



STRATHBOGIE SHIRE COUNCIL

PLANNING COMMITTEE

AGENDA

MEETING TO BE HELD ON TUESDAY 22 NOVEMBER 2016

AT THE EUROA COMMUNITY CONFERENCE CENTRE

COMMENCING AT 4.00 P.M.

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

Officers:	Steve Crawcour - Chief Executive Officer
	Phil Howard - Director, Sustainable Development
	Emma Kubeil – Manager, Sustainable Development
	Cameron Fraser – Principal Planner
	Roy Hetherington - Director, Asset Services
	David Roff – Acting Director, Corporate and Liveability
	Caroline Wallis - Group Manager, Corporate and Liveability

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, and the more recent
custodians of the land'*
3. Apologies
4. Confirmation of Minutes of the Planning Committee meeting held on
Tuesday 23 August 2016

5. Disclosure of Interests
6. Planning Reports
7. Other Business

Steve Crawcour
CHIEF EXECUTIVE OFFICER

16 November 2016

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

PLANNING COMMITTEE REPORTS INDEX

Planning Committee Reports				
6. Planning Reports				
Report No.	Application No.	Purpose of Application	Location	Page
7. Other Business				
7.1 (MSD-EK)	Strathbogie Planning Scheme Amendment C75			1
7.2 (DSD-PH)	Planning Applications Received - 17 August to 15 November 2016			20

PLANNING COMMITTEE REPORT NO. 1 (MANAGER, SUSTAINABLE DEVELOPMENT - EMMA KUBEIL)

7. OTHER BUSINESS

7.1 Strathbogie Planning Scheme Amendment C75

Report description

Request to seek approval to adopt Amendment C75, and submit to the Minister for Planning for approval and incorporation into the Strathbogie Planning Scheme.

Author & department

Manager, Sustainable Development / Sustainable Development Directorate

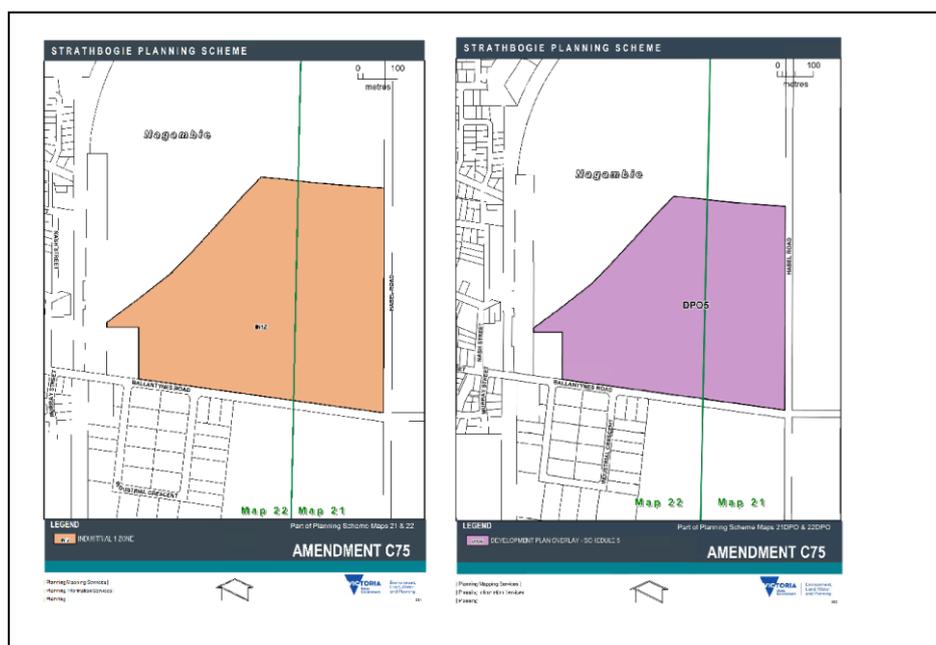
Disclosure of conflicts of interest in relation to advice provided in this report

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

Summary

Spiire Australia, on behalf of Gervale Nominees, submitted a planning scheme amendment for land at 357 Habel Road, Nagambie. This request was allocated amendment number C75.

Amendment C75 proposes to rezone approximately 30 hectares of land at 357 Habel Road, Nagambie from Farming Zone to Industrial 1 Zone and apply a Development Plan Overlay to the proposed area.



Conditional authorisation was granted on the 6th July 2016 under section 8A of the *Planning and Environment Act 1987* (the Act).

7.1 Strathbogie Planning Scheme Amendment C75 (cont.)

Following consultation with DELWP, changes were made to the Explanatory report in relation to:-

- consultation with relevant authorities,
- the removal of the proposed Local Planning Policy and replace with a Development Plan Overlay (DPO),
- consideration of the existing uses of one adjoining property; and
- the significance of an old dwelling in the south east corner of the subject site.

As at the 5th August 2016, notification was sent to the Minister for Planning advising that Amendment C75 had been prepared and would be exhibited from 1st September to 30th September 2016.

As at the close of business 30th September, submissions had been received from the following:

- Goulburn Broken Catchment Management Authority (no objection, comments only)
- Goulburn Valley Region Water Authority (no objection, comments only)
- Goulburn Murray Water (no objection, comments only)
- VicRoads (no objection, comments only)
- Spiire on behalf of Gervale, the Applicant (recommendations to the DPO)

Having reviewed and considered all submissions, changes have been made to the DPO and are supported and considered appropriate by Council's planning officers. These changes can be read within the background section of this report and the attached 'track change' version of the DPO.

RECOMMENDATION'

That Council;

- 1. Adopt and endorse the Officer comments in Table 1 of the attachment as Council's position; and**
- 2. Submit adopted Planning Scheme Amendment C75 as per attached documents to the Minister for Planning to approve and incorporate into the Strathbogie Planning Scheme, pursuant to Section 31(1) of the *Planning & Environment Act 1987*.**

Background

Request to amend the planning scheme

Spiire Australia, on behalf of Gervale Nominees, made a request for a planning scheme amendment at 357 Habel Road, Nagambie. This request was allocated amendment number C75.

7.1 Strathbogie Planning Scheme Amendment C75 (cont.)

Given the significant size of the land proposed to be rezoned, which will double the extent of industrial land in the shire, it was considered an appropriate time to introduce a local planning policy relating to Industrial design guidelines as part of this amendment. In consultation with the Department of Environment, Land Water and Planning (DELWP) it was determined that a Development Plan Overlay (DPO) would be of better assistance to guide the development of the subject site.

Amendment C75 proposes to rezone approximately 30 hectares of land at 357 Habel Road, Nagambie from Farming Zone to Industrial 1 Zone and apply a DPO to the subject site.

Key strategic framework

The Strathbogie Shire Industrial Land Study 2008, a reference document to the Strathbogie Planning Scheme, identifies the need for more industrial zoned land in the municipality to allow for the expansion of industrial activities. Specifically, it projects the need for a minimum of 20 hectares of additional industrial land within Nagambie and Euroa over a 15 year period. Since Council adopted this policy, no industrial land rezonings have been undertaken.

Currently, Nagambie has one industrial zoned area, which is located on the south side of Ballantynes Road and abuts the railway line to the west. The existing area of Industrial land supply in Nagambie is approximately 13 hectares.

The study identifies the subject site as one of three potential industrial locations in Nagambie. All three of the locations identified were located adjacent to Nagambie's existing industrial area. The subject site was ranked as the third most preferable location, with the first and second ranked locations being to the immediate south and east of the existing industrial area respectively. The rankings were based on various factors, including land undulation, proximity to existing industrial areas, access to a major road, landowners support, conflict with residential growth areas, access to services, size, location within the urban boundary and buffers from residential areas.

The subject site has many positive attributes as an industrial area. This includes its location opposite the existing industrial area, its location adjacent to the railway line and station which provides a buffer from the residential area to the west, no planned residential growth to its east or south, access to reticulated water and sewerage and its overall large size. A key negative attribute of the site is that trucks would have to drive through the main street of Nagambie to get onto the freeway. However this is the case for all three of the potential sites. It is noted that this site partly achieved a lower preference because of the lack of landowner interest, which is no longer correct give the subject site has changed ownership.

The Nagambie Growth Management Strategy 2008, another reference document to the Strathbogie Planning Scheme, also identifies the need for more industrial land in Nagambie. It also recommends the rezoning of the area identified in the Strathbogie Shire Industrial Land Study 2008. The strategy identifies all of the land at 357 Habel Road as a future residential growth area, along with five other areas all around the town. Even with this industrial development, the northern part of the land could be rezoned for residential purposes in the future if needed.

7.1 Strathbogie Planning Scheme Amendment C75 (cont.)

This is because there is ample room to provide a buffer area between the industrial area and any future residential area to its north.

The Industrial Land Study and Nagambie Growth Management Strategy were formulated from extensive community consultation. Both the study and strategy give support for Amendment C75

Demand for industrial land

As identified in the Strathbogie Shire Industrial Land Study 2008, in 2008 there was only 4 hectares of vacant industrial land in the shire. The study identifies the critical need for more industrial zoned land in the municipality to allow for the expansion of industrial activities. Without it, existing businesses have very limited opportunity to expand and new businesses are likely to set up in other Shires.

This amendment is also considered to be vital to the economic growth of the municipality and subsequent sustainability of the organization and Shire (refer to Economic Implementations section)

Alternative options

Council may choose not to adopt Amendment C75 and abandon the Amendment.

Risk management

The author of this report considers that the proposed amendment will assist in the growth of the shire through the creation of new businesses and jobs. The potential risk of not adopting the proposed amendment is stagnated growth, financial loss and damage of reputation for the municipality.

Strategic links – policy implications and relevance to the Council Plan

The amendment is consistent with Council's planning policies, as previously outlined in this report and also outlined in the attached Explanatory Report.

The amendment is also consistent with the strategic intent of the Council Plan;-
Vision: - A Shire that drives and supports investment, population growth, shared wealth and wellbeing. Notably Goal 5;- Encourage investment and development into the Shire by having a responsive and proactive business development culture (Industry, Business and Investment) and Goal 2;- To promote and enhance the natural and built environment for current and future generations.

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

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

Financial / budgetary implications

This is a proponent driven amendment. Thus, the majority of costs are borne by the applicant. Council costs, e.g. officers' time, is adequately covered in the existing operation budget.

7.1 Strathbogie Planning Scheme Amendment C75 (cont.)

Economic implications

The proposed amendment will have positive economic benefits for the shire and the broader community. There is an identified need to provide more industrial zoned land to retain and attract businesses. This will provide for flow on economic benefits to the broader community, including through the creation of jobs.

This amendment is of state significance, considering the potential job creation into the future (possible 200-300 jobs) based on the location in relation to Melbourne and links to two major freeways, railway lines and a regional airport.

Costs relating to the industrial development would be required to be borne by the proponent. This includes the upgrading of roads, construction of a retarding basin (if appropriate) and provision of other services.

Environmental / amenity implications

Overall, the site is appropriate for industrial land use, as amenity impacts are limited due to the nature of the adjoining land uses and opportunities to contain impacts within the site. Specifically, the adjoining railway line provides a significant buffer from the township.

The site is not known to have any particular significant environmental attributes, having been cleared and used for agricultural purposes with very limited vegetation remaining. This land is not located in a special water supply catchment under the *Catchment and Land Protection Act 1994*.

The subject site, it is not a designated area of potential cultural heritage significance under the *Aboriginal Heritage Act 2006* and *Aboriginal Heritage Regulations 2007*.

Community implications

The proposed amendment will have positive benefits for the shire and broader community, given that it will lead to the creation of new jobs and business opportunities.

Victorian Charter of Human Rights and Responsibilities Act 2006

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

Legal / statutory implications

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

Consultation

Consultation is a mandatory part of the standard planning scheme amendment process and has been undertaken by Council Officers in accordance with the requirements of the *Planning and Environment Act 1987*. This includes a public exhibition process involving both the general public and relevant authorities.

7.1 Strathbogie Planning Scheme Amendment C75 (cont.)

Attachments

1. Summary table of authority and officer comments
2. Instruction sheet
3. Explanatory report
4. Schedule 5 to the Development Plan Overlay (DPO5)
5. Zoning and Overlay maps

Planning Scheme Amendments C75 – Table 1

Referral Authority	Submission Points	Officer Comments
GMW 21 September 2016	GMW has no objection to Planning Scheme Amendment C75.	Noted
	GMW would suggest that a separate Stormwater Management Plan be required for the whole site as a separate requirement to the Environmental Management Plan.	This is a requirement within the proposed Development Plan Overlay
VicRoads (received 3 rd October 2016)	<p>VicRoads have advised that the amendment is supported subject to the preparation of a development plan that has adequate regard to traffic access impacts.</p> <p>VicRoads would like an additional sentence added to dot point two i.e. – <i>including any mitigating works require in the Goulburn Valley Freeway where new access is proposed to the Freeway.</i></p> <p>VicRoads would like to add an additional dot point to the Environmental Management Plan stating: - <i>Noise impact on any sensitive uses from any new access to the Goulburn Valley Freeway to be ameliorated.</i></p> <p>VicRoads also commented on the Infrastructure provision plan. VicRoads stated to include VicRoads as an approval authority for this plan.</p> <p>In addition, VicRoads have made comment to amend the Explanatory report to include the wording <i>the desire for an additional future interchange to the Goulburn Valley Highway for Nagambie</i> rather than be specific to a location.</p>	<p>Noted and wording included with applicant consent.</p> <p>Noted and wording included with applicant consent</p> <p>Noted: an environmental management plan has been omitted, however this requirement from VicRoads will be satisfied via the application requirements for use of land under the Industrial zone. i.e. An application to use land for an industry or warehouse must be accompanied by the following information, as appropriate; - The likely effects, if any, on the neighbourhood including: Noise levels, etc.</p> <p>VicRoads are not the local road authority, therefore we deem this not necessary to be added.</p> <p>In relation to the Explanatory report wording, Council is comfortable to amend the wording in accordance with the suggestion.</p>

<p>Goulburn Valley Water 12 September 2016</p>	<p>The corporation appreciated the opportunity to comment on the amendment and advised that they have no objection.</p> <p>The corporation noted the existing water and sewer service district and that augmentation works would be required for additional servicing.</p>	<p>Noted: comments have been forward to the applicant for addressing at development/subdivision stage.</p>
<p>Department of Environment Land, Water and Planning (DELWP) 5th October 2016</p>	<p>DELWP has considered the application and offers no objection to the proposed amendment.</p>	<p>Noted</p>
<p>Goulburn Broken Catchment Management Authority</p>	<p>The GBCMA did not object to the proposal, but instead provided commentary in regard to flood levels for the area and how access could potentially be addressed through internal roads with culverts or through similar changes on Habel Road.</p>	<p>Noted</p>

Planning and Environment Act 1987

STRATHBOGIE PLANNING SCHEME

AMENDMENT C75

INSTRUCTION SHEET

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

The Strathbogie Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of two attached map sheets.

Zoning Maps

1. Amend Planning Scheme Map No 21 and 22 in the manner shown on the one attached map marked "Strathbogie Planning Scheme, Amendment C75".

Overlay Maps

1. Amend Planning Scheme Map No 21DPO and 22DPO in the manner shown on the one attached map marked "Strathbogie Planning Scheme, Amendment C75".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

1. In Overlays – Clause 43.04 insert a new Schedule 5 in the form of the attached document.

End of document

Planning and Environment Act 1987

STRATHBOGRIE PLANNING SCHEME

AMENDMENT C75

EXPLANATORY REPORT

Who is the planning authority?

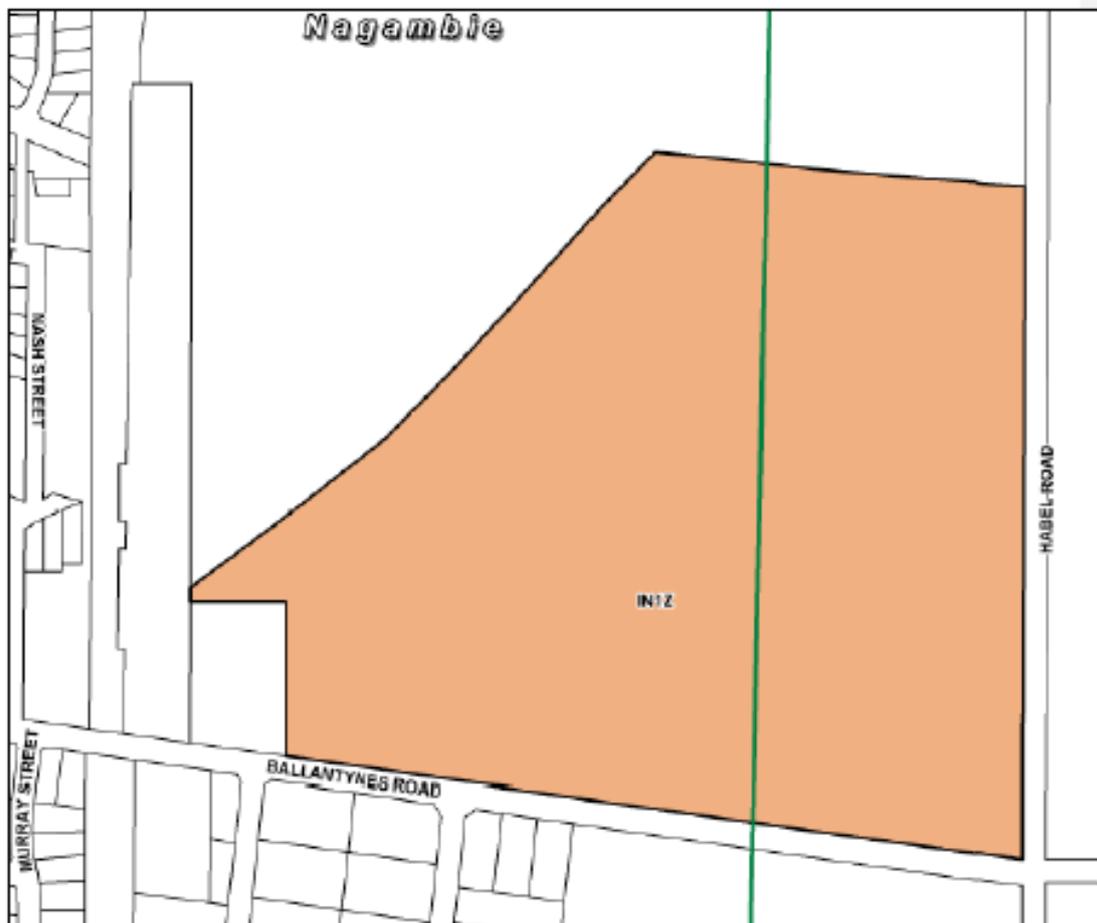
This amendment has been prepared by the Strathbogrie Shire Council, which is the planning authority for this amendment.

The Amendment has been made at the request of Spiire Australia, on behalf of Gervale Nominees.

Land affected by the Amendment

The Amendment applies to part of the land at 357 Habel Road, Nagambie, shown in figure 1 below. It is located to the east of Nagambie township and is bounded by Racecourse Road to the north, Ballantynes Road to the south, Habel Road to the east and the railway line to the west. The area of land proposed to be rezoned is approximately 30 hectares in size and is located to the immediate north of an existing industrial area.

Figure 1: Land proposed to be rezoned at 357 Habel Road, Nagambie



What the amendment does

The Amendment proposes to rezone part of the land at 357 Habel Road, Nagambie to Industrial 1 Zone and apply the Development Plan Overlay 5.

The Amendment proposes to:

- Rezone part of the land at 357 Habel Road, Nagambie from Farming Zone to Industrial 1 Zone.
- Apply the Development Plan Overlay Schedule 5 to part of the land at 357 Habel Road, Nagambie.

Strategic assessment of the Amendment

Why is the Amendment required?

The Amendment is required to facilitate the proposed industrial development of the land at 357 Habel Road, Nagambie.

The Strathbogie Shire Industrial Land Study 2008 and the Nagambie Growth Management Strategy 2008, which are reference documents in the Strathbogie Planning Scheme, identify the need for more industrial zoned land in the shire and identify the subject site as suitable for future industrial growth at Nagambie.

The rezoning of the land at 357 Habel Road from the Farming Zone to the Industrial 1 Zone through a planning scheme amendment is an appropriate way of providing more industrial land. The application of a Development Plan Overlay will ensure that the eventual development has due regard to built form, traffic, environmental, off-site amenity, flood and infrastructure impacts and requirements.

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

The Amendment implements the objectives of planning in Victoria by providing for the fair, orderly, economic and sustainable use and development of land. This is through the provision of industrial land to meet an existing and projected demand, in an appropriate location that has been identified in strategic planning documents.

The Amendment implements the objectives of planning in Victoria by securing a pleasant, efficient and safe working and living environment. This is through the application of the Development Plan Overlay Schedule 5 to achieve appropriate environmental, amenity and other outcomes.

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

Environmental effects

The site has been cleared and used for agricultural purposes for many years, with some native trees dispersed across the site (but predominantly along both roads and around one of the paddocks). A variety of native grasses and native fauna and flora species are known to be present in the area. The drainage paths that run across parts of the site may also provide a wetland habitat when flooded.

The Development Plan Overlay Schedule 5 requires the provision of detailed reports to manage environmental effects. This includes a Flora and fauna assessment, Environmental Management Plan and Flood Management Plan.

Social effects

The Amendment will make a social contribution to the local area by providing jobs and increasing demand for other services, including housing and social services.

Amenity impacts are limited due to the nature of the adjoining land uses and opportunities to contain impacts within the site. The adjoining railway line provides a significant buffer from the township and adjoining land uses are generally not sensitive. The site abuts the only existing industrial area in Nagambie.

A dwelling and associated light industrial use (bus depot) is located immediately west of 357 Habel Road. This site is proposed to remain in the Farming Zone, however in recognition of the sensitive use of the site (dwelling), the industrial development will include an appropriate buffer between industrial use and the common boundary to minimise any potential amenity impact on this dwelling. Discussions have been undertaken with the landowners of the adjoining site and an invitation extended to assist with the design of the buffer, including choice of plant species.

The Development Plan Overlay Schedule 5 requires the provision of detailed reports to ensure appropriate built form outcomes (including landscaped buffers) and management of potential off-site impacts, such as light and air emissions.

Economic effects

The Amendment will have positive economic effects for Nagambie and the shire, through the provision of industrial land. In addressing an existing shortfall, it will provide opportunities for existing businesses to expand and new businesses to set up. This will lead to the creation of jobs and other flow-on effects which will drive economic growth in the community.

Does the Amendment address relevant bushfire risk?

The Amendment meets the objectives and is consistent with the strategies at Clause 13.05 Bushfire of the State Planning Policy Framework and Clause 21.04-7 Bushfire of the Municipal Strategic Statement. This is because the site is in an appropriate location for industrial development that is not exposed to significant bushfire hazards.

The Country Fire Authority has not raised any preliminary concerns with the proposal.

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

The Amendment complies with Ministerial Direction 11 Strategic Assessment of Amendments, as outlined in this Explanatory Report.

The Amendment complies with Ministerial Direction – The Form and Content of Planning Schemes.

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

The Amendment implements the following components of the State Planning Policy Framework and adopted State policies:

- Clause 11 Settlement through the provision of industrial zoned land that will create jobs in an appropriate location.
- Clause 11.10 Hume regional growth through the provision of industrial land to contribute to a more diverse and sustainable regional economy.
- Clause 12 Environmental and landscape values through the rezoning of land that has been cleared and used for agricultural purposes. The Development Plan Overlay Schedule 5 includes a requirement for a Flora and fauna assessment.
- Clause 13 Environmental risks through the rezoning of land that has not been identified as being subject to any particular environmental risks. The Development Plan Overlay Schedule 5 includes a requirement for an Environmental management plan.
- Clause 14.01-1 Protection of agricultural land through the rezoning of land that although currently being used for agricultural purposes, is not of strategic significance. In addition, there is a significant amount of Farming zoned land in the

area and shire which means that the loss of 30 hectares of agricultural land will have negligible impacts.

- Clause 15 Built environment and heritage through the application of the Development Plan Overlay Schedule 5, which includes a requirement for a Design framework plan to manage built form and landscaping outcomes.
- Clause 17 Economic development through the provision of industrial land in an appropriate location at the edge of Nagambie.
- Clause 18 Transport through the provision of industrial land in a location accessible to Nagambie and the regional roads and rail networks. The Development Plan Overlay Schedule 5 includes a requirement for a Traffic management and impact mitigation plan.
- Clause 19 Infrastructure through the provision of appropriate infrastructure to the industrial land. The Development Plan Overlay Schedule 5 includes a requirement for an Infrastructure provision plan.

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

The Amendment implements the following components of the Local Planning Policy Framework, including the Municipal Strategic Statement:

- Clause 21.01 Municipal profile through the provision of industrial zoned land to drive economic growth.
- Clause 21.02 Sustainable settlement, particularly Clause 21.02-7 Implementation, through the provision of industrial zoned land in accordance with the Strathbogie Shire Industrial Land Study 2008.
- Clause 21.02-6 Building material – muted tones, which is reflected in the requirements of the Design framework plan under the Development Plan Overlay Schedule 5.
- Clause 21.03-4 Nagambie through the provision of land for industrial expansion in an accessible location, with access to suitable infrastructure. In addition, through the rezoning of land to the Industrial 1 Zone in accordance with the Strathbogie Shire Industrial Land Study 2008, the Nagambie Growth Management Strategy 2008 and the Nagambie Structure Plan at Figure 4 of Clause 21.03.
- Clause 21.04 Sustainable environment through the rezoning of land where any impacts on native flora and fauna can be managed so as to cause no unreasonable environmental impact.
- Clause 21.06 Sustainable economic growth through the provision of industrial zoned land which implements recommendations of the Strathbogie Shire Industrial Land Study 2008.
- Clause 21.07 Sustainable infrastructure through the provision of appropriate infrastructure to the industrial land, through the requirements of the Development Plan Overlay Schedule 5.

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

The Amendment makes proper use of the Victorian Planning Provisions. Firstly, through the appropriate application of the Industrial 1 Zone, the most appropriate zone to facilitate industrial development in this location. Secondly, through the application of a Development Plan Overlay to ensure that the eventual development has due regard to built form, traffic, environmental, off-site amenity, flood impacts and infrastructure requirements.

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

The views of all relevant agencies will be sought and subsequently addressed as part of the exhibition of the Amendment.

Consultation has occurred with the Country Fire Authority, which does not oppose the proposed rezoning and has not raised any initial concerns.

Consultation has commenced with VicTrack, which would like further discussions as the land is developed.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

The Amendment addresses the relevant requirements of the *Transport Integration Act 2010*. In particular, it provides industrial land in an appropriate location close to Nagambie with existing road and rail access. Existing roads, including Ballantynes and Habel Roads, are likely to require upgrade to facilitate trucks and other vehicles accessing the land. This will be managed through conditions of planning permit/s for subdivision at a later time.

Discussions have commenced between Strathbogie Shire Council and VicRoads in regard to an [additional future](#) interchange with the Goulburn Valley Highway ~~at Racecourse Road~~. This will allow industrial traffic access to the industrial land directly from the Highway, avoiding the need to travel through the built up areas of Nagambie. ~~An additional future interchange-interchange for Nagambie in this location~~ was identified as a strategy of medium priority in the Northern Victoria Regional Transport Strategy (September 2009).

As part of the Development Plan Overlay Schedule 5, a Traffic management and impact mitigation plan will be required to be undertaken.

Resource and administrative costs

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

Any costs associated with the planning scheme amendment process, including the costs of an independent Planning Panel if required, will be met by the proponent.

The new provisions are not anticipated to have any noticeable impacts on the resource and administrative costs of the responsible authority.

Where you may inspect this Amendment

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

- Shire of Strathbogie, 109A Binney Street, Euroa
- Nagambie Visitor Information Centre, 317 High Street, Nagambie
- Shire of Strathbogie's website: www.strathbogie.vic.gov.au

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

~~Submissions~~

~~Any person who may be affected by the Amendment may make a submission to the planning authority. Submissions about the Amendment must be received by 30 September 2016.~~

~~A submission must be sent to: Strathbogie Shire Council, PO Box 177, Euroa VIC 3666.~~

Panel hearing dates

~~In accordance with clause 4(2) of Ministerial Direction No 15 the following panel hearing dates have been set for this amendment:~~

~~▲ directions hearing: week commencing 21 November, 2016~~

~~▲ panel hearing: week commencing 12 December 2016~~

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STRATHBOGIE PLANNING SCHEME

1.0
C75

SCHEDULE 5 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO5.

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C75

Requirement before a permit is granted

Before any new use, development or subdivision commences a Development development Plan plan must be prepared and endorsed approved by to the satisfaction of the Responsible a Authority.

The Development Plan may be amended to the satisfaction of the Responsible Authority. A permit may be granted before a development plan has been prepared for the purpose of:

- Subdividing the land into two allotments or re-subdividing existing allotments so as to not increase the number of lots; or
- Any buildings and works associated with the ongoing maintenance and operation for the subject site.

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C75

Conditions and requirements for permits

An application for planning permit must include, as relevant:

- a stormwater management plan detailing how stormwater will be collected and treated within the development. The plan must be prepared to the satisfaction of the Responsible a Authority and must include details of measures to prevent potential off site impacts, terms for cost sharing if the stormwater system must be up-sized to cater for stormwater from surrounding land and consider ongoing maintenance of the stormwater management measures.

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Conditions, as appropriate, must be included on any planning permit issued to subdivide or develop land with regard to the dDesign cCriteria pPlan and any recommendations made by the assessments and specialist reports submitted in support of the dDevelopment pPlan. No specific requirements.

3.0

3.0
C75

Requirements for development plan

A development plan must be prepared for all of the land.

The development plan may be amended to the satisfaction of the Responsible a Authority.

The Development development Plan plan must show demonstrate, as appropriate:

- The proposed subdivision layout of the of the land, including roads, access, areas of open space, drainage retention areas, and any staging of the development.
- The relationship of the land to the adjoining land and treatment(s) at the interface with existing ongoing and future land uses, particularly those with potential amenity impacts.
- The location of any significant environmental, cultural, heritage and/or ecological (faunal and/or floral) features including fauna and remnant vegetation.
- Stormwater management methods, including the location of any on-site drainage retention facilities and demonstration that there will be no adverse off site impacts.

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An appropriate site layout that seeks to minimise any impacts on the surrounding area.

STRATHBOGIE PLANNING SCHEME

The ~~Development-development Plan-plan~~ must ~~incorporate-include~~, where required by the ~~Responsible a-Authority~~, the following plans:

A ~~Design Framework-Criteria Plan for the site~~ which addresses:

- building height, bulk, materials and appearance that specify:
 - a positive contribution to the public realm, through the use of clear glazing, architectural features, defined entries and visually interesting treatments to the front of buildings;
 - minimisation of outside storage areas, and if they are required, location at the sides or rear of buildings;
 - designated waste storage areas, screened from view of the street;
 - use of high quality contemporary materials in muted tones;
 - visually permeable fencing along front boundaries;
 - signage being integrated into the design of the building/s;
- provision of landscaping, including:
 - appropriate landscaping buffers along the public perimeters, and where the site abuts an alternate zone, a wider buffer with a minimum width of 5 metres;
 - treatments to break up large hard-surfaced areas, including ~~carparking;car parking;~~ and
 - the screening of car parking, truck parking compounds, shipping containers and storage areas.

A ~~Traffic Management and Impact Mitigation Plan/Impact Assessment and Management Plan~~ to the satisfaction of the Responsible Authority that includes ~~the identification of~~ provides for:

- appropriate access, circulation, and loading/~~unloading~~ facilities;
- requirements for a new access from the Nagambie by-pass to minimise heavy vehicle traffic movements ~~through~~through the built up areas of Nagambie;
- ~~the interaction of these arrangements with, and impact of the development on, the existing and future road network, and the works necessary to accommodate traffic generated by the development and to mitigate any adverse impacts of the development; and including any mitigating works required on the Goulburn Valley Freeway where new access is proposed to the Freeway.~~
- the trigger points for any additional traffic infrastructure

~~An Ecological Assessment of the subject land, comprising a flora and fauna survey, involving a flora and fauna survey, which, among other things, identifies the health and habitat value of all native vegetation and implements the recommendations in the design response.~~

~~upgrade works necessary to accommodate traffic generated by the use of the development and to mitigate the impact of the development.~~

~~A Flora and Fauna Assessment to be undertaken to identify areas of remnant indigenous vegetation and threatened species habitat for retention including:~~

- ~~Whether there is any native or indigenous vegetation undertaken in suitable conditions;~~
- ~~A plan identifying the location, type, condition and size and existing vegetation onsite;~~
- ~~Recommendations as to the retention value of the existing vegetation; and~~
- ~~Suggested management of any native or indigenous vegetation.~~

~~An Environmental Management Plan which addresses (but is not limited to):~~

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STRATHBOGIE PLANNING SCHEME

- ~~• noise emission from the site limited to meet the SEPP M1 limits;~~
- ~~• stormwater and waste water management incorporating water sensitive design;~~
- ~~• underground and aboveground fuel storage facilities;~~
- ~~• building energy management;~~
- ~~• artificial light emission;~~
- ~~• potential contamination of the site;~~
- ~~• identify statutory obligations and document sustainability performance standards across the site;~~
- ~~• identify responsibilities and a schedule for implementation; and~~
- ~~• demonstrate the means by which the agreed level of performance will be achieved.~~

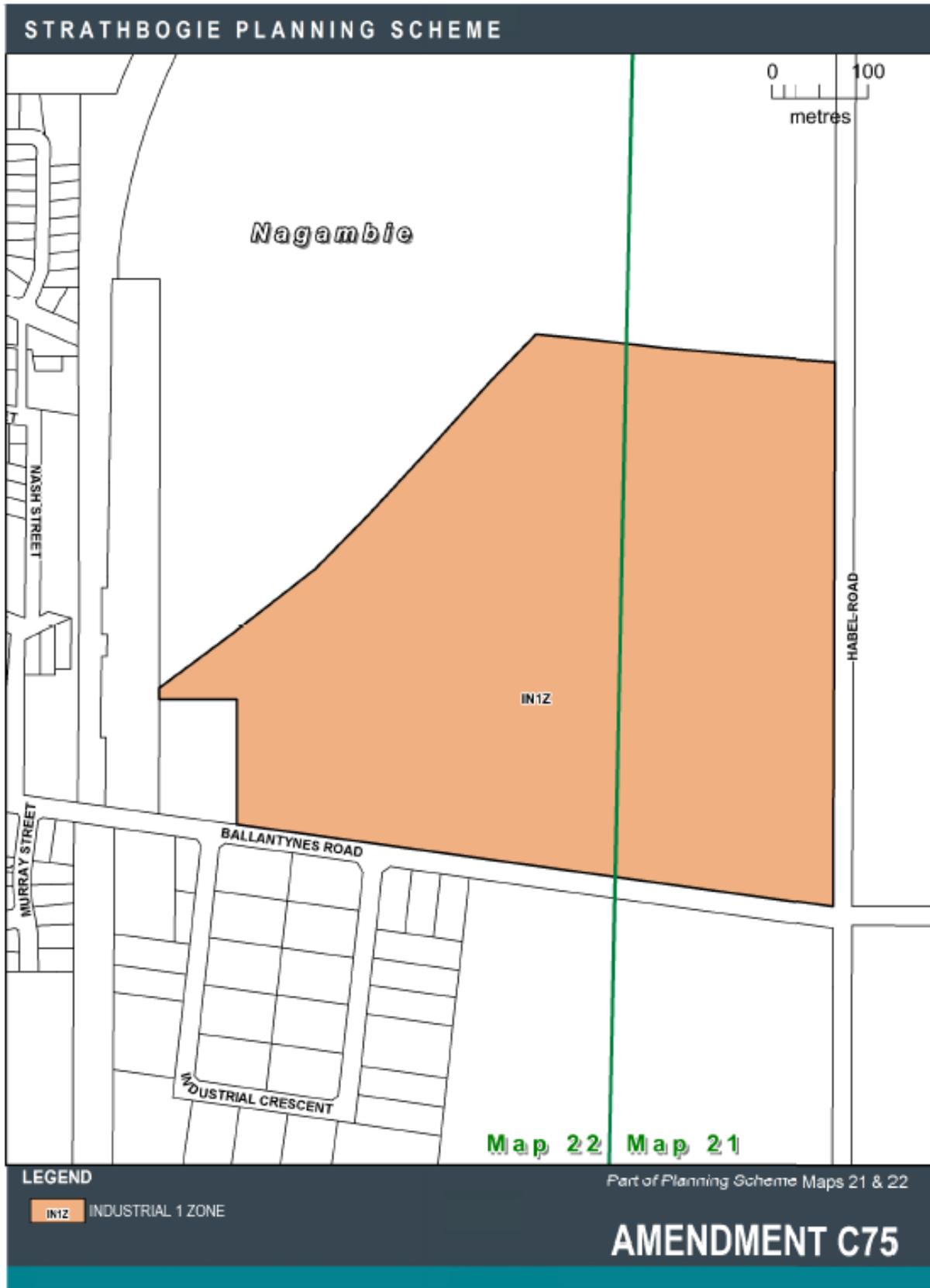
A *Flood Management Plan*, approved by the ~~R~~Responsible ~~A~~Authority that includes:

- measures to minimise any adverse off site flooding; and
- confirmation of the level of fill required for the land

An *Infrastructure Provision Plan* approved by the ~~R~~Responsible ~~A~~Authority which makes arrangements for the owner or developer or both, to meet or contribute to the cost of infrastructure and utilities, both on and off the site.

The ~~I~~Infrastructure ~~P~~Provision ~~P~~Plan must address:

- arrangements for provision of any necessary infrastructure or utilities;
- the provision of drainage and earthworks;
- the provision of road works both internal and external;
- the provision of landscaping;
- the provision of any other incidental works;
- the staging and timing of works;
- the securing of infrastructure and utility provision requirements via a ~~S~~Section 173 ~~A~~Agreement or agreements or via other acceptable means; and
- any other matter reasonably required by the ~~R~~Responsible ~~A~~Authority associated with the development.



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

**7.2 Planning Applications Received
- 17 August to 15 November 2016**

Following are listings of Planning Applications Received for the period 17 August to 15 November 2016.

RECOMMENDATION

That the report be noted.

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

Planning Applications Received

Wednesday, 17 August 2016

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
233 Morningside Road, Wahring VIC 3608	P2016-112	Re-subdivide four (4) lots into two (2) lots	Ben King	\$0.00

Monday, 22 August 2016

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
41 Primrose Street, Violet Town VIC 3669	P2016-114	Subdivide land into two (2) lots	Graeme Schneider - Monger & Tomkinson	\$0.00

Tuesday, 23 August 2016

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
654 Longwood-Mansfield Road, Creightons Creek VIC 3666	P2016-091 - 1	Re-subdivision of land into two (2) lots	Monger & Tomkinson - Graeme Schneider	\$0.00
68 Branjee Road, Euroa VIC 3666	P2016-121	Subdivision of land into two (2) lots and use and development for a dwelling	Monger & Tomkinson - Graeme Schneider	\$0.00

Wednesday, 24 August 2016

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
210 Bartons Lane, Creightons Creek VIC 3666	P2016-115	Development of land for two (2) sheds to cover existing yards	Mark Arrowsmith	\$115,000.00
293 High Street, Violet Town VIC 3669	P2016-116	Use and Development of land for a shed	Jeffrey Alcock	\$42,000.00

Thursday, 25 August 2016

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
1/2-4 Vale Street, Nagambie VIC 3608	P2015-138 - 2	Subdivide land into three (3) lots and creation of a carriageway easement	Shire of Strathbogie	\$0.00
2 Cowslip Street, Violet Town VIC 3669	P2016-059 - 1	Use and development of land to upgrade existing service station, including new canopy, dispensers and tanks, installation of business identification signage (including internally and externally illuminated signage) and 24 hour operation	R.J Sinclair Pty Ltd	\$0.00
205 Wahring-Murchison East Road, Wahring VIC 3608	P2016-117	Use of land for a liquor licence	Brandon Menzies	\$0.00
27R01840, Cullens	P2016-118	Removal of one (1) tree	Strathbogie Shire	\$350,000.00

Road, Molka VIC
3666

Council

Monday, 29 August 2016

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
16 Frost Street, Euroa VIC 3666	P2016-120	Construction of shed (for poultry) to replace damaged building	Andrew Douglas	\$20,000.00
44-46 Howell Street, Avenel VIC 3664	P2016-119	Use and development of land for a dwelling	Jamie McMaster	\$280,000.00

Wednesday, 31 August 2016

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
116 Binney Street, Euroa VIC 3666	P2016-123	Development of land for an extension of an existing dwelling and construction of a garage	Edwina Thompson	\$275,476.00
48 Branjee Road, Euroa VIC 3666	P2016-122	Development of land for a verandah on an existing dwelling	RICHARDS, Stewart Gordon	\$12,000.00

Thursday, 1 September 2016

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
10 Kirwans Bridge Road, Kirwans Bridge VIC 3608	P2016-124	Use and development of land for a second dwelling (retrospective)	Ian Barford	\$40,000.00
164-182 Ewings Road, Avenel VIC 3664	P2014-127 - 1	Thirteen (13) lot subdivision and upgrade to Belmont Street	Tehan George & Co	\$0.00

Monday, 5 September 2016

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
37 Kettels Road, Kirwans Bridge VIC 3608	P2016-126	Replacement dwelling	Wayne Bradshaw	\$200,000.00

Wednesday, 7 September 2016

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
33 Kirkland Avenue, Euroa VIC 3666	P2016-125	Development of land for installation of a caravan and hard annexe.	Caroline Carey	\$5,000.00

Friday, 9 September 2016

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
1 Murchison Road, Avenel Victoria 3664	P2013-068 - 1	Use and Development of land for an additional two (2) dwellings	Bruce Mactier	\$0.00

Monday, 12 September 2016

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
498 Ponkeen Creek Road, TARCOMBE VIC 3666	P2014-062-1	Development of land for a dwelling extension and machinery shed (secondary consent)	Mr Troy Spencer	\$0.00
558 Euroa- Strathbogie Road, Euroa VIC 3666	P2016-127	Use and development of land for an extension to an existing building or structure	Christine Charles	\$3,000.00

Tuesday, 13 September 2016

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
1284 Curries Road, Molka VIC 3666	P2016-042 - 1	Use & Development of Land for the Construction of a Dwelling	Noel Greiner	\$0.00

Wednesday, 14 September 2016

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
107 Faithfuls Creek Road, Euroa VIC 3666	P2016-128	Development of land for a dependent persons unit	Bruce Eddy	\$86,000.00

Tuesday, 20 September 2016

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
660 Creek Junction Road, Kithbrook VIC 3666	P2016-129	Two (2) Lot Subdivision	Paula Jenkin	\$0.00

Planning Applications Received

Tuesday, 20 September 2016

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
654 Longwood-Mansfield Road, Creightons Creek VIC 3666	P2016-136	Two (2) Lot Subdivision	Monger & Tomkinson - Graeme Schneider	\$0.00
660 Creek Junction Road, Kithbrook VIC 3666	P2016-129	Two (2) Lot Subdivision	Paula Jenkin	\$0.00

Thursday, 22 September 2016

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
204 Killeens Hill Road, Gooram VIC 3666	P2016-130	Development of land for a garage	Adrian Bright	\$1,200.00

Thursday, 29 September 2016

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
26 Grandview Road, Kinwans Bridge VIC 3608	P2016-132	Development of land for an extension to an existing dwelling.	Wayne Gammon	\$200,000.00
654 Longwood-Mansfield Road, Creightons Creek VIC 3666	P2016-135	Three (3) Lot Subdivision	Monger & Tomkinson - Graeme Schneider	\$0.00
660 Creek Junction Road, Kithbrook VIC 3666	P2016-133	Creation of a power line easement	Paula Jenkin	\$0.00
69 Binney Street, Euroa VIC 3666	P2016-134	Development of land for the construction of car garage	Mr Troy Spencer	\$25,000.00

Monday, 3 October 2016

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
1195 Euroa-Strathbogie Road, Kelvin View VIC 3666	P2016-137	Development of land for a dwelling, garage and driveway	Melissa McCoy	\$850,000.00

Tuesday, 4 October 2016

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
Armstrong Avenue, Strathbogie VIC 3666	P2016-138	Four (4) lot subdivision and the removal of non native vegetation	Frank Dawson	\$0.00

Wednesday, 5 October 2016

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
14 Clifton Street, Euroa VIC 3666	P2016-139	Use of land for a Liquor licence (On premises Licence)	Graeme Lunghusen	\$0.00

Thursday, 6 October 2016

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
28 Gillespie Street, Tabilk VIC 3607	P2016-140	Use and development of land for a single dwelling	Bruce Mactier	\$250,000.00

Friday, 7 October 2016

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
59 Cowslip Street, Violet Town VIC 3669	P2016-141	Development of land for an extension to an existing building or structure	Bruce Rowley	\$22,100.00

Monday, 10 October 2016

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
13 Young Street, Nagambie VIC 3608	P2016-143	Development of land to replace an existing Jetty	Trevor Close	\$9,000.00
6 Withers Street, Longwood VIC 3665	P2016-142	Development of land for the conversion of a shed to a dwelling	Roy Cooper	\$10,000.00

Tuesday, 11 October 2016

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
1208 Reedy Lake Road, Whroo VIC 3612	P2016-146	Use and development of land for staged group Accommodation	Sam McCardel	\$750,000.00
325 Aerodrome Road, Mangalore VIC 3663	P2016-144	Development of land for a shed	Raymond Cronin	\$7,500.00
460 Sawpit Gully Road, Boho VIC 3669	P2016-145	Use and development of land for a dwelling and shed	Mr Troy Spencer	\$220,000.00

Wednesday, 12 October 2016

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
16 Vine Street, Nagambie VIC 3608	P2016-147	Use and development of land for three (3) dwellings and to subdivide land into three (3) lots including the removal of an easement	Shane DeArango	\$650,000.00
24 Magilton Drive, Strathbogrie VIC 3666	P2016-067 - 1	Use and development of land for a dwelling, shed and carport	Martin & Julie Mackus	\$0.00
268 Odwyer Road, Tabilk VIC 3607	P2015-098 - 1	Two (2) lot subdivision	Mr Sam Verrocchi	\$0.00
271 Forlonge Memorial Road, Euroa VIC 3666	P2016-149	Extension to an existing carport	Rodney Kubell	\$9,500.00
440 Welbye Track, Ruffy VIC 3666	P2016-151	Extension to an existing dwelling	Allan Wyatt	\$30,000.00
45 Young Street, Nagambie VIC 3608	P2016-150	Subdivision two (2) lots and creation of a carriageway easement	Ben King	\$0.00
588 Euroa-Mansfield Road, Euroa VIC 3666	P2015-097 - 1	Development of land for an agricultural building	Wayne Hall	\$0.00
588 Euroa-Mansfield Road, Euroa VIC 3666	P2016-148	Development of land for a dwelling, driveway access, shedding water tanks and native vegetation removal.	Wayne Hall	\$260,000.00
91 High Street, Violet Town VIC 3669	P2016-071 - 1	Development of land for construction of a shed	Mr Sam Verrocchi	\$0.00

Friday, 14 October 2016

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
53 Lydlards Road, Euroa VIC 3666	P2013-117 - 1	Use and development of the land for a dwelling and a shed	Mel Sporry	\$0.00

Monday, 17 October 2016

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
4 Bury Street, Euroa VIC 3666	P2016-041 - 1	Use of land for a Veterinary Clinic and a reduction in car parking requirements	Bob Worotniuk	\$0.00

Tuesday, 18 October 2016

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
175 Buntings Hill Road, Ruffly VIC 3666	P2016-152	Development of land for a dwelling and earthworks	Tim Bickerton	\$300,000.00
2 Woodlea Court, Kirwans Bridge VIC 3608	P2016-153	Use and Development of land for a Jetty	Cameron Mactier	\$10,000.00
687 Goulburn Weir- Murchison Road, Whroo VIC 3612	P2016-026 - 1	Use & Development of land for the construction of a new dwelling	Kathryn Sutton	\$0.00

Tuesday, 25 October 2016

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
268 Odwyer Road, Tablik VIC 3607	P2015-015-1	Development of land for an extension to dwelling - Correction	Mr Sam Verrocchi	\$0.00
268 Odwyer Road, Tablik VIC 3607	P2015-015-2	Development of land for an extension to dwelling and the development of a shed	Mr Sam Verrocchi	\$0.00

Thursday, 27 October 2016

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
1 Murchison Road, Avenel Victoria 3664	P2013-068-2	Use and Development of land for an additional two (2) dwellings	Bruce Mactier	\$0.00
403 Forlonge Memorial Road, Euroa VIC 3666	P2016-154	Development of land for a replacement dwelling Use of land for the replacement of a relocatable dwelling	Kathryn Dawes	\$150,000.00

Friday, 4 November 2016

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
1768 Nagamble- Locksley Road, Locksley VIC 3665	P2016-155	Subdivision two (2) lots - Boundary realignment	Ben King	\$0.00

Tuesday, 8 November 2016

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
251 High Street, Violet Town VIC 3669	P2016-156	Use and development of land for the installation of a sign	Troy Wilson	\$2,200.00

Friday, 11 November 2016

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
112 Verges Lane, Whroo VIC 3612	P2016-158	Development of land for storage shed	Miss Helen Bethune	\$9,516.00
1175 Lambing Gully Road, Avenel VIC 3664	P2016-157	Development of land for the extension of existing winery/restaurant/office building	Ian Firth	\$2,000,000.00

Monday, 14 November 2016

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
1361 Upper Boho Road, Boho South VIC 3669	P2016-159	Three lot re-subdivision	Mr Troy Spencer	\$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