling is outside of the area affected by the overlay and was not required to address the provisions in the overlay. Conditions have been placed on the recommended permit to address water supply and access for fire protection as a precautionary measure.

Erosion 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 protect areas prone to erosion, landslip or other land degradation processes, by minimising land disturbance and inappropriate development.*

Officer comment:

The proposed dwelling is outside the area affected by the overlay, but remediation works are proposed as part of the application to address some areas of erosion along the waterway.

The Planning Policy Framework (PPF)

Clause 12.03-1S, *River corridors, waterways, lakes and wetlands*

Objective: To protect and enhance river corridors, waterways, lakes and wetlands.

Strategies:

- *Ensure development responds to and respects the significant environmental, conservation, cultural, aesthetic, open space, recreation and tourism assets of water bodies and wetlands.*
- *Ensure development is sensitively designed and sited to maintain and enhance environmental assets, significant views and landscapes along river corridors and waterways and adjacent to lakes and wetlands.*
- *Ensure development does not compromise bank stability, increase erosion or impact on a water body or wetland's natural capacity to manage flood flow.*

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Officer comment:

The dwelling is setback more than 100 metres from the waterway, and the Whole Farm Plan proposes some replanting and erosion remediation works on Nine Mile Creek. These two measures will ensure that the development itself doesn't have a negative impact on the waterway but will provide an opportunity for an improved environmental outcome.

Clause 13.02-1S, *Bushfire Planning*

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

Strategies:

- *Consider the risk of bushfire to people, property and community infrastructure.*
- *Require the implementation of appropriate bushfire protection measures to address the identified bushfire risk.*
- *Ensure new development can implement bushfire protection measures without unacceptable biodiversity impacts.*

Officer Comment:

The proposed dwelling is in a bushfire prone area and as such conditions have been placed on the recommended permit to address water supply and access for fire protection as a precautionary measure.

Clause 13.04-2S, *Erosion and landslip*

Objective: To protect areas prone to erosion, landslip or other land degradation processes.

Strategies:

- *Identify areas subject to erosion or instability in planning schemes and when considering the use and development of land.*
- *Prevent inappropriate development in unstable areas or areas prone to erosion.*
- *Promote vegetation retention, planting and rehabilitation in areas prone to erosion and land instability*

Officer Comment:

The dwelling is located outside the area prone to erosion, however the areas that have existing erosion issues have been identified in the Whole Farm Plan and will be addressed through the remediation works and planting proposed.

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- Use and Development of Land for a Dwelling ~ 126 Meades Lane, Longwood East (cont.)

Clause 14.01-1S, *Protection of agricultural land*

Objective: To protect the state's agricultural base by preserving productive farmland

Strategies:

- *Limit new housing development in rural areas by:*
 - *Directing housing growth into existing settlements.*
 - *Discouraging development of isolated small lots in the rural zones from use for dwellings or other incompatible uses.*
 - *Encouraging consolidation of existing isolated small lots in rural zones.*
- *In considering a proposal to use, subdivide or develop agricultural land, consider the:*
 - *Desirability and impacts of removing the land from primary production, given its agricultural productivity.*
 - *Impacts on the continuation of primary production on adjacent land, with particular regard to land values and the viability of infrastructure for such production.*
 - *Compatibility between the proposed or likely development and the existing use of the surrounding land.*
 - *The potential impacts of land use and development on the spread of plant and animal pests from areas of known infestation into agricultural areas.*
 - *Land capability*

Officer comment:

The application is supported by a Whole Farm Plan in accordance with the zone, and provides for a vineyard, which is considered an intensive horticultural enterprise, in conjunction with cattle grazing and environmental works. These provide a balanced and site-specific response to the opportunities and constraints on this land. When considered with the consolidation of two allotments, it is considered that this will have a positive impact in relation to protecting agricultural land for agricultural uses.

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

Clause 21.02-5, *Small Crown Allotment Consolidation*

Objective: To prevent the further proliferation of dwellings on small crown allotments in the Farming Zone.

Strategies:

- *Discourage the use of small crown allotments in the Farming Zone for a dwelling except where it is possible to consolidate a number of lots before the construction of a dwelling.*
- *Encourage consolidation of small rural lots.*

6.1 Planning Permit Application No. P2020-048
- Use and Development of Land for a Dwelling ~ 126 Meades Lane, Longwood East (cont.)

Officer Comment:

The application proposes to consolidate Crown Allotment 4, Section F, and Lot 3 on Title Plan 514246N, Parish of Longwood to support the application for a dwelling on this property in accordance with the policy.

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

Objective: To ensure that all structures blend in with the surrounding environment and that the aesthetic amenity of the area is preserved and/or enhanced.

Officer Comment:

A standard condition has been placed on the permit to ensure that muted tones are used in accordance with this policy.

Clause 22.01, *Housing and House Lot Excisions in Farming Zones*

Objectives:

- *To protect and maintain productive farming areas.*
- *To protect and promote sustainable use of privately owned land that includes high value or significant vegetation and waterways.*
- *To promote recognition of rural activities, e.g. tourism, wineries, equine and intensive agriculture.*
- *To promote the clustering of co-dependant uses.*
- *To protect the growth of rural activities against potential land use conflict.*
- *To ensure that rural production is not compromised by housing encroachment.*

Officer Comment:

These objectives are supported by the following policies:

The lot is accessed by an all-weather road and has appropriate service provisions.	Longwood-Mansfield Road is a formed gravel road with swale drains of a standard to accommodate the proposal.	✓ Complies
Emergency ingress and egress is at an appropriate standard.	Conditions are recommended on the permit to ensure that the crossover and internal access on the property are constructed to the appropriate standard.	✓ Complies
The dwelling will not inhibit the operation of agriculture and rural industries.	The dwelling will be used to support the installation of a vineyard on the allotment and will not inhibit the lands ability to be used for farming.	✓ Complies

6.1 Planning Permit Application No. P2020-048
- Use and Development of Land for a Dwelling ~ 126 Meades Lane, Longwood East (cont.)

<p>The site must be able to contain and treat onsite effluent and wastewater in accordance with the relevant Code of Practice and Australian Standards.</p>	<p>The proposed site once consolidated is more than 20 hectares in size and is capable of treating and retaining wastewater on site. The application was considered by Council's Environmental Health department who had no objections subject to conditions.</p>	<p>✓ Complies</p>
<p>Meets at least one of the following requirements:</p> <ul style="list-style-type: none"> • The dwelling should be associated with a sustainable rural pursuit that requires a dwelling on the land to manage that pursuit. The application should be supported by a farm management plan that justifies the need for a dwelling to assist in the operation of the farm. • The applicant can substantiate that the land has no agricultural potential due to environmental significance and the dwelling is to be used in conjunction with sustainable land management and the significant vegetation is protected on title. • The lot has been identified in the Strathbogie Shire Rural Residential Strategy, 2004 as rural residential; implying that that there is an historic use and development pattern. Consideration should be given to the recommendations in the Strategy. • The applicant is proposing to consolidate one or more lots in the same ownership with the subject land prior to the construction of the dwelling. 	<p>The dwelling meets two of the requirements of this policy, in particular:</p> <ul style="list-style-type: none"> • The application is supported by a Whole Farm Plan that demonstrates the need for a dwelling to support the development of a vineyard on this parcel of land. • The application proposes to consolidate two crown allotments to create a 21.47 hectare parcel of land for the dwelling. 	<p>✓ Complies</p>

6.1 Planning Permit Application No. P2020-048
- Use and Development of Land for a Dwelling ~ 126 Meades Lane, Longwood East (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.*

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

There are no relevant adopted State policies.

Relevant incorporated, reference or adopted documents

- *Sustainable Land Use Strategy, Parsons Brinckerhoff, December 2010*

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.

6.1 Planning Permit Application No. P2020-048
- Use and Development of Land for a Dwelling ~ 126 Meades Lane, Longwood East (cont.)

Summary of Key Issues

With regard to the Farming Zone: The proposal is for a dwelling to be used in conjunction with a vineyard, cattle grazing and environmental works on a 21.47 hectare parcel of land once consolidated. The intensified horticultural enterprise, in addition to the proposal for consolidation of allotments, will provide for a productive agricultural land use that addresses the requirements of the zone.

In summary, the proposal meets the objectives of the Planning Policy Framework, Local Planning Policy Framework and the Farming Zone.

Conclusion

After due assessment of all the relevant factors, it is considered appropriate to grant a planning permit, subject to conditions.

Attachments

Site and Locality Plans

4.08 p.m.

Councillor Thomson returned to the meeting

6.1 Planning Permit Application No. P2020-048
- Use and Development of Land for a Dwelling ~ 126 Meades Lane, Longwood East (cont.)



6.1 Planning Permit Application No. P2020-048
- Use and Development of Land for a Dwelling ~ 126 Meades Lane, Longwood East (cont.)

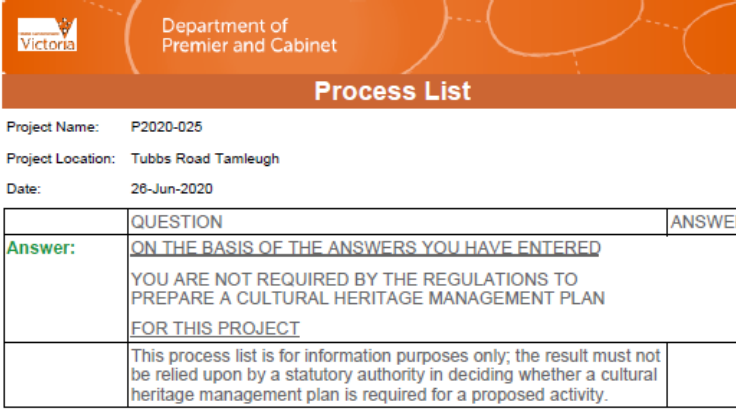


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PLANNING COMMITTEE REPORT NO. 2 (PRINCIPAL PLANNER – MELISSA CRANE)

**6.2 Planning Permit Application No. P2020-025
- Use and Development of Land for a Dwelling and Shed ~ Tubbs Road, Tamleugh**

Application Details:

Application is for:	Use and development of land for a dwelling and shed
Applicant's/Owner's Name:	Troy Spencer
Date Received:	12 March 2020
Statutory Days:	59
Application Number:	P2020-025
Planner: Name, title & department	Melissa Crane Principal Planner Department of Planning and Investment
Land/Address:	Crown Allotment 98, Parish of Tamleugh, Volume 06842 Folio 288 Tubbs Road, Tamleugh VIC 3669
Zoning:	Farming Zone
Overlays:	Land Subject to Inundation Overlay
Is a CHMP required?	<p>No, although the property is in an area of sensitivity a single dwelling is not a trigger for a CHMP.</p>  <p>The screenshot shows a 'Process List' document. At the top, it says 'Department of Premier and Cabinet' and 'Victoria'. Below that, it lists 'Project Name: P2020-025', 'Project Location: Tubbs Road Tamleugh', and 'Date: 26-Jun-2020'. A table with two columns, 'QUESTION' and 'ANSWER', contains the following entry: QUESTION: ON THE BASIS OF THE ANSWERS YOU HAVE ENTERED ANSWER: YOU ARE NOT REQUIRED BY THE REGULATIONS TO PREPARE A CULTURAL HERITAGE MANAGEMENT PLAN FOR THIS PROJECT A note at the bottom states: 'This process list is for information purposes only; the result must not be relied upon by a statutory authority in deciding whether a cultural heritage management plan is required for a proposed activity.'</p>
Is it within an Open Potable Catchment Area?	No, not in an open potable catchment area
Under what clause(s) is a permit required? (include description)	Clause 35.07, Farming Zone – Use of the land for a dwelling on a lot of less than 80 hectares Clause 35.07, Farming Zone – Buildings and works associated with a section 2 use;
Restrictive covenants on the title?	No restrictive covenants registered on title.
Current use and development:	Agriculture

6.2 Planning Permit Application No. P2020-025
- Use and Development of Land for a Dwelling and Shed ~ Tubbs Road,
Tamleugh (cont.)

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

All officers, and/or contractors, involved in the preparation of this report have signed a written declaration that they do not have a conflict of interest in the subject matter of this report.

Summary

- The application proposes the use and development of land at Tubbs Road, Tamleugh for a dwelling and shed.
- It is proposed to construct a 3-bedroom house associated with a lamb and cattle production on a 51 hectare parcel of land
- The application was advertised, and no objections were received.
- The application has been assessed within the 60 day statutory timeframe.
- The application is being heard before Planning Committee due to the site being a small lot in the Farming Zone.
- The proposal meets the objectives of the Planning Policy Framework, Local Planning Policy Framework as well as the relevant particular provision and
- It is recommended that Council resolve to grant a permit in accordance with the Officer's recommendation.

MOVED COUNCILLOR RAEBURN, SECONDED COUNCILLOR MASON

That Council

- **having caused notice of Planning Application No. P2020-025 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 grant a permit under the provisions of Clause 35.07 Farming Zone of the Strathbogie Planning Scheme in respect of the land known as Crown Allotment 98, Parish of Tamleugh, Volume 06842 Folio 288, Tubbs Road, Tamleugh VIC 3669, for the use and development of land for a dwelling and shed, in accordance with endorsed plans, subject to the following conditions:

Endorsed Plans

1. **The use and 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.**

Section 173

2. **Prior to the issue of a Statement of Compliance/Commencement of works a Section 173 Agreement must be entered into at no cost to Council, which ensures the following:**
 - **The land may not be further subdivided so as to create a lot for the approved dwelling.**
 - **Management of the land must be in accordance with the endorsed Whole Farm Plan.**

6.2 Planning Permit Application No. P2020-025
- Use and Development of Land for a Dwelling and Shed ~ Tubbs Road,
Tamleugh (cont.)

The Section 173 Agreement must be prepared by Council's solicitors, to the satisfaction of the Responsible Authority and must be recorded on the folio of the Register to the subject land pursuant to Section 181 of the *Planning and Environment Act 1987*.

Environmental Health Conditions:

3. **Prior to installation works commencing on the septic tank system, a Permit to Install must be obtained from Council.**
4. **All sewage and sullage waters shall be treated in accordance with the requirements of the *Environment Protection Act 1970* and the *Guidelines for Environmental Management: Code of Practice – Onsite Wastewater Management 891. 4 (2016)* and the Responsible Authority. All wastewater shall be disposed of within the curtilage of the land and sufficient area shall be kept available for the purpose of wastewater disposal to the satisfaction of the Responsible Authority. No wastewater shall drain directly or indirectly onto an adjoining property, street or any watercourse or drain to the satisfaction of the Responsible Authority.**
5. **All waste water and liquid are to be contained and treated on site by an approved septic tank system or equivalent. The system must be at least 300 metres from potable water supply. The system must be at least 60 metres from any watercourse and/or dam (non-potable water supply) for primary sewage and 30 metres for secondary sewage, on the subject or neighbouring properties, and must meet the *Guidelines for Environmental Management: Code of Practice – Onsite Wastewater Management 891. 4 (2016)*.**
6. **No buildings or works shall occur over any part of the approved waste disposal system including the septic tank in accordance with the requirements of the *Environment Protection Act 1970*, the *Guidelines for Environmental Management: Code of Practice – Onsite Wastewater Management 891. 4 (2016)*.**

Engineering Conditions:

7. **Prior to the commencement of works on site, any new, relocated, alteration or replacement of required vehicular entrances to the subject land from the road shall be constructed at a location and of a size and standard in accordance with the requirements of the relevant Authority and shall be at the applicant's expense. The final location of the crossing is to be approved by the Responsible Authority via a Vehicle Crossing Permit. Reference should be made to Clause 12.9.2 "Rural Vehicle Crossings" of the *Infrastructure Design Manual*. Refer to standard drawing SD255 for small vehicles or SD265 for large vehicles. The vehicular crossing shall have satisfactory clearance to any power or Telecommunications pole, manhole cover or marker, or street tree and have a minimum of 50mm of gravel from the shoulder to the property boundary.**

6.2 Planning Permit Application No. P2020-025
- Use and Development of Land for a Dwelling and Shed ~ Tubbs Road,
Tamleugh (cont.)

8. **Prior to the commencement of the use all internal access roads must be constructed, formed and drained to avoid erosion and to minimise disturbance to natural topography of the land to the satisfaction of the Responsible Authority. Internal access, including the turn-around areas for emergency vehicles, must be all weather construction with a minimum trafficable width of 4m.**
9. **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.**
10. **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.**
11. **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.**

Infrastructure Provision

12. Fire Fighting Water Supply

Prior to the commencement of use associated with the dwelling hereby permitted, the permit holder must provide 10,000 litres of effective water supply for firefighting purposes which meets the following requirements:

- (i) **Be stored in an above ground water tank constructed of concrete or metal.**
- (j) **Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.**
- (k) **Include a separate outlet for occupant use.**
- (l) **Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority.**
- (m) **Be located within 60 metres of the outer edge of the approved building.**
- (n) **The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed.**
- (o) **Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64-millimetre CFA 3 thread per inch male fitting).**
- (p) **Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling)**

6.2 Planning Permit Application No. P2020-025
- Use and Development of Land for a Dwelling and Shed ~ Tubbs Road,
Tamleugh (cont.)

13. Access

Prior to the commencement of use associated with the dwelling hereby permitted, the permit holder must provide access for firefighting purposes which meets the following requirements:

- a. All weather construction.
- b. A load limit of at least 15 tonnes.
- c. Provide a minimum trafficable width of 3.5 metres
- d. Be clear of encroachments for at least 0.5 metre on each side and at least 4 metres vertically.
- e. Curves must have a minimum inner radius of 10m.
- f. The average grade must be no more than 1 in 7 (14.4 per cent) (8.1 degrees) with a maximum of no more than 1 in 5 (20 per cent) (11.3 degrees) for no more than 50m.
- g. Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.

14. The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for firefighting purposes.

15. The dwelling must be connected to a reticulated electricity supply or have an alternative energy source.

General

16. The external cladding of the proposed buildings, including the roof, must be constructed of new materials of muted colours to enhance the aesthetic amenity of the area. Material having a highly reflective surface must not be used.

17. The amenity of the area must not be detrimentally affected by the use, through the:

- (f) Appearance of any building, works or materials;
- (g) Transport of materials, goods or commodities to or from the land;
- (h) Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products, grit or oil;
- (i) Presence of vermin, and;
- (j) Others as appropriate.

Expiry

18. This permit will expire if one of the following circumstances applies:

- (d) The development is not started within two (2) years of the date of this Permit,
- (e) The development is not completed within four (4) years of the date of this Permit.
- (f) The use commenced within two (2) years of the completion of the development

6.2 Planning Permit Application No. P2020-025
- Use and Development of Land for a Dwelling and Shed ~ Tubbs Road,
Tamleugh (cont.)

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.

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.
- Any works on a waterway may need a “Works on Waterway Permit” from the Goulburn Broken Catchment Management Authority

Environmental Health:

- A Land Capability Assessment will be required and should be undertaken by a suitability qualified person. The Responsible Authority reserves the right to accept, reject or amend the recommendations of an LCA report.
- The floor plan shows a study room (5m²) and a hobby room (13m²) that could be closed off with a door and may need to be included as a bedroom for the purposes of calculating the minimum daily domestic flow rates.

Engineering:

- This Permit does not authorise the creation of a new access way/crossover. Before any such development may commence, the Applicant must apply for and obtain appropriate approval from Council.

26/20 **CARRIED**

Proposal

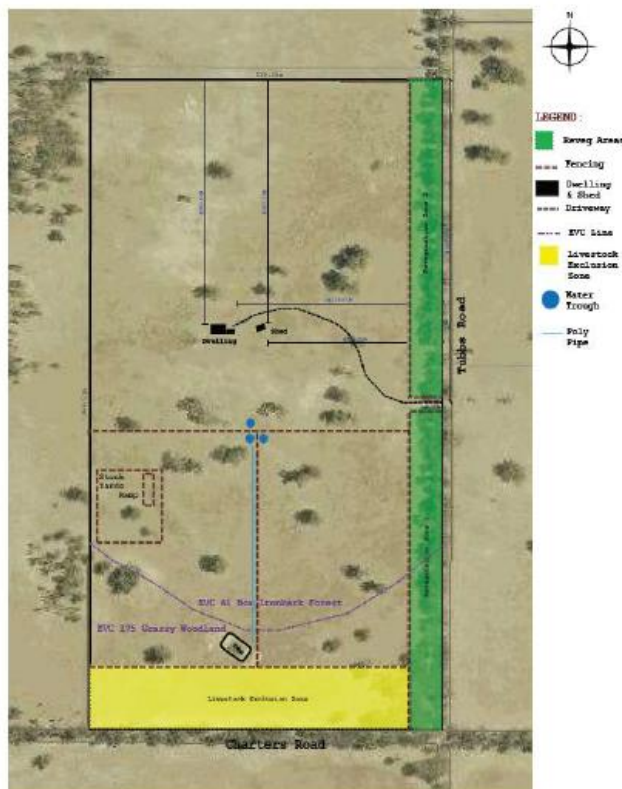
The application is for a dwelling and shed to be constructed on a 51 hectare parcel of land in Tubbs Road, Tamleugh. The allotment is part of a broader family farm, making up a total of 497 hectares. This dwelling is for a member of the family as they move to take over the farm as part of the farm succession planning.

6.2 Planning Permit Application No. P2020-025
- Use and Development of Land for a Dwelling and Shed ~ Tubbs Road,
Tamleugh (cont.)

The property will be used to run fat lambs and beef cattle and will be used on a rotational basis. The Whole Farm Plan submitted with the application provides for the following:

- Fencing of the land into three paddocks
- Stock yards in the south western part of the land
- Revegetation in the southern and eastern portions of the land

The proposed site plan with suggested improvements is as follows:



Subject site & locality

The subject land is gently undulating, with scattered paddock trees, one dam and planted native vegetation along the eastern boundary. The property generally contains open pasture suited to extensive animal husbandry. The southern section of the land has a small portion that is subject to inundation in flood events.

In terms of how the land can be used, the property is separated into Land Class 1, which has little risk of degradation and is identified for livestock production. The section of land subject to degradation, being Class 2, has been identified for livestock exclusion and biodiversity improvement.

6.2 Planning Permit Application No. P2020-025
- Use and Development of Land for a Dwelling and Shed ~ Tubbs Road, Tamleugh (cont.)

The broader area is characterised by larger properties used for extensive farming practices. There are some dwellings in the area, but none within 1 kilometre of the proposed dwelling site.



Permit/Site History

A search of Council's electronic records results in no previous planning permits issued for this site.

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 no objections to date.

Consultation

No consultation has been required to be undertaken.

Referrals

External Referrals/Notices required by the Planning Scheme:

Referrals/Notice	Advice/Response/Conditions
Section 55 Referrals	None
Section 52 Notices	Notice of application as sent to 7 nearby and adjoining owners

6.2 Planning Permit Application No. P2020-025
- Use and Development of Land for a Dwelling and Shed ~ Tubbs Road, Tamleugh (cont.)

Internal Council Referrals	Advice/Response/Conditions
Asset Services	No objections subject to conditions
Environmental Health	No objections subject to conditions

Assessment

The zoning of the land and any relevant overlay provisions

Farming 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 provide for the use of land for agriculture.*
- *To encourage the retention of productive agricultural land.*
- *To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.*
- *To encourage the retention of employment and population to support rural communities.*
- *To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.*

Officer comment:

A planning permit is required to use the land for a dwelling as the property is in the Farming Zone and on a lot of less than 80 hectares in size. The application has been assessed against the decision guidelines of the Zone, as follows:

Decision Guidelines	Officer Comments	Complies?
General Issues		
The Municipal Planning Strategy and the Planning Policy Framework	Refer below for discussion on relevant policies	✓ Complies
Any Regional Catchment Strategy and associated plan applying to the land	There is no specific plan applying to the land, but the proposal will provide for biodiversity improvements in the southern portion of the allotment, in the area prone to water logging and inundation.	✓ Complies
The capability of the land to accommodate the proposed use or development, including the disposal of effluent.	The land is more than 50 hectares in size and is capable of treating and retaining wastewater on site. The application was considered by Council's Environmental Health unit who had no objections subject to conditions.	✓ Complies

6.2 Planning Permit Application No. P2020-025
- Use and Development of Land for a Dwelling and Shed ~ Tubbs Road,
Tamleugh (cont.)

How the use or development relates to sustainable land management	The proposal includes extensive animal husbandry as part of a broader farming enterprise on a rotational basis. The Whole Farm Plan submitted with the application further details environmental works for the property which will result in a positive outcome for the site.	✓ Complies
Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.	The land is currently used for cattle and sheep grazing, and the addition of a house in the proposed location will not create a conflict with nearby and adjoining land uses.	✓ Complies
How the use and development makes use of existing infrastructure and services.	The site will be accessed from the existing road network that is of an appropriate standard to support the extra traffic that will be generated by the proposal.	✓ Complies
Agricultural issues and the impacts from non-agricultural uses		
Whether the use or development will support and enhance agricultural production	The land is being used for sheep and cattle grazing which is to continue. The dwelling will allow for farm succession planning and more oversight on the property. Improvements are proposed such as fencing and stock yards.	✓ Complies
Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.	The proposal is not a high impact farming activity and will not have a negative impact on soil quality. Only a small section of land will be removed from production and changed to the dwelling area.	✓ Complies
The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.	The dwelling is located back from all boundaries at sufficient distances to ensure that the residential use does not create a conflict with any agricultural land uses on adjoining or nearby properties.	✓ Complies
The capacity of the site to sustain the agricultural use	The site is of a size that can sustain the agricultural use and allow for rotation of stock to minimise overgrazing.	✓ Complies

6.2 Planning Permit Application No. P2020-025
- Use and Development of Land for a Dwelling and Shed ~ Tubbs Road,
Tamleugh (cont.)

<p>The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.</p>	<p>The soil quality on the property has been identified as Class 1 and Class 2, having little risk of degradation and able to support a wide range of uses such as grazing, with the land more at risk of degradation being used for biodiversity improvements.</p>	<p>✓ Complies</p>
<p>Any integrated land management plan prepared for the site.</p>	<p>A Whole Farm Plan has been prepared to support the application and is proposed to be tied to the use of the land with a Section 173 Agreement.</p>	<p>✓ Complies</p>
<p>Dwelling issues</p>		
<p>Whether the dwelling will result in the loss or fragmentation of productive agricultural land</p>	<p>The lot is part of a broader property used for agricultural purposes. While the property is under the minimum lot size in the schedule to the zone, being 80 hectares, for an as-of-right use the property is over 40 hectares and capable of sustaining an agricultural use.</p>	<p>✓ Complies</p>
<p>Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.</p>	<p>The land in the vicinity is generally used for extensive animal husbandry like cattle grazing and in light of the fact that this property is proposed to be used in a similar manner, this will not adversely impact the proposed dwelling.</p>	<p>✓ Complies</p>
<p>Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.</p>	<p>The dwelling site is located significant distances from all boundaries and is able to contain buffers within the boundaries of the property. As such, this will not have a negative impact on adjoining farming enterprises.</p>	<p>✓ Complies</p>
<p>The potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture.</p>	<p>There are limited houses within the area, and most blocks are larger in size and farmed with other properties. There is not a concentration of dwellings in the area, and this will not create one.</p>	<p>✓ Complies</p>

6.2 Planning Permit Application No. P2020-025
- Use and Development of Land for a Dwelling and Shed ~ Tubbs Road,
Tamleugh (cont.)

Environmental Issues		
The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.	The development proposed is located well away from existing vegetation and the more constrained areas of the property. The addition of environmental works in the Whole Farm Plan will result in improved water quality along the southern boundary.	✓ Complies
The impact of the use or development on the flora and fauna on the site and its surrounds.	No native vegetation is proposed to be removed as part of this proposal. The environmental works include additional planting of native vegetation and will have a positive effect of the flora.	✓ Complies
The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.	The site does not contain any waterways, gullies, ridgelines and saline areas. The southern and eastern boundaries are proposed to be managed with native vegetation in accordance with this guideline.	✓ Complies
The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.	A Permit to Install a septic tank system will need to be obtained prior to any works on the site and will be issued in accordance with the <i>Environment Protect Act 1970</i> .	✓ Complies
Design and siting issues		
The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses and to minimise the loss of productive agricultural land.	The dwelling and shed area proposed to be located on the northern section of the property in close proximity to each other, addressing the requirement of locating buildings in one area.	✓ Complies
The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.	The dwelling is single storey, pitch roof construction in character with the rural area. A condition will be placed on the permit to ensure that the colours used are muted.	✓ Complies

6.2 Planning Permit Application No. P2020-025
- Use and Development of Land for a Dwelling and Shed ~ Tubbs Road, Tamleugh (cont.)

<p>The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.</p>	<p>A single dwelling on an allotment is in character with the broader area. There are no significant features of architectural, historic or scientific significance or of natural scenic beauty or importance identified on this property.</p>	<p>✓ Complies</p>
<p>The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities</p>	<p>There are no waterways on the property, and conditions on the permit require the provision of infrastructure to support the dwelling.</p>	<p>✓ Complies</p>
<p>Whether the use and development will require traffic management measures.</p>	<p>The road is of a good standard and will be able to accommodate the extra traffic generated for this dwelling and will not require traffic management measures.</p>	<p>✓ Complies</p>

The Planning Policy Framework (PPF)

Clause 13.02-1S, *Bushfire Planning*

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

Strategies:

- *Consider the risk of bushfire to people, property and community infrastructure.*
- *Require the implementation of appropriate bushfire protection measures to address the identified bushfire risk.*
- *Ensure new development can implement bushfire protection measures without unacceptable biodiversity impacts.*

Officer Comment:

The proposed dwelling is in a bushfire prone area and as such conditions have been placed on the recommended permit to address water supply and access for fire protection as a precautionary measure.

6.2 Planning Permit Application No. P2020-025
- Use and Development of Land for a Dwelling and Shed ~ Tubbs Road,
Tamleugh (cont.)

Clause 14.01-1S, *Protection of agricultural land*

Objective: To protect the state's agricultural base by preserving productive farmland

Strategies:

- *Limit new housing development in rural areas by:*
 - *Directing housing growth into existing settlements.*
 - *Discouraging development of isolated small lots in the rural zones from use for dwellings or other incompatible uses.*
 - *Encouraging consolidation of existing isolated small lots in rural zones.*
- *In considering a proposal to use, subdivide or develop agricultural land, consider the:*
 - *Desirability and impacts of removing the land from primary production, given its agricultural productivity.*
 - *Impacts on the continuation of primary production on adjacent land, with particular regard to land values and the viability of infrastructure for such production.*
 - *Compatibility between the proposed or likely development and the existing use of the surrounding land.*
 - *The potential impacts of land use and development on the spread of plant and animal pests from areas of known infestation into agricultural areas.*
 - *Land capability*

Officer comment:

The application is supported by a Whole Farm Plan in accordance with the zone, provides for extensive animal husbandry in the form of sheep cattle grazing and environmental works, and is being run as part of a broader enterprise. This provides a balanced and site-specific response to the opportunities and constraints on this land. It is considered that this will have a positive impact in relation to protecting agricultural land for agricultural uses.

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

Clause 21.02-6, Building Material – Muted Tones

Objective: To ensure that all structures blend in with the surrounding environment and that the aesthetic amenity of the area is preserved and/or enhanced.

Officer Comment:

A standard condition has been placed on the permit to ensure that muted tones are used in accordance with this policy.

6.2 Planning Permit Application No. P2020-025
- Use and Development of Land for a Dwelling and Shed ~ Tubbs Road,
Tamleugh (cont.)

Clause 22.01, *Housing and House Lot Excisions in Farming Zones*

Objectives:

- *To protect and maintain productive farming areas.*
- *To protect and promote sustainable use of privately owned land that includes high value or significant vegetation and waterways.*
- *To promote recognition of rural activities, e.g. tourism, wineries, equine and intensive agriculture.*
- *To promote the clustering of co-dependant uses.*
- *To protect the growth of rural activities against potential land use conflict.*
- *To ensure that rural production is not compromised by housing encroachment.*

Officer Comment:

These objectives are supported by the following policies:

The lot is accessed by an all-weather road and has appropriate service provisions.	Tubbs Road is of a sufficient standard to provide access in all-weather situations.	✓ Complies
Emergency ingress and egress is at an appropriate standard.	Conditions are recommended on the permit to ensure that the crossover and internal access on the property are constructed to the appropriate standard.	✓ Complies
The dwelling will not inhibit the operation of agriculture and rural industries.	The dwelling will be used to support a larger family landholding and will not inhibit the lands ability to be used for farming.	✓ Complies
The site must be able to contain and treat onsite effluent and wastewater in accordance with the relevant Code of Practice and Australian Standards.	The land is more than 50 hectares in size and is capable of treating and retaining wastewater on site. The application was considered by Council's Environmental Health unit who had no objections subject to conditions.	✓ Complies

6.2 Planning Permit Application No. P2020-025
- Use and Development of Land for a Dwelling and Shed ~ Tubbs Road,
Tamleugh (cont.)

<p>Meets at least one of the following requirements:</p> <ul style="list-style-type: none">• The dwelling should be associated with a sustainable rural pursuit that requires a dwelling on the land to manage that pursuit. The application should be supported by a farm management plan that justifies the need for a dwelling to assist in the operation of the farm.• The applicant can substantiate that the land has no agricultural potential due to environmental significance and the dwelling is to be used in conjunction with sustainable land management and the significant vegetation is protected on title.• The lot has been identified in the Strathbogie Shire Rural Residential Strategy, 2004 as rural residential; implying that there is an historic use and development pattern. Consideration should be given to the recommendations in the Strategy.• The applicant is proposing to consolidate one or more lots in the same ownership with the subject land prior to the construction of the dwelling.	<p>The dwelling meets the requirements of this policy, in particular:</p> <ul style="list-style-type: none">• The application is supported by a Whole Farm Plan that demonstrates the need for a dwelling to use of this land for extensive animal husbandry and biodiversity improvements.	<p>✓ Complies</p>
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6.2 Planning Permit Application No. P2020-025
- Use and Development of Land for a Dwelling and Shed ~ Tubbs Road,
Tamleugh (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.*

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

There are no relevant adopted State policies.

Relevant incorporated, reference or adopted documents

- *Sustainable Land Use Strategy*, Parsons Brinckerhoff, December 2010

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.

6.2 Planning Permit Application No. P2020-025
- Use and Development of Land for a Dwelling and Shed ~ Tubbs Road,
Tamleugh (cont.)

Summary of Key Issues

With regard to the Farming Zone: The property is to be used for sheep and cattle grazing, and the construction of a dwelling will allow this to be managed more appropriately from the site, particularly with the provision of cattle yards. The biodiversity improvements in the northern section of the site provides a balanced outcome for the whole of the land.

In summary, the proposal meets the objectives of the Planning Policy Framework, Local Planning Policy Framework and Farming Zone.

Conclusion



After due assessment of all the relevant factors, it is considered appropriate to grant a planning permit, subject to conditions.

Attachments

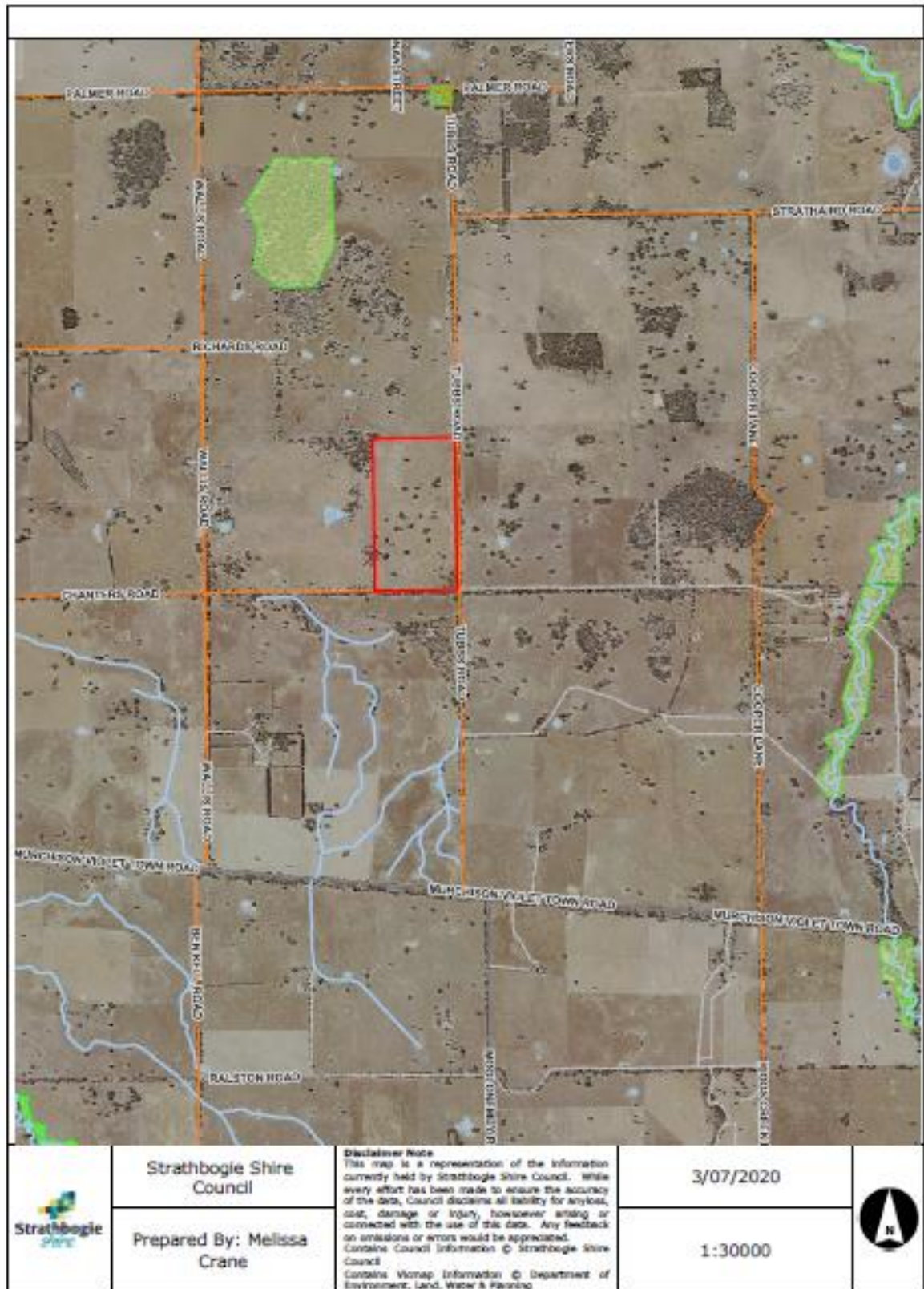
Site Plan and Locality Plan

6.2 Planning Permit Application No. P2020-025
- Use and Development of Land for a Dwelling and Shed ~ Tubbs Road,
Tamleugh (cont.)



	Strathbogie Shire Council	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, however 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	3/07/2020	
	Prepared By: Melissa Crane		1:5000	

6.2 Planning Permit Application No. P2020-025
- Use and Development of Land for a Dwelling and Shed ~ Tubbs Road,
Tamleugh (cont.)



PLANNING COMMITTEE REPORT NO. 3 (PRINCIPAL PLANNER – MELISSA CRANE)

7. OTHER BUSINESS

**7.1 Waiver of Planning Application Fee
P2020-009 - 35 Cowslip Street, Violet Town VIC 3669
Use of development of land for a Community Art Building**

Author and Department

Principal Planner / Planning and Investment Department

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

All officers, and/or contractors, involved in the preparation of this report have signed a written declaration that they do not have a conflict of interest in the subject matter of this report.

Summary

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

MOVED COUNCILLOR RAEBURN, SECONDED COUNCILLOR WILLIAMS

That, subject to obtaining Land Manager Consent for the works, Council resolve to waive the fee under Section 20(d) of the *Planning and Environment Regulations (Fees) 2016* for planning permit P2020-009 for the development of land for a community art building at 35 Cowslip Street, Violet Town.

27/20 CARRIED

Background

An application has been submitted to Council for the **use of development of land for a Community Arts Building at 35 Cowslip Street, Violet Town.**

The application is to place a relocatable building to be used as a Community Arts Building at the rear of the Violet Town Hall, Library and Community House. The building has been given to the Violet Town Community House. Council provided conditional, "In Principal" support to the proposal in June 2019, subject to conditions in relation to the structure. Formal Land Manager Consent has not yet been supplied, but the applicant is in the process of seeking this.

In order to facilitate the consideration of this proposal, should the appropriate consent be given, the fee waiver request is being put to Council for consideration.

The request is for a full waiver of the planning application fee for the amount of \$1892.00.

7.1 Waiver of Planning Application Fee
P2020-009 - 35 Cowslip Street, Violet Town VIC 3669
Use of development of land for a Community Art Building (cont.)

Risk Management

The author of this report considers that there are no significant Risk Management factors relating to the report and recommendation given that Land Manage Consent is still being sought which will address matters in relation to the condition of the proposed structure to be placed on subject land and ongoing management and use of the land.

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.

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 \$1892.00 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*.

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*

7.1 Waiver of Planning Application Fee
P2020-009 - 35 Cowslip Street, Violet Town VIC 3669
Use of development of land for a Community Art Building (cont.)

- (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 can be made under Section 20(d) of the regulations. In this case, the application is to provide a community space that will allow members of the Violet Town community to undertake Arts based programs at little or no cost, and as such complies with Section 20(d).

Consultation

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

PLANNING COMMITTEE REPORT NO. 4 (TOWN PLANNER – DAN MOLONEY)

7.2 Euroa Township Strategy – Final Report

Author: Town Planner

Responsible Director: Director, Community and Planning

EXECUTIVE SUMMARY

To recommend to Council to adopt the Euroa Township Strategy. This will allow the Planning department to proceed to include this Strategy as a Reference document in the Strathbogie Planning Scheme via a future Planning Scheme Amendment.

RECOMMENDATION

That Council formally adopt the Euroa Township Strategy, as attached.

MOVED COUNCILLOR MASON, SECONDED COUNCILLOR WILLIAMS

That the matter be deferred to a subsequent Council meeting.

28/20 CARRIED

BACKGROUND

Euroa has experienced stable growth in recent years and there is considerable optimism for Euroa and its role within the broader region.

The development of the plan has involved community engagement, involvement & input from service authorities, State Government agencies and internal stakeholders within Council.

The Euroa Township Strategy was built upon the community engagement that was undertaken with the Issues & Opportunities report (August 2018). Responses received fell into the following categories:

- Re-vegetation (Theme 3)
- Binney Street Upgrades (Theme 3)
- Tourism/ Town Promotion (Theme 4)
- Asset, Maintenance & Projects (Theme 1,2 & 3)
- Housing (Theme 1)
- Inland Rail Project (Theme 2 & 3)
- Euroa General Comments (Theme 1,2,3 & 4)
- Pedestrian Linkages (Theme 2)
- Recreational Vehicle Parking (Theme 2)
- Businesses Theme (Theme 1,2,3 & 4)

7.2 Euroa Township Strategy – Final Report (cont.)

Through the Issues and opportunities consultation, feedback received was the driving force in establishing the direction of the draft Euroa Township Strategy and the four key themes, which are:

Theme 1: Manage township growth & prosperity

Theme 2: Establish a well-connected and accessible township

Theme 3: Upgrade public streetscapes

Theme 4: Celebrate Euroa's historic, cultural, natural & recreational assets

Within the key themes are strategies, actions and recommendations that can be broken down into the following categories:

- Planning Scheme Amendments and Local Policy changes
- Infrastructure and service improvements
- Advocacy

Specific recommendations the Euroa Township Strategy identifies:

- New canopy tree plantings in strategic locations.
- Determine the housing needs of an aging population.
- Encourage appropriate residential infill consolidation and development of vacant unconstrained General Residential Zone land as a priority over rezoning of new land for urban purposes.
- Address existing infrastructure servicing and land supply issues within Euroa.
- Improved pedestrian and cycle connectivity and supporting infrastructure throughout the township.
- Resolve pedestrian and vehicle conflict areas.
- Improve north-south connections across the existing rail corridor.
- Upgrade streetscapes and entry points of Euroa.
- Increase weather protection (sun & rain) within Euroa's town centre.

The draft Euroa Township Strategy was on exhibition for the period of one month, via advertisements within the Euroa Gazette and social media posts on Council's platforms. During this time there were several informal meetings held with individuals and community groups such as the Euroa Action Group. Through the consultation process 105 comments were received from the Euroa community. Council also received 7 detailed responses from referral authorities and State Government Agencies, which have been compiled into the consultation report.

OPTIONS

The author and other officers providing advice in relation to this report have considered potential alternative courses of action. No feasible alternatives have been identified.

One of the Overarching governance principles in section 9 of the Local Government Act 2020 is that Priority is to be given to achieving the best outcomes for the municipal community, including future generations.

7.2 Euroa Township Strategy – Final Report (cont.)

COMMUNITY ENGAGEMENT

One of the Overarching governance principles in section 9 of the Local Government Act 2020 is that the municipal community is to be engaged in strategic planning and strategic decision making.

Internal Consultation:

Ongoing consultation has been undertaken with a number of departments across Council including Statutory Planning, Projects, Infrastructure, Assets, Parks, Community Wellbeing and Compliance Services. The advice and input from these departments has been vital in forming the Euroa Township Strategy. This is evident by the Euroa Township Strategy referencing other Council documents such as Bicycle and Walking Strategy, Arts & Culture Strategy, Sustainable Strathbogie 2030, etc.

Councillors have been regularly informed and updated at milestone points throughout the project. This has been achieved via Council briefings before the Issues and Opportunities Report and the draft Euroa Township Strategy went on public exhibition. Council officers had a one-on-one meeting with both Seven Creeks Ward Councillors in July 2018 to discuss the outcomes of the Issues and Opportunities report before it when on exhibition. Both Ward Councillors also attended the public drop in session held out the front of the Euroa post office on the 23 August 2018.

External Consultation:

The draft Euroa Township Strategy was taken on public exhibition for the period of one month, via advertisements within the Euroa Gazette and through social media posts on Councils Facebook account. Consultation was held with community groups as well as individual residents of Euroa, in total 105 comments were received, which have been further broken down into the following topics.

- Streetscape upgrades/ improvements **18 Comments** (Theme 1,2&3)
- Improved connections **12 Comments** (Theme 2)
- Increased tree plantings **12 Comments** (Theme 3)
- Pool/ Splash Park **7 Comments** (Theme 4)
- Arts and culture **8 Comments** (Theme 4)
- Energy Improvements **7 Comments** (Theme 1)
- History **6 Comments** (Theme 4)
- Sevens Creek Park **5 Comments** (Theme 3&4)
- Inland Rail (ARTC) **5 Comments** (Theme 2&3)
- Businesses **5 Comments** (Theme 1 & 2)
- Miscellaneous comments **20 Comments** (Theme 1,2,3 & 4)

Several of the submissions received resulted in changes to township strategy, examples include a pedestrian link to the arboretum, up lighting of street trees, leveraging for more public health services etc. A full breakdown of the responses have been provided as Attachments to this report.

Attachments are as follows; Attachment 1 is a full break down of the consultation heard for the issues and opportunities. Attachment 2 are the seven responses received from relevant referral authorities. Attachment 3 is a full break down of the submissions received for the draft Euroa Township Strategy.

7.2 Euroa Township Strategy – Final Report (cont.)

POLICY CONSIDERATIONS

Council Plans and Policies

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

LEGAL CONSIDERATIONS

One of the Overarching governance principles in section 9 of the *Local Government Act 2020* is that Council decisions are to be made and actions taken in accordance with the relevant law.

The author of this report considers that the recommendation will assist assessment of future planning decision under the *Planning & Environment Act 1987* and the Strathbogie Planning Scheme.

Conflict of Interest Declaration

All officers, and/or contractors, involved in the preparation of this report have signed a written declaration that they do not have a conflict of interest in the subject matter of this report.

Transparency

One of the Overarching governance principles in section 9 of the *Local Government Act 2020* is that the transparency of Council decisions, actions and information is to be ensured.

The author of this report has considered all submissions received and implemented appropriate ideas and comments throughout the different stages of the project.

The comments received for the Issues & Opportunities report formed the key themes of the Euroa Township Strategy.

The comments received from the community for the draft Euroa Township Strategy have confirmed the direction of the key themes and given significant weighting for the actions within the implementation plan.

The consideration and inclusion of our community views provides a level of transparency for future delivery of the implementation plan.

FINANCIAL VIABILITY CONSIDERATIONS

One of the Overarching governance principles in section 9 of the *Local Government Act 2020* is that the ongoing financial viability of the Council is to be ensured.

Actions within the Euroa Township Strategy and associated implementation plan will require budgetary considerations including budget bids to complete work identified within the township strategy and implementation plan.

The Implementation plan should be taken into consideration with future projects and budget consideration for delivery.

7.2 Euroa Township Strategy – Final Report (cont.)

SUSTAINABILITY CONSIDERATIONS

One of the Overarching governance principles in section 9 of the *Local Government Act 2020* is that the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted.

Economic

This document if adopted will provide guidance to developers within the Euroa township and thus provide economic stimulus to the local economy.

Social

The Euroa Township Strategy will assist in developing areas within the township which ensure social considerations form part of any project delivery actions from the Implementation plan where relevant.

Environmental

The Euroa Township Strategy through engagement identifies our natural and built environment and has actions within the Implementation plan for development consideration moving forward.

Climate change

The Euroa Township Strategy reflects development into the future with particular reference to our streetscapes and the need for more tree plantings to assist in a hotter climate to create a cooling effect.

INNOVATION AND CONTINUOUS IMPROVMENT

One of the Overarching governance principles in section 9 of the *Local Government Act 2020* is the pursuit of innovation and continuous improvement.

Through the development of identified actions within the implementation plan, continuous improvement will be met through the planning of specific actions as part of a detailed plan.

COLLABORATION

One of the Overarching governance principles in section 9 of the *Local Government Act 2020* is that collaboration with other councils, levels of government and statutory bodies is to be sought.

Council officers have consulted with relevant authorities to seek input. Details are outlined within the consultation section of this report.

HUMAN RIGHTS CONSIDERATIONS

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*.

7.2 Euroa Township Strategy – Final Report (cont.)

CONCLUSION

The Euroa Township Strategy is an important document which has been completed with input from our community. The actions within the implementation plan will provide future direction to Council in land use planning and township structure planning.

This document is essential to assist in land use decision making for Euroa and therefore it is considered that this document be adopted formally by Council to enable it to be incorporated as a reference document within the Strathbogie Planning Scheme and utilised as a supporting document for any future funding applications.

ATTACHMENTS

Attachment 1: A full break down of responses Council received on the Issues & Opportunities report.

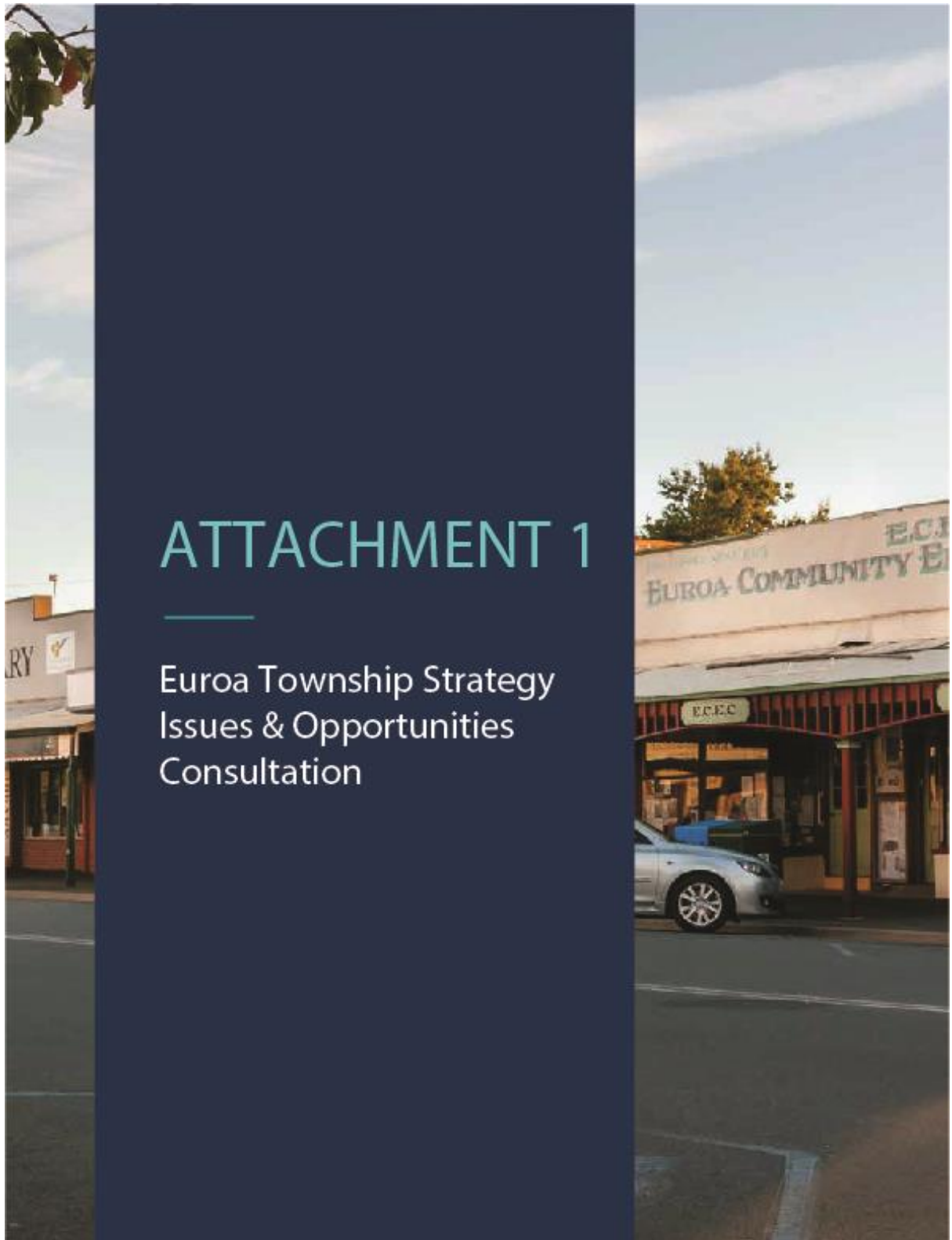
Attachment 2: A full break down of the referral authority and service providers responses on the draft Euroa Township Strategy.

Attachment 3: A full break down of the consultation Council received on the draft Euroa Township Strategy.

TABLED DOCUMENT/S

- Euroa Township Strategy – July 2020

ATTACHMENT 1:



Revegetation

- Revegetation of Binney St **11 comments**
- More open space, gardens and pocket parks
- More Vegetation located throughout Euroa
- Plant lush evergreen **trees 2 comments**
- Plant vegetation southern end of Binney St
- Plant vegetation throughout Binney St
- Create flower boxes in Binney St **2 comments**
- Larger vegetation / tree canopy's for shade
- Avenue of trees for Binney St **2 comments**
- Maintenance of footpaths from tree & root damage
- Plant European vegetation, Native trees cause to much damage

Binney Street

- Leave the current layout of Binney St
- Turn Binney St into a one way road **3 comments**
- Introducing flower boxes for visual amenity **2 comments**
- Formal zebra crossings **4 comments**
- Leaving priority of traffic flow with vehicular transport **3 comments**
- Pedestrian crossing between news agency & Thomsons
- Improved pedestrian vehicle conflict zones e.g. driveways and pedestrian crossing points
- Ramps for wheel chairs
- Bike parking upgrades **3 comments**
- More seating and ever green trees
- Upgrade public realm of Binney St
- Upgrade car parking **2 comments**
- Maintenance of footpaths from tree root damage
- Plant European vegetation, Native trees cause to much damage
- Verandas add to historic feel and protection from weather **2 comments**
- More verandas
- Create/ allow emergency access behind shops
- Create more seating and shade **6 comments**
- One way St for Binney **3 comments**
- Paving/ maintenance/ tree guards
- Chairs & tables for elderly **4 comments**
- Create a Mall/ activity space
- Improve shop fronts visual appearance
- More visitor signage **2 comments**
- Lights in trees coloured themed lighting e.g. Pink- Breast cancer
- Keep character/ nothing modern
- Basic Freshen up
- Don't reduce carking **3 comments**

**Tourism/ Town
Promotion**

- Using Euroa's Heritage to create and maintain historical themed events & tourism to the township **5 comments**
- Better defining town centre, creating a focal point and appropriately locate Recreational Vehicles **3 comments**
- Better train and bus services & connections at appropriate and more convenient times **2 comments**
- Working with artist to create murals and emblems to increase visual amenity and theming of the towns parks **2 comments**
- Remove village name **3 comments**
- Create a back to Euroa weekend for past residents **2 comments**
- Linking VC Park with Telegraph Park
- Mural for Burtons wall (Supermarket)
- Work with artists and residents to depict woman in war and or pioneering woman
- Telegraph park upgrade glazed bricks to create war/ Australian emblem rising sun
- Night/ ghost tours
- Lights in trees coloured themed lighting e.g. Pink- Breast cancer
- Restoration and preservation of verandas and posts to keep historic themes.

**Asset,
Maintenance &
Projects**

- Metal sculptures around town i.e. merino and horse
- General footpath maintenance, specific sites; Howitt Ave, Atkinson St, Sutherland St, Clifton St, McGuinness St McGuinness **9 comments**
- Bike parking upgrades **3 comments**
- Ramps for wheel chairs
- Footpath maintenance for mobility scooters
- Improved pedestrian vehicle conflict zones e.g. driveways and pedestrian crossing points
- New sewer lines **2 comments**
- Seating & table maintenance, giving them an occasional clean **4 comments**
- Road grading
- Public realm maintenance **3 comments**
- Improve storm water outlets **2 comments**
- More Creek crossing points **2 comments**

Housing

- Second dump point for recreational vehicles
- Semi serviced independent living **5 comments**
- Rental affordability
- Lack of housing diversity **2 comments**
- Housing for elderly located centrally **2 comments**
- Smaller blocks & smaller housing
- Community housing with shared open space and facilities
- Develop housing along railway shed e.g. Grain Shed
- Need for more residential subdivision

Inland Rail

- Upgrade pedestrian pathways and access points to train station platforms **7 comments**
- Upgrade pedestrian linkages under railway station **7 comments**
- Include children's playground as part of any redevelopment of the site
- Flooding concerns
- Remove Frantz Kloft to open up Binney for a grand town entry (underground), also create clear views to and from railway station
- Create a foot bridge over railway line

Euroa General Comments

- Remove bridge and replace with boom gates
- Formalise parking for shop owners/workers of Binney St in Kirkland Avenue **3 comments**
- Don't reduce carking **3 comments**
- Increase public toilet signage **3 comments**
- Outdoor gym equipment in parks
- Play ground in creek park
- No plastic playgrounds
- Retain natural environment
- Bike parking **4 comments**
- Long vehicle parking
- Solar heating on pool
- Pedestrian links to schools
- Fencing on housing
- Encourage renovation of housing
- Every street to have at least one footpath
- Dog park priority
- Footbridge over railway for dogs near underpass boundary road north
- Retain Euroa's assets; creek, vegetation & ambience
- Lacking parking shire wide
- Pave Library Lane
- Sand shell in park
- End of Binney St- Loading Zone

Pedestrian Linkages

- Kirkland Ave connection upgrade & bypass for caravan park
- Old Hume highway from secondary college to Binney
- Create more crossing points Lewis St, Brock St, Campbell St (Secondary College), Birkett St.
- Linkages to Arboretum foot/bike shared path
- Walking bridge from Euroa Memorial Oval to Euroa Lawn Tennis Courts
- All major and semi major roads should have at least one footpath (Scott St & butter factory bridge)
- Pedestrian crossing priority over cars **4 comments**

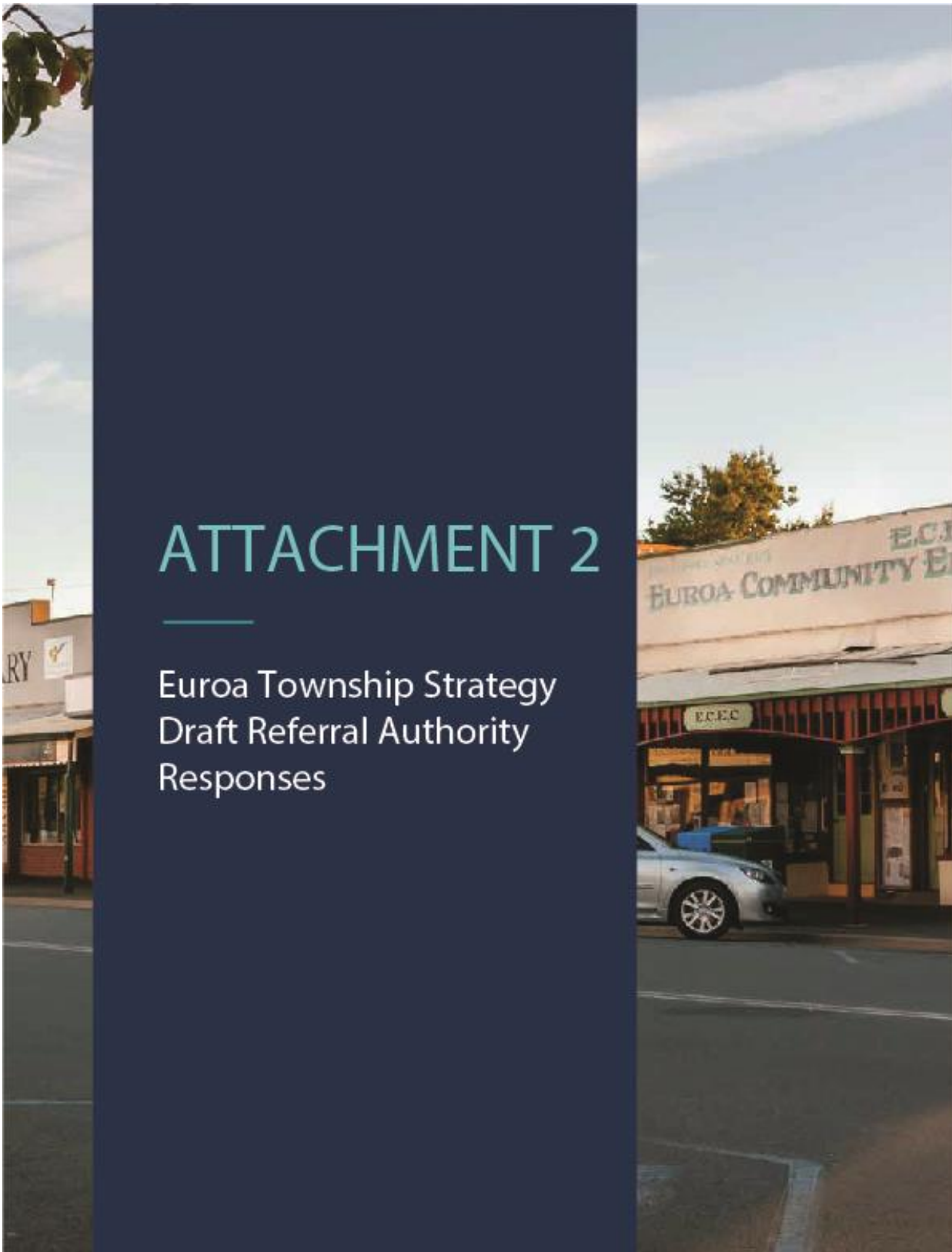
**Recreational
Vehicle
Parking**

- Community supported the idea of recreational vehicle parking but not within Binney St number of people indicated **6 comments**
- Most of the support was for using Railway Street as the preferred location **9 comments**
- Other locations included Kirkland Avenue near toilet block, Brock St & McGuinness St

Business

- Acquire Franz Kloft For Long vehicle parking
- Inadequate operating hours of businesses in particular coffee shops, supermarket, bakery & chemist **3 comments**
- More shops; footwear, clothing, craft & hobby, fresh fruit, Nursery
- Keep Euroa Hub in Binney St
- Cost of shopping locally is too expensive
- More variety of shops to many eateries
- Scheme for maintenance of shop facades and roofs provide a selection of colours or tones i.e. soft greys & deep lime for doors of shops to add to tree theme
- Shop facades **2 comments**

ATTACHMENT 2:



Submitter	Submission	Officer response
GMW	As you are aware GMW's interests include the protection of water quality. It is noted that the strategy recommends lobbying Goulburn Valley Water to extend reticulated sewerage within areas identified in the township boundary thus evaluating risks associated with on site wastewater systems.	The submission is noted.
GMW	Seven Creeks traverses the township and adequate buffers from adjoining land uses should be maintained to ensure the preservation of the Creek and protection of water quality. It is noted the strategy includes a landscape masterplan for the Euroa Caravan Park. The plan identifies proposed buildings and structures, Council should ensure that buffer distances are in line with State Planning Policy for the protection of the riparian zone. The plan also incorporates new plantings along the road frontage. Consideration should be given to extending the use of plantings for the enhancement of the riparian zone and aiding the protection of water quality from adjacent land uses.	The submission is noted.
DoT	Consider including reference to the improving the permeability of the town centre by enhancing and/or rationalising existing connections points and identification of future locations.	The submission is noted. The strategy has been updated to reflect comment.
DoT	what is the problems at Binney/Railway Street and why is the roundabout the best solution particularly given the functional issues roundabouts present for other modes other than vehicular traffic particularly cycling Include reference to improve cycling connections and supporting infrastructure.	The submission is noted. The strategy has been updated to reflect comment.
DoT	Link strategy and/or actions to other aligned Council priorities i.e. Encourage and support businesses to improve accessibility for people of all abilities.	The submission is noted. The strategy has been updated to reflect comment.

DoT	<p>Strategy 11 Include cycling priority areas throughout Euroa townships.</p> <p>Strategy 12 - Include visual enhancement and amenity improvements not just being DDA compliant.</p> <p>Strategy 13 – Align this strategy more broadly. The strategy noted is more than the Inland Rail project.</p> <p>Strategy 14 – Consider identification of future sites for consolidated parking areas</p> <p>Strategy 15 – Action 27 why is the roundabout required particularly given the functional issues roundabouts present for other modes other than vehicular traffic particularly cycling. Also consider how expensive roundabouts are. There may be better alternatives that address the low speed environment other than a roundabout.</p> <p>Action 28 & 29- these actions don't address the strategy. It is a possible treatment as a result of the Inland Rail project</p>	<p>The submission is noted. The strategy has been updated to reflect comments.</p>
DoT	<p>Strategy 17 – Align actions with the directives and outcomes of related council plans ie Urban Tree Management Plan</p>	<p>The submission is noted. The strategy has been updated to reflect comment.</p>
DoT	<p>Theme 4 – Should include reference to cultural history</p>	<p>The submission is noted. The strategy has been updated to reflect comment.</p>
DoT	<p>Improve the connections and access to the Apex Track</p>	<p>The submission is noted. The strategy has been updated to reflect comment.</p>
DELWP	<p>DELWP supports Objective 4 - <i>To encourage the development of unconstrained existing vacant residential zoned land within the township, over the release of additional broad hectare land for subdivision.</i> The consolidation of land within the township boundary will minimise the risk to the biodiversity values associated with the surrounding broad hectare land. I note that there are areas to the south at Figure 7 for future “conventional residential development” and rural living and to the north east for potential future industrial uses. Additional to this is the area to the north west indicated as an area of investigation for rezoning to the Rural Activity Zone. Understandably with predicted growth projections the town will need to expand, and the use of these zones will provide appropriate graduated</p>	<p>The submission is noted.</p>

development between the town and outlying agricultural land. These earmarked areas show significant scatterings and at times concentrations of vegetation. Whilst the strategy doesn't define what this vegetation is, any future studies to rezone this land and subsequent development plans should take into account any remnant vegetation and seek to retain and avoid its removal as a priority.

DELWP

Whilst much of the land surrounding the town is and has been used for broad acre farming there remains many large scattered trees throughout these areas that add high biodiversity value and provide the stepping stones for bats and other mammals, birds and reptiles through otherwise grazed paddocks. The loss of these important corridors and large trees within the landscape hastens the loss of endangered and critically endangered species that use these trees for nesting and breeding habitat particularly within the hollows that can take up to 150 years to form. The protection of these important habitats and their environmental values is supported by *Clause 12.01-S Protection of Biodiversity*.

The submission is noted.

DELWP

Objective 8 of the Vision is to improve pedestrian and cyclist mobility and infrastructure throughout the township, including links to commercial and community services and activity nodes. If new pedestrian/cycling infrastructure is proposed on Crown land, DELWP would require that Council take on the management responsibility of this as Committee of Management. Any preliminary discussions around proposals to Crown land should involve DELWP representation to resolve any issues in the initial stages.

The submission is noted.

EPA

The use of land surrounding EPA licenced facilities should be considered carefully, and any buffer or separation distance requirements should be met. EPA notes that the areas identified to be investigated for Rural Living Zone and Low Density Residential Zone in Figure 7 of the Strategy may fall within the buffer of this facility. It is important to protect these existing industries from encroachment of sensitive uses.

The submission is noted.

EPA

Strategy 8 and Action 11 of the Strategy identifies the need to support and encourage diverse industrial land use and development of the existing Industrial 1 Zone by preparing and implementing a local planning policy

The submission is noted.

EPA	<p>into the Strathbogie Planning Scheme to provide general guidance for industrial land use and development.</p> <p>Strategy 5 of the Strategy identifies the need to assess existing Farming Zone land within the township boundary and investigate whether servicing can be provided to allow rezoning to General Residential Zone or Low Density Residential Zone. EPA support the need to identify appropriate areas for rezoning to allow for residential growth, however, remind Council that agriculture/use of the land for farming carries with it a potential risk for contamination, albeit low, but this should not be overlooked.</p>	The submission is noted.
CFA	<p>Bushfire Hazard</p> <ul style="list-style-type: none">• Euroa township is situated in a rural location that presents both bushfire and grassfire risk.• Both the Bushfire Prone Area and the Bushfire Management Overlay apply within the area covered by the strategy.• The Draft Euroa Township Strategy does not acknowledge or provide an assessment of the bushfire hazard or any identified level of risk to life, property and infrastructure resulting from the proposed strategy.• Whilst I have not found any aspects of the strategy that obviously alter or increase the existing bushfire hazard the present level of hazard is not addressed in the strategy.	The submission is noted. The strategy has been updated to reflect comments.
CFA	<p>Bushfire Mitigation Measures</p> <ul style="list-style-type: none">• The draft strategy contains no bushfire mitigation measures effective in mitigating the bushfire or grassfire hazard.• The draft strategy fails to consider environmental limitations and constraints in relation to bushfire of any proposed development/planning scheme amendments that may result from the implementation of the strategy.	The submission is noted. The strategy has been updated to reflect comments.
CFA	<p>Other strategic considerations</p> <ul style="list-style-type: none">• Vision and Objectives, CFA notes that Objective 16 references flood, (but not fire) <p>and that managing risk, life safety, property protection, climate change or designing for environmental hazards are not addressed within Part C or D.</p>	The submission is noted. The strategy has been updated to reflect comments.

CFA recommends that environmental hazards be considered and addressed by the Euroa Township Strategy.

- CFA supports strategies 3 and 4 as the associated actions of encouraging infill and avoiding fragmented development can support bushfire planning policy.
- CFA recommends supporting state bushfire policy via introduction of strategies and actions that consider local bushfire and grassfire issues associated with the Themes within the document.
- CFA recommends that landscaping highlighted in Theme 3 and Appendix B should be aligned to CFA's Landscaping for Bushfire.
- In Figure 8 CFA recommends that the issue of bushfire be specifically mentioned for the investigation areas of RLZ, RAZ LDRZ and future industrial land due to the proximity to vegetation and the BMO.
- In Figure 7 CFA recommends that the issue of bushfire be specifically mentioned for the potential rezoning of investigation areas due to the proximity of grassland vegetation (BPA) and the BMO.

GBCMA

We support the Vision statements and Objectives of the Euroa Township Strategy, however, would like to see a stronger reference to the natural assets (and their protection) as acknowledged in the Township Context section on Page 6, and to correlate with 'Theme 4: Celebrate Euroa's Historic, Natural & Recreational Assets'.

The submission is noted. The strategy has been updated to reflect comments.

GBCMA

We would suggest that the last bullet-point within the Vision Statement on Page 14 could be changed to include natural assets, i.e. *A township that showcases its history and protects significant heritage buildings and precincts and values and protects its natural assets*. Likewise, Objective 15 could be amended to also include a reference to Euroa's natural assets, i.e. 15. *To protect and enhance the town's heritage and natural assets*.

The submission is noted. The strategy has been updated to reflect comments.

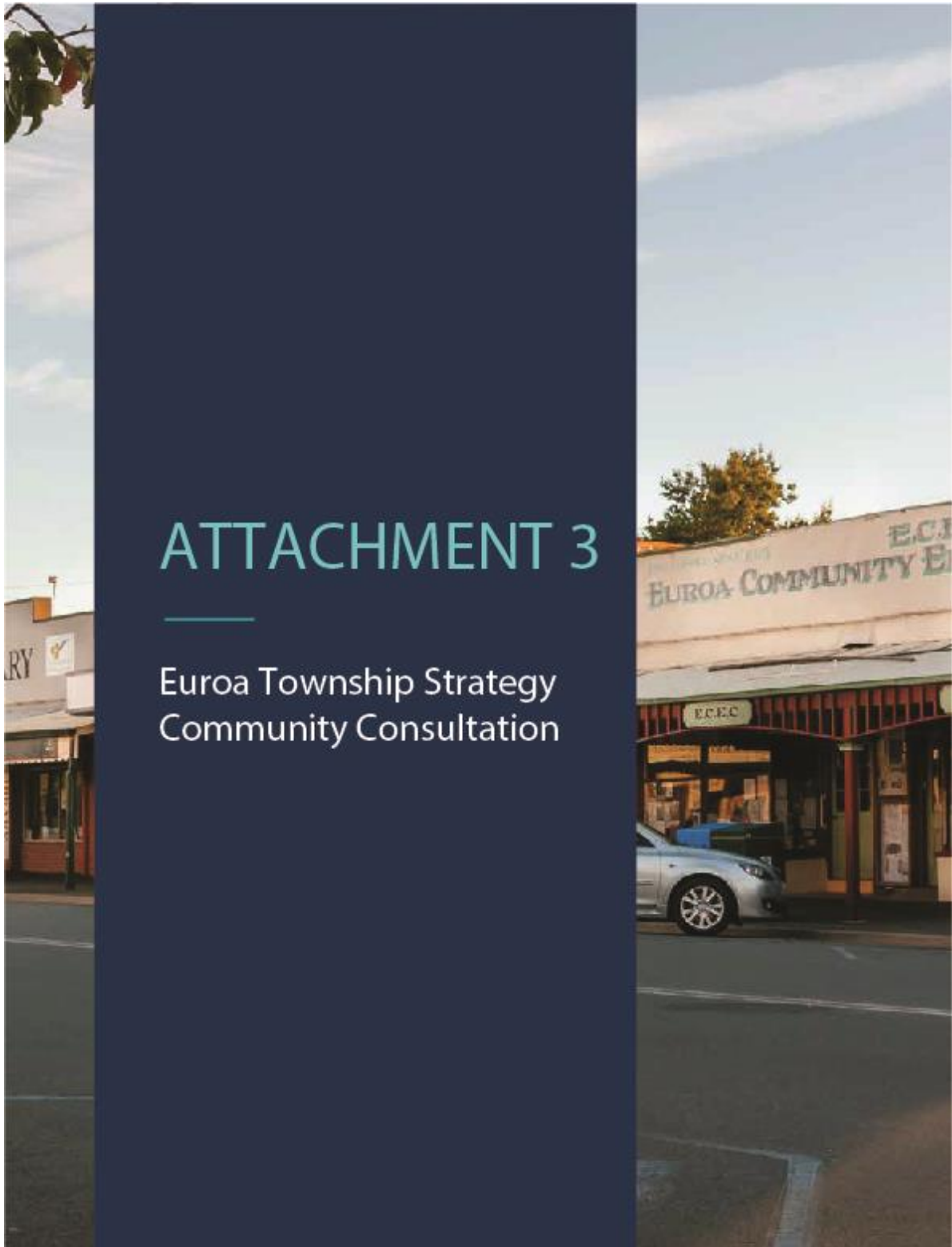
GBCMA

We are particularly supportive of Objective 16. – 'To Manage and respond (to) the impact of flooding throughout Euroa', and how this relates to ...'statutory controls in the Strathbogie Planning Scheme, in assessing planning permit applications and in assessing any requests to re-zone land' by Strathbogie Shire Council and for developers 'to understand

The submission is noted. The strategy has been updated to reflect comments. This is further confirmed within the implantation plan.

	matters that will be taken into account in assessing development proposals’.	
GBCMA	From a floodplain management perspective, the Goulburn Broken CMA would want to ensure that objectives contained in State Planning Policy Section at Clause 13.03, are incorporated into any future growth/development plans proposed under actions within Theme 1: Manage Township Growth and Prosperity.	The submission is noted. The strategy has been updated to reflect comments.
GBCMA	The Goulburn Broken CMA is supportive of Strategy 20: ‘Maintain and continue to improve the natural environment within Sevens Creeks Reserve & Parkland, and Actions 38 and 39 respectively. Depending on the nature of works associated with these actions, a “Works on Waterway Permit” may be required from the Goulburn Broken CMA.	The submission is noted.
GBCMA	The Goulburn Broken CMA would like to see landscape values and amenities protected from any future development, including the need to avoid and minimise and native vegetation and biodiversity impacts within the Euroa Township Area. Strathbogie Shire Council have adopted the <i>Goulburn Broken Catchment Roadside Biodiversity Risk Management Protocols</i> to preserve biodiversity related to roadsides and to manage associated activities and risk. We would like to see that future streetscape planting focus more on native rather than exotic species and we acknowledge the proposed use of native plantings at the Euroa Caravan Park Landscape Masterplan.	The submission is noted.
Spiire	The <i>Draft Strategy</i> identifies land to the north of Euroa for “ <i>Investigate rezoning to Rural Activity Zone or new Schedule to Farming Zone (FZ) to allow further subdivision of larger lots. Ensure the design of future development suitably responds to external interfaces and any environmental features</i> ”. Whilst, Spiire supports the land being identified for investigations for further subdivision, it is requested the reference to the Rural Activity Zone and Farming Zone be removed. It would be more appropriate to determine the future zone of the land once the investigations have been undertaken.	The submission is noted. The strategy has been updated to reflect comment.

ATTACHMENT 3:



NOTE: Top 3 community responses were:

Action 47: *Undertake detailed streetscape upgrade design work.*
27 comments

Action 45: *Develop a landscaping/ boulevard planting strategy along main roads, including Binney Street & Kirkland Avenue.*
20 comments

Action 57: *Improve connections to the Apex Walking Track.*
7 Comments

Submitter No.	COMMUNITY FEEDBACK (From draft strategy)	OFFICER RESPONSE	Theme	Strategy	Action
Streetscapes upgrade/ improvements					
1	Streetscape upgrade is great.	The submission is noted and has been considered. Streetscape has been a common theme heard throughout the consultation process held for this project. Subsequently, this theme has been given the appropriate weighting and actions within the Strategy and implementation plan.	3	18-21	45-50
2	Turn Binney Street into a one-way Road also make the footpaths wider. Have more seating / a performance place or 'Speaker's Corner' / trees installed.	The submission is noted and has been considered. Council is awaiting traffic impact assessments among other documentation for the Inland Rail project. Any potential changes to Binney Street would need to happen after the completion of the inland rail project and undertake significant community consultation. The strategy also identifies action 45 & 47 to develop a landscaping boulevard planting strategy among main roads and in strategic	3 & 2	18 & 19	45 & 47

		locations and undertake detailed streetscape design.			
3	It would be great to see Binney Street become a mixed traffic zone - where pedestrians have priority. It would be great if we could plan the future around people - not cars! more footpath space, more greenery, more seating, and a spot for public performances. Instead of dodging two-way traffic.	The submission is noted and has been considered. Action 40 of the township strategy identifies the future use of calming shared zones/ pedestrian crossings at strategic locations.	3 & 2	17 & 19	40 & 47
4	All major entry points to the Euroa township are hardly inviting to visitors. Not just signage but create a leafy and green invitation.	The submission is noted and has been considered. Action 45 of the township strategy aims to improve landscaping along main roads, within and surrounding the Town Centre by developing a landscaping/boulevard planting strategy. All signage requirements are set by VicRoads and other State Agencies and all signs on roads must meet these requirements.	3	18 & 19	45- 47
5	<i>Strategy 1:</i> A “Transport guide” for the Shire would be a great way forward, documenting how heavy vehicles (trucks, buses, trains) are predicted to move through our townships – noting noise, vibration, air pollution, visual pollution. How do we make our streetscapes pedestrian / resident / visitor friendly when B-Doubles and double-stack freight trains pass more frequently through our urban / residential spaces?	The submission is noted and has been considered. The Inland Rail project will dictate the majority of the traffic/ streetscape treatments. Council is still awaiting several studies in regard to detailed designs, noise studies and traffic assessments among others to make any further comment.	2		

5	<p><i>Action 30:</i> Totally endorse this!! Perhaps we could even consider putting appropriate and trees down the centre of Binney Street . . . to create impact and shade, as well as a feeling of place and 'grandeur'!</p>	<p>The submission is noted and has been considered. Action 45 of the township strategy aims to improve landscaping along main roads, within and surrounding the Town Centre by developing a landscaping/boulevard planting strategy.</p>	3	18	45
5	<p><i>Action 32:</i> Replace concrete with low impact and low heat absorbing materials – to minimise heat island effect as per the Sustainable Strathbogie 2030 Strategy – in fact ensure the recommendations of this document inform all works and activities. New landscape beds. Yes P As well as protection and management of our old and significant trees, eg. Twomeys Bridge Red Gums, the Shelter Tree, and our many large 'veteran' gums.</p>	<p>The submission is noted and has been considered. On page 26, the township strategy was updated to make specific reference to the Sustainable Strathbogie 2030 Strategy and support the recommendations it makes. Action 47 identifies the need to undertake streetscape design, including the landscape beds. Existing planning regulations created by the <i>Planning and Environment Act 1987</i> and Clause 52.17 of the Strathbogie Planning Scheme protect native vegetation. The trees you have identified and would require significant justification and appropriate offsets, should an application be made to remove them.</p>	3	19	47
6	<p>Strategy 7 Action 8: Implement streetscape upgrades. Strategy 17 Action 32: Undertake Detailed streetscape upgrade (support)</p>	<p>The submission is noted and has been considered. The document has been updated, your comment now reflects Strategy 8 & 19 and actions 11& 47.</p>	1 & 3	8 & 19	11 & 47

7	<p>I also note that Clifton St (Euroa main road) barely receives a mention. This is our main entry into the township. At the moment there is little reason to stay in the town if this street is an indication of what is to come. How can we improve this major entry point and celebrate the town as it deserves. It is still critical to the town and should be considered.</p>	<p>The submission is noted and has been considered. Actions and strategies within the strategy and implementation plan are intentionally worded openly to apply streetscape upgrades on a case by case bases. E.g. strategy 18 & 19 aims to improve landscaping along main roads and upgrade streetscapes and entry points of Euroa which would cover Clifton Street.</p>	3	18 & 19	45 & 47
8	<p>The need to remove the mechanic to open up a link to the station and across to the other side of the tracks . The town square that could then result would be an assist ie for market days , shown and shine , carols etc . It is important to reconnect the northern hotel to the town it is the hidden secret if euroa.</p>	<p>The submission is noted and has been considered. Flood constraints make this idea financially & practically unviable. Euroa's farmers market has room to grow at its existing location on Kirkland Ave and Memorial Park, Euroa show n shine in the Seven Creeks Park has more green space and established vegetation which adds ambiance of the event. Council's preferred outcome for the Inland Rail project would see the bridge be on pylons to allow a road connection from Railway Street through to Hinton Street. This will create greater pedestrian access and greater visual presence to the Northern Hotel.</p>	2 & 3		
8	<p>The current state of our centre can only be described as in need of improvement. We are a community of over 55's, the town centre and its surrounds must be comfortable, safe and</p>	<p>The submission is noted and has been considered. Action 47 of the strategy and action 47 of the implementation plan identifies further detailed designs to be</p>	3	18 & 19	45 & 47

	accessible. Street furniture, trees, footpaths, appropriate parking, etc. All essential.	completed before any work is undertaken, which would allow for greater input and consideration for the needs of that demographic.			
8	Enhance upper level parapets to Binney st shops - add colour lighting signage etc to activate the street in general	The submission is noted and has been considered. Action 47 of the strategy and action 47 of the implementation plan identifies further detailed designs to be completed before any work is undertaken.	1 & 3	18 & 19	45 & 47
8	Also encourage Binney st to build up ie upper level accomodation to overlook the street to create an active street after hours and encourage thru access to rear of shops for other activities - green areas , parking, residential or thru links / laneways to Kirkland st etc .	The submission is noted and has been considered. Binney Street is covered by the Commercial 1 Zone, which doesn't require a planning permit for the use of accommodation subject to criteria (a planning permit would likely be required for any buildings and works). This would need to be led by private development.	1 & 3		
9	Improve train corridor as an entrance way for visitors to Euroa.	The submission is noted and has been considered. Action 32 of the township strategy and implementation plan aims to provide visual and amenity improvements throughout the existing rail corridor.	2 & 3	14	32
10	Improve the shop facades within the Binney Street shopping precinct	The submission is noted and has been considered. As your submission relates to physical changes to private structures Council is unable to direct such an action. I have passed this comment onto Councils	3		

		Economic Development Officer.			
3	Euroa's retail precinct currently turns its back on the creek - we should better celebrate this beautiful environment - as is happening in other towns with waterways flowing through them - eg. cafes in Wangaratta's Faithfull Street.	The submission is noted and has been considered. The Ovens River has acted as buffer to stop the sprawl of the business precinct. Euroa hasn't had the same development pressures to push development towards the Seven Creeks.	1,3 & 4		
5	Provision of new street furniture. Yes – well designed, constructed and placed P	The submission is noted and has been considered. Action 47 of the strategy and implementation plan identifies the provision of new street furniture.	3	19	47
32	Make Binney Street one way from the roundabout to the station a oneway street.	The submission is noted and has been considered. Council is awaiting traffic impact assessments among other documentation for the Inland Rail project. Any potential changes to Binney Street would need to happen after the completion of the inland rail project and undertake significant community consultation.	2		
Connections					
11	Pathways suitable for foot ,bicycle and motorised scooters need to be developed prior to or in conjunction with future housing development.	The submission is noted and has been considered. Council is a member of the Infrastructure Design Manual in which property developers must develop subdivisions to a minimum standard in regard to footpaths, roads, drainage etc. Action 4 of the township strategy and implementation plan	2	3	4

		ensures urban infill subdivisions within the township boundary provide appropriate levels of social and physical infrastructure to the satisfaction of the responsible authority.			
11	Creation of a path from arboretum to town to connect with walking tracks would be great. Drinking stations along the way including.	The submission is noted and has been considered. A pedestrian link to the arboretum has been identified as action 29 within the township strategy and implementation plan.	2	13	29
12	In my opinion we desperately need a safe bridge over the Rockies.	The submission is noted and has been considered. The upgrade of Rockies Bridge is currently a budget bid that will go before Councilors for consideration for the next financial year. The strategy has been updated to reflect your comment.	2	13	31
1	And a footbridge between the Burtons bridge and the road bridge with no safe pedestrian way.	The submission is noted. A pedestrian footpath already crosses Burtons Bridge. It has been previously noted by Council that Twomeys bridge doesn't have any footpaths and forms part of the Apex Trail.	2		
6	Improve Rockies Bridge	The submission is noted and has been considered. The upgrade of Rockies Bridge is currently a budget bid that will go before Councilors for consideration for the next financial year. The strategy has been updated to reflect your comment.	2	13	31

5	<p><i>Strategy 11:</i> Pedestrian movements must be encouraged and supported, as must efficient public transport options. To limit climate change effects, improve health outcomes and build resilience in a warming climate, Councils will likely be more responsible for community planning that reduces reliance on fossil fuels, including ICE (internal combustion engines) vehicles and dirty energy. These ideas could be incorporated into a "Living in a Climate Emergency guide".</p>	<p>The submission is noted and has been considered. P.10 identifies the lack of Public Transport services for Euroa. Council's Sustainable Strathbogie 2030 sets goals and targets that Council aims to achieve in regard to climate change, which the township strategy supports.</p>	1 & 2	13	24-31
4	<p>The existing walking tracks might need extending in the future so potential routes should be identified and publicised.</p>	<p>The submission is noted and has been considered. Councils Walking and Cycling Strategy identifies paths and trails for upgrade and the estimated cost. Councils Assets Department will likely take the strategy to Council for formal adoption later in the year. In addition, a Tracks and Trails Strategy was developed by Council with Community consultation and is being progressed with implementation works occurring.</p>	2	13	25
7	<p>Before we can draw in new residents (which is definitely critical) we feel we must first attend to our current population and as such our priorities have tended towards how to improve our current township. Infrastructure such as connections</p>	<p>The submission is noted and has been considered. Council has a walking and cycling strategy that identifies paths and trails for upgrade. Councils Assets Department will likely take the Walking & Cycling Strategy to</p>	2 & 3	13 & 19	24-31 & 47

	and linkages for pedestrians and cyclists - critical. As a part of this tree cover and shade are a major consideration.	Council for formal adoption later in the year. Theme 2 solely focus upon establishing a well-connected and accessible township. Action 47 of the strategy and implementation plan identifies to improve shade cover and urban canopies in strategic locations.			
13	an RV parking area and a walking link through the Seven Creeks park to the Binney St area	The submission is noted and has been considered. The Apex walking track already connects the Seven Creeks Park to the VC Memorial Park and then onto Binney Street. The township strategy identifies Railway Street as an area for RV's via action 36 of the township strategy and implementation plan.	2	16 & 23	36 & 57
14	Enhancements to pedestrian and bike paths, tracks, laneways, underpasses, crossings and footbridges will all contribute to a safer, more accessible and connected town for all ages. I particularly applaud the idea of opening up pedestrian laneways to connect nearby streets with Binney Street. These areas would be well-used for access but also as a sheltered place, with seating and artworks to enjoy. Small-scale events and performances could be programmed these spaces also. Euroa would also benefit from safe linked pedestrian and bike tracks from the centre of town to the	The submission is noted and has been considered. Strategy 13 identifies to improve pedestrian and cycle connectivity and associated infrastructure. Action 29 within the strategy and implementation plan identifies the need to create pedestrian link with the Euroa Arboretum. Figures 9 and 10 represent Councils preferred outcome for the Inland Rail project, which prioritises pedestrian connectivity throughout the precinct.	2	13, 15 & 18	29, 33 & 34

	<p>Arboretum, another highly valued asset in town for its passive and active recreational offerings and as an educational centre for students of all ages. One of the major barriers to a connected town at present is the poorly designed overpass. It both divides the town and is dangerous. Hopefully, with careful planning and inspired design for this precinct, these obstacles will be overcome.</p>				
9	<p>Improve pedestrian connectivity throughout the township. Specific mentions were made to Kennedy St & Mansfield Rd.</p>	<p>The submission is noted and has been considered. Councils Walking and Cycling Strategy identifies improvements for Kennedy Street and Mansfield Road. The Walking and Cycling Strategy will likely go to Council for adoption later in the year.</p>	2	13	24
33	<p>We need more footpaths over the railway line and over towards the caravan park. I know there is a bit but needs to be continued to be done.</p>	<p>The submission is noted and has been considered. The creation of footpaths is managed by the bicycle and walking strategy. Your comment has been sent to Councils Asset Department.</p>	2	13	24 & 25
Tree Plantings					
15	<p>Let's plant more native species in town. Bring more of the sevens into our streets. Integrated planning between planting, street infrastructure and art would help create a more vibrant and pretty community.</p>	<p>This comment is noted and has been considered. Action 45 & 47 of the township strategy and implementation plan identifies new canopy planting in strategic locations. The strategy and associated implementation plan identify the need to</p>	3	18 & 19	45 & 47

		undertake detailed streetscape design work.			
16	Plant more native street trees	The submission is noted and has been considered. Planting more trees has been a common theme heard through the consultation process. Further to the actions identified within the strategy and implementation plan (45 & 47), Councils Sustainable Strathbogie 2030 strategy identifies and sets a goal of planting 200 new trees yearly.	3	18 & 19	45 & 47
17	I'd like to see every street planted with trees/vegetation. Shade will become more important than ever in our hotter summers.	This submission is noted and has been considered. Action 45 of the township strategy and implementation plan identifies new canopy planting in strategic locations.	3	18 & 19	45 & 47
18	Development of plan to establish minimum 40% canopy cover in the urban areas of the Shire. We are experiencing record temperatures and they are predicted to increase by another 3-4% by 2050, The Shire must take steps to ensure that our town remain liveable. Research has shown that 40% canopy cover will reduce ambient temperatures by 3-4 degrees (the projected increase). The recommendation in the draft strategy is weak and while it might enhance certain areas of the township, a much more aggressive	The submission is noted and has been considered. Action 45 of the strategy and implementation plan identifies new canopy planting in strategic locations. The Sustainable Strathbogie 2030 is the appropriate document to set and maintain these goals at a municipality level. The Euroa Township Strategy identifies the Sustainable Strathbogie 2030 Strategy and supports the actions and implementation plan within the document.	3	18 & 19	45 & 47

	<p>approach is needed to improve and protect the liveability of the town. Note that it's some of the more affluent areas of the town that get close to 40% cover, but the vast majority of the town would struggle to get to 10% cover.</p>				
19	<p>Long lined deciduous shade trees would be wonderful.</p>	<p>This submission is noted and has been considered. Action 45 & 47 of the strategy and implementation plan identify to develop a landscaping/ boulevard planting strategy and new canopy planting in strategic locations.</p>	3	18 & 19	45 & 47
14	<p>TREES, particularly local species, for streetscapes, parks, swimming pool, seated areas, shelter zones for both within the town and for entrances to the town. Healthy local trees and advice are available at the Euroa Arboretum. With the prediction of higher temperatures and more unpredictable weather, it is great to see documented planning for a sustainable Euroa, including the use of recycled water and a major increase in the number of trees planted. The Sevens Creek is valued by locals and visitors alike and it is my hope that some of that natural beauty will be replicated throughout the town in future landscaping.</p>	<p>The submission is noted and has been considered. Actions 45 & 47 identify the planting of more trees. Strategy 21 aims to increase weather protection. P11 identifies recycled water. Council has also included the Sevens Creek Master Plan as an appendix of the township strategy to assist in the application of grant funding to undertake further works as per the master plan.</p>	3	18,19,21 & 24	45, 47 & 49
3	<p>More shade is crucial, street trees must be a works priority in both residential and</p>	<p>The submission is noted and has been considered. Action 45 & 47 of the strategy</p>	3	18 & 19	45 & 47

	commercial zones. How about planting trees down the centre (along the middle line) of Binney Street, to improve the aesthetics and the heat island effect ?	and implementation plan identify to develop a landscaping/ boulevard planting strategy and new canopy planting in strategic locations. Council would need to see the outcome of the Inland Rail project before any such work could be undertaken.			
5	New canopy tree planting in strategic locations. YesP	The submission is noted and has been considered. Action 47 of the strategy and implementation plan identify new canopy planting in strategic locations.	3	19	47
5	<i>Strategy 4:</i> Home-owners increasingly seek living spaces in shady streetscapes, quiet neighbourhoods and minimal traffic zones. With this they want good access to services – where are these opportunities currently and how do we expand them? What creates opportunity? – demand or supply? The factors highlighted here provide Council with a real opportunity to be pro-active while promoting “growth and prosperity”.	The submission is noted and has been considered. Action 47 of the strategy and implementation plan identify new canopy planting in strategic locations. When assessing a subdivision application Council takes all of your comments and more into consideration before deciding on any application. Both supply and demand create the opportunity. Council is legislatively required to have 15 years land supply of appropriately zoned land (commercial, residential etc.). Currently there is over 15 years supply of vacant residential land already located within Euroa (see background documentation). Until current land is taken up Council legislatively is unable to do anything. When the current vacant land is developed, the	3	1,18 & 19	1, 45 & 47

		township strategy identifies where Euroa should develop when required Figure 7.			
9	More trees & greater canopies throughout Euroa	The submission is noted and has been considered. Action 45 of the strategy and implementation plan identify new canopy planting in strategic locations.	3	18 & 19	45 & 47
17	Lets build on an urban canopy is an idea that is taking off everywhere.	The submission is noted and has been considered. Action 47 of the strategy and implementation plan identify new canopy planting in strategic locations.	3	18 & 19	45 & 47
5	<i>Theme 3 comments:</i> Couldn't agree more!! But there are LOTS of gaps – which need to be filled urgently. I am in favour of Council / community partnerships to speed this up. 200 trees per year is simply not adequate – more than this number are removed every year – so to meet goals stating “increased” cover in urban spaces, we need to be planting trees in their thousands (not hundreds).	The submission is noted and has been considered. The Sustainable Strathbogie 2030 sets Councils commitment of planting trees for the Shire. The Euroa Township Strategy cannot override such a target. However, actions within the strategy and implementation plan will direct further work to be undertaken in regard to planting of more vegetation for canopy and visual improvements (Action 45 & 47).	3	18 & 19	45 & 47
Pool/ Splash Park					
20	Heated swimming pool Will attract people out of town and the flow on effect will create business in town.	The submission is noted and been considered. The establishment and ongoing maintenance costs for a heated pool would be a decision of Council and budget considerations. Your comments have been passed onto Councils	4		

		Facility Planner and Pools Coordinator.			
21	<p>Pools are extremely expensive to run. Municipal pools cannot cover their own costs. People from out of town have their own pools ie Benalla, Seymour, Shepparton. Those who live outside those towns or the town of Euroa would come to town anyway for shopping and services.</p>	<p>The submission is noted and has been considered. You're quite right, pools are very expensive to construct and run. Currently Council is focused on the facilities we already have and how we can lift the profile and appeal of each pool to assist us to source external funding needed to proceed with significant infrastructure upgrades and to get more people using the pools, with low patronage over the last few pool seasons. Your comments have been passed onto Councils Facility Planner and Pools Coordinator.</p>	4		
22	<p>While I completely understand that heated pools are expensive to run I feel that if you want to boost the population of our shire we may need to think about getting one in the future. If I were to decide to move towns I know the location of a heated pool would be something I would factor into my move. I currently travel out of town to the Seymour sports and leisure centre weekly. And I know many others who travel out of town weekly as well. While we are out of town we also spend money out of town. I'd be happy to pay a bit more for swim lessons locally than to travel. A 1/2 hour lesson takes up at least 2&1/2 hours of my time with</p>	<p>The submission is noted and been considered. Your comments have been passed onto Councils Facility Planner and Pools Coordinator.</p>	4		

	<p>travel to and from the facility. I think it would be a huge benefit to our community. And with so many people living on farms with Dams I think it is vital our kids learn how to swim. While I know you can get lessons at our local pools during the summer months I think it would be of greater benefit if our children could access lessons all year round.</p>				
11	<p>Euroa seems to have many enthusiastic fitness and well being participants , a heated pool would enable and encourage more less able bodied to participate in exercise and social activity . if opened into the evenings and water aerobics etc were available then i am sure it would be popular with many time poor people .</p> <p>How about building on the great fitness and wellbeing movement that is here now and encourage euroa to be the healthiest fittest town in the state</p>	<p>The submission is noted and has been considered. Council has recently installed 3 exercise stations at the Memorial Oval with several machines at each station. Council is endeavoring to install such facilities within each township throughout the municipality. Your comments have been passed onto Councils Facility Planner and Pools Coordinator.</p>	4		
16	<p>Build a Water Play / Splash Park playground in the Seven Creeks Park to attract tourists with children wanting a break from driving.</p>	<p>The submission is noted and has been considered. Council is not currently looking to establish a splash park in Euroa. Your comments have been passed onto Councils Facility Planner and Pools Coordinator.</p>	4		
17	<p>These splash parks are really good at attracting people to a town- there is a very simple one at Kyneton- great for</p>	<p>The submission is noted and has been considered. Your comments have been passed onto Councils</p>	4		

	families. Euroa is perfectly situated along the Hume for travellers wanting a break.	Facility Planner and Pools Coordinator.			
35	Similarly the pool. Pools in this inland environment are critical to the community and should provide a place of refuge to all residents. Shade cover, accessible parkland, hours of operation! Additionally, the park and playground which leads to the pool are a disgrace.	The submission is noted and has been considered. Currently Council is focused on the facilities we already have and how we can lift the profile and appeal of each pool to assist us to source external funding needed to proceed with significant infrastructure upgrades and to get more people using the pools. Your comments have been passed onto Councils Facility Planner and Pools Coordinator.	4		
Culture					
23	A Collective Art Space/artist run studio. For workshops, visiting artists in residence, exhibitions and artist studios.	The submission is noted and has been considered. Your comment has been forwarded to form part of Councils Arts & Culture Strategy.	4		
1	Great idea I wholly support this. Also a reading space for poets to read their craft to an audience - over a latte or hrbal tea and snacks.	The submission is noted and has been considered. Your comment has been forwarded to form part of Councils Arts & Culture Strategy.	4		
23	Designated area for street busking	The submission is noted and has been considered. Your comment has been forwarded to form part of Councils Arts & Culture Strategy.	4		
17	Live music and street music brings life into a town. It should be encouraged- but also moderated!	The submission is noted and has been considered. Your comment has been forwarded to form part of Councils Arts & Culture Strategy.	4		
23	Yes I agree - I was thinking buskers could	The submission is noted and has been	4		

	apply for a temporary permit. Young musicians should be given the opportunity and a range of styles considered.	considered. Your comment has been forwarded to form part of Councils Arts & Culture Strategy.			
31	Referring to figure 9 of the Draft Euroa Township Strategy, I think we need to see more opportunities for creative industries, craft/makers workshops with potential street/lane frontage.	The submission is noted and has been considered. Your comment has been forwarded to form part of Councils Arts & Culture Strategy.	4		
14	The draft plan indicates increased support for community events such as festivals, markets, exhibitions and performances. This is encouraging for both the creative members of the community and those who are keen to experience culturally diverse events. A designated arts space would complement these plans.	The submission is noted and has been considered. Your comment has been forwarded to form part of Councils Arts & Culture Strategy.	4		
24	Find a way to support the extra-ordinary talented local artists who can work off the smell of an oily rag to enrich the town but are desperately in need of studio space.	The submission is noted and has been considered. Action item 2.4 in the draft Arts and Culture Strategy addresses this point. Your comment has been forwarded to form part of Councils Arts & Culture Strategy.	4		
Energy Improvements					
1	How about a cut price deal on cost of electricity for retail shops in Euroa from the Euroa Energy Grid?	The submission is noted and has been considered. However, a township strategy is not the appropriate location to identify or leverage for such a program. Your comment has been forwarded to Councils Economic Development Officer and Councils Climate	1		

		Change & Environment Officer.			
5	More solar power P	The submission is noted and has been considered. The Euroa Township Strategy references and supports the Sustainable Strathbogie 2030, which sets Councils goals in this space.			
5	<i>Action 14:</i> Energy Strategy - By 2020, 25 percent of Victoria's electricity will come from clean renewable energy. By 2025, that will rise to 40 percent. How can Strathbogie Shire benefit from this? The Bogie Bulk Buy and the Euroa Environment Group's Microgrid are great starters, but what's next to ensure we're not left behind? The upgrade of the 22kv line (to 66kv) from Benalla seems unlikely (according to the AusNet rep with whom we have been in recent discussions) so what other opportunities can Council pursue? This a big future challenge – but also a huge opportunity – if given our immediate attention.	The submission is noted and has been considered. The Euroa Township Strategy does identify the power supply issues our community currently experiences, however, the Euroa Township Strategy is not the appropriate document to achieve the outcome you suggest here as the opportunity to have alternative energy suppliers rests with the upgrade of line from Benalla. Action 18 identifies to lobby AusNet and the State Government to upgrade transmission corridor. I have forwarded your comment onto Councils Economic Development Officer and Climate Change & Environment Officer.	1	11	18
4	Encourage, financially, alternative energy manufacturers to set up in Euroa. Encourage wind farms to be built throughout the shire. Make Euroa the energy efficient town. Install lower wattage street lights throughout Shire. Ensure all council buildings have solar panels! Install floating	The submission is noted and has been considered. The line currently coming from Benalla doesn't have enough capacity for alternative energy suppliers to feed into. The Euroa Township Strategy identifies the power supply issues Euroa and surrounding areas are currently	1	11	18

	<p>solar panels over the Abinga reservoirs to reduce evaporation and to generate power without covering land.</p>	<p>experiencing consistently during peak periods. Action 18 identifies to lobby AusNet and the State Government to upgrade transmission corridor I have forwarded your comment onto Councils Economic Development Officer and Climate Change & Environment Officer.</p>			
13	<p>I note that in summer, the town has supplementary diesel power to cover high usage, which means that the infrastructure exists for additional inputs. Using current solar power incentives, and having a guaranteed market for more power, it seems like some clever negotiation with the Provider could result in a win-win situation. Maybe a Public/Private business opportunity. The Strategy does not appear to give any consideration to alternative energy sources, although the area is perfectly placed for this developing industry.</p>	<p>The submission is noted and has been considered. The Euroa Township Strategy is not the appropriate document to identify a public private business opportunity for power as Council does not have any statutory role in the power supply industry.</p>	1	11	18
25	<p>Also looking at upgrading existing facilities to limit impacts on climate change - eg clean energy, passive housing, public transport accessibility.</p>	<p>The submission is noted and has been considered. Please see Councils Sustainable Strathbogie 2030 Strategy that sets out the goals Council is targeting in regard to Climate Change. I have forwarded your response to Climate Change & Environment Officer. Council is a member of Environmental</p>	4		

		Sustainable Design For Subdivision In Regional Victoria in which Council applies and implements the guiding principals. P10 identifies public transport issues facing Euroa.			
19	I would like to see our council facilitating and ensuring new buildings and renovations are passive solar, energy efficient and considerate of the environmental impact of materials.	The submission is noted and has been considered. The <i>Building Act 1993</i> set the minimum standard for the actions you have identified. Further, Councils Sustainable Strathbogie 2030 sets Councils targets to minimise the impact of climate change. Additionally, Council is a member of Council Alliance for Sustainable and Built Environment (CASBE). Work is being carried out by a larger Council of which learnings will be shared with Council's Planning Team as to how a Local Planning Policy could be developed to capture this.	4		
History					
26	A concept plan is well underway to develop an Aboriginal Heritage trail from Travellers Rest to the birthing tree by the Memorial Football Oval . This will celebrate the Aboriginal History of the area and the Taungurungs ongoing connection with country. This will offer a pleasant walk along the existing trail on the west side of the Seven Creeks but will incorporate a large educational component of Aboriginal History and	The submission is noted and has been considered. Action 52 of township strategy and implementation plan directs to prepare a cultural history report which documents the history and culture of Euroa, including indigenous history. Action 54 of the strategy and implementation plan aims to reference and celebrate Aboriginal Cultural Heritage. Action 57 of the	4	22 & 23	52, 54 & 57

	<p>their relationship with the waterways of the Seven Creeks and surrounding flora. It is also planned to be a showcase of local Aboriginal Art and sculpture which will attract more visitors to the area. The Taungurung are keen to develop this area as a facility for schools and other interested groups and are planning to be integrally involved in this pursuit.</p>	<p>strategy and implementation plan identifies to improve connections to the Apex Walking Track. The Seven Creeks Master Plan has also been included as an appendix of the township strategy. The township strategy was also referred to the Taungurung, who did not make a submission. Your comment has been forwarded to form part of Councils Arts & Culture Strategy.</p>			
7	<p>Our heritage and environment have suffered many blows in recent history. Critical to any future planning is to ensure they are protected and enhanced for future generations. This has to be considered with any future planning.</p>	<p>The submission is noted and has been considered. Action 51 of the township strategy and implementation plan has a recommendation to implement the recommendations of the Strathbogrie Shire Heritage Study 2013 for precinct based heritage controls. Which was abandoned, due to community concerns and lack of information which would provide guidance to landholders, developers and Council. Further work was recommended prior to seeking funding to implement the Heritage precincts.</p>	4	22	51
27	<p>Celebrate the aboriginal identity of the area- Bruce Pascoe writes about the significance of Euroa regarding how aboriginals hunter yet all we seem to advertise are horses and soldiers!</p>	<p>The submission is noted and has been considered. Theme four identifies Euroa's Cultural Assets. Action 52 of the township strategy and implementation plan identifies to prepare a</p>	4	22	52-54

		<p>cultural history report which documents the history and culture of Euroa, including indigenous heritage. Action 53 identifies to review Euroa Heritage Trail based on the above cultural history report. Action 54 of the strategy identifies to reference and celebrate Aboriginal Cultural Heritage.</p>			
25	<p>How do we acknowledge that the town we are in is indigenous land? how can the planning and management of the town create spaces to acknowledge and learn about our First Nation people.</p>	<p>The submission has been noted and considered. Action 52 of the township strategy and implementation plan identifies to prepare a cultural history report which documents the history and culture of Euroa, including indigenous heritage. Action 50 identifies to review Euroa Heritage Trail based on the above cultural history report.</p>	4	22	52-54
28	<p>I'd love to see more about Euroa's indigenous heritage in the form of signs and recognition in the town and local areas. We were so delighted when we discovered that Euroa means 'joy' in an indigenous language, and I think there are many people here who are interested in the heritage. It's great to have such a good feel for the town's colonial history - could we work in some of its first people's history as well?</p>	<p>The submission has been noted and considered. Action 52 of the township strategy and implementation plan identifies to prepare a cultural history report which documents the history and culture of Euroa, including indigenous heritage. Action 53 identifies to review Euroa Heritage Trail based on the above cultural history report.</p>	4	22	52-54
29	<p>Implement the heritage study urgently. There is</p>	<p>The submission is noted and has been</p>	4	22	51

	<p>nothing protecting our heritage buildings in Euroa. A quick review of the planning scheme identified the absence of a heritage overlay for the Post Office, the Euroa Hotel, and many more of our towns historic buildings. The only established economic development that draws visitors into our town is not even protected from demolition. There is nothing stopping the council from implementing this important work right now. It's long overdue.</p>	<p>considered. Action 51 of the township strategy and implementation plan has an immediate recommendation to implement the recommendations of the Strathbogie Shire Heritage Study 2013 for a precinct-based heritage controls. Which was abandoned, due to community concerns and lack of information to provide guidance to landholders, developers and Council. Further work is required prior to seeking funding to commencement the amendment.</p>			
Seven Creeks Park					
30	<p>Develop our park as a showpiece. A financial commitment to become part of our shires budget , Fully trained Gardner, which has continued backup and rotation of in training horticulture apprenticeships so as to develop our youth whom express these types of opportunities. These skilled people will become the enhancement for our streetscape, entrances to our town. Road way garden development and even can work closely with arboretum to develop and expand opportunities with indigenous plants . Also utilise grants monies and opportunities towards street art , creative seating etc throughout our shire , This is a time for change champions within our</p>	<p>The submission is noted and has been considered. Council has appropriately qualified personal undertaking the maintenance program throughout the municipality. Strategy 18 & 19 identify to improve land scaping along main roads and within the town centre & upgrade streetscapes and entry points of Euroa.</p>	3 & 4	18 & 19	45-47

	shire to develop new strategies which will enhance for future generations .				
13	Speaking of the Sevens Creek Park, it must be time to design a complete planting and maintenance program to develop it to a Botanical Garden standard. Low grade water from the sewerage farm and some clever environmental planting could turn this area into a lush park which would be most welcome as a public park and a bushfire emergency refuge area.	The submission is noted and has been considered. The township strategy addresses the need to use low grade water on p11 and is action 17 within the implementation plan. The Sevens Creeks Master Plan has been included as an appendix and supported with the Euroa Township Strategy.	1,3 & 4	11 & 23	17 & 55-57
6	Implement friends of the sevens plans, extend the environs of the Seven Creeks Reserve and Parklands	The submission is noted and has been considered. The Sevens Creek Master Plan has been included as an appendix of the Euroa Township Strategy. Subsequently, reference has also been included in Theme 4 (celebrate Euroa's historic, cultural, natural & recreational assets) and strategy 23 has been included to maintain and continue to improve the natural environment within Seven Creeks Reserve & Parkland.	3 & 4	23	55-57
14	I was disappointed however that although the Seven Creeks Reserve was acknowledged as an important asset for Euroa, the Masterplan for this Reserve was not	The submission is noted and has been considered. The Sevens Creek Master Plan has been included as an appendix of the Euroa Township Strategy.	3 & 4	23	55-57

	attached as an appendix. It is an important reference, detailing plans and visions from all stakeholders along the creek.	Subsequently, reference has also been included in Theme 4 (celebrate Euroa's historic, cultural, natural & recreational assets) and strategy 23 has been included to maintain and continue to improve the natural environment within Seven Creeks Reserve & Parkland.			
9	Ensure all future work is completed in conjunction with the recommendations of the Sevens Creek Master Plan.	The submission is noted and has been considered. The Sevens Creek Master Plan has been included as an appendix of the Euroa Township Strategy. Subsequently, reference has also been included in Theme 4 (celebrate Euroa's historic, cultural, natural & recreational assets) and strategy 23 has been included to maintain and continue to improve the natural environment within Seven Creeks Reserve & Parkland.	3 & 4	23	55-57
ARTC					
7	The train station - Having a train station in the centre of town creates a fantastic opportunity for the town. With the train comes the potential for tourism, transportation etc. However the number and type of trains (ie double decker) coming through will create many issues, both for the immediate residents and the broader community. We absolutely must work	The submission is noted and has been considered. Council has been very supportive and inclusive in collaborating with the community in regard to the Inland Rail project. From the initial consultation (Dec 2018) when Council had the design phase drawings interoperated for our community to have input. Through the forming of a	2 & 3	15 & 18	41-44 & 47

	<p>with the community group and the ARTC to ensure the outcome of the design around the station is to our benefit. This opportunity will not come around again. Council's support here is an imperative. The station must be a place of pride (it is the point of entry for many and provides essential access to other areas for our community) . It should be welcoming, accessible, comfortable, and a connection to the community on the other side, Melbourne, the north etc.</p>	<p>committee of local representatives to work on an appropriate outcome with ARTC on the Inland Rail project. Council is still waiting on several important studies to assist in future decision making. However, there are strategies and actions within the Euroa Township Strategy that aim to improve the Euroa Train Station and the surrounding precinct shown on figure 9 & 10.</p>			
5	<p><i>Action 31: Trust this is a given – as the Euroa Station precinct I understand will be addressed as a separate project once plans are finalised? The potential to extend the Station Precinct should be explored</i></p>	<p>The submission is noted and has been considered. Action 31 represents action 47 in the updated strategy. Council doesn't own or manage many of the assets within the Euroa Station precinct. Figure 9 & 10 show Councils preferred outcome for the Euroa Station precinct.</p>	2 & 3	18	47
5	<p>In regard to Action 23 I have to voice my disagreement. While the Railway Street precinct is yet to be finalised (given the ARTC plans are not formalised) I would hope that Railway Street might become a fabulous “boulevard” / a precinct containing beautiful landscaping, great pedestrian spaces, inviting fabulous art installations, or cafes, heritage walks, or . . . This zone has the potential to be Euroa’s</p>	<p>The submission is noted and has been considered. Railway Street was selected for RV's as it is the largest piece of land which can be incorporated that is underutilised within the shopping precinct. The space behind the Euroa Hotel has been identified by action 38 of the township strategy and implementation plan.</p>	2 & 3	15, 16, 18 & 19	33-34, 38, 45 & 47

	<p>concourse, a “welcome point” to our town for those alighting train travellers, a space where Binney Street shoppers wander to sit and chat, or kids play under shady trees . . . The options are endless - and there are other less prominent places we could provide for RV parking. In fact I believe parking in general should be formalised in a space that does not intrude on the spaces we expect people to congregate in. Cars and people should be kept separate as much as possible. I believe allowing RV’s (which are getting bigger and bigger) to block vistas (from any direction, including from our shopping precinct), or to occupy key areas, is not good urban design. The ARTC development will of course greatly influence this space. It would be great if vacant land, including the private land behind the Euroa Hotel could be utilised for off-street parking.</p>				
5	<p><i>Strategy 13:</i> Ensure the ARTC development in regard to double stack trains is afforded the best resources to ensure this “once-in-a-lifetime opportunity” is taken up. We must ensure “excellence” is built into the brief.</p>	<p>The submission is noted and has been considered. Council doesn't own or manage many of the assets within the Euroa Station precinct. Figure 9 & 10 show Councils desired outcome for the Euroa Station precinct.</p>	2 & 3	15 & 18	33, 34 & 47
3	<p>Ensure the rail precinct is 'state-of-the-art' design when it happens - to transform the "top-end" of Binney Street -</p>	<p>The submission is noted and has been considered. Councils preferred outcome located on Figure 9 &</p>	2 & 3	15 & 18	33, 34 & 47

	where people could meet and interact in a pleasant park like setting.	10 of the strategy identifies park spaces.			
Businesses					
34	If Burtons won't do this we should appeal to Aldi to provide competition. Then cafes, shops and restaurants will follow.	The submission is note. We have heard from our community that the opening hours of local businesses has been a point of concern. Council is always open to facilitating development that will improve facilities which Euroa can provide for into the future.			
33	Encourage business and industry by reducing barriers, restrictions and red tape.	The submission is noted and has been considered. Encouraging local businesses and improving our processes for businesses is a common thread we have heard from our community through this process. The Euroa Township Strategy is a high-level strategic document about the township, rather than operational, however through this feedback, Council has been working in the background on a Better Approvals Project which aims to improve our business and event permit processes by making applications easier and quicker for our customers to complete.			
1	Question is why are so many shops vacant in Euroa? And in Shepparton and elsewhere? Retail rents too high? Maybe some way to address this via	The submission is noted and has been considered. This is a common thread throughout Australia. Online shopping is also a major contributor.			

	community supported rents.	Council is always open to facilitating development that will improve the offerings of Euroa into the future. Your submission has been passed onto Councils Economic Development Officer.			
1	We also need shops to be open longer on the weekend.	The submission is noted and has been considered. We have heard from our community that the opening hours of local businesses has been a point of concern. Council is always open to facilitating development that will improve the offerings of Euroa. Action 14 encourages local businesses to extend trading hours.	1	8	14
31	We don't live in the region/Euroa for large scale retail as proposed. Plenty of that in Shepparton & Euroa offers a very different model of rural living which I think should be maintained.	The submission is noted and has been considered. Council has to provide direction in where to direct certain kinds of development e.g. commercial, residential etc. which is what Figure 9 achieves. Maintaining our rural living in and around Euroa is certainly a priority.	1	8	13
Miscellaneous					
23	Tool/toy library	The submission is noted. Your suggestions has been sent to our Community Development area			
32	Toilets at Railway end of Binney Street	The submission is noted Public toilets are located a short walk away (Telegraph Park) which appropriately services Binney Street. Further work/discussion could be had should the			

		redevelopment of the Railway Street precinct occur through the inland rail project			
5	Up-lighting of street trees.	The submission is noted and has been considered. Acton 47 of the township strategy and implementation plan identify your comment.	3	19	47
5	Building standards for new builds must attract higher star ratings. As Council don't have the authority to ensure all new builds meet the very highest possible (enforceable) star rating – how can we influence the State Govt to make these more stringent than the current rating? Some very simple requirements, like ensuring all new builds are oriented correctly, would be a great start. This very basic concept significantly reduces artificial heating and cooling requirements, which in turn positively impacts power demand / power costs, etc.	The submission is noted and has been considered. As you rightly identify Council is unable to influence Building Regulations. Council is a member of Environmental Sustainable Design For Subdivisions In Regional Victoria Council implements the principals where applicable. Additionally, Council is a member of Climate Alliance for Sustainable Built Environment and is aware of some work currently being conducted which may assist within Local Planning Policy however is some time off.			
5	<i>Strategy 10:</i> With growing numbers of EV's (electric vehicles) on the roads, EV drivers will automatically gravitate to charging stations that offer them interest and opportunities while charging occurs. How will our local communities meet the new "fuelling"/charging needs of these vehicles?	The submission is noted and has been considered. The Euroa charging station faces the Sevens Creek Park and is within a walkable proximity of the Binney Streets business precinct.			

4	Encourage the owners of the former fuel sites to either repurpose or demolish the old buildings.	The submission is noted and has been considered. Action 12 of the strategy and implementation plan identifies rezoning of the former fuel sites with the aim of protecting Binney Streets commercial function and provide new opportunities for the former fuel stations.	1	8	12
4	The amount of discarded food containers around the northern town access is appalling and perhaps the fast food outlets could be induced to pay to have the area cleaned and maintained.	The submission is noted and has been considered. Unfortunately, Council is unable to force such outlets to do this. Your comment has been passed onto Councils Works Department.			
4	Instigate a mini bus service to Shepparton to accomodate medical and special needs clientele .	The submission is noted and has been considered. A service already exists within Euroa. Community Accessibility (CA) delivers programs that promote social wellbeing and independence across 12 Shires in the Hume region of Victoria. CA is a not-for-profit organisation that works in partnership with clients, carers and other professionals to provide high quality, flexible services through leadership, and a dedicated team of staff and volunteers. For more information visit www.gettingthere.net.au	2		
9	Hiding bins for RSL/ 3 rd age Club	The submission is noted and has been considered. This comment has been			

		passed on to Councils Waste Officer & Facilities Planner.			
9	Changing signs tourism road signs to be more readable	The submission is noted and has been considered. Council has a Signage Policy to ensure all signs meet applicable VicRoads and any other relevant agencies standards.	4		
13	is it possible for a consortium of producers and the shire to work together to develop a retail outlet featuring local food and wines with other local products.	The submission is noted and has been considered. This comment has been passed onto the appropriate areas within Council. This suggestion sits outside the scope of the Euroa Township Strategy.			
13	Although the town does have a very high percentage of older people, this report does not seem to address, or even consider that fact that this is a growing area which requires more service and facilities. There is mention made of the need for better transport services for locals to visit other towns for medical and other needs, but no action plan.	The submission is noted and has been considered. P7 has been updated to note the lack of health services within Euroa and to provide appropriate health services for Euroa's aging population profile. Action 21 has been included to improve the provision and availability of health care.	1	11	21
28	Please could we have some large community bins that separate rubbish in town - ones for landfill, recycled plastics, bottles, cans. As we aren't here full time we don't get a rubbish collection and we get stuck if can't get to the tip when it's open. I think that plenty of people use the town as a mustering point for their trips as well and it would be great to be	The submission is noted and has been considered. Council currently has 8 transfer stations throughout the municipality. At this stage we would not consider placing communal bins in towns as there is a high risk of contamination and fire. Council also operates its waste service on a "user pays" system and placing bins in towns			

	able to sustainably dispose of rubbish.	with no way to collect fees and charges would place a financial burden on rate payers. Councils townships are well serviced by public place bins that can be used by those stopping.			
25	As the workforce becomes more mobile what are they doing to attract younger people with the lifestyle? Integrating co working spaces and community hubs that allow people to work remotely would be pivotal for attracting younger people. Eg Having a cafe, coworking space and a makers space (arts, design, 3D printing) all in one	The submission is noted and has been considered. Euroa has previously run a similar project to this (privately) but was not successful. Your comment has been passed onto Councils Economic Development Officer.	1		
1	Sevens Creek was puportedly a meeting ground/place for tribes and clans from this area. Euroa has that energy of 'meetibg' and 'coming toether'. Maybe that is a focal point and strength to build on - conference location rather than another comercial or agricultural centre. That and the Arts, performance, Aboriginal history and heritage.	The submission is noted and has been considered. Any such development would need to be led by private development. This comment has been passed onto Councils Economic Development Officer and to inform the Arts and Culture Strategy.	4		
4	Reuse wastewater from treatment pant to water playing fields and schools throughout.	The submission is noted and has been considered. The strategy addresses the need to use low grade water on P11 and is action within the township strategy and implementation plan.	1	11	17
7	Now to growth, planning is critical as is improvements to infrastructure. We will	Your submission is noted and has been considered. Strategy 11 addresses existing	1	1,8 &11	1, 11-14& 17-21

	<p>not be able to draw in new business unless we can support it. Hence the need for planning, dependable power, internet and other services. The train is essential to this. If we want younger families to come (as noted in the first line of the vision statement) they must have a reliable source of income, know that their children will be safe and have the opportunity to grow and flourish. New business, again dependable transportation services that get you to major centres during working hours, etc. With the business and job opportunities will come the need for housing and of course planning. What type of housing, and how to cater for those needs and critically, how can we assist our community to improve their current housing. Insulation, solar, water storage, etc.</p>	<p>infrastructure and supply issues within Euroa. P10 identifies the lack of public transport that currently covers the township. Action 2 identifies to undertake investigations to determine localised needs and demands for different forms of accommodation.</p>			
7	<p>I have noted in my response (attached) that there are several omissions which I feel is critical to the township. The Arboretum has not been mentioned and I feel it is a tremendous asset to the town. They are expanding, conducting critical research in the fields of agriculture and environment and provides a wonderful area of natural open space for the community to enjoy. It must be mentioned and</p>	<p>The submission is noted and has been considered. A pedestrian link to the arboretum has been identified as action 29 of the township strategy and implementation plan.</p>	2	13	29

	supported. Surely we can do better!				
13	<p>Still on parks, it's great to see the Euroa Caravan Park take on a new life. The new additions, new managers and their progressive attitude are most welcome. It's a good model for other shire businesses. I note that the threatened tree removal program announced for the northern side has not gone ahead, and I hope that the trees remain. If it's absolutely necessary to remove them, a new planting program should already be in action to reduce the visual impact and promote the relaxed shady area that it is a boon for many travellers and locals.</p>	<p>The submission is noted and has been considered. A planning permit would be required for the removal of any vegetation on the site. If any planning permit is granted for the removal of any native vegetation appropriate offsets must be secured and maintained. To date no application has been submitted to Councils Planning Department.</p>	4	23 & 27	27, 55-57
25	<p>It would be great to see town planning principles for adapting and minimising the impact of climate change acknowledged. Having strong guiding principles and an agreed approach will help with decision making into the future. For example adaptation: help the community to manage the impacts of climate change (be more bushfire ready, creating cooler spaces, more tree planting etc)</p>	<p>The submission is noted and has been considered. Councils Sustainable Strathbogie 2030 sets out Councils direction in that area. CFA has a Landscaping for Bushfire to provide a guide for being bushfire ready. Action 47 of the strategy and implementation plan identifies new canopy planting in strategic locations.</p>	3&4	19	47

PLANNING COMMITTEE REPORT NO. 5 (MANAGER, PLANNING AND INVESTMENT - EMMA KUBEIL)

7.3 Planning Applications Received
- 3 June to 1 July 2020

Following are listings of Planning Applications Received for the period 3 June to 1 July 2020.

MOVED COUNCILLOR McCLAREN, SECONDED COUNCILLOR WILLIAMS

That the report be noted.

29/20 CARRIED

THERE BEING NO FURTHER BUSINESS, THE MEETING CLOSED AT 4.20 P.M.

Confirmed as being a true and accurate record of the Meeting

.....
Chair

.....
Date

PLANNING APPLICATIONS RECEIVED

Wednesday, 3 June 2020

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
182 Strathaird Road, Tamleugh VIC 3669	P2020-067	Two (2) Lot Re-Subdivision	Troy Spencer	\$0.00

Tuesday, 9 June 2020

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
12 James Grant Lane, Longwood VIC 3665	P2020-068	Removal of native vegetation for construction of overhead power lines and a driveway	Cameron Ross	\$0.00

Friday, 12 June 2020

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
30-38 Hovell Street, Avenel VIC 3664	P2020-069	Seven (7) Lot Subdivision	Mark Tomkinson	\$0.00

Wednesday, 17 June 2020

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
254 Oneils Road, Tabilk VIC 3607	P2020-071	Use and development of land for a warehouse	Bruce Mactier	\$700,000.00
8 Main Street, Strathbogie VIC 3666	P2020-072	Use and development of land for a double carport, storage and workshop/toolshed	Miss Dana Coleman	\$5,000.00

Friday, 19 June 2020

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
15 Tarcombe Street, Euroa VIC 3666	P2020-070	Change of use to provide a 24 hour gym facility	Mr Jose Vaz	\$0.00

*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