



STRATHBOGRIE SHIRE COUNCIL
PLANNING COMMITTEE
MINUTES

OF THE MEETING HELD ON TUESDAY 26 JULY 2016
AT THE EUROA COMMUNITY CONFERENCE CENTRE
COMMENCING AT 4.00 P.M.

Councillors: Malcolm Little (Chair) (Hughes Creek Ward)
Patrick Storer (Honeysuckle Creek Ward)
Debra Swan (Lake Nagambie Ward)
Robin Weatherald (Mount Wombat Ward)
Graeme (Mick) Williams (Seven Creeks Ward)

Officers: Steve Crawcour - Chief Executive Officer
Phil Howard - Director, Sustainable Development
Kathryn Pound – Manager, Planning
Cameron Fraser – Senior Planner
David Woodhams – Director, Corporate and Community

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

Councillor Alister Purbrick (Lake Nagambie Ward)
Councillor Colleen Furlanetto (Seven Creeks Ward)
Roy Hetherington - Director, Asset Services
Emma Kubeil – Executive Manager, Sustainable Development

4. Confirmation of Minutes of the Planning Committee meeting held on Tuesday 12 July 2016

35/16 **CRS WILLIAMS/STORER** : *That the Minutes of the Planning Committee meeting held on Tuesday 12 July 2016 be confirmed.*

CARRIED

5. Disclosure of Interests

Nil.

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

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PLANNING COMMITTEE REPORT NO. 1 (MANAGER, PLANNING – KATHRYN POUND)

6. PLANNING REPORTS

**6.1 Planning Permit Application No. P2016-059
- 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) ~ 2 Cowslip Street, Violet Town**

Application Details:

Application is for:	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)
Applicant's/Owner's Name:	Aksara Pty Ltd
Date Received:	10 May 2016
Statutory Days:	60
Application Number:	P2016-059
Planner: Name, title & department	Kathryn Pound Manager Planning Sustainable Development Department
Land/Address:	Lot 2 on Plan of Subdivision 526936G, Certificate of Title Volume 10833 Folio 740 2 Cowslip Street, Violet Town VIC 3669
Zoning:	Township Zone
Overlays:	Land Subject to Inundation Overlay
Under what clause(s) is a permit required?	Clause 32.05-1 Use of the land for a service station in the Township Zone Clause 32.05-8 Construct or carry out buildings and works in the Township Zone Clause 44.04-1 Construct or carry out buildings and works in the Land Subject to Inundation Overlay Clause 52.05-9 Install and display business identification signage (including internally and externally illuminated signage)
Restrictive covenants on the title?	No
Current use and development:	Office
Is a Cultural Heritage Management Plan required?	No, the site is not of potential Aboriginal Cultural Heritage significance

- 6.1 Planning Permit Application No. P2016-059
- 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) ~ 2 Cowslip Street, Violet Town (cont.)

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

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

Summary

- The proposal is for the 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).
- The site has an area of approximately 1354 square metres, is located in the Township Zone and is affected by the Land Subject to Inundation Overlay.
- The application was advertised and one objection has been received.
- The key issue raised in the objection is that 24 hour opening hours will affect amenity and devalue property.
- In response to the objection, further consultation occurred and the applicant has proposed to reduce the opening hours to be from 6am to 10pm.
- The application is being presented to Planning Committee as one objection has been received.
- An assessment of the proposal against the Township Zone, Land Subject to Inundation Overlay, Clause 52.05 Advertising signs and relevant state and local policies has revealed that the proposal is consistent with the applicable provisions of the Strathbogie Planning Scheme, subject to conditions.
- The application has been assessed outside the 60 day statutory time period due to consultation with the objector and the applicant.
- It is recommended that Council resolve to issue a Notice of Decision to Grant a Permit in accordance with the Officer's recommendation.

- 6.1 Planning Permit Application No. P2016-059
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RECOMMENDATION

That Council

- **having caused notice of Planning Application No. P2016-059 to be given under Section 52 of the *Planning and Environment Act 1987* and or the planning scheme**

and having considered all the matters required under Section 60 of the *Planning and Environment Act 1987* decides to issue a Notice of Decision to Grant a Permit under the provisions of Clause 32.05 Township Zone, Clause 44.04 Land Subject to Inundation Overlay and Clause 52.05 Advertising Signs of the Strathbogrie Planning Scheme in respect of the land known as Lot 2 on Plan of Subdivision 526936G, Certificate of Title Volume 10833 Folio 740, 2 Cowslip Street, Violet Town VIC 3669, for the 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), in accordance with endorsed plans, subject to the following conditions:

Development in accordance with endorsed plans

1. **The use, development and signage 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.**

Hours of operation

2. **The use approved under this permit must only operate between the following hours:**
 - (a) **Monday to Sunday 6am to 10pm**

The hours of operation may be altered by written consent from the Responsible Authority.

Engineering conditions

3. **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.**
4. **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.**

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5. Any damage to the Responsible Authority's assets (i.e. sealed roads, kerb & channel, trees, nature strip etc), and boundary fences, must be repaired at the cost of the applicant all to the satisfaction of Responsible Authority.

General amenity

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

Signage conditions

7. Prior to the installation of the signage hereby approved, all existing signage must be removed from the site, unless otherwise shown on the endorsed plans and to the satisfaction of the Responsible Authority.
8. All signage hereby approved must be contained wholly within the boundaries of the subject site.
9. All signage hereby approved must be maintained in good condition, to the satisfaction of the Responsible Authority.

EPA conditions

10. Displaced petrol fumes must be collected with a vapour recovery system.
11. A secondary containment system must be provided for liquids which if spilt are likely to cause pollution or pose an environmental hazard, in accordance with the EPA Publication 347 Bunding Guidelines 1992 or as amended.
12. All tanks must be decommissioned by suitably qualified professionals, as outlined in EPA Publication 888.1 Underground Petroleum Storage Systems (UPSSs) 2009 or as amended and the Australian Standards referenced therein.
13. Construction and post-construction activities must be in accordance with EPA Publication 275 Construction Techniques for Sediment Pollution Control 1991 or as amended.

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14. **Offensive odours must not be discharged beyond the boundaries of the premises.**
15. **All infrastructure for the storage and handling of Liquefied Petroleum (LP) Gas should be designed, constructed and operated in accordance with AS/NZS 1596:2008 The Storage and Handling of LP Gas (Standards Association of Australia).**
16. **Effluent and waste solvent generated from the washing or cleaning of engines or parts shall not be discharged on or from the premises.**
17. **Nuisance dust must not be discharged beyond the boundaries of the premises.**
18. **Noise emitted from the premises must not exceed the recommended levels as set out in Noise from Industry in Regional Victoria (NIRV; EPA Publication 1411, 2011) or as amended.**

Permit expiry (general)

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, and/ or**
 - (c) **The use is not commenced within four (4) years of the date of this Permit.**

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

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

Permit expiry (signage)

20. **The permit for the signage will expire 15 years from the date of issue of the permit.**

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

- **Before the permit expires; or**
- **Within 12 months after the permit expiry date, where the development allowed by the permit has lawfully started before the permit expires.**

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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 creation of a new access way/crossover.**

36/16 **CRS WEATHERALD/STORER** : *That the Recommendation be adopted.*

CARRIED

Proposal

The proposal is for the use and development of land to upgrade the existing service station, including new canopy, dispensers and tanks, installation of business identification signage (including internally and externally illuminated signage). The applicant original proposed 24 hour operation, however in response to the objection, proposed hours of 6am to 10pm.

While the site has been operating as a service station for many years, because it is proposed to extend the hours of operation, the use needs to be reconsidered.

A service station is defined under Clause 74 of the planning scheme as:

Land used to sell motor vehicle fuel from bowsers, and lubricants. It may include the:

- a) selling of motor vehicle accessories or parts;*
- b) selling of food, drinks and other convenience goods;*
- c) hiring of trailers;*
- d) servicing or washing of motor vehicles; and*
- e) installing of motor vehicle accessories or parts.*

The buildings and works proposed include internal upgrades (which do not require planning approval) to increase the size of the service station shop and upgrade the staff and toilet facilities. Two workshops will be retained in the west part of the site. The external building facades are also being upgraded, with new painting (which does not require planning approval), and changes to windows and doors. The existing canopy, fuel dispensers, underground fuel tanks and signage are being removed (which does not require planning approval) and replaced by new canopy, fuel tanks, fuel dispensers and signage. The concrete slab will be removed and reinstated as necessary to facilitate these works.

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The proposed business identification signage comprises:

- One six metre high partly externally (floodlit) illuminated partly internally illuminated, double sided, site identification sign with price board in the south corner of the site (3.51x1.8 metres, total advertising area of 6.3 square metres).
- Three internally illuminated corporate logos on the east, south and west facing canopy fascia 0.9 metres high).
- Two leaderboards adjacent to each fuel dispenser (0.78x0.55 metres, total sign area of 0.429 square metres).
- Three food graphics on the south and east facing service station façade (varying size).
- One shop fascia sign (1 metre high).
- Two wall mounted framed poster signs on the east facing façade (0.895x1.205 metres, total sign area 1.078 square metres).

Subject site & locality

The subject site is Lot 2 on Plan of Subdivision 526936G, Certificate of Title Volume 10833 Folio 740, 2 Cowslip Street, Violet Town. It is located on the west side of the intersection of Cowslip/ Urmiston Street and High Street. The site is irregular in shape with an area of 1354 square metres. It has a frontage to High Street of 72.36 metres and a frontage to Cowslip Street of 46.6 metres.

The site is currently occupied by the Violet Town service station, and garage/ engineering workshop. There is an existing service station/ workshop building with a canopy over four fuel dispensers on its east side. The canopy partly extends beyond the boundaries of the site, as does some of the signage and some of the underground fuel tanks. There is vehicle access from both streets to the bowser area and directly into the workshop via roller doors.

The site and surrounds are zoned Township Zone. Surrounding properties are predominantly residentially used and developed. This includes the property to the immediate north (4 Cowslip Street) and the properties on the opposite sides of the roads to the east and south. The property to the immediate west (204-208 High Street) is occupied by a wholesale plant nursery.

Cowslip Street is a designated Road Zone, Category 1 road. High Street has a separate secondary lane on the south west side of the intersection, including adjacent to the subject site. It is understood that part of this street has been leased from Council by the current operator of the service station as a seating area. It effectively prevents access from the secondary part of High Street onto Cowslip Street, which is appropriate given that there is already a slip lane from High Street onto Cowslip Street at this point.

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Permit/Site History

A planning permit has previously been issued for a two lot subdivision P2004-216.

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; and
- Placing two signs on site.

The notification has been carried out correctly.

Council has received one objection to date from an adjacent property. The key issues that were raised in the objection are:

- 24 hour operation will affect the amenity of the property, in particular trucks and traffic noise.
- Proposal will devalue property.

The applicant has proposed reducing the hours so as to be 6am to 10pm, in response to the concerns of the objector. These proposed operating hours are considered to be acceptable in this instance given the location and history of the petrol station. Refer to the more detailed discussion in the assessment of this application.

Property values are not a matter that can be considered as part of a planning permit assessment.

Consultation

In response to the objection, the applicant revised the proposed hours to be 5am to 10pm. The objector has advised that they have no issue with operation until 10pm, but believe 5am to be too early (rather, 7am would be acceptable). In response the applicant revised the proposed hours to be from 6am to 10pm. They have advised this is necessary to service rural workers. The 6am commencement time has formed the basis of the assessment in this report.

Referrals

The following referrals have been undertaken:

Referrals/Notice	Advice/Response/Conditions
Section 55 Referrals	Goulburn Broken CMA – no objection, no conditions or notes recommended.
Section 52 Notices	EPA Victoria – no objection, conditions recommended for inclusion on the permit (as set out in the recommendation).

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Internal Council Referrals	Advice/Response/Conditions
Asset Services	No objection, standard conditions recommended for inclusion on the permit (as set out in recommendation).

Assessment

Township Zone

A planning permit is required to use land for a Service station and for buildings and works in the Township Zone. While the service station has been operating on the site for many years, it has not been operating for 24 hours a day, and hence the use requires consideration.

The Township Zone has the following 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 residential development and a range of commercial, industrial and other uses in small towns.*
- *To encourage development that respects the neighbourhood character of the area.*
- *To implement neighbourhood character policy and adopted neighbourhood character guidelines.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

The relevant Decision Guidelines of the Township Zone are:

General:

- *The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *The protection and enhancement of the character of the town and surrounding area including the retention of vegetation.*
- *The availability and provision of utility services, including sewerage, water, drainage, electricity, gas and telecommunications.*
- *The design, height, setback and appearance of the proposed buildings and works including provision for solar access.*
- *The need for a verandah along the front or side of commercial buildings to provide shelter for pedestrians.*
- *Provision of car and bicycle parking and loading bay facilities and landscaping.*
- *The effect that existing uses on adjoining or nearby land may have on the proposed use.*

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- *The scale and intensity of the use and development.*
- *The safety, efficiency and amenity effects of traffic to be generated by the proposal.*
- *Any other decision guidelines specified in a schedule to this zone.*

The proposal seeks to upgrade the existing service station, providing a service that meets both local community needs as well as the needs of travellers and the broader community. There has been a service station in this location for a number of years and it is beneficial for this to continue. The buildings and works proposed facilitate an upgrade to existing buildings and infrastructure on the site and will result in an improved appearance overall.

No vegetation will be affected and utility services will remain sufficient. No verandah is proposed but this is acceptable given that the site does not form part of a strip of commercial uses, rather being separated from the main commercial strip by dwellings.

Two additional car spaces are proposed to be formalised along the north side of the building. These are parallel spaces which will be accessed via Cowslip Street. Loading provision remains the same. There is no bicycle parking provision currently and none is proposed, which is acceptable for this use. The proposal provides for appropriate traffic movement on and around the site.

The use of the land for a service station requires a planning permit, despite having operated on the site for many years, because of the proposed extension in operating hours. Overall, the use is acceptable in this location and is compatible with surrounding dwellings. However the key potential impact is from noise.

As an existing service station, there is already noise generated from the site and it is not expected that this upgrade will result in significantly more noise, aside from that there will be noise at earlier and later times due to the extended operating hours. 24 hour operation is not considered to be appropriate in this context. However, with hours of 6am to 10pm, any noise generated by vehicles or people going to the shop will be at a less sensitive time. Further, some noise is not unreasonable given the historic use of the site and the nature of Cowslip Street as a Road Zone, Category 1 which is the main street and experiences a high traffic volume. A condition in the recommendation limits the hours of operation to those proposed.

Land Subject to Inundation Overlay

A permit is required for buildings and works in the Land Subject to Inundation Overlay, which has the following Purpose:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*

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- *To identify land in a flood storage or flood fringe area affected by the 1 in 100 year flood or any other area determined by the floodplain management authority.*
- *To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.*
- *To reflect any declaration under Division 4 of Part 10 of the Water Act, 1989 where a declaration has been made.*
- *To protect water quality in accordance with the provisions of relevant State Environment*
- *Protection Policies, particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).*
- *To ensure that development maintains or improves river and wetland health, waterway protection and flood plain health.*

The works proposed are generally minor upgrades/ replacements. Overall it is considered that the works will not cause any notable flood impacts. Goulburn Broken CMA has considered the proposal and has no concern from a flood management perspective.

The State Planning Policy Framework (SPPF)

Clause 13.02 Floodplain management

Objective

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

The proposal will not cause any floodplain management issues and is consistent with this objective.

Clause 13.03-1 Use of contaminated and potentially contaminated land

Objective

- *To ensure that potentially contaminated land is suitable for its intended future use and development, and that contaminated land is used safely.*

The site has previously been used for a service station and will continue to be so. This upgrade includes removal of existing underground tanks and construction of new tanks. The EPA have recommended conditions, which have been included in the recommendation, to ensure that these works occur in accordance with State regulations. Overall, subject to the recommended conditions, any potential contamination on site can be managed.

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Clause 13.04-1 Noise abatement

Objective

- *To assist the control of noise effects on sensitive land uses.*

Strategy

- *Ensure that development is not prejudiced and community amenity is not reduced by noise emissions, using a range of building design, urban design and land use separation techniques as appropriate to the land use functions and character of the area.*

Noise is a key consideration for this assessment, particularly noise impacts to adjoining residences. Importantly, the service station faces away from the nearest adjoining dwellings which are to the north west. As discussed in the assessment against the Township Zone, the likely noise is not considered to be excessive, subject to the hours of operation being limited to those proposed (i.e. 6am to 10pm).

Clause 15.01-1 Urban design

Objective

- *To create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity.*

Clause 15.01-2 Urban design principles

Objective

- *To achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties.*

The proposal is consistent with the urban design objectives of Clauses 15.01-1 and 15.01-2. In particular, the appearance of the petrol station is being updated and the signage and appearance consolidated around one corporate design. The design will not detriment the street or neighbouring properties. The overall layout retains functional and safe.

Clause 17.01-1 Business

Objective

- *To encourage development which meet the communities' needs for retail, entertainment, office and other commercial services and provides net community benefit in relation to accessibility, efficient infrastructure use and the aggregation and sustainability of commercial facilities.*

The proposal is consistent with this objective, in providing a business to meet the immediate and wider communities' needs.

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

21.02-6 Building Material – Muted Tones

Overview

- *The Shire has significant natural landscapes and views which provide an important asset, and opportunity for tourism and economic development. Buildings can be intrusive in this type of environment if constructed of materials which are not sympathetic to the surrounding environment.*

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.*

This proposal seeks to upgrade the existing service station, and includes new signage and painting. Corporate colours are proposed for the signage, which is acceptable. For the buildings, parts of the south and west facades are to be painted orange while the north façade will be painted pink.

Overall, this is considered to be an acceptable outcome which reflects some of the colours found on buildings in the area (such as the orange/ red iron roofs of some nearby dwellings). Further, the design is typical of a petrol station which does need to stand out somewhat, for safety and access reasons.

Clause 21.03-7 Violet Town

Objectives

- *To ensure Violet Town will be a sustainable, compact community taking advantage of its location amongst a wider district of rural and farming uses and location on the Hume Freeway.*
- *That Violet Town remains a vibrant and friendly town, and develops in a way that has a positive impact upon the environment, whilst retaining its 'country feel' of open spaces, wide streets and historic buildings.*

Figure 7 of Clause 21.03 shows the Violet Town Structure plan, which designates the subject intersection as "town entrance: upgrade all town approach routes". This proposal will result in an updated facility that provides an improved entry into the town. In addition, to upgrades the existing service station facility, which is an important facility for the township for both residents and visitors. The proposal therefore contributes to meeting the objectives for Violet Town.

Clause 21.04-6 Flooding

Objective

- *To protect and manage floodplains.*

The proposal is consistent with this policy and will not cause any floodplain management issues.

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Clause 21.06-3 Tourism

Objective

- *To promote the Shire as a tourism destination.*

The upgrade of the service station with longer opening hours will provide a good service for tourists as well as the community, and will assist achieve this objective.

Clause 21.06-4 Transport

Objective

- *To recognise and maximise the transport networks and facilities within the Shire.*

This proposal provides an upgraded facility to support the transport network of the Shire, Cowslip Street being part of the major road route from the Hume Freeway to Bendigo.

21.06-5 Commercial and retail

Objective

- *To support retail and commercial/industrial development within the Shire.*

The upgrade provides a larger shop component which will service the community with basic convenience goods after hours (when the supermarket is in shut).

Relevant Particular Provisions

Clause 52.05 Advertising signs

The Township Zone is a Category 3 High Amenity Area for the purpose of Advertising signs. Pursuant to Clause 52.05-9, a planning permit is required to install any business identification signage and any internally and externally (floodlit) illuminated signage. The proposed signage is all business identification signage and it all requires planning permit approval. Specifically, the proposed signage comprises:

- One six metre high partly externally (floodlit) illuminated partly internally illuminated, double sided, site identification sign with price board in the south corner of the site (3.51x1.8 metres, total advertising area of 6.3 square metres).
- Three internally illuminated corporate logos on the east, south and west facing canopy fascia 0.9 metres high).
- Two leaderboards adjacent to each fuel dispenser (0.78x0.55 metres, total sign area of 0.429 square metres).
- Three food graphics on the south and east facing service station façade (varying size).
- One shop fascia sign (1 metre high).
- Two wall mounted framed poster signs on the east facing façade (0.895x1.205 metres, total sign area 1.078 square metres).

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The Purpose of the Advertising signs policy is:

- *To regulate the display of signs and associated structures.*
- *To provide for signs that are compatible with the amenity and visual appearance of an area, including the existing or desired future character.*
- *To ensure signs do not contribute to excessive visual clutter or visual disorder.*
- *To ensure that signs do not cause loss of amenity or adversely affect the natural or built environment or the safety, appearance or efficiency of a road.*

The immediate surrounds do not have a character of signage, however a certain amount of signage is normal for a service station on a main road. Further, there are a number of existing signs on the site, including the main 'flag style' sign in the southern corner and canopy fascia signs.

The signage is contained to being on the building, apart from the site identification sign and leaderboards (which are non-illuminated and adjacent to the fuel dispensers). So the signs will not result in a cluttered appearance.

The site identification sign is large, however it is a typical type of sign for a service station, in terms of style, location and size (with room for pricing details). The 2.49 metre clearance below the sign allows for site lines to be maintained along both streets.

The signage will not impact on views or vistas, and remains consistent with the existing streetscape.

Overall, a key issue is the illumination, because the existing signage is not illuminated and there are nearby residents. It is therefore considered appropriate to restrict the illumination to operating hours, to ensure there is no glare or other amenity impacts to residents.

Subject to this condition, the signage is consistent with the provisions of the Advertising signs policy, and will be consistent with the existing streetscape and not detriment the visual appearance of the area. Further, the signage will not adversely affect the safety, appearance or efficiency of the road.

Clause 52.06 Car parking

This development does not need to be considered against this provision, because the use is existing and there is no increase in the site or floor area of the use.

Clause 52.07 Loading and unloading of vehicles

Pursuant to Clause 52.07, no building or works may be constructed for the manufacture, servicing, storage or sale of goods or materials unless space is provided on the land for loading and unloading of vehicles as specified. There is sufficient loading space on the site adjacent to the workshop building (accessed via High Street) in accordance with the requirements of this clause.

- 6.1 Planning Permit Application No. P2016-059
- 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) ~ 2 Cowslip Street, Violet Town (cont.)

Clause 52.12 Service station

Purpose:

- *To ensure that amenity, site layout and design are considered when land is to be used for a service station, especially if the site adjoins a residential zone.*
- *To ensure that use of land for a service station does not impair traffic flow or road safety.*

Clause 52.12 sets out a number of requirements which must be met for service station development, however a permit may be granted to vary the requirements, if the Responsible Authority considers a better design solution will result. Each of the requirements has been addressed as follows:

- The site area of 1354 square metres exceeds the 1,080 square metres minimum.
- The site has a frontage to High Street of 72.36 metres and a frontage to Cowslip Street of 46.6 metres which exceed the 30 metre minimum.
- The depth of the site varies from 46.6 metres to 8.74 metres, so in part is less than the 30 metre minimum. Given the limited scale of the service station which has operated for many years on the site, it is considered that the lesser depth (in part) is acceptable.
- Due to the design of both Cowslip and High streets with no kerb and channel, High Street having a service road and there being a large constructed area between Cowslip Street and the subject site, the site doesn't have delineated crossovers. This does not accord with this provision, which stipulates a maximum of two crossovers with specific design requirements. This is an existing arrangement that is not proposed to be altered. Due to the layout of the intersection and the subject site, there are only limited points at which vehicles can enter to access the bowlers or two designated parking spaces on the north side of the building. The two roads have speed limits of 50 or 60 km/h. Overall the access arrangement is not considered to be a road management issue and is acceptable.
- This clause stipulates that except at crossovers, a kerb or barrier must be built along the road alignment to prevent the passage of vehicles. This is not proposed as part of this development. However for the same reasons as discussed above, they are not considered necessary in this instance.
- There are walls located within 9 metres of both roads. However, this is an existing circumstance and no new wall is proposed to be constructed as part of this redevelopment.
- The canopy is within 2.5 metres of the roads. However, the canopy will be contained wholly within the subject site, compared with the existing one which slightly protrudes beyond the boundaries. Therefore the overall outcome is an improved one.
- Petrol pumps, pump islands, water and air supply points and storage tank filling points are all at least 3.6 metres from the roads.

6.1 Planning Permit Application No. P2016-059

- 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) ~ 2 Cowslip Street, Violet Town (cont.)

- It is not clear whether petrol tanks will be wholly on the site when storage tanks are being filled. However given the layout of the site and the adjoining service lane on High Street which is a dead end, even if the petrol tanks do extend over the service lane, they will not disrupt traffic movements or vehicle access to the southern side of the petrol bowsers.
- A vehicle 13.8 metres by 2.5 metres can enter the site via High Street and exit via Cowslip Street without reversing.
- Cars requiring servicing can be accommodated wholly on the site. Very large trucks would likely not be able to, however this is acceptable given the location of the station and proximity to large scale service stations on the Hume Highway which can accommodate them.
- Waste will be managed in accordance with EPA requirements and conditions on the permit.
- The amenity of the locality will not be adversely affected by activity on the site, the appearance of any building, works or materials, emissions from the premises or in any other way. In particular, subject to the reduced hours of operation as discussed elsewhere in this report, there will be no unreasonable noise or light spill caused to nearby dwellings. Various conditions on the permit will also ensure that amenity impacts are managed. The appearance of the site will be improved overall as a result of this upgrade.
- There will be no trailers for hire on the site.
- The site adjoins residential areas. There are no landscape buffers and there is no room to provide them given the layout of the existing buildings on the site. No external lighting (or illuminated signage) is shown facing onto adjoining dwellings.

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.*

6.1 Planning Permit Application No. P2016-059
- 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) ~ 2 Cowslip Street, Violet Town (cont.)

- *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.*

The proposal is generally consistent with these decision guidelines.

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

There are no relevant adopted State policies.

Relevant incorporated, reference or adopted documents

The proposal is consistent with the Violet Town and district strategic development plan (2010). Specifically, by updating the existing service station it will provide an improved entry into the township (this site being identified as a key entry into the town).

Relevant Planning Scheme amendments

There are no relevant planning scheme amendments.

Risk Management

There are no significant Risk Management factors relating to the report and recommendation.

Strategic Links – policy implications and relevance to Council Plan

The report is consistent with Council Policies, key strategic documents and the Council Plan.

Summary of Key Issues

The proposal is consistent with the provisions of the Township Zone. In particular, it provides for an upgrade to the existing service station and an improved overall appearance, while providing an expanded service to both the immediate and wider community.

The proposal is consistent with the provisions of the Land Subject to Inundation Overlay, and the Goulburn Broken CMA have not objected to the proposal.

In summary, the proposal meets the objectives of the State Planning Policy Framework, Local Planning Policy Framework, Township Zone, Land Subject to Inundation Overlay and Clauses 52.05 Advertising signs and 52.12 Service station. The proposal is supported, subject to conditions outlined in the recommendation.

- 6.1 Planning Permit Application No. P2016-059
- 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) ~ 2 Cowslip Street, Violet Town (cont.)

Conclusion

After due assessment of all the relevant factors, it is considered appropriate to issue a Notice of Decision to grant a planning permit, in accordance with the officers recommendation.

Attachments

Locality Map.



19/07/2016

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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 errors, omissions or inaccuracies that may appear on this map. Any feedback, corrections or amendments should be submitted to the Planning Department. Any corrections or amendments will be subject to the Council's discretion.
 Contact: 94943 3000 or 94943 3001

Shire Of Strathbogie
 Prepared By: Kathryn Pound



PLANNING COMMITTEE REPORT NO. 2 (MANAGER, PLANNING – KATHRYN POUND)

7. OTHER BUSINESS

7.1 Strathbogie Planning Scheme Amendment C73

Report Description

Request to seek authorisation from the Minister for Planning to prepare and subsequently exhibit Amendment C73, which proposes to apply an Environmental Significance Overlay to land around the Goulburn Valley Region Water Corporation Wastewater Management Facilities at Euroa, Nagambie, Violet Town and Avenel and make other associated changes to the Strathbogie Planning Scheme.

Author & Department

Manager Planner / Sustainable Development Department

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

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

Summary

Goulburn Valley Region Water Corporation (GVW) approached Council about applying an Environmental Significance Overlay (ESO) to the areas around the Goulburn Valley Region Water Corporation Wastewater Management Facilities (WMFs) at Euroa, Nagambie, Violet Town and Avenel.

The intention of the ESO is to protect the long term use of the WMFs from adverse effects generated by incompatible development close to the facilities. The ESO provides a 'buffer' which covers areas that may be subject to odour emissions.

In order to facilitate the protection of the WMFs through the application of the ESO, a number of changes are proposed to be made to the Strathbogie Planning Scheme through Amendment C73. The properties proposed to be included in the ESO are shown in the maps which form an attachment to this report.

It is recommended that Council seeks authorisation from the Minister for Planning to prepare and subsequently exhibit Amendment C73.

RECOMMENDATION

- 1. That Council seeks authorisation from the Minister for Planning to prepare Amendment C73 to the Strathbogie Planning Scheme.**
- 2. That upon receipt of the Minister's authorisation, Council prepares Amendment C73 to the Strathbogie Planning Scheme, and formally exhibits Amendment C73 for a period of not less than one calendar month after the date that notice is published in the Government Gazette.**

7.1 Strathbogie Planning Scheme Amendment C73 (cont.)

RECOMMENDATION (cont.)

37/16 **CRS SWAN/WILLIAMS** : *That the Recommendation be adopted.*

CARRIED

Background

GVW approached Council about applying an ESO to the areas around the GVW WMFs at Euroa, Nagambie, Violet Town and Avenel.

The intention of the ESO is to protect the long term use of the WMFs from adverse effects generated by incompatible development close to the facility. The ESO provides a 'buffer' which covers areas that may be subject to odour emissions. The extent of the ESOs have been modelled by GVW based on current Environment Protection Authority (EPA) Victoria Guidelines. The modelling has also taken into account the projected need based on the future growth of the four towns.

The ESOs would trigger the need for a planning permit for new buildings and works, but not those associated with agricultural activities. It would make the GVW a Determining referral authority to those permit applications. The draft ESOs are attached to this report.

There is already an ESO (ESO2) that relates to the Euroa WMF, which applies to land at 72 Golf Course Road. This land was recently rezoned (Amendment C32) and as part of the rezoning amendment process, it was considered appropriate to place the ESO on part of the land in accordance with the buffer modelling conducted by GVW. This ESO2 is proposed to be amended as part of this amendment, so that is placed on more properties around the WMF and is updated in wording to better reflect the objectives of the ESO, consistent with the ESOs to be placed around the other WMFs.

In order to facilitate the protection of the WMFs through the application of the ESO, a number of changes are proposed to be made to the Strathbogie Planning Scheme through Amendment C73. Specifically, Amendment C73 proposes to:

1. Amend the Municipal Strategic Statement at Clause 21.07 Sustainable Infrastructure to include an objective and strategy for Sewerage and recycled water. Specifically, to identify, recognise and protect the WMFs from encroachment of development allowing sensitive or incompatible uses.
2. Amend the Municipal Strategic Statement at Clause 21.08 Reference Documents to delete 'Review of buffer distances surrounding wastewater management facilities' (Goulburn Valley Water 2002), which is outdated.

7.1 Strathbogie Planning Scheme Amendment C73 (cont.)

3. Apply the ESO to land in and around the four WMFs, to the extent shown in the ESO maps which are an attachment to this report. Specifically:
 - a. ESO2 applies to the Euroa WMF.
 - b. ESO3 applies to the Nagambie WMF.
 - c. ESO4 applies to the Violet Town WMF.
 - d. ESO5 applies to the Avenel WMF.
4. Amend the Schedule to Clause 61.03 to make reference to new ESO maps in the planning scheme.
5. Amend the Schedule to Clause 66.04 to make GVW a Determining referral authority for planning permission required by Schedules 3, 4 and 5 of the ESO.

All documentation which is proposed to form part of the amendment is included as an attachment to this report.

In order to proceed with Amendment C73, it is recommended that Council seeks authorisation from the Minister for Planning to prepare and subsequently exhibit Amendment C73.

Alternative Options

Council may decide that the proposal has no planning merit and determine not to pursue the amendment.

Risk Management

Failure to proceed with this amendment could increase the risk to the operation of the wastewater treatment facilities from the encroachment of inappropriate (sensitive) development.

Strategic Links – policy implications and relevance to Council Plan

The amendment is consistent with the strategic intent of the Council Plan, notably Goal 2 *“To promote and foster sustainable development in our natural and built environment”*.

The amendment is consistent with various aspects of the *Planning and Environment Act 1987* and the State and Local Planning Policy Framework set out in the Strathbogie Planning Scheme. This is detailed in the Explanatory report which forms an attachment to this report.

The amendment is consistent with the EPA Guideline: Recommended separation distances for industrial residual air emissions (2013).

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

The amendment is consistent with the Best Value, National Competition Policy and Competition and Consumer Act 2010 requirements.

Financial / Budgetary Implications

Costs relating to the planning scheme amendment process are being borne by the GVW. Therefore the amendment has no capital or recurrent budget implications.

7.1 Strathbogie Planning Scheme Amendment C73 (cont.)

Economic Implications

Failure to proceed with this amendment could increase the likelihood that the wastewater treatment facilities are encroached by inappropriate (sensitive) development and must therefore be upgraded or relocated. This would be a significant cost ultimately borne by the broader community, since the GVW is a public authority.

Environmental / Amenity Implications

The amendment is seeking to manage and ultimately limit environmental and amenity impacts from the WMFs to surrounding properties. The ESOs seek to limit sensitive developments occurring in locations where future occupants/ employees/ residents could be impacted by odour. Failure to proceed with this amendment could therefore increase the likelihood of amenity impacts occurring in the future.

Community Implications

The amendment will provide clarity to the community about the area in which amenity impacts are most likely to occur around the WMFs. The ESOs are intended to provide transparency and guidance to the community, including landowners and developers, about development considerations.

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

Council Officers have worked in close consultation with GVW to prepare the amendment and the associated documentation.

Two drop-in information sessions have been held in Euroa and Nagambie in April 2016. All directly affected land owners were invited to attend, and approximately one third attended a session.

In addition, consultation is a mandatory part of the planning scheme amendment process and will be 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.

Attachments

1. Draft Explanatory Report
2. Draft Environmental Significance Overlay Schedules 2, 3, 4 and 5
3. Proposed Environmental Significance Overlay Maps
4. Draft Clause 21.07 Sustainable Infrastructure
5. Draft Clause 21.08 Reference Documents
6. Draft Schedule to Clause 61.03
7. Draft Schedule to Clause 66.04

Planning and Environment Act 1987

Strathbogie PLANNING SCHEME

AMENDMENT C75

EXPLANATORY REPORT

Who is the planning authority?

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

The Amendment has been made at the request of Goulburn Valley Region Water Corporation (Goulburn Valley Water).

Land affected by the Amendment

The Amendment applies to land on which the Avenel, Euroa, Violet Town and Nagambie Wastewater Management Facilities are located and the surrounding land within the separation distance (odour) for those facilities.

What the amendment does

The Amendment proposes to apply the Environmental Significance Overlay to protect the Wastewater Management Facilities from encroachment of development allowing sensitive or incompatible use.

The Amendment changes the planning scheme to:

- Amend Clause 21.07 Sustainable Infrastructure to include an objective and strategy for Sewerage and recycled water.
- Amend Clause 21.08 Reference Documents to remove the reference document titled 'Review of buffer distances surrounding wastewater management facilities' (Goulburn Valley Water 2002).
- Amend Schedule 2 to the Environmental Significance Overlay and apply it to additional land in and around the Euroa Wastewater treatment facility.
- Insert new Schedule 3 to the Environmental Significance Overlay to land in and around the Nagambie Wastewater treatment facility.
- Insert new Schedule 4 to the Environmental Significance Overlay to land in and around the Violet Town Wastewater treatment facility.
- Insert new Schedule 5 to the Environmental Significance Overlay to land in and around the Avenel Wastewater treatment facility.
- Amend the Schedule to Clause 61.03 to include new planning scheme maps in the Strathbogie Planning Scheme.
- Amend the Schedule to Clause 66.04 to make Goulburn Valley Water a Determining referral authority for planning permission required by Schedules 3, 4 and 5 of the Environmental Significance Overlay.

- Amend Planning Scheme Map 6ESO and 17ESO.
- Insert new Planning Scheme Maps 12ESO and 21ESO.

Strategic assessment of the Amendment

Why is the Amendment required?

The Amendment is required to protect the Avenel, Euroa, Violet Town and Nagambie Wastewater Management Facilities from encroachment of development allowing sensitive or incompatible use.

The Wastewater Management Facilities are important public infrastructure for the provision of the essential service of sewerage to the municipality. The Facilities are also necessary for the provision of reclaimed water for irrigation.

The application of the Environmental Significance Overlay identifies, recognises and protects the Facilities and the necessary separation distance surrounding the Facilities where odour emissions will impact the amenity of the air environment

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

The Amendment gives effect to and is consistent with the objectives of planning in Victoria, in particular:

- “(a) to provide for the fair, orderly, economic and sustainable use, and development of the land;*
- (c) to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;*
- (e) to protect public utilities, assets and enable the orderly provision and coordination of public utilities and other facilities for the benefit of the community;*
- (f) to facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e);*
- (g) to balance the present and future interests of all Victorians.”*

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

The Amendment identifies the reduced amenity of the air environment within the separation distance to the Avenel, Euroa, Violet Town and Nagambie Wastewater Management Facilities and protects the facilities from encroachment of development allowing sensitive or incompatible use.

The Facilities provide the essential service of sewerage to the towns, the surrounding area and the region, including beyond the municipality. The facilities are critical infrastructure to meet the projected growth (residential and commercial/industrial) of the municipality.

Modifying or relocating the facilities would incur significant and disproportionate capital and operational costs, which would be passed on to customers (local residents and businesses).

Does the Amendment address relevant bushfire risk?

The Amendment does not present a risk to the bushfire prone areas as defined by State Planning Policy and the Practice Note for “Planning and building for bushfire protection”.

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

The Amendment is consistent with Ministerial Direction 11 – Strategic Assessment of Amendments.

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

The Amendment supports and will help to implement the following objectives and strategies of the State Planning Policy Framework:

- Clause 10.02 the objectives of planning in Victoria as set out at s 4(1) of the P&E Act.
- Clause 10.04 conflicting objectives must be balanced in favour of net community benefit and sustainable development.
- Clause 11 settlement is to prevent environmental problems created by siting incompatible land uses close together.
- Clause 11.10-4 appropriate settlement buffers around sewerage treatment areas, solid waste management and resource recovery facilities in industrial areas to minimise potential impacts on the environment such as noise and odour.
- Clause 11.10-4 support provision of adequate facilities to manage regional solid waste, including resource recovery facilities.
- Clause 13.04-2 ensure, wherever possible, that there is suitable separation between land uses that reduce amenity and sensitive land uses.
- Clause 14.02-3 protect areas with potential to recycle water for forestry, agriculture or other uses that can use treated effluent of an appropriate quality.
- Clause 17.02-1 industrial development in urban growth areas should occur where appropriate buffers can be provided between the proposed industrial land and nearby sensitive land uses.
- Clause 19.03-2 plans for the provision of water supply, sewerage and drainage services that efficiently and effectively meet State and community needs and protect the environment.
- Clause 19.03-2 encourage the re-use of wastewater, including urban runoff, treated sewerage, effluent and runoff from irrigated farmlands where appropriate.
- Clause 19.03-5 ensure buffers for waste and resource recovery facilities are defined, protected and maintained.

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

The Amendment supports and will help to implement the following objectives and strategies of the Local Planning Policy Framework:

- Clause 21.02 sustainable settlement to occur in major towns of Avenel, Euroa, Nagambie and Violet Town.

- Clause 21.04-3 promotes best practice in efficient water usage, including recycled water use.
- Clause 21.06-1 planning provisions to accommodate future industrial growth.
- Clause 21.07 significant infrastructure for Strathbogie's four main towns of Avenel, Euroa, Nagambie and Violet Town.

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

The Amendment is consistent with the form and structure of the Victoria Planning Provisions.

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

The Amendment will be placed on public exhibition and will be referred to relevant agencies and peak bodies for consideration.

The Amendment is consistent with guidance published by the Environment Protection Authority and adopted in the State Planning Policy Provisions concerning separation distances for industrial residual air emissions.

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

The Amendment will not have a significant impact on the transport system, as defined by section 3 of the *Transport Integration Act 2010*.

Resource and administrative costs

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

It is not anticipated that the Amendment will add additional resource costs for the Strathbogie Shire Council in its capacity as 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 **[insert submissions due date]**.

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: [insert directions hearing date]
- panel hearing: [insert panel hearing date]

STRATHBOGIE PLANNING SCHEME

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Proposed
CT3

SCHEDULE 2 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY

~~Shown on the planning scheme map as E.S02.~~

EUROA WASTEWATER MANAGEMENT FACILITY

1.0 Statement of environmental significance

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Proposed
CT3

The Euroa Wastewater Management Facility (Facility) is infrastructure for the provision of essential services (sewerage) to Euroa and the surrounding area.

Land within the overlay should not be developed for any sensitive incompatible purpose that may compromise the Facility's operation and expansion necessary to support the growth of Euroa and the region.

2.0 Environmental objective to be achieved

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Proposed
CT3

- To ensure that the development of land around the Facility is compatible with the Facility's operation.
- To regulate the establishment and siting of development for odour-sensitive or incompatible use so that the impact of any non-routine odour emissions from the Facility is minimised.
- To avoid residential development.
- To avoid development that requires the presence of a large number of people over an extended period of time.
- To avoid development that would compromise the ongoing operation of the Facility.

3.0 Permit requirement

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Proposed
CT3

A permit is required for development of land. This does not apply if a development is specifically listed in this schedule as a development for which a permit is not required.

A permit is not required to:

- construct a building or carry out works by or on behalf of the agency responsible for operation and management of the Facility;
- construct a building or carry out works for agricultural activities, including cultivation, the construction of a fence, outbuilding and dam; or
- ~~construct~~ a building or construct or carry out works undertaken by, or on behalf of, a municipal council, public authority or utility service provider in the exercise of any power conferred on them under any Act.

An application must be referred to the Goulburn Valley Region Water Corporation in accordance with Clause 66.04 or a schedule to that clause.

4.0 Decision guidelines

Before deciding on an application, the responsible authority must consider:

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CT3

- the proximity of the site to the Facility;
- the sensitivity of the proposed use of the development to odour that may be generated from the Facility;

STRATHBOGIE PLANNING SCHEME

- the availability of ameliorative measures on the site to reduce the impact of odour from the Facility;
- the number of people likely to use the proposed development;
- the potential for the proposed development to expand and attract additional people;
- the degree of choice a person has to remain on the site associated with the development;
- the length and frequency of stay of any person on the site associated with the development;
- built form of the development, including:
 - building design to isolate the internal air environments for occupied rooms during an odour event;
 - the siting and layout of buildings to maximise the separation distance to the Facility;
 - building design to ensure apertures (including roller doors) are oriented away from the Facility; and
 - vegetation to improve air flow turbulence.

STRATHBOGIE PLANNING SCHEME

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Proposed
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SCHEDULE 3 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY

~~Shown on the planning scheme map as E.S.O.3.~~

NAGAMBIE WASTEWATER MANAGEMENT FACILITY

1.0 Statement of environmental significance

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Proposed
CT3

The Nagambie Wastewater Management Facility (Facility) is infrastructure for the provision of essential services (sewerage) to Nagambie and the surrounding area.

Land within the overlay should not be developed for any sensitive or incompatible purpose that may compromise the Facility's operation and expansion necessary to support the growth of Nagambie and the region.

2.0 Environmental objective to be achieved

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Proposed
CT3

- To ensure that the development of land around the Facility is compatible with the Facility's operation.
- To regulate the establishment and siting of development for odour-sensitive or incompatible use so that the impact of any non-routine odour emissions from the Facility is minimised.
- To avoid residential development.
- To avoid development that requires the presence of a large number of people over an extended period of time.
- To avoid development that would compromise the ongoing operation of the Facility.

3.0 Permit requirement

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Proposed
CT3

A permit is required for development of land. This does not apply if a development is specifically listed in this schedule as a development for which a permit is not required.

A permit is not required to:

- construct a building or carry out works by or on behalf of the agency responsible for operation and management of the Facility;
- construct a building or carry out works for agricultural activities, including cultivation, the construction of a fence, outbuilding and dam; or
- ~~construct~~ a building or construct or carry out works undertaken by, or on behalf of, a municipal council, public authority or utility service provider in the exercise of any power conferred on them under any Act.

An application must be referred to the Goulburn Valley Region Water Corporation in accordance with Clause 66.04 or a schedule to that clause.

4.0 Decision guidelines

Before deciding on an application, the responsible authority must consider:

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Proposed
CT3

- the proximity of the site to the Facility;
- the sensitivity of the proposed use of the development to odour that may be generated from the Facility;

STRATHOGIE PLANNING SCHEME

- the availability of ameliorative measures on the site to reduce the impact of odour from the Facility;
- the number of people likely to use the proposed development;
- the potential for the proposed development to expand and attract additional people;
- the degree of choice a person has to remain on the site associated with the development;
- the length and frequency of stay of any person on the site associated with the development;
- built form of the development, including:
 - o building design to isolate the internal air environments for occupied rooms during an odour event;
 - o the siting and layout of buildings to maximise the separation distance to the Facility;
 - o building design to ensure apertures (including roller doors) are oriented away from the Facility; and
 - o ~~vegetation~~ to improve air flow turbulence.

STRATHBOGIE PLANNING SCHEME

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SCHEDULE 4 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY

~~Shown on the planning scheme map as E.SO4.~~

VIOLET TOWN WASTEWATER MANAGEMENT FACILITY

1.0 Statement of environmental significance

---/2016
Proposed
CTS

The Violet Town Wastewater Management Facility (Facility) is infrastructure for the provision of essential services (sewerage) to Violet Town and the surrounding area.

Land within the overlay should not be developed for any sensitive or incompatible purpose that may compromise the Facility's operation and expansion necessary to support the growth of Violet Town and the region.

2.0 Environmental objective to be achieved

---/2016
Proposed
CTS

- To ensure that the development of land around the Facility is compatible with the Facility's operation.
- To regulate the establishment and siting of development for odour-sensitive or incompatible use so that the impact of any non-routine odour emissions from the Facility is minimised.
- To avoid residential development.
- To avoid development that requires the presence of a large number of people over an extended period of time.
- To avoid development that would compromise the ongoing operation of the Facility.

3.0 Permit requirement

---/2016
Proposed
CTS

A permit is required for development of land. This does not apply if a development is specifically listed in this schedule as a development for which a permit is not required.

A permit is not required to:

- construct a building or carry out works by or on behalf of the agency responsible for operation and management of the Facility;
- construct a building or carry out works for agricultural activities, including cultivation, the construction of a fence, outbuilding and dam; or
- Construct a building or construct or carry out works undertaken by, or on behalf of, a municipal council, public authority or utility service provider in the exercise of any power conferred on them under any Act.

An application must be referred to the Goulburn Valley Region Water Corporation in accordance with Clause 66.04 or a schedule to that clause.

4.0 Decision guidelines

Before deciding on an application, the responsible authority must consider:

---/2016
Proposed
CTS

- the proximity of the site to the Facility;
- the sensitivity of the proposed use of the development to odour that may be generated from the Facility;

STRATHBOGIE PLANNING SCHEME

- the availability of ameliorative measures on the site to reduce the impact of odour from the Facility;
- the number of people likely to use the proposed development;
- the potential for the proposed development to expand and attract additional people;
- the degree of choice a person has to remain on the site associated with the development;
- the length and frequency of stay of any person on the site associated with the development;
- built form of the development, including:
 - building design to isolate the internal air environments for occupied rooms during an odour event;
 - the siting and layout of buildings to maximise the separation distance to the Facility;
 - building design to ensure apertures (including roller doors) are oriented away from the Facility; and
 - vegetation to improve air flow turbulence.

STRATHBOGIE PLANNING SCHEME

---(2016
Proposed
CT3

SCHEDULE 5 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as E.S.O5.

AVENEL WASTEWATER MANAGEMENT FACILITY

1.0 Statement of environmental significance

---(2016
Proposed
CT3

The Avenel Wastewater Management Facility (Facility) is infrastructure for the provision of essential services (sewerage) to Avenel and the surrounding area.

Land within the overlay should not be developed for any sensitive or incompatible purpose that may compromise the Facility's operation and expansion necessary to support the growth of Avenel and the region.

2.0 Environmental objective to be achieved

---(2016
Proposed
CT3

- To ensure that the development of land around the Facility is compatible with the Facility's operation.
- To regulate the establishment and siting of development for odour-sensitive or incompatible use so that the impact of any non-routine odour emissions from the Facility is minimised.
- To avoid residential development.
- To avoid development that encourages the presence of a large number of people over an extended period of time.
- To avoid development that would compromise the ongoing operation of the Facility.

3.0 Permit requirement

---(2016
Proposed
CT3

A permit is required for development of land. This does not apply if a development is specifically listed in this schedule as a development for which a permit is not required.

A permit is not required to:

- construct a building or carry out works by or on behalf of the agency responsible for operation and management of the Facility;
- construct a building or carry out works for agricultural activities, including cultivation, the construction of a fence, outbuilding and dam; or
- ~~construct~~ a building or construct or carry out works undertaken by, or on behalf of, a municipal council, public authority or utility service provider in the exercise of any power conferred on them under any Act.

An application must be referred to the Goulburn Valley Region Water Corporation in accordance with Clause 66.04 or a schedule to that clause.

4.0 Decision guidelines

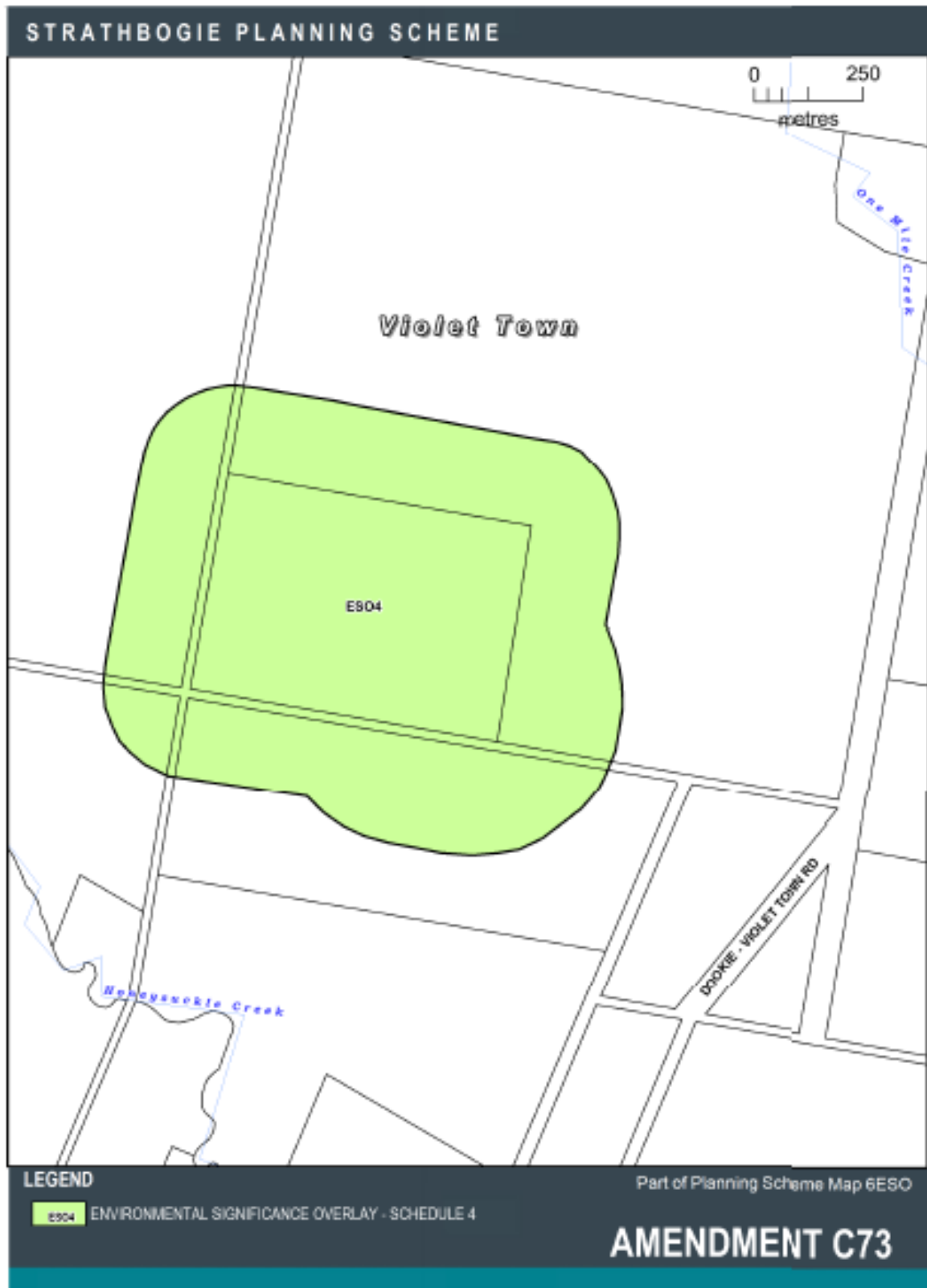
---(2016
Proposed
CT3

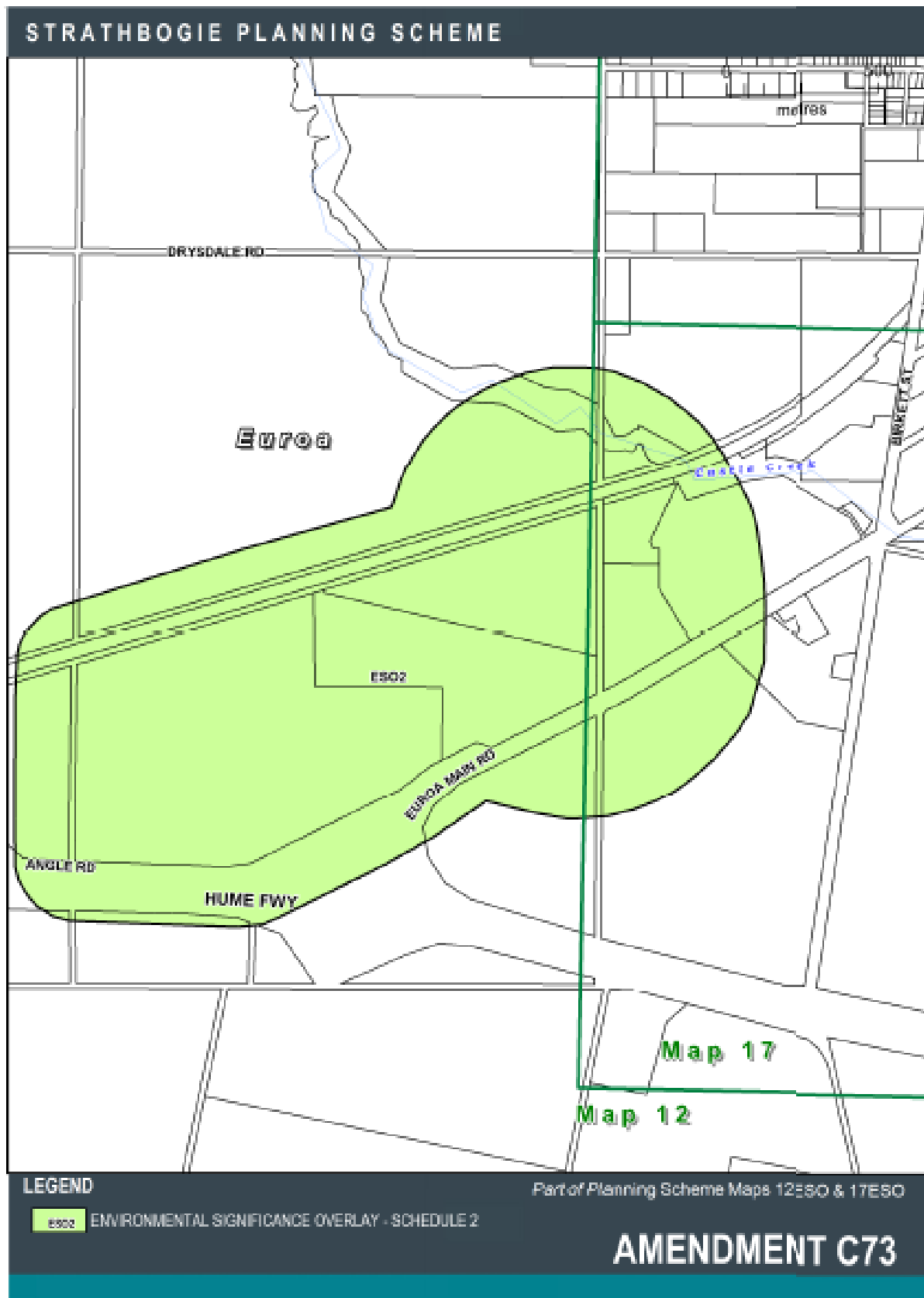
Before deciding on an application, the responsible authority must consider:

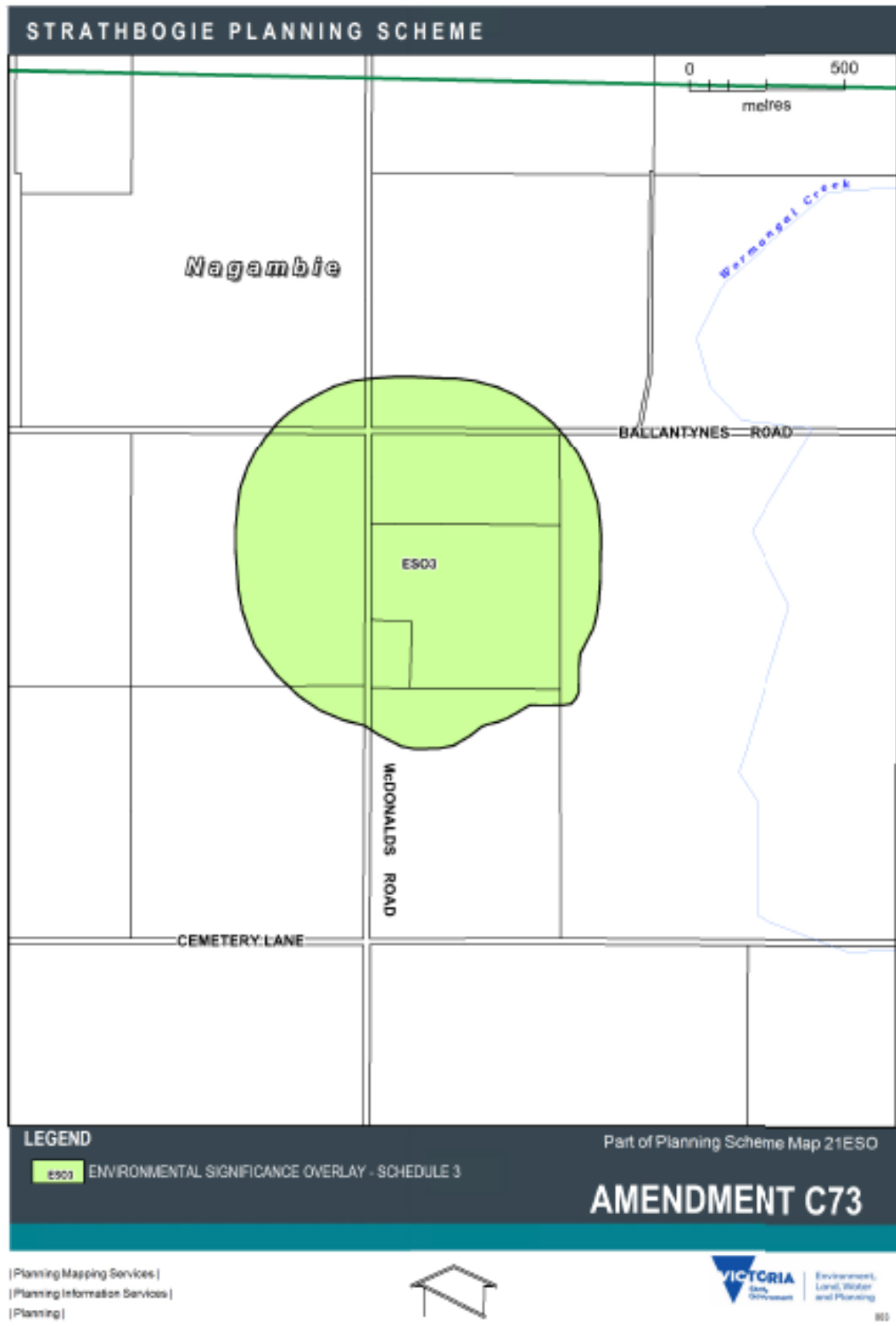
- the proximity of the site to the Facility;
- the sensitivity of the proposed use of the development to odour that may be generated from the Facility;

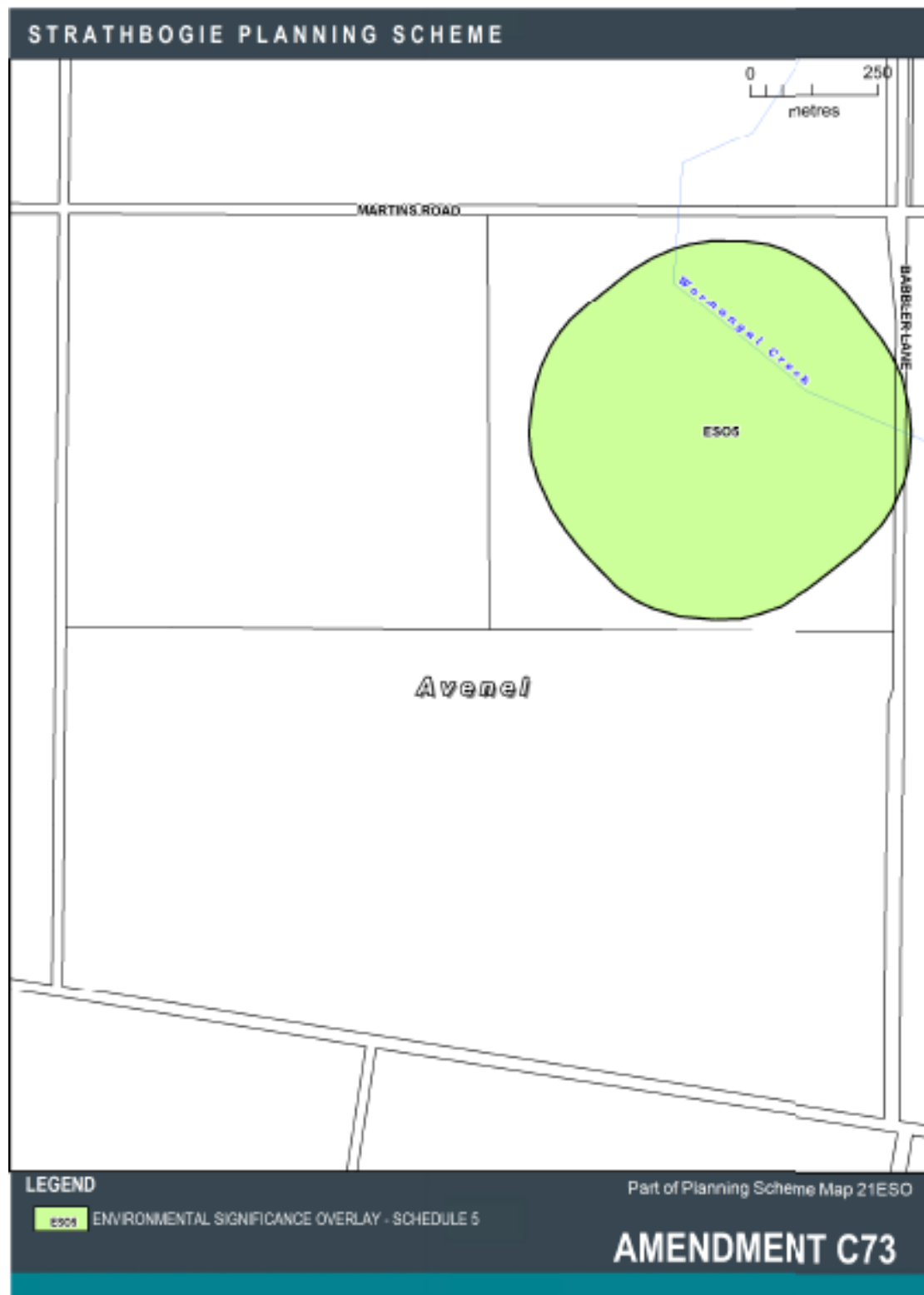
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- the availability of ameliorative measures on the site to reduce the impact of odour from the Facility;
- the number of people likely to use the proposed development;
- the potential for the proposed development to expand and attract additional people;
- the degree of choice a person has to remain on the site associated with the development;
- the length and frequency of stay of any person on the site associated with the development;
- built form of the development, including:
 - o building design to isolate the internal air environments for occupied rooms during an odour event;
 - o the siting and layout of buildings to maximise the separation distance to the Facility;
 - o building design to ensure apertures (including roller doors) are oriented away from the Facility; and
 - o vegetation to improve air flow turbulence.









STRATHBOGIE PLANNING SCHEME

21.07 SUSTAINABLE INFRASTRUCTURE

08/12/2014
CZM

21.07-1 Overview

05/12/2013
CSB

Strathbogie Shire covers an immense area of different terrain, has four main towns and other smaller villages which all require significant infrastructure. The infrastructure and assets the Council manages include town halls and civic buildings, libraries, community swimming pools, tennis courts, sports ovals, sealed roads, dirt roads, open drain, channelised drains, footpaths and waste disposal.

Like the majority of rural Councils in Victoria, Strathbogie Shire's infrastructure is aging and will need replacing in the near future, in particular many of the sealed roads, bridges, drainage infrastructure and public amenities. Council's Strategic Resource Plan seeks to close the the renewal gap by providing sufficient funds to maintain appropriate intervention levels.

Council encourages a high standard of infrastructure provision for new development. Council has adopted an 'Infrastructure Design Manual' ('Manual') which provides comprehensive infrastructure design criteria which will be consistently applied. Council has adopted the 'Manual' to:

- Clearly document Council's requirements for the design and construction of infrastructure;
- Standardise development proposals to expedite engineering approvals; and
- Ensure that minimum design criteria are met in regard to the design and construction of infrastructure with the Municipality.

Key Issues

- Aging infrastructure
- Poor drainage in most settlements
- Lack of walking and bicycle infrastructure
- Limited public transport options
- Capacity to deliver new projects.

21.07-2 Urban Services

05/12/2013
CSB

Objective

To deliver sustainable services.

Strategies

- Ensure new developments are connected to reticulated services or have provision for adequate on-site treatment and disposal with no adverse impacts on nearby watercourses.
- Protect transfer stations from encroachment by inappropriate use and development.
- Support and lobby for the extension of natural gas to Avenel, Nagambie and Violet Town.

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- Ensure that works are designed so that they will fulfil the purpose for which they are intended.
- Ensure that the design and construction of roads meets the requirements of Vic Roads, Strathbogie Planning Scheme, Infrastructure Design Manual and Australian Standards.
- Identify provision for buses, bicycles and pedestrians at the design stage.
- Ensure design makes provision for emergency services, waste and recycling collection vehicles.
- Ensure that staged construction methods are planned to meet the immediate, medium term and ultimate pavement and drainage design requirements.
- Ensure that the design and management of stormwater runoff from all development is generally in accordance with the local adopted Stormwater Management Plan and incorporates consistent best practice water sensitive urban design measures and principles.
- Incorporate stormwater treatment and litter traps into retardation basin design where practical.
- Ensure that development contributions plans are prepared for all growth areas or that a 'pre-development' agreement for the provision of infrastructure and community service is in place.
- Support the installation and upgrade of significant telecommunications infrastructure, for example the National Broadband Network.

21.07-3 Traffic Management

05/12/2013
CSU

Objective

To ensure the safety and efficient functioning of the roads for a variety of users while providing sustainable transport options.

Strategies

- Ensure parking meets the demand and supply requirements in each township.
- Support fast train link to Melbourne from Seymour, to services Avenel residents/commuters.
- Encourage bicycle facilities and infrastructure within townships and to connect between townships.
- Ensure new developments incorporate bicycle and pedestrian infrastructure, to provide safe and efficient access.
- Ensure development contributions address transport infrastructure needs.
- Ensure parking associated with non-business uses in or adjacent to central business areas does not impact on-street parking related to business.
- Encourage new developments to use solar street lights, install grey water treatment plants and require new dwellings and industries to use water tanks.
- Encourage the use of the rail network.

STRATHBOGIE PLANNING SCHEME

21.07-6.4 Drainage

06/12/2013
CJH

Objective

To ensure that appropriate drainage infrastructure is installed and maintained.

Strategies

- Ensure development contributions address drainage infrastructure needs.
- Develop strategies to ensure that future drainage infrastructure can accommodate for high rainfall events.

21.07-5 Sewerage and Recycled Water

06/12/2013
CJH

Objective

To ensure the Wastewater Management Facilities (Avenel, Euroa, Nazambie and Violet Town), which provide the essential service of sewerage for the region and supply recycled water are protected from encroachment of sensitive or incompatible use.

Strategies

- Provide a buffer around Avenel, Euroa, Nazambie and Violet Town Wastewater Management Facilities to prevent the encroachment of sensitive or incompatible use.

21.07-6 Implementation

05/12/2013
CJH

The strategies will be implemented through the planning scheme by:

Policy Guidelines

- Applications for significant developments must consider potential impacts of the development on the transport network.
- Applications should be accompanied by plan/schedule of servicing details.
- Applicants should provide a Drainage Strategy Plan as part of an application for development, where appropriate.
- Consideration must be given to the standard and capacity of existing infrastructure as part of an application for development.
- Development must be undertaken generally in accordance with Council's Infrastructure Design Manual.
- Incorporate best practice measures such as those contained in the Urban Stormwater Best Practice Management Guideline into the design of new developments.
- Minimise off site discharge of stormwater through the use of porous pavements, on-site collection, water conservation and re-use.

Scheme Implementation

- Apply an appropriate overlay to protect the operation and expansion of transfer stations.

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Others actions of Council

- Prepare an Integrated Transport Strategy to investigate services between settlements and larger nearby centres.
- Prepare a cycling and walking strategy.
- Develop a Priority Program to gradually roll out wide and continuous footpaths on both sides of the road throughout the entire town for Violet Town, Euroa and Nagambie, where appropriate.
- Review town drainage/stormwater studies.
- Prepare a feasibility study to address infrastructure issues in the Shire.

Future strategic work

- Prepare Development Contributions Plans for growth corridors.

STRATHBOGRIE PLANNING SCHEME

21.08 REFERENCE DOCUMENTS

08-12-2014
CJW

- *Avensel 2030*, Regional Planning Services, March 2008
- *Avensel Neighbourhood Character Study*, Planisphere, October 2009
- *Development Plan 2 North Avensel*, 2010
- *Economic Development Strategy*, Urban Enterprise Pty Ltd and Nexus Consulting Pty Ltd, December 2005
- *Environmental Management Strategy*, Consultants for Business, Communities & Environment, June 2011
- *Euroa Central Business Area Parking Study (Draft)*, 2004
- *Euroa and Avensel Rural Residential Development – Development Plan Report*, 2010
- *Euroa Neighbourhood Character Study*, Planisphere, March 2008
- *Euroa Structure Plan*, Planisphere, September 2010
- *Goulburn Broken Regional Catchment Strategy*, Goulburn Broken CMA, 2003
- ~~*Review of buffer distances surrounding wastewater management facilities, Goulburn Valley Water, 2002*~~
- *Heritage Study*, RBA Architects and Conservation Consultants Pty Ltd, June 2009
- *Strathbogrie Shire Industrial Land Study*, Urban Enterprise Pty Ltd, July 2008
- *Infrastructure Design Manual*, Shire of Campaspe, City of Greater Bendigo, Greater Shepparton City Council, Version 4, March 2013
- *Land Capability Analysis and Evaluation of Natural Resources of Land within the Strathbogrie Shire, Report 1, Avensel*, RMCg Consultants for Business, Communities & Environment, November 2005
- *Land Capability Analysis and Evaluation of Natural Resources of Land within the Strathbogrie Shire, Report 2, Euroa*, RMCg Consultants for Business, Communities & Environment, January 2006
- *Nagambie Growth Management Plan*, Planisphere, December 2008
- *Nagambie Style Guideline*, Planisphere, December 2008
- *Guidelines for the Protection of Water Quality*, North East Planning Referral Group, 2001
- *Part 1: Stormwater Drainage Master Plan for Township of Avensel*, EarthTech, 2007
- *Part 1: Stormwater Drainage Master Plan for Township of Euroa*, EarthTech, 2007
- *Planning Controls for Earthworks in the Goulburn Broken Catchment*, 1997
- *Requirements for Water Supplies and Access for Subdivision in Residential 1 and 2 and Township Zones*, Country Fire Authority, May 2004
- *Revegetation Guide for the Goulburn Broken Catchment*, Department of Natural Resources & Environment, 2001
- *Strathbogrie Shire Council Plan 2009-2013 (Revised May 2012)*
- *Shire of Strathbogrie Rural Residential Strategy*, 2004
- *Shire of Strathbogrie Asset Management Plan*, 2004
- *Shire of Strathbogrie Road Management Plan*, 2004
- *Shire of Strathbogrie Flood Management Plan*, 1996

STRATHBOGIE PLANNING SCHEME

- *State Environment Protection Policy (Waters of Victoria)*, Environment Protection Authority, 2003
- *Stormwater Drainage Master Plan – System Development for Township of Euroa and Nagambie*, EarthTech, June 2005
- *Strengthening Strathbogie in a Changing Climate (Background Paper)*, Marsden Jacob Associates, June 2011
- *Sustainable Land Use Strategy*, Parsons Brinckerhoff, December 2010
- *Urban Design Framework*, Connell Wagner, July 2003
- *Violet Town and District Strategic Development Plan*, Planisphere, July 2010
- *Violet Town Neighbourhood Character Study*, Planisphere, July 2010

STRATHBOGIE PLANNING SCHEME

~~2014/2015~~
2016

SCHEDULE TO CLAUSE 61.03

Maps comprising part of this scheme:

- 1, 1LSIO-FO
- 2, 2LSIO-FO
- 3, 3HO, 3LSIO-FO, 3PAO, 3WMO
- 4, 4HO, 4LSIO-FO
- 5, 5LSIO-FO
- 6, 6EMO, 6ESO, 6HO, 6LSIO-FO, 6WMO
- 7, 7LSIO-FO
- 8, 8LSIO-FO, 8WMO
- 9, 9LSIO-FO, 9WMO
- 10, 10DPO 10HO, 10LSIO-FO, 10PAO, 10WMO
- 11, 11LSIO-FO, 11WMO
- 12, [12ESO](#), 12EMO, 12HO, 12LSIO-FO, 12PAO, 12WMO
- 13, 13EMO, 13LSIO-FO
- 14, 14EMO, 14LSIO-FO, 14WMO
- 15, 15HO, 15LSIO-FO
- 16, 16EMO, 16HO, 16LSIO-FO
- 17, 17DPO, 17EMO, 17ESO, 17LSIO-FO, 17VPO
- 18, 18EMO, 18LSIO-FO
- 19, 19HO, 19WMO
- 20, 20WMO,
- 21, [21ESO](#), 21AEO, 21DPO, 21HO, 21LSIO-FO, 21PAO, 21WMO
- 22, 22DPO, 22HO, 22LSIO-FO
- 23, 23AEO, 23HO, 23LSIO-FO, 23DPO, 23VPO
- 24, 24EMO, 24LSIO-FO, 24WMO, 24DPO, 24VPO
- 25, 25EMO, 25WMO
- 26, 26EMO, 26HO, 26LSIO-FO, 26WMO
- 27, 27EMO, 27HO
- 28, 28EMO, 28WMO

STRATHBOGIE PLANNING SCHEME



SCHEDULE TO CLAUSE 61.03

Maps comprising part of this scheme:

- 1, 1LSIO-FO
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- 9, 9LSIO-FO, 9WMO
- 10, 10DPO 10HO, 10LSIO-FO, 10PAO, 10WMO
- 11, 11LSIO-FO, 11WMO
- 12, [12ESO](#), 12EMO, 12HO, 12 LSIO-FO, 12PAO, 12WMO
- 13, 13EMO, 13LSIO-FO
- 14, 14EMO, 14LSIO-FO, 14WMO
- 15, 15HO, 15LSIO-FO
- 16, 16EMO, 16HO, 16LSIO-FO
- 17, 17DPO, 17EMO, 17ESO, 17LSIO-FO, 17VPO
- 18, 18EMO, 18LSIO-FO
- 19, 19HO, 19WMO
- 20, 20WMO,
- 21, [21ESO](#), 21AEO, 21DPO, 21HO, 21LSIO-FO, 21PAO, 21WMO
- 22, 22DPO, 22HO, 22LSIO-FO
- 23, 23AEO, 23HO, 23LSIO-FO, 23DPO, 23VPO
- 24, 24EMO, 24LSIO-FO, 24WMO, 24DPO, 24VPO
- 25, 25EMO, 25WMO
- 26, 26EMO, 26HO, 26LSIO-FO, 26WMO
- 27, 27EMO, 27HO
- 28, 28EMO, 28WMO

STRATHOGIE PLANNING SCHEME



SCHEDULE TO CLAUSE 66.04

Referral of permit applications under local provisions

Clause	Kind of application	Referral authority	Type of referral authority
Schedule 2 to Clause 42.01 (ESO)	An application for any development.	Goulburn Valley Region Water Authority	Determining referral authority
Schedule 3 to Clause 42.01 (ESO)	An application for any development.	Goulburn Valley Region Water Authority	Determining referral authority
Schedule 4 to Clause 42.01 (ESO)	An application for any development.	Goulburn Valley Region Water Authority	Determining referral authority
Schedule 5 to Clause 42.01 (ESO)	An application for any development	Goulburn Valley Region Water Authority	Determining referral authority
Schedule 2 to Clause 45.02 (AEO)	Applications for uses listed in Schedule 2.	Airport owner	Determining referral authority

PLANNING COMMITTEE REPORT NO. 3 (DIRECTOR, SUSTAINABLE DEVELOPMENT – PHIL HOWARD)

**7.2 Planning Applications Received
- 5 to 18 July 2016**

Following are listings of Planning Applications Received for the period 5 to 18 July 2016.

RECOMMENDATION

That the report be noted.

38/16 CRS WILLIAMS/WEATHERALD : That the Recommendation be adopted.

CARRIED

THERE BEING NO FURTHER BUSINESS, THE MEETING CLOSED AT 4.17 P.M.

Confirmed as being a true and accurate of the Meeting

.....
Chair

.....
Date

Planning Applications Received

Wednesday, 6 July 2016

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
654 Longwood-Mansfield Road, Creightons Creek VIC 3666	P2016-091	Realignment of boundary to recreate two allotments	Graeme Schneider - Monger & Tomkinson	\$0.00 *

Thursday, 7 July 2016

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
12 Clifton Street, Euroa VIC 3666	P2015-133-1	Development of land for an extension to an existing dwelling	Paul Couch	\$0.00 *
38 Butter Factory Lane, Euroa VIC 3666	P2016-092	Use and development of land for an extension to an existing dwelling	Paul Couch	\$6,500.00

Tuesday, 12 July 2016

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
1554 Merton-Strathbogie Road, Strathbogie VIC 3666	P2016-093	Subdivision two (2) lots	Troy Spencer	\$0.00 *
2053 Euroa-Mansfield Road, Gooram VIC 3666	P2014-039 - 1	Development of land for a dwelling and removal of native vegetation	Edwina Thompson	\$0.00 *

Thursday, 14 July 2016

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
6 Anderson Street, Euroa VIC 3666	P2014-077 - 1	Development of land for single dwelling	Barrie Hicks	\$0.00 *
74 Keavenys Road, Moormbool West VIC 3523	P2016-094	Use and development of land for a dwelling (retrospective)	Shwan Hanna	\$70,000.00

Friday, 15 July 2016

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
13-23 Saxon Street, Euroa VIC 3666	P2014-009 - 2	Development of land for one dwelling on each lot and a shed	Carly Harper	\$20,000.00
Ellis Road, Violet Town Victoria 3669	P2012/099 - 1	Construction of a caretakers dwelling and associated outbuildings	Rosslyn Fern	\$0.00 *

Monday, 18 July 2016

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
523 Carmodys Road, Longwood VIC 3665	P2016-096	Development of land for a new building (carport)	Rebecca Squires	\$6,642.00

*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