



STRATHBOGIE SHIRE COUNCIL

PLANNING COMMITTEE

AGENDA

MEETING TO BE HELD ON TUESDAY 13 OCTOBER 2015

AT THE EUROA COMMUNITY CONFERENCE CENTRE

COMMENCING AT 4.00 P.M.

Councillors:	Malcolm Little (Chair)	(Hughes Creek Ward)
	Colleen Furlanetto	(Seven Creeks Ward)
	Alister Purbrick	(Lake Nagambie 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
	Emma Kubeil – Executive Manager, Sustainable Development
	Jennifer Boyle - Manager, Planning
	Roy Hetherington - Director, Asset Services
	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
4. Confirmation of Minutes of the Planning Committee meeting held on
Tuesday 22 September 2015
5. Disclosure of Interests

6. Planning Reports

7. Other Business



Steve Crawcour
CHIEF EXECUTIVE OFFICER

8 October 2015

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PLANNING COMMITTEE REPORT NO. 1 (MANAGER, PLANNING – JENNIFER BOYLE)

6. PLANNING REPORTS

**6.1 Planning Permit Application No. 2015/081
- Use of Land for a Medical Centre and Reduction of Car Parking ~ 10
Sevens Avenue, Euroa**

Application Details:

Application is for:	Use of land for a Medical Centre and reduction of car parking
Applicant's/Owner's Name:	Kate Reid
Date Received:	22 July 2015
Statutory Days:	81
Application Number:	P2015-081
Planner: Name, title & department	Jennifer Boyle Manager Planning Sustainable Development Department
Land/Address:	Lot 1 on Plan of Subdivision 633537Y, Certificate of Title Volume 11583 Folio 263, 10 Sevens Avenue, Euroa VIC 3666
Zoning:	General Residential Zone
Overlays:	Land Subject to Inundation Overlay
Under what clause(s) is a permit required?	Clause 32.08-1 Clause 52.06-3
Restrictive covenants on the title?	No
Current use and development:	Residential/accommodation

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

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

Summary

- The application proposes for the use of land for a medical centre and a reduction of car parking requirements. The application proposes the use of the land for a medical centre and a reduction car parking requirements. The medical centre will offer clinical psychology, pilates and other similar services such as counselling, physiotherapy and dietetics. The medical centre will operate between 8am to 8pm Monday to Friday and 8am to 2pm Saturday. The building will accommodate up to three consultants and a receptionist. The applicant has advised appointments for each consultant will generally be one hour in length.

6.1 Planning Permit Application No. 2015/081
- Use of Land for a Medical Centre and Reduction of Car Parking ~ 10 Sevens Avenue, Euroa (cont.)

- The site is located in the General Residential Zone and the Land Subject to Inundation Overlay
- The application was referred internally to Council's Asset Services Department who offered no objection subject to conditions.
- An assessment against the General Residential Zone, State and Local Policies as well as the relevant Particular Provisions indicates the proposal is consistent with these provisions of the Strathbogie Planning Scheme.
- The application was advertised to adjoining land holders, one objection has been received.
- The objection raises issues in relation to the appropriateness of the use in the General Residential Zone, car parking and security.
- A total of eleven car parking spaces are required by Clause 52.06 Car Parking. Eight car parking spaces can be reasonably contained on site. A reduction of three car parking spaces is required.
- The application is being presented to Planning Committee as an objection has been received.
- The application has been assessed outside the 60 day statutory time period due to detailed assessment and consultation with objectors 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.

RECOMMENDATION

That Council

- having caused notice of Planning Application No. P2015-081 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 32.08-1 and Clause 52.06-3 of the Strathbogie Planning Scheme in respect of the land known as Lot 1 on Plan of Subdivision 633537Y, Certificate of Title Volume 11583 Folio 263, 10 Sevens Avenue, Euroa VIC 3666, for the Use of land for a Medical Centre and reduction of car parking , in accordance with endorsed plans, subject to the following conditions:

Amended Plans

1. Prior to the commencement of use, amended plans must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and a minimum of three copies must be provided. Such plans must be generally in accordance with the plan submitted but modified to show:
 - (a) Location of internal footpaths and pedestrian areas
 - (b) Provision of eight car parking spaces

6.1 Planning Permit Application No. 2015/081
- Use of Land for a Medical Centre and Reduction of Car Parking ~ 10 Sevens Avenue, Euroa (cont.)

(c) Provision of at least two bicycle parking spaces

Landscaping

2. Prior to the commencement of the use hereby permitted, a landscape plan must be submitted to and approved by the Responsible Authority. Once approved, the landscape plan will be endorsed and will then form part of the permit. The landscape plan must show:
 - (a) The location of all existing/proposed landscaping on the site;
 - (b) A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant. All plant locations and species selected are to be to the satisfaction of the Responsible Authority;
 - (c) The location and details of all surface treatments to be used including lawn areas, pathways and driveways.
3. The landscaping works as shown on the endorsed landscape plan must be carried out and completed within three months of the commencement of the use hereby permitted, to the satisfaction of the Responsible Authority.

Engineering Conditions:

4. Prior to the commencement of the use all internal access roads must be constructed, formed and drained to avoid erosion and to minimise disturbance to natural topography of the land to the satisfaction of the Responsible Authority. Internal access, including the turn-around areas for emergency vehicles, must be all weather construction with a minimum trafficable width of 4m.
5. All stormwater and surface water discharging from the site, buildings and works must be conveyed to the legal point of discharge drains to the satisfaction of the Responsible Authority/Goulburn Murray Water or dissipated within the site boundaries. No effluent or polluted water of any type may be allowed to enter the stormwater drainage system.
6. 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.
7. 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.

6.1 Planning Permit Application No. 2015/081
- Use of Land for a Medical Centre and Reduction of Car Parking ~ 10 Sevens Avenue, Euroa (cont.)

General Conditions

8. The use must only operate between the hours detailed below except with the written consent of the Responsible Authority:
 - 8:00am to 8:00pm, Monday to Friday
 - 8:00am to 2:00pm, Saturday
9. No more than three practitioners are to operate on site at any one time except with the written consent of the Responsible Authority.
10. Any external lighting must be appropriately baffled to prevent light spillage into adjoining properties to the satisfaction of the Responsible Authority.
11. The use 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.
12. 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.
13. This permit will expire if one of the following circumstances applies:
 - (a) The use is not started within two (2) years of the date of this Permit,
 - (b) The use is discontinued for a period of more than two (2) years.

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

Planning Notes:

- This Permit does not authorise the commencement of any building construction works. Before any such development may commence, the Applicant must apply for and obtain appropriate Building approval.

6.1 Planning Permit Application No. 2015/081
- Use of Land for a Medical Centre and Reduction of Car Parking ~ 10 Sevens Avenue, Euroa (cont.)

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

Proposal

The application proposes the use of the land for a medical centre and a reduction car parking requirements. The medical centre will offer clinical psychology, pilates and other similar services such as counselling, physiotherapy and dietetics. The medical centre will operate between 8am to 8pm Monday to Friday and 8am to 2pm Saturday. The building will accommodate up to three consultants and a receptionist. The applicant has advised appointments for each consultant will generally be one hour in length.

The applicant originally proposed four car parking spaces. The Applicant has since amended the proposal to include the whole area to the rear of the building. This will result in eight car parking spaces. The application seeks a reduction of three car parking spaces.

No buildings and works on the land are proposed.

Subject site & locality

The subject site is located on the southern side of Sevens Avenue and has a total area of 807 square metres. The land is currently developed with a single dwelling. Access to the site is available from an existing crossover located on the western side of the property from Sevens Avenue.

Land surrounding the subject site is used primarily for residential purposes. The adjoining lots are generally larger in area. The land directly behind the subject site is currently vacant.

Permit/Site History

A search of Council's electronic records results system shows that one previous planning permit application has been made for the subject site.

- P2011/037 Two lot subdivision, alterations and additions to existing dwelling and construction of a storage shed. This subdivision has been completed.

Public Notification

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

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

6.1 Planning Permit Application No. 2015/081
- Use of Land for a Medical Centre and Reduction of Car Parking ~ 10 Sevens Avenue, Euroa (cont.)

The notification has been carried out correctly.

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

- Non-residential use
- Security
- Inadequate on-site car parking

Officers Response:

The following response is provided to the objectors concerns detailed above;

- The purpose of the General Residential Zone includes “to allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations”. The proposed use is considered to serve local community needs and is located appropriately within Euroa.
- The application proposed measures in excess of what is required by the planning scheme to ensure the site is appropriately secure.
- The applicant has confirmed eight car parking spaces can be provided on site. A full car parking assessment is detailed under Clause 52.06 Car Parking.

Consultation

A copy of the objection was forwarded to the Applicant who provided a detailed response to Council. A copy of this response was then forwarded to the objector for their consideration.

Applicant Response to Objector:

- *Concerns regarding security relate to the lot to the rear of the subject site. This lot is not part of this planning permit application.*
- *To ensure appropriate security sensor lights and security cameras will be fitted to the building/*
- *The proposed medical centre is a small practice and will be in keeping with the residential character of the street.*
- *There is currently a lack of medical services within Euroa. The proposed medical centre would provide vital services to the town.*
- *A maximum of three practitioners will be on site at any one time. Each of these practitioners will have hour long appointments.*
- *Additional car parking can be provided to increase the original proposal of four car parking spaces.*

The objector responded advising that their objection remains in place and that they did not wish to attend a mediation session.

6.1 Planning Permit Application No. 2015/081
- Use of Land for a Medical Centre and Reduction of Car Parking ~ 10 Sevens Avenue, Euroa (cont.)

Referrals

External Referrals/Notices required by the Planning Scheme:

Referrals/Notice	Advice/Response/Conditions
Section 55 Referrals	Nil
Section 52 Notices	Public notice

Internal Council Referrals	Advice/Response/Conditions
Asset Services	Standard Conditions applied

Assessment

The zoning of the land and any relevant overlay provisions

General Residential Zone

Purpose:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To encourage development that respects the neighbourhood character of the area.*
- *To implement neighbourhood character policy and adopted neighbourhood character guidelines.*
- *To provide a diversity of housing types and moderate housing growth in locations offering good access to services and transport.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

Under the provisions of the General Residential Zone, the use of the land for a medical centre is a Section 1 Use provided all of the following conditions are achieved:

- *The gross floor area of all buildings must not exceed 250 square metres.*
- *Must not require a permit under clause 52.06-3.*
- *The site must adjoin, or have access to, a road in a Road Zone.*

The proposal does not meet the second and third criteria detailed above. A planning permit is required for the use of the land for a medical centre. No buildings and works are proposed to be undertaken to the existing building on the site as part of the proposed use.

In assessing an application for the use of land in this zone for a medical centre, consideration must be given to a range of general and non-residential use issues. It is considered that the proposed use of the land for a medical centre is unlikely to significantly impact on the amenity of the subject site or surrounding area.

6.1 Planning Permit Application No. 2015/081
- Use of Land for a Medical Centre and Reduction of Car Parking ~ 10 Sevens Avenue, Euroa (cont.)

The proposed medical centre will have up to 3 practitioners working on the site at any one time with clients scheduled in for one hour appointments. The Applicant has proposed 4 spaces on the subject site however have advised there is sufficient space on site for up to nine car parking spaces. Rough calculations of the site area and space required for car parking suggests up to eight spaces can be accommodated at the rear of the site. The applicant has also advised that bicycle facilities will also be provided. This will allow for ample car parking on the site with overflow able to be appropriately managed on the street without impact on the amenity or parking availability of surrounding residential land uses.

The facility will operate between 8:00am and 8:00pm Monday to Friday and between 8:00am and 2:00pm on Saturday. It is not expected that the extent of the proposed use is likely to impact on the amenity of the surrounding residential area.

The proposed medical centre will provide a vital community service and is considered to be consistent with the purpose and decision guidelines of the General Residential Zone.

Land Subject to Inundation Overlay

Purpose:

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

A permit is not triggered to use land affected by the Land Subject to Inundation Overlay.

6.1 Planning Permit Application No. 2015/081
- Use of Land for a Medical Centre and Reduction of Car Parking ~ 10 Sevens Avenue, Euroa (cont.)

The State Planning Policy Framework (SPPF)

Clause 13.02-1, *Floodplain management*

Objectives:

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 proposed use of the land for a medical centre is unlikely to have any significant flooding implications.

Clause 18.02-5, *Car parking*

Objectives:

- *To ensure an adequate supply of car parking that is appropriately designed and located.*

Land to the rear of the dwelling is proposed to be used for car parking. Up to eight car parking spaces can be provided on site.

Clause 19.02-1, *Health facilities*

Objective:

- *To assist the integration of health facilities with local and regional communities.*

The proposed medical centre is to be located near the central business area of the town. Expansion in the provision of health facilities in Euroa should be encouraged.

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

Clause 21.03, Local Area Plans

Clause 21.03-2 – Euroa

Objectives

- *To continue to develop Euroa as a weekend and short break destination, whilst maintaining its traditional roles as a rural service centre and ‘drop in’ location for Hume Freeway travellers.*
- *To maintain and enhance the Euroa “Village” character through strengthening its compact central area, the strong presence of services and the attractive historic buildings and streetscapes.*

The proposed medical centre will enhance Euroa as a rural service centre and will not detract from the existing neighbourhood character values of the town and surrounding areas.

6.1 Planning Permit Application No. 2015/081
- Use of Land for a Medical Centre and Reduction of Car Parking ~ 10 Sevens Avenue, Euroa (cont.)

Clause 21.05-3, *Social services and infrastructure*

Objective:

- *To provide networked communities*

The proposal will contribute towards the diversity of health services in Euroa. The location of the subject site will ensure convenient access to the medical facility from the nearby centre of the town.

Relevant Particular Provisions

Clause 52.06, *Car parking*

Purpose:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To encourage development that respects the neighbourhood character of the area.*
- *To implement neighbourhood character policy and adopted neighbourhood character guidelines.*
- *To provide a diversity of housing types and moderate housing growth in locations offering good access to services and transport.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

The medical centre is proposed to have three practitioners providing health services. Pursuant to Table 1 of Clause 52.06-5 of the Strathbogie Planning Scheme, a total of 11 car parking spaces are required (5 to the first medical practitioner and 3 to every other practitioner). The Applicant has provided basic plans showing four car parking spaces however has advised there is sufficient space for up to nine. Rough calculations suggest that eight spaces can be reasonably accommodated on the site.

The application proposed a reduction of 3 car parking spaces. It is considered that some users of the site whether they be staff or customers will not access the site via motor vehicle and will either walk or cycle to the site or be dropped at the site and collected. Bicycle spaces are also to be provided as discussed further into this report. Overall the proposed reduction is considered appropriate for the following reasons:

- The type of medical centre proposed will have a lower car parking demand due to the proposed hour long appointments.
- Eight car parking spaces will be provided on site.
- The proposed use will be a desired addition to Euroa's medical services.

Clause 52.34 – *Bicycle Facilities*

Purpose:

- *To encourage cycling as a mode of transport.*
- *To provide secure, accessible and convenient bicycle parking spaces and associated shower and change facilities.*

6.1 Planning Permit Application No. 2015/081
- Use of Land for a Medical Centre and Reduction of Car Parking ~ 10 Sevens Avenue, Euroa (cont.)

Pursuant to Clause 52.34-3 of the Strathbogie Planning Scheme, bicycle facilities to a medical facility must be provided at a rate of 1 space per 8 practitioners and 1 space per 4 customers/clients. Based on the number of staff proposed as well as the number of customers/clients expected, a total of two bicycle spaces will be required. These spaces will be required to be shown on an amended plan to be required by way of condition. The proposed medical centre will have bicycle facilities in accordance with Clause 52.34 of the Strathbogie Planning Scheme.

The decision guidelines of Clause 65

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

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

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

There are no relevant adopted State policies.

Relevant incorporated, reference or adopted documents

There are no relevant incorporated, reference or adopted documents.

Relevant Planning Scheme amendments

There are no relevant planning scheme amendments.

Risk Management

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

6.1 Planning Permit Application No. 2015/081
- Use of Land for a Medical Centre and Reduction of Car Parking ~ 10 Sevens
Avenue, Euroa (cont.)

Strategic Links – policy implications and relevance to Council Plan

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

Summary of Key Issues

With regard to the General Residential Zone:

- A permit is required to use the land for a medical centre.
- Although it is a non-residential use, it will contribute towards providing better and more accessible health services for the community.

With regard to Clause 52.06, Car parking:

- The proposal seeks to reduce car parking requirements.
- It is considered that an adequate supply of car parking has been provided for staff and visitors.

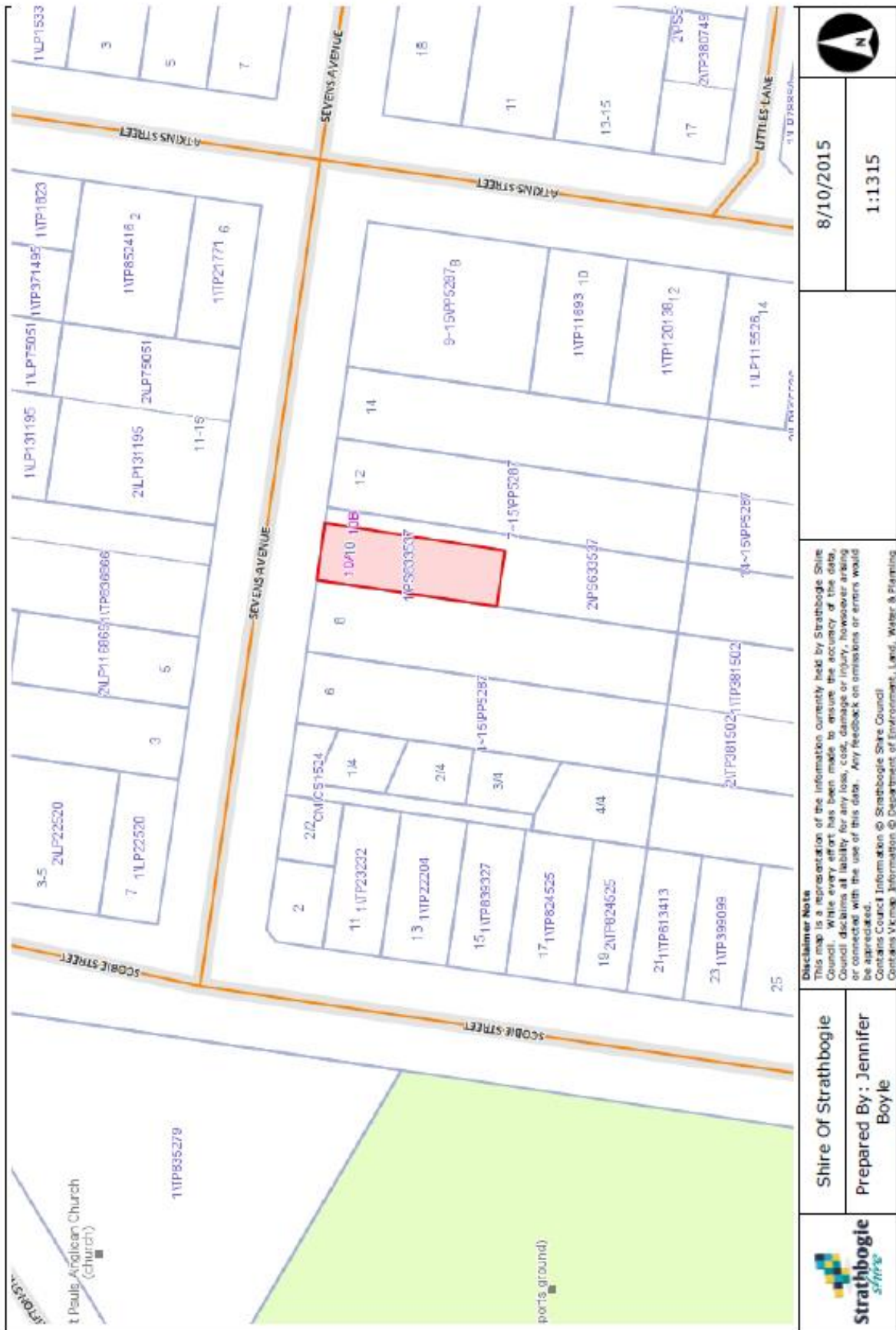
In summary, the proposal meets the objectives of the State Planning Policy Framework, Local Planning Policy Framework, General Residential Zone and Clause 52.06.

Conclusion

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

Attachments

Locality Map.



	8/10/2015	Shire Of Strathbogie
1:1315	Disclaimers at liability for any loss, cost, damage or injury, however arising or connected with the use of this data. Any feedback on omissions or errors would be appreciated.	Prepared By: Jennifer Boyle
		Disclaimers at liability for any loss, cost, damage or injury, however arising or connected with the use of this data. Any feedback on omissions or errors would be appreciated.

**PLANNING COMMITTEE REPORT NO. 2 (EXECUTIVE MANAGER,
SUSTAINABLE DEVELOPMENT – EMMA KUBEIL)**

7. OTHER BUSINESS

7.1 Strathbogie Planning Scheme Amendment C70

Author & Department:

Executive Manager, Sustainable Development / Sustainable Development Directorate

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

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

Summary:

Strathbogie Planning Scheme Amendment C70 was prepared by the Strathbogie Shire Council as the Planning Authority at the request of Mr & Mrs Paton.

The amendment applies to approximately 4 hectares of land to the west of Violet Town, known as Lot 1 TP948667Q and Lot 1 LP111466, 6 & 8 Orchid Street, Violet Town. The land is generally bound by Cowslip Street (Murchison-Violet Town Road) to the south, Orchid Street to the east, Honey Suckle Creek to the North and private land, currently used for farming/lifestyle purposes to the west, as shown in Figure 1.

Strathbogie Planning Scheme Amendment C70 proposes to rezone the land from the Farming Zone to the General Residential Zone.

The Floodway Overlay currently applying to the land will be not be altered (refer to Figure 2).

Formal exhibition of the amendment was undertaken from the 12 February 2015 to the 12 March 2015. Notice was given to; prescribed Ministers, Referral Authorities and adjoining landowners. Additionally a public notice was placed in the Government Gazette, Euroa Gazette and Violet Town Village Voice.

Five (5) submissions were received from referral authorities. All authorities provided no objection to the amendment.

Five (5) submissions were received from members of the public with all posing an objection to the proposed amendment. Council Officers provided all submitters with a response to the concerns raised and three of the submitters withdraw their objection. The remaining two submitters did not respond therefore their objections remain.

7.1 Strathbogie Planning Scheme Amendment C70 (cont.)



Figure 1 – Subject Site

Council at its meeting of 9 June 2015 resolved to refer submissions to an Independent Planning Panel. As a result, a Panel was appointed under delegation from the Minister for Planning to consider the Amendment on the 16 June 2015 and comprised of Mr Michael Kirsch (Chair).

A Panel Hearing was held in Euroa on Wednesday 2 September 2015. The Panel undertook an unaccompanied inspection of the Amendment site and surrounding area before the Hearing.

The following submissions were made at the hearing:

- Representing the Strathbogie Shire Council – Emma Kubeil (Executive Manager, Sustainable Development) and Casey Collins (Contract Planner);
- Warwick and Sue Paton - the proponents
- Thomas Maher – submitter
- Maree Maher – submitter
- Rhonda Tallnash and David Kitchen - submitter

7.1 Strathbogie Planning Scheme Amendment C70 (cont.)

The Panel considered all written submissions, as well as submissions presented at the Hearing.

The Panel Report, dealt with the following issues:

- Residential land supply and demand
- Traffic
- Bushfire
- Agriculture
- Flooding
- Future development of the site
- Site Contamination
- Other issues

The Panel concluded:

The Panel is satisfied that the Amendment is strategically justified and that there are no planning reasons why the rezoning should not proceed.

The Panel made two recommendations:

- *The Panel recommends that Amendment C70 to the Strathbogie Planning Scheme be adopted.*
- *The Panel recommends that Amendment C70 to the Strathbogie Planning Scheme be modified to include a revised Violet Town Structure Plan at Clause 21.03-7 that includes the Amendment site in the 'Township Boundary'.*

A copy of the Panel Report has previously been distributed to Councillors and is tabled for identification and information purposes.

The report recommends that Council seek approval from the Minister for Planning for Amendment C70 as per the recommendations of the Panel Report.

RECOMMENDATION

That Council:

Having considered the Panel Report, adopt Strathbogie Planning Scheme Amendment C70 in accordance with Section 29(1) of the *Planning & Environment Act 1987*, with the following changes

- 1. Amend the Violet Town Structure Plan at Clause 21.03-7 of the Strathbogie Planning Scheme to include the Amendment site in the 'Township Boundary'.**
- 2. Submit adopted Planning Scheme Amendment C70 to the Minister for Planning to approve and incorporate into the Strathbogie Planning Scheme, pursuant to Section 31(1) of the *Planning & Environment Act 1987*.**

7.1 Strathbogie Planning Scheme Amendment C70 (cont.)

Background

The Violet Town and District Strategic Development Plan was prepared by Planisphere in 2010 which reviewed the existing land uses throughout Violet Town including the opportunities and constraints for the town. The subject land was identified in the study as “*preferred direction for Residential 1 Zone/Low Density Residential Zone expansion*”. Subsequently Planning Scheme Amendment C50 introduced a new Municipal Strategic Statement and Local Planning Policy into the Strathbogie Planning Scheme in December 2013. The new Clause 21.03 includes a revised structure plan (Local area plan) for all large towns in the Shire. The new Violet Town Structure Plan (Local area plan) also shows the land as “*preferred direction for Residential 1 Zone/Low Density Residential Zone expansion*”, refer to Figure 2.

Figure 7 – Violet Town Structure Plan

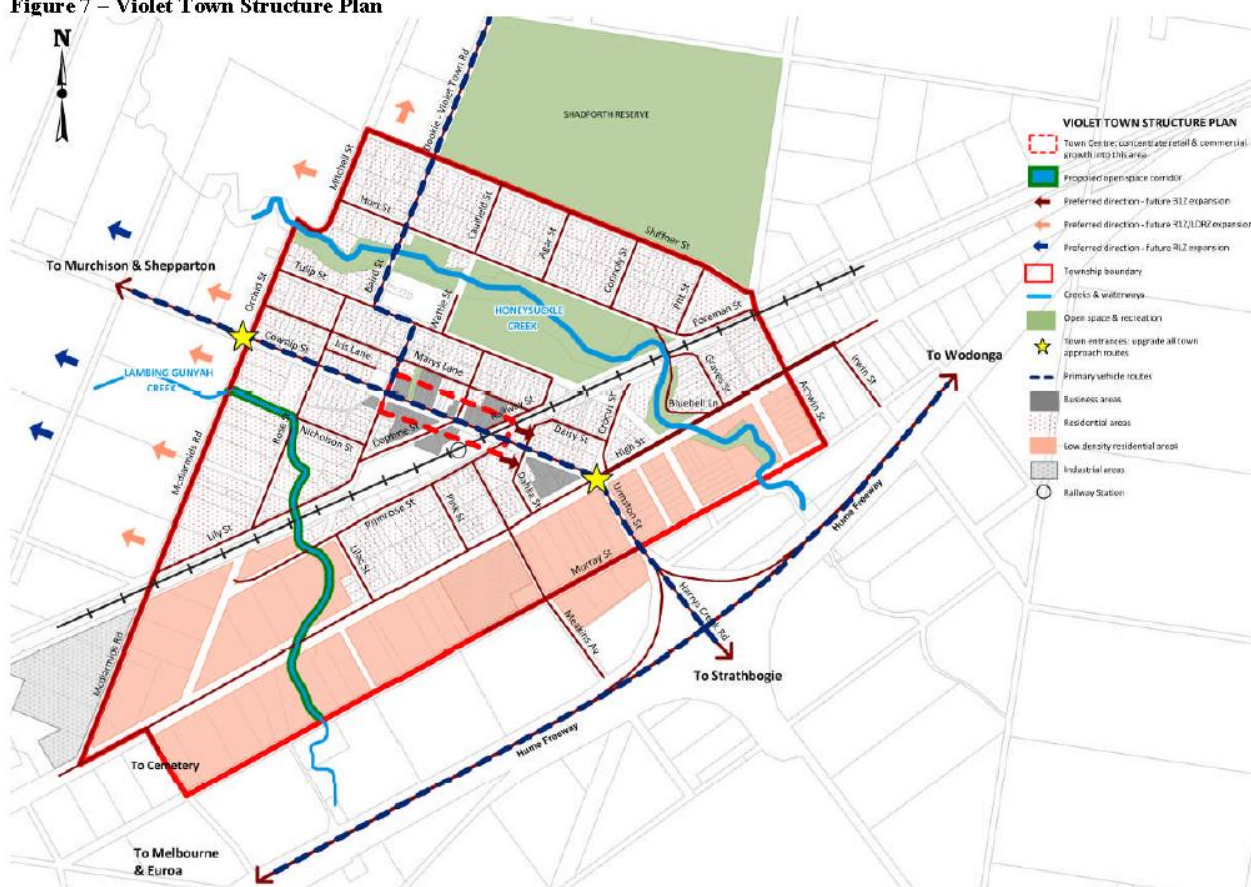


Figure 2 – Violet Town Structure Plan

Council at its meeting of 26 August 2014 resolved:

1. That Strathbogie Shire Council seek authorisation from the Minister for Planning to prepare Amendment C70.
2. That, upon receipt of the Minister’s authorisation, Strathbogie Shire Council prepare and exhibit Amendment C70 to the Strathbogie Planning Scheme, formally exhibiting the amendment 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 C70 (cont.)

On the 28 October 2014 the Department of Transport, Planning and Local Infrastructure granted authorised Council to prepare Amendment C70 subject to the following condition:

- That the amendment documentation is revised to the satisfaction of the department prior to exhibition of the amendment.

Revised amendment documentation was provided to the Department of Transport, Planning and Local Infrastructure and Amendment C70 was placed on public exhibition.

Alternative options

Council may wish to consider the request as not appropriate and not process the amendment any further.

Risk Management

There are no risk management issues associated with the submission.

Strategic links - policy implications and relevance to Council Plan

The proposed framework is consistent with the strategic intent of the Council Plan; in particular Goal 7 *An organisation that meets the community's needs and expectations with responsive, innovative customer service and management (Organisation)*.

This area is also identified in the Violet Town Structure Plan within the Strathbogie Planning Scheme Municipal Strategic Statement for "*preferred direction for Residential 1 Zone/Low Density Residential Zone expansion*".

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

The submission is consistent with NCP policy.

Financial/Budgetary implications

This is a proponent driven amendment, and thus Council's costs are contained within the existing operational budget. The cost of panel is to be worn by the applicant as it is a proponent driven amendment, not Council.

Economic implications

The amendment will assist in creating a variety of lot sizes which are currently unavailable within the Violet Town Township. Violet Town currently has limited land available for residential development and only few vacant lots are on the open market for sale. This amendment will have positive economic implications.

Environmental/Amenity implications

The amendment is thought that it will not have a significant impact to the environment.

Community implications

The proposed amendment implements the objectives of the *Planning and Environment Act 1987* as it will facilitate the fair, orderly, economic and sustainable residential development.

7.1 Strathbogrie Planning Scheme Amendment C70 (cont.)

Victorian Charter of Human Rights and Responsibilities Act 2006

The report content is consistent with Council's responsibilities under the *Victorian Charter of Human Rights and Responsibilities Act 2006*.

Legal/Statutory implications

The process to review the Planning Scheme is governed by the *Planning and Environment Act 1987*. Final approval is given by the Minister for Planning.

Consultation

Full formal exhibition was undertaken and submissions were received. All submissions unresolved were referred to the Independent Panel.

Attachments

1. Amendment C70 Panel Report (*previously distributed to Councillors and tabled for identification and information purposes*)
2. Amended Explanatory Report
3. Amended Instruction Sheet
4. Amended Clause 21.03

Planning and Environment Act 1987

STRATHBOGRIE PLANNING SCHEME

AMENDMENT C70

EXPLANATORY REPORT

Who is the planning authority?

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

The amendment has been made at the request of Warwick and Sue Paton.

Land affected by the amendment

The amendment applies to 6 Orchid Street, Violet Town (Lot 1 on LP11146) and 8 Orchid Street, Violet Town (Lot 1 on TP948667Q). The subject land is situated at the north-west corner of Orchid Street and Murchison-Violet Town Road, Violet Town.

What the amendment does

The amendment rezones the subject land from Farming Zone to General Residential Zone (amended Planning Scheme Map No. 7) and includes the subject land within the "Township Boundary" on the Violet Town Structure Plan at Clause 21.03-7.

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Strategic assessment of the amendment

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<#> The amendment amends Planning Scheme Map No. 7.¶

Why is the amendment required?

An amendment to the Strathbogrie Planning Scheme is required to facilitate the proposed residential subdivision of the subject site.

The Violet Town Structure Plan at Clause 21.03 of the Strathbogrie Planning Scheme identifies the subject land as being part of an area for future residential expansion of Violet Town.

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Council's assessment of residential land supply and demand for Violet Town has identified limited supply within the township area for infill housing and re-subdivision opportunities and a lack of diversity in lot sizes and housing.

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

The amendment implements the objectives for planning in Victoria set out at Section 4 (1) of the *Planning and Environment Act 1987* as follows:

- *To provide for the fair, orderly, economic and sustainable use and development of land.*

The subject land lies adjacent to the existing township boundary. The proposed rezoning will facilitate orderly expansion of Violet Town consistent with the Violet Town Structure Plan at Clause 21.03 of the Strathbogrie Planning Scheme.

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- *To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.*

The land adjacent to the Honeysuckle Creek is covered by the Floodway Overlay, which limits development. The Floodway Overlay will provide a buffer between development and the Honeysuckle Creek, therefore providing protection of a natural resource.

- *To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.*

The proposed rezoning will allow the orderly expansion of Violet Town on land that is readily accessible to existing town services.

- *To protect public utilities and other assets and enable the orderly provision and coordination of public utilities and other facilities for the benefit of the community.*

Development of the land by residential subdivision is an efficient use of existing road, sewerage and water infrastructure.

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

Environmental Effects

The amendment will not have any adverse environmental effects. The provisions of the Strathbogie Planning Scheme will ensure the subject land is appropriately developed for housing so as to not have any negative environmental effects.

The Honeysuckle Creek traverses the northern boundary of the subject site. The land adjacent to the Creek is covered by the Floodway Overlay, which limits development.

Social and Economic Effects

The amendment will not have any adverse social or economic effects. The rezoning will increase the housing choice in Violet Town and will provide for residential lots within close proximity to the Violet Town, town centre and where services are readily available. It will provide a net benefit for local business and support for local community organisations.

Does the amendment address relevant bushfire risk?

The land is not within a Bushfire Management Overlay. Furthermore, the land is relatively flat and clear of significant vegetation and is located on the fringe of Violet Town with good road access and reticulated water readily available. Although the site interfaces with land within the Farming Zone to the west, this land is generally used for rural residential purposes with vegetation on site appropriately managed. Given this, it is considered the site is a relatively low risk from bushfire, therefore an ideal location for the expansion of the town.

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

It is considered the amendment is consistent with Ministerial Direction No. 1 Potentially Contaminated Land. Council records indicate the land has not been used for a purpose that would cause site contamination in the past.

The amendment has been prepared in accordance with *Ministerial Direction No. 11 – Strategic Assessment of Amendments*.

The amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under section 7 (5) of the Act.

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

The Amendment supports or implements the SPPF as follows:

Clause 11.02-1 Supply of urban land

The Amendment will ensure a sufficient supply of residential land is available to meet forecast demand. The area west of Orchid Street is proposed for residential expansion in the Violet Town Structure Plan. The proposed rezoning of the land to the General Residential Zone will add to the supply of residential land in the town and Shire that is well within a 15 year projection period.

Clause 11.02-3 Structure planning

The Amendment will facilitate the orderly development of the urban area of Violet Town and is consistent with the Violet Town Structure Plan in the Strathbogie Planning Scheme.

Clause 12.01 Biodiversity

The subject site is relatively clear of significant vegetation. The provisions of the Floodway Overlay limit development adjacent to the Honeysuckle Creek. Removal of any native vegetation will be subject to planning approval in the future.

Clause 13.02-1 Floodplain management

The Floodway Overlay applies to land adjacent to the Honeysuckle Creek. Any future development of this land would need to comply with the provisions of the Floodway Overlay. No lots can be fully created within the Floodway Overlay.

Clause 14.02-2 Water quality

Reticulated sewer is available to the land. To avoid impact on the Honeysuckle Creek, any subdivision will need to be connected to reticulated sewer when it is developed in the future.

Clause 15.03-2 Aboriginal cultural heritage

The subject land is located in an area of culturally heritage sensitivity as it is within 200 metres of Honeysuckle Creek. Development of the subject land for residential development will result in significant ground disturbance. A cultural heritage management plan has been prepared and approved for the subject site.

Clause 16 Housing

The Amendment has the potential to create more diverse housing options in Violet Town. New housing at this location would have good access to the town centre, primary school and community facilities. The subject land can easily be serviced with urban infrastructure.

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

The Amendment supports or implements the LPPF as follows:

Clause 21.03-7 Violet Town

The Amendment is consistent with the Violet Town Structure Plan. It will provide additional residential land and allow the expansion of Violet Town where services are readily available.

Clause 21.04-6 Flooding

The land adjacent to the Honeysuckle Creek is within the Floodway Overlay. The provisions of the Floodway Overlay will limit the development of this land.

Clause 21.05 Sustainable Communities

The Amendment will provide opportunities for greater housing diversity in Violet Town and the Shire.

The land is in close proximity to the town centre, recreation and community services and infrastructure.

Clause 21.06 Sustainable Infrastructure

The land can be easily serviced with all required urban services.

Clause 21.08 Reference Documents - Violet Town and District Strategic Development Plan

The Amendment supports the strategic direction that Violet Town needs to expand beyond its existing boundaries to meet future housing demand. The Violet Town Strategy Plan identifies future residential expansion west of Orchid Street.

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

It is proposed to include the site in a General Residential Zone. The VPPs contain a number of zones, other than the General Residential Zone, which seek to achieve a residential land use outcome, including:

- Neighbourhood Residential Zone – generally applied to established residential areas and limits opportunities for increased development.
- Residential Growth Zone – encourages medium and higher densities.
- Mixed Use Zone – encourages a variety of land uses.
- Rural Living Zone – encourages larger rural residential lots.
- Low Density Residential Zone – encourages larger lots.
- Township Zone – typically applied to small towns and villages.

Strathbogie Shire Council has not completed a housing strategy to justify application of Neighbourhood Residential Zone or Residential Growth Zone.

The Township Zone allows a variety of non-residential uses including industrial and commercial, which are not the desired land use and development outcome for this part of Violet Town.

For this Amendment, the General Residential Zone is preferred as it allows for flexibility in lot sizes to respond to market demand and ensures the land will be developed for its identified purposes, i.e. residential.

General Residential Zone is the most appropriate zone for this land and its application represents a proper use of the Victorian Planning Provisions.

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

The views of relevant agencies were sought and considered during the preparation and exhibition of the amendment. The amendment incorporates the views of relevant agencies.

Deleted: Comments have been sought from VicRoads, who indicated they would not object to the proposed amendment. VicRoads did note that no direct access will be permitted from the Murchison-Violet Town Road and that at the time a planning permit application is applied VicRoads is likely to require a Traffic Impact Assessment Report to assess the impact and any required mitigation measures to the Murchison-Violet Town Road and Orchid Street Intersection.

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

The purpose of the Transport Integration Act is to create a new framework for the provision of an integrated and sustainable transport system in Victoria. The vision statement recognises the aspirations of Victorians for an integrated and sustainable transport system that contributes to an inclusive, prosperous and environmentally responsible State.

The objectives of the Transport Integration Act relate to social and economic inclusion, economic prosperity, environmental sustainability, integration of transport and land use, efficiency, coordination and reliability, and safety and health and wellbeing.

Given the size of the land and the larger sized lots typically found within Violet Town, it is not expected the future residential development will result in a detrimental impact regarding traffic on the surrounding road network. Furthermore, it is expected direct vehicle access will be via the existing local road network and not via Murchison-Violet Town Road. On this basis it is considered that the amendment will not have any significant impact on the transport system, as defined by Section 3 of the *Transport Integration Act 2010*.

The Minister has not prepared any statements of policy principles under Section 22 of the Transport Integration Act 2010, therefore no such statements are applicable to this amendment.

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 there will be any adverse impacts on the resource and the administrative costs of the responsible authority as a result of this amendment.

Where you may inspect this Amendment

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

Strathbogrie Shire Council Offices at 109a Binney Street Euroa Victoria 3666.

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.

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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 Thursday 12th March 2015.¶
A submission must be sent to:¶
Strathbogrie Shire Council¶
PO Box 177¶
Euroa VIC 3666¶

Panel hearing dates ¶
In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:¶
->#-directions hearing: week commencing 5 May 2015¶
->#-panel hearing: week commencing 26 May 2015¶
¶

Planning and Environment Act 1987

STRATHBOGIE PLANNING SCHEME

AMENDMENT C70

INSTRUCTION SHEET

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

The Strathbogie Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of one (1) attached map.

Zoning Maps

1. Amend Planning Scheme Map No. 7 in the manner shown on the one (1) attached map marked "Strathbogie Planning Scheme, Amendment C70".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

2. In Local Planning Policy Framework – replace Clause 21.03 with a new Clause 21.03 in the form of the attached document.

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STRATHBOGIE PLANNING SCHEME

21.03 LOCAL AREA PLANS

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This clause focuses on Local Area implementation of the objectives and strategies set out earlier in the Strathbogie Planning Scheme. Each section relates to a particular town and should be read in conjunction with the rest of the Municipal Strategic Statement. The sections are organised under the following Local Area headings.

- Avenel
- Euroa
- Longwood
- Nagambie
- Ruffy
- Strathbogie
- Violet Town

21.03-1 Avenel

05/12/2013
CSB

Overview

Avenel's population increased from 552 in 2001 to 732 in 2006 and in 2011 the population is estimated to be 814, indicating that there is strong growth.

Avenel's character can be defined by its size, low density layout, grid street layout, location between the Hume Freeway and rail boundaries. Avenel has a strong visual relationship with the rural landscapes, particularly Hughes Creek and its floodplain.

Hughes Creek, which flows through Avenel is a valuable natural feature and important native vegetation corridor. This corridor has potential to form the spine of an Avenel open space network with links to the town centre, residential areas and places of interest.

Objective

To promote and support the sustainable growth of Avenel.

Strategies

- Encourage a more distinct town centre that allows for future expansion and encourages a strong sense of place.
- Encourage greater housing choice and diversity including medium density housing choices close to the town centre.
- Support the arterial road network route alteration to alleviate pressure on the town centre including railway crossing.
- Encourage sustainable rural living growth on the urban fringe in identified areas.
- Protect the heritage precinct along the Avenel-Nagambie Road (Bank Street) entrance, including the bridge over Hughes Creek and Red Kelly (Ned Kelly's father) grave.
- Encourage the retention of older housing stock that contributes to the valued character of the area.
- Protect the views of adjacent hills and ranges from inappropriate development, particularly at the Henry Street entrance.

STRATHBOGRIE PLANNING SCHEME

- Protect the native vegetation along roadsides and in the Hughes Creek corridor.
- Encourage an open space network within the Hughes Creek Corridor to provide for recreational use and connectivity through the township that does not negatively impact on the natural environment.
- Encourage the further development of walking and cycling paths including pedestrian bridge over the Hughes Creek.
- Support improved intersection treatments at the Hume Freeway.
- Support improved intersection treatments at the railway crossing, to Bank Street, in the short to medium term.

Structure Plan

The Avenel Town Structure Plan provides planned direction for growth of the township. The Structure Plan allows for urban growth boundary, residential infill, residential growth, future rural residential opportunities, open space network and town centre precinct.

Structure Plan shown at page 9.

Implementation

- Rezone the town centre precinct to an appropriate commercial or mixed use zone.
- Rezone all existing and future residential areas identified on the Avenel Structure Plan to an appropriate residential zone.
- Apply the Development Plan Overlay/s to ensure coordinated development.
- Support the rezoning of the land known as Lovers Hill to the Rural Living Zone with relevant environmental controls.
- Apply a Design and Development Overlay or other appropriate overlay to the hills and ranges adjacent to the Henry Street entrance.
- Investigate the use of a Vegetation Protection Overlay or other appropriate overlay, for the native vegetation along the roadsides and Hughes Creek Corridor.
- Investigate the use of an Overlay to recognise the existing character of Avenel.
- Implement the recommendations of the Heritage Study including the consideration of the Avenel heritage precinct along the Avenel-Nagambie Road (Bank Street), Hughes Creek Bridge and Red Kelly's grave into the Heritage Overlay.
- Prepare an Avenel Transport Impact Assessment Study to consider Hume Highway intersection treatments, short to medium term railway crossing treatments and longer term relocation of the arterial road network through Avenel.
- Prepare a Street Tree Plan that encourages; thematic street tree planting along roads leading into town, specifies the plantings for new developments and promotes the retention of mature street trees.
- Prepare a Hume Freeway Town Entrance Concept Plan.
- Prepare a riverine walking/cycling trail and management plan.

STRATHBOGIE PLANNING SCHEME

21.03-2 Euroa

05/12/2013
CSO

Overview

Euroa is the largest village within the Strathbogie Shire, with a population of approximately 2,768.

It is expected that Euroa will grow, therefore it is fundamental that the Plan is structured to ensure that the township of Euroa continues to provide for the needs of its residents, surrounding rural areas and visitors, whilst coping with, and capitalising on, the opportunities presented by growth and development.

Objectives

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

To maintain and enhance the Euroa "Village" character through strengthening its compact central area, the strong presence of services and the attractive historic buildings and streetscapes.

To strengthen Euroa's relationship with its rural hinterland through showcasing activities, events and local products that portray the way the town's well vegetated streets and open spaces forge links with its landscape context.

Strategies

- Encourage the redevelopment of land along the 'Old Hume' corridor for commercial uses.
- Support retail growth in Binney Street, between Railway Street and Brock Street.
- Support civic growth in Binney Street, between Brock Street and Bury Street.
- Manage parking demand and provision to support the activity, streetscape and economic competitiveness of the village centre.
- Showcase and protect the existing heritage qualities of the town centre.
- Support the continued development of light industrial uses on existing industrial land to the north-west.
- Support the role of the Saleyards in the economic development of Euroa whilst improving the gateway to the village.
- Encourage people to move about the town centre by foot or bicycle.
- Improve cyclist/pedestrian connections to Seven Creek Reserve, walking tracks and recreational areas, including the arboretum.
- Improve access and connections between the identified 'community hubs' - Civic Hub, Education & Community Hub, Health and Wellbeing Hub, Arts and Culture Hub and Recreational, Social and Leisure Hub.
- Further develop high quality sporting and recreational facilities within Seven Creeks Reserve.
- Support investigation/funding/development for a Visitor Information Centre in Seven Creeks Park and incorporate a Café and amenities facility.
- Investigate the role and use of the Showgrounds and recreational reserves as a multi-use facility.

STRATHBOGIE PLANNING SCHEME

- Support and consider proposed redevelopment of the Seven's Creek Run, Euroa.

Structure Plan

The Structure Plan for Euroa encourages the centralisation of the central business area, redevelopment of the old Hume Highway corridor and identifies future growth areas.

Structure Plan shown at page 10.

Implementation

- Consider rezoning and/or the application of Overlay/s to support redevelopment of premises for commercial uses along the 'Old Hume' corridor.
- Develop a Design and Development Overlay or other appropriate overlay for the town centre, along Binney Street and Railway Street, to ensure new buildings and/or alterations to existing buildings are designed to reflect the form and scale of existing heritage/older contributory buildings.
- Complete and implement the findings of the Heritage Study for sites within Euroa.
- Undertake a feasibility study for a Visitor Information Centre, bus and caravan parking within or on the fringe of the central business area.
- Prepare a Parking Overlay.
- Prepare a cycling and walking plan to improve connectivity between key attractions and community hubs.
- Prepare a recreation plan that encourages the further development of high quality sporting recreation reserves, their connection with the Sevens Creek Reserve and promote the multi-use of these facilities.
- Prepare a Master plan for the Showgrounds to identify the future long term use of the site and its facilities, and investigate opportunities for consolidation of facilities.
- Investigate appropriate land for rezoning for industrial purposes.
- Investigate rural living opportunities on the fringe of Euroa.
- Rezone the existing farming zoned land in Vidler Street and Racecourse Street to Rural Living Zone.

21.03-3

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Longwood

Overview

Longwood is a small rural settlement that is home to approximately 416 residents, a country pub, rockery (Gemstone Museum), post office and store. Longwood still has its original primary school, constructed in 1888 and extensive recreational facilities for a small town. The recreational facilities include: equestrian grounds, greyhound training, football/cricket oval, netball court, tennis courts, golf course, and an community centre including a stage, kitchen, meeting room and squash courts.

Objective

To preserve the distinctive characteristics of the natural and built environment of Longwood and promote Longwood as a place to live.

STRATHBOGIE PLANNING SCHEME

Strategies

- Manage the natural and built environment to ensure the local character is protected.
- Encourage and support improvement to the town power supply.
- Support upgrade of the intersection of the Hume Freeway and the Longwood-Ruffy Road.
- Protect historical sites.

Structure Plan

The structure plan for Longwood identifies existing zoned areas and community infrastructure.

Longwood Structure Plan at page 11.

Implementation

- Develop a Masterplan for the Longwood Community Centre and Recreation Reserve Facility including equestrian facilities.
- Investigate the use of a Vegetation Protection Overlay to protect significant native vegetation throughout the town and on the town fringe.
- Complete and implement the findings of the Heritage Study for sites in and around Longwood.
- Investigate intersection treatments between the Hume Freeway and the Longwood-Ruffy Road.

21.03-4

11/12/2014
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Nagambie

Overview

Nagambie's population is growing significantly, albeit from a relatively small base. In recent times, the Strathbogie Shire has experienced increasing interest from the Melbourne and Shepparton property markets, particularly in the Strathbogie Ranges, Avenel and Nagambie. Building approvals leapt from \$2.25M to \$7.25M in value in the year to 2006. The population of Nagambie was approximately 1,550 people in 2011, however the permanent population is expected to grow to around 4,000 people in the near future. When considering the population of Nagambie there is considerable tourist population of an additional 4,000 to 5,000 people during the peak season. This increase in population must be considered when planning for the future of Nagambie.

Objective

To grow Nagambie as an agricultural service centre as well as a visitor, lifestyle and retirement centre.

Strategies

- Recognise Nagambie as a lakeside location.
- Improve connections between the town and the lake, and provide more opportunities for public access to the lake edge including moorings.
- Protect and enhance the environmental values of the lake and other natural features.

STRATHBOGRIE PLANNING SCHEME

- Encourage the clustering of higher density dwellings around the town centre.
- Retain High Street as the retail and community focus of Nagambie.
- Consider the potential for a secondary retail area to be established in the area of the intersection of High Street and Vickers Lane subject to demand and floorspace analysis.
- Provide land for industrial expansion in an accessible and environmentally suitable location, with access to suitable infrastructure.
- Provide land for rural residential development that has minimal impact on agricultural activities and are environmentally appropriate.
- Encourage more walking and cycling routes.
- Provide a variety of recreation opportunities as the town expands.
- Encourage an attractive, naturalistic landscape edge to the lake.
- Encourage and support the development an extension of the boardwalk around the bowl of Lake Nagambie.

Structure Plan

The Nagambie Structure Plan is based on the Nagambie Growth Management Strategy and identifies the sequence of development for future residential growth and encourages the utilisation and intensification of the central business area in High Street. The Structure Plan provides guidance to Council to ensure that the urban growth of Nagambie occurs in an orderly manner and that the urban growth is contained within the area generally bounded by the lake, Racecourse Road, the railway line, Cemetery Road, High Street and Vickers Road.

Nagambie Structure Plan is at page 13.

Implementation

- Investigate planning tools such as Public Acquisition Overlay, Development Plan Overlay, Design and Development Overlay and/or Development Contributions Plan Overlay, to create public open space and the requirement of at least a 50 metre setback between any development and Lake Nagambie.
- Prepare a schedule to the Design and Development Overlay to implement the provisions in the 'High Built Form Buildings' as contained in the 'Nagambie Style Guidelines' document, and the Heights and Setback Map as detailed in the 'Main Street Plan', which shows the proposed heights and setbacks of new buildings.
- Investigate the use of an Environmental Significance Overlay or other appropriate overlay to protect and enhance the environmental values of the lake and other natural features.
- Apply Development Plan Overlay/s over existing undeveloped large residential sites to allow for sustainable subdivision design principles.
- Prepare a Planning Scheme Amendment to implement the recommendations of the Neighbourhood Character Assessment, as outlined in the 'Existing Residential; Area Guidelines'.
- Complete and implement the Nagambie Post Bypass Strategy and ensure that High Street is retained as the retail and community focus.
- Rezone land to the Industrial 1 Zone in accordance with the Industrial Land Review (2008).
- Investigate the rural residential rezoning of land to the north of Nagambie.

STRATHBOGIE PLANNING SCHEME

- Prepare a walking and cycling plan that considers access to the town centre and encourages more walking and cycling traffic.
- Prepare and investigate the feasibility of recreation strategy to increase and consolidate recreation facilities as the town grows.
- Investigate the feasibility and cost of extending Marie Street to link with Boyd Street.
- Investigate the potential for open space to be located between Vickers Lane and Nook Road as part of any development proposals for this area.
- Investigate the opportunity for moorings on Lake Nagambie.

21.03-5

05/12/2013
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Ruffy

Overview

Ruffy is a small rural village of which the township and surrounding area has a population of 337 in 2011. Ruffy offers a range of facilities and activities including a small town centre with community centre and recreation reserve, scenic drives and walks in the surrounding bush.

Objective

To retain the distinctive environmental character of the natural and heritage environment.

Strategies

- Encourage sharing multi-use of the community centre.
- Encourage the use of the recreation and community facilities.
- Encourage business and residential development in the township of Ruff.

Structure Plan

The Ruffy structure plan identifies existing uses and the area that is proposed to be rezoned to the Township Zone.

The Ruffy Structure Plan is located at page 13.

Implementation

- Rezone the township of Ruffy to Township Zone in accordance with the Structure Plan.
- Prepare a concept plan for the Ruffy Recreation Reserve.
- Prepare a master plan for the community centre.

21.03-6

05/12/2013
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Strathbogie

Overview

Strathbogie has a population of approximately 300 and is located on an elevated plateau in the Strathbogie Ranges. Strathbogie is growing as a food and wine region and has many natural features.

STRATHBOGIE PLANNING SCHEME

Objective

To retain the village ambience.

Strategies

- Promote bicycle and walking path networks.
- Protect the natural environment and riparian areas.
- Encourage the use of sporting facilities.

Structure Plan

The Structure Plan for Strathbogie identifies existing zoned areas and community infrastructure.

The Strathbogie Structure Plan is located at page 14.

Implementation

- Investigate rural living opportunities.
- Investigate mixed uses of the Strathbogie Recreation Reserve.
- Investigate the use of a Vegetation Protection Overlay to protect the environment and riparian areas.

21.03-7

Violet Town

[21.03-7](#)
[21.03-7](#)

Overview

Violet Town has a population of approximately 700 people located near the Strathbogie Ranges. It is a diverse rural community which features many groups, community organisations, sporting clubs and facilities such as a monthly market, arts and music activities, sporting clubs, churches, a community health service, a community house, the Bush Nursing Centre, a primary school, support programs, community organisations, social groups, accommodation and restaurants.

Objective

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.

Strategies

- Ensure new residential areas are in close proximity to the town centre.
- Encourage the retention of the mix of retail and community uses within the town centre.
- Encourage the expansion of the town centre along Cowslip Street and High Street.

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STRATHBOGIE PLANNING SCHEME

- Provide rural residential living that does not compromise agricultural, natural, environmental, landscape or infrastructure resources.
- Provide additional industrial zoned land to allow for expansion of industrial activities.
- Provide and maintain high quality sporting facilities for people of all ages and abilities.
- Improve pedestrian access between key areas such as the town centre, Bush Nursing Service, primary school, train station and sports facilities.
- Ensure that footpaths are included as part of any new developments throughout the township at the developer's cost, this includes residential, commercial and industrial development.
- Ensure new buildings in Violet Town complement the existing character in both residential and commercial areas.
- Ensure construction of new buildings in the town centre along Cowslip Street about the front and side boundaries of the lot to create a continuous frontage along the footpath.
- Encourage medium density housing in appropriate locations and designed to contribute to the character of the township.
- Encourage the retention and enhancement of the existing verandas in the town centre along Cowslip Street.

Structure Plan

The Violet Town Structure Plan provides planned direction for growth of the township. The Structure Plan allows for residential growth, future rural residential opportunities and town centre precinct.

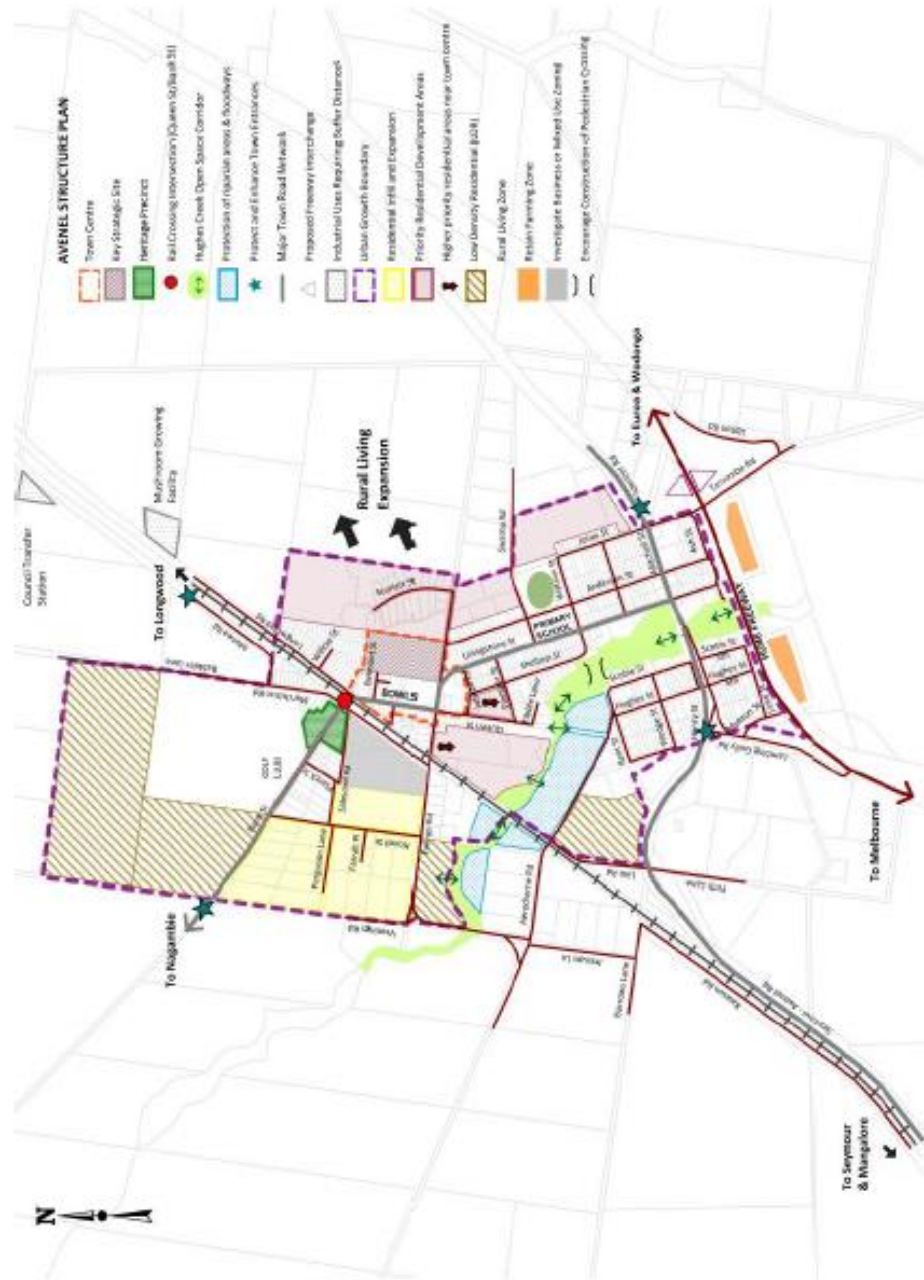
Violet Town structure plan at page 15.

Implementation

- Review the application of more specific zones in the township.
- Investigate future growth areas for residential, low density residential and rural living development.
- Rezone land to an industrial zone in accordance with Violet Town Structure Plan and develop design guidelines for the industrial precinct to form part of the amendment.
- Develop a recreation plan for all the recreational facilities in Violet Town including the linkage and the multi use of the facilities.
- Develop a coordinated and staged plan for the construction of footpaths throughout Violet Town, initially focusing upon links between the main pedestrian areas of the train station, town centre, primary school, sports complex and the Bush Nursing Service.

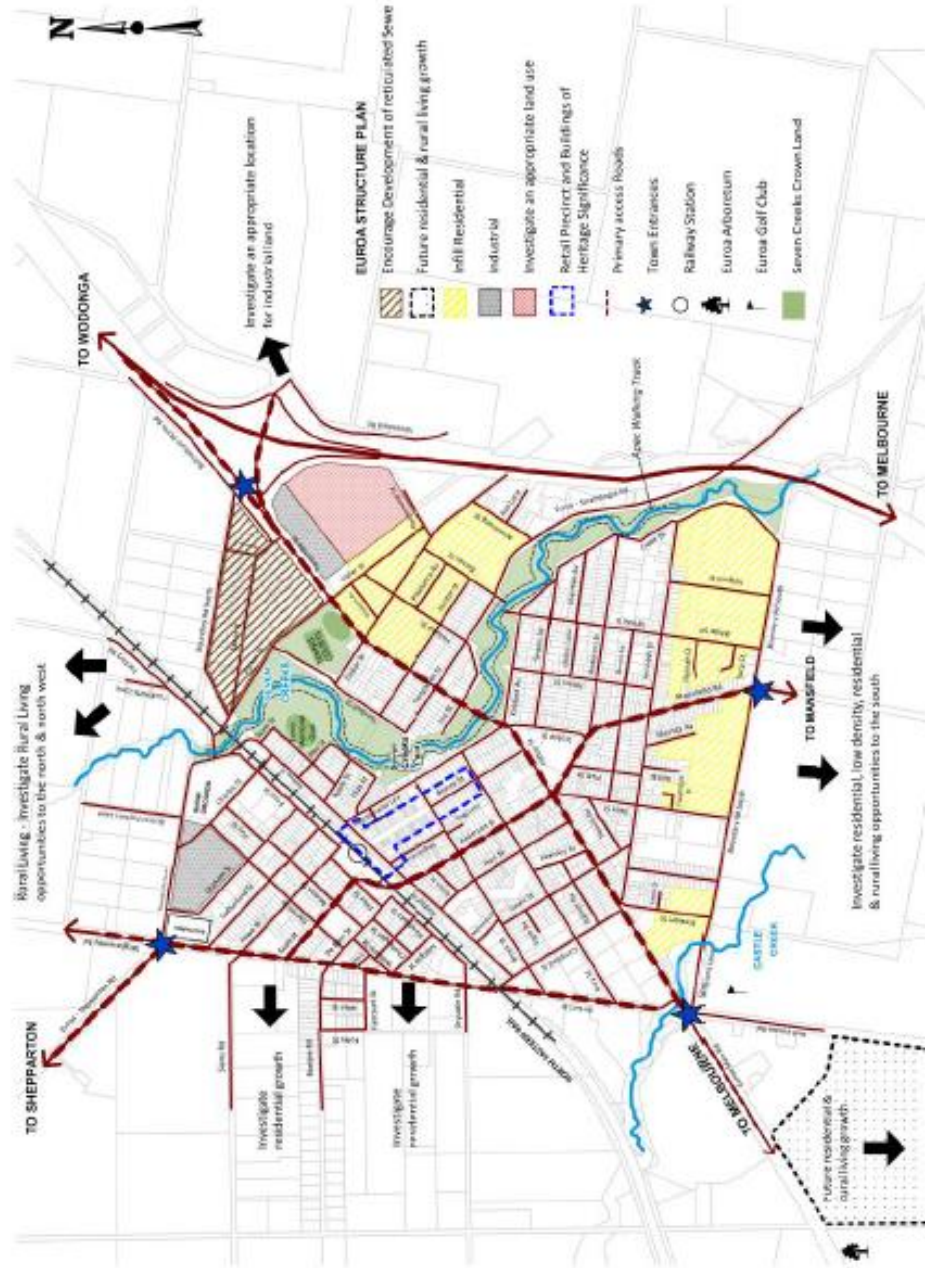
STRATHBOGIE PLANNING SCHEME

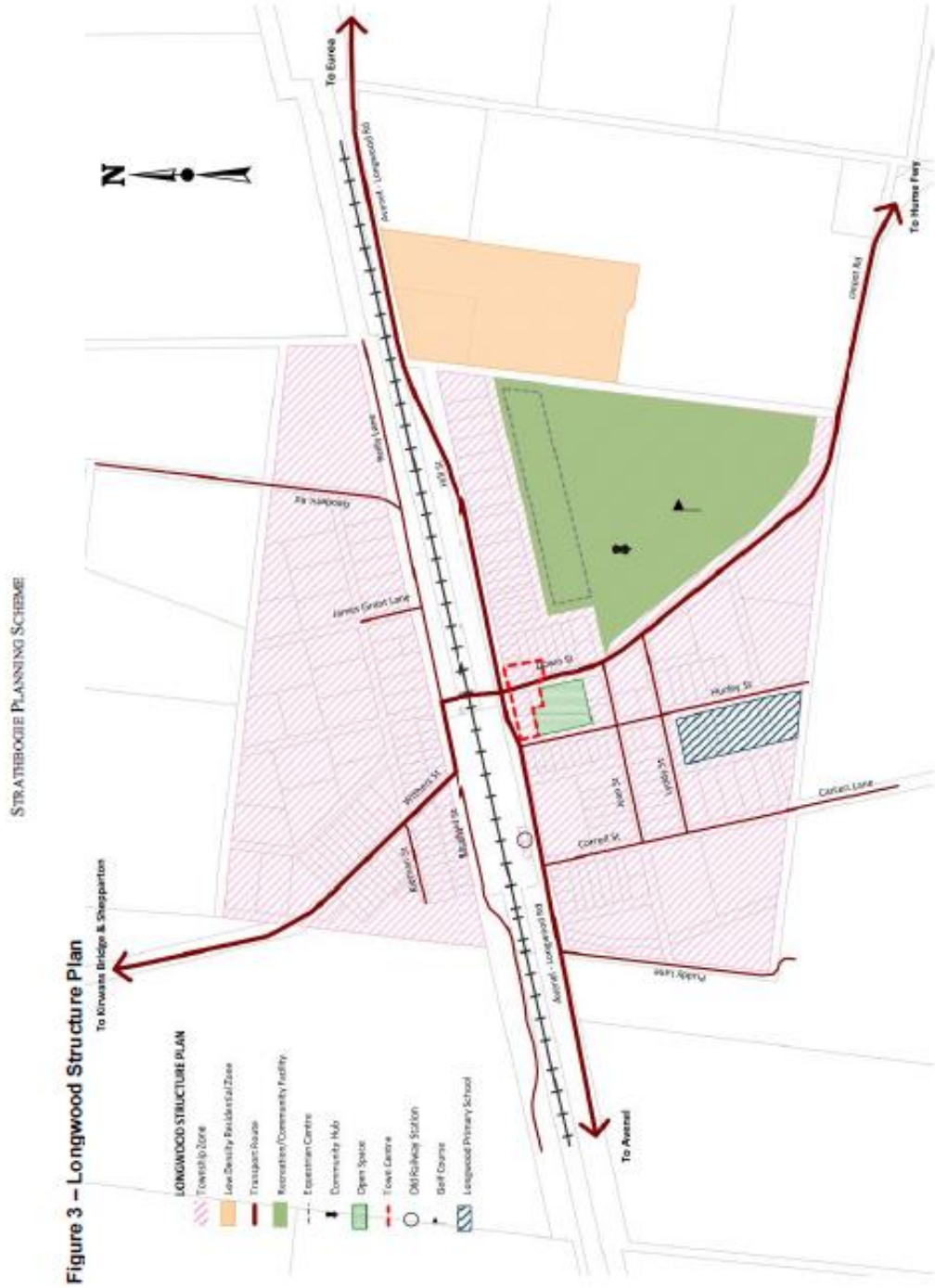
Figure 1 – Avenel Structure Plan



STRATEGIC PLANNING SCHEME

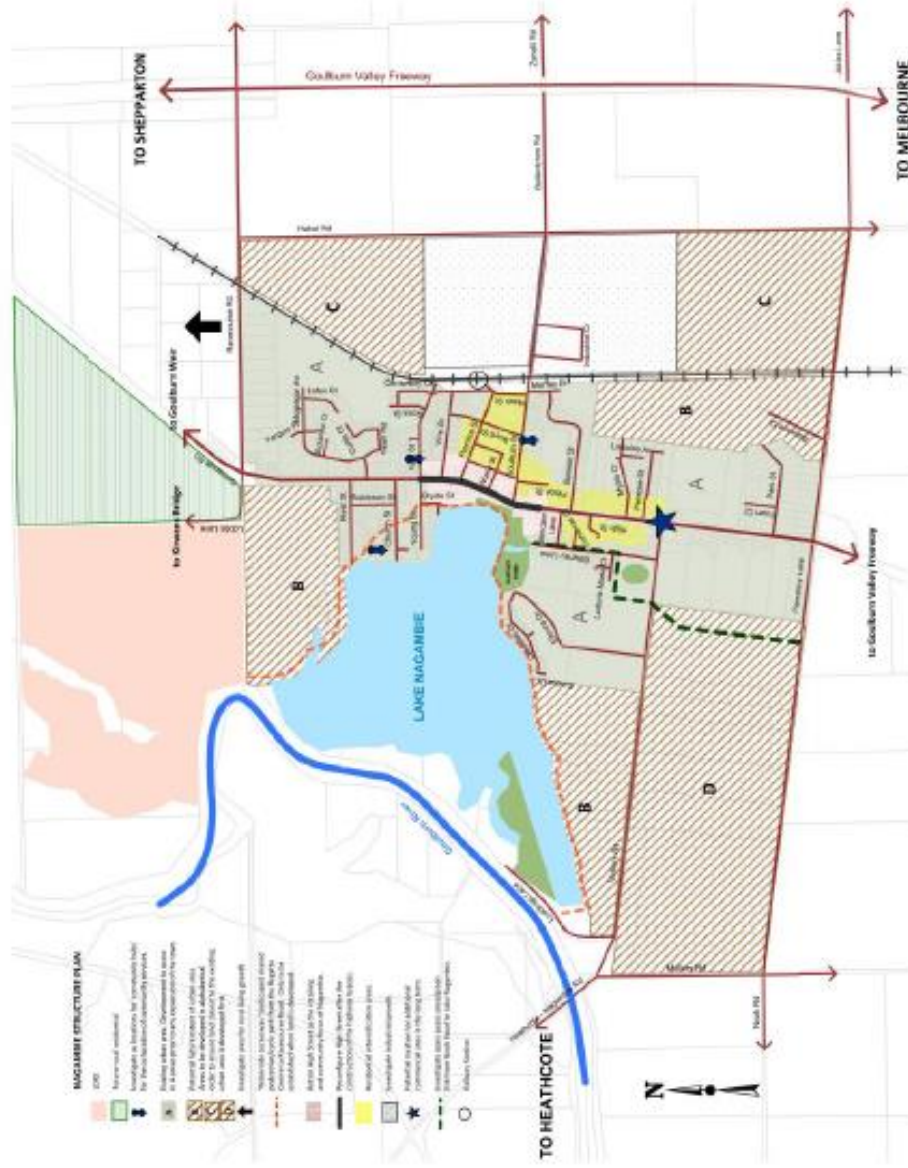
Figure 2 – Euroa Structure Plan

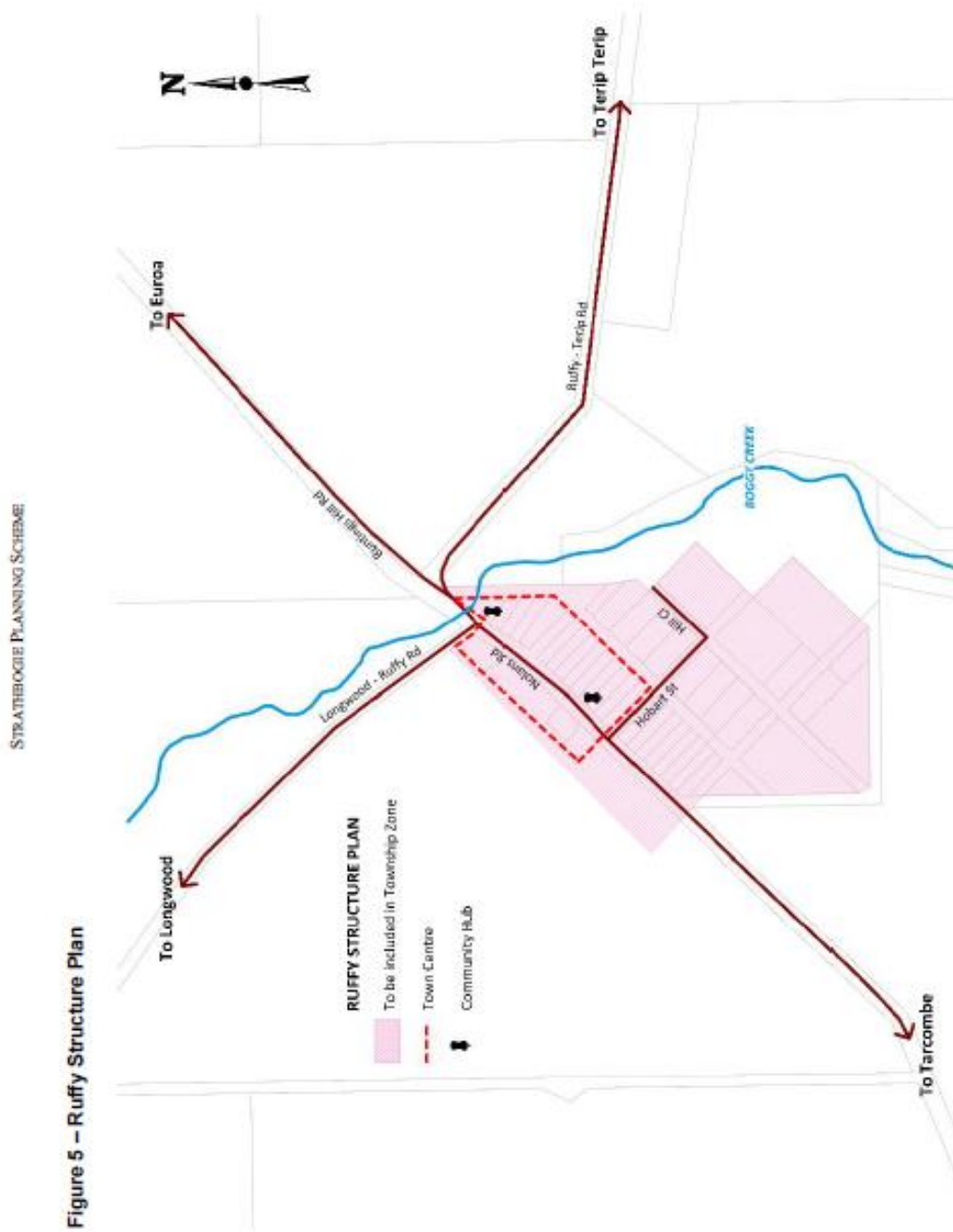




STRATHBOGIE PLANNING SCHEME

Figure 4 – Nagambie Structure Plan





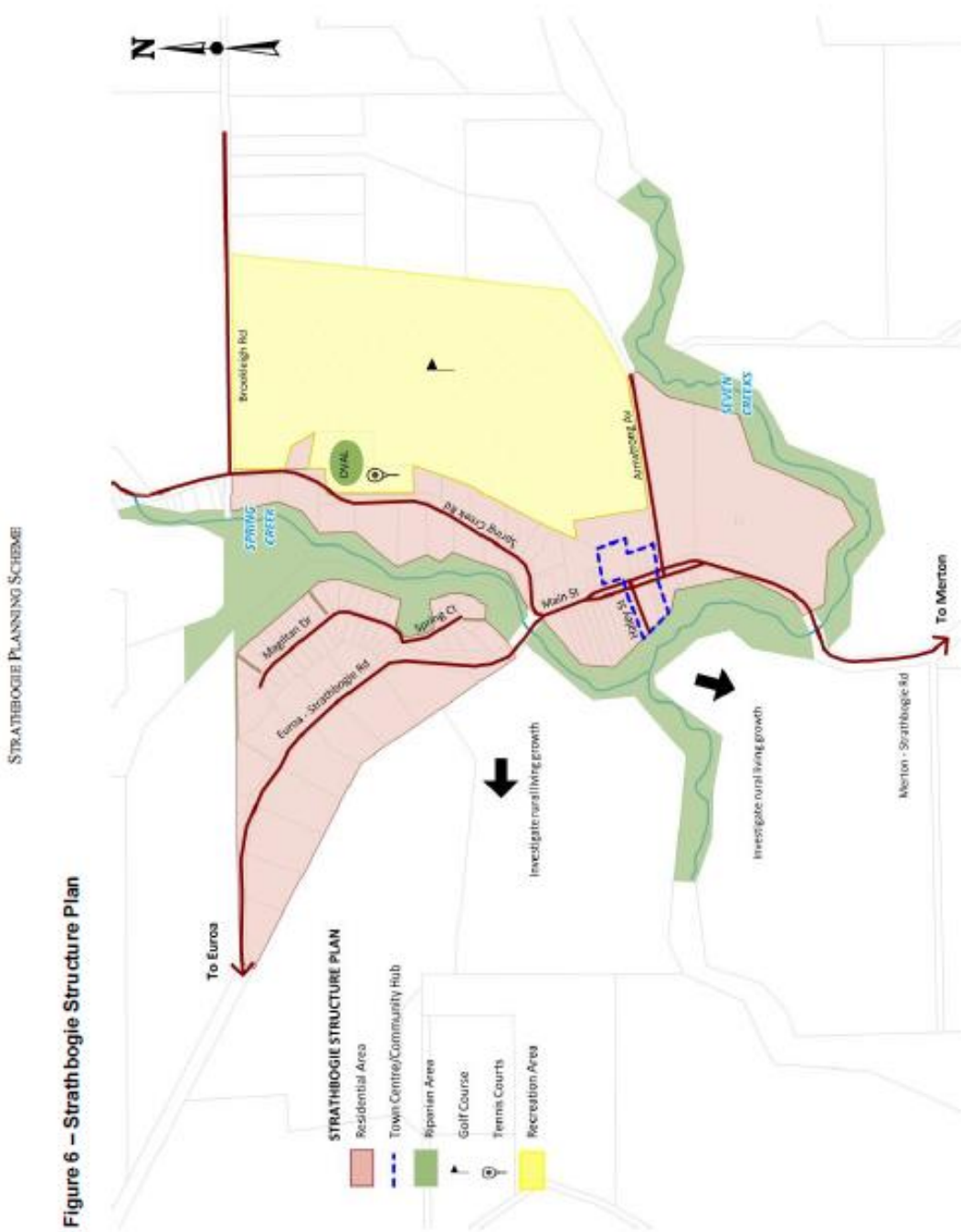


Figure 6 – Strathbogie Structure Plan

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

**7.2 Planning Applications Received
- 16 September to 7 October 2015**

Following are listings of Planning Applications Received for the period 16 September to 7 October 2015.

RECOMMENDATION

That the report be noted.

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

Planning Applications Received

Wednesday, 16 September 2015

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
1175 Lambing Gully Road, Avenel VIC 3664	P2015-107	Use of land for liquor license (winery)	Fowles Wines Pty Ltd - Ian Firth	\$0.00 *

Thursday, 17 September 2015

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
47-65 Weir Street, Euroa VIC 3666	P2015-072 - 1	Subdivision three (3) lots	Monger & Tomkinson	\$0.00 *
Upper Boho Road, Boho VIC 3669	P2015-108	Use and development of land for a dwelling and shed	T & C Development Services	\$325,000.00

Friday, 18 September 2015

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
55 Curries Lane, Euroa VIC 3666	P2015-109	Development of land for an extension to existing stables	PE & PA Campbel Investments Pty Ltd	\$120,000.00

Tuesday, 22 September 2015

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
43 Kent Street, Avenel VIC 3664	P2015-113	Development of land for an extension to an existing dwelling, including an alfresco and carport	Katrina Spooner	\$150,000.00

Wednesday, 23 September 2015

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
11 Young Street, Nagambie VIC 3608	P2015-112	Building and works to install a fixed jetty	Chris Georgopoulos	\$10,000.00
177 Brookleigh Road, Strathbogie VIC 3666	P2015-114	Development of land for an extension to a farm shed	Sam Verrocchi	\$6,000.00
3 Bryde Street, Nagambie VIC 3608	P2015-111	Buildings and works to install a fixed jetty	Jimmy Kalafatis	\$40,000.00

Thursday, 24 September 2015

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
49 Queen Street, Avenel VIC 3664	P2015-110	3 Lot Subdivision	Earl Greenaway	\$5,000.00

Monday, 5 October 2015

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
2 Cambrey Lane, Mangalore VIC 3663	P2015-116	Use and development of land for a single dwelling and shed	Wendy Kelly	\$110,000.00

Tuesday, 6 October 2015

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
1 Turnbull Street, Euroa VIC 3666	P2015-117	Use and Development of land for an extension to existing miniature railway tracks	Jim Lawton	\$0.00 *
272 Ewings Road, Avenel VIC 3664	P2015-118	Change of use of an existing shed to be used as a habitable building	Sam Verrocchi	\$5,000.00
71 Bartons Lane, Creightons Creek VIC 3666	P2015-115	Development of land for the construction of a hay shed and horse shelter	Sam Verrocchi	\$75,000.00

*NB – ‘Not applicable’ 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- PC 1	Plans to comply with a condition on the permit
P2014-001-1	Proposed amendment to a planning permit