



STRATHBOGIE SHIRE COUNCIL
PLANNING COMMITTEE
MINUTES

OF THE MEETING HELD ON TUESDAY 8 SEPTEMBER 2015

AT THE EUROA COMMUNITY CONFERENCE CENTRE

COMMENCING AT 4.00 P.M.

Councillors: Malcolm Little (Chair) (Hughes 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
Anthony Cini – Communications Liaison Officer

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 Colleen Furlanetto (Seven Creeks Ward)
Councillors Alister Purbrick (Lake Nagambie Ward)
Councillor Patrick Storer (Honeysuckle Creek Ward)

4. Confirmation of Minutes of the Planning Committee meeting held on Tuesday 11 August 2015

48/15 **CRS WILLIAMS/SWAN** : *That the Minutes of the Planning Committee meeting held on Tuesday 11 August 2015*

CARRIED

5. Disclosure of Interests

Nil

6. Planning Reports

7. Other Business

PLANNING COMMITTEE REPORTS INDEX

Planning Committee Reports				
6. Planning Reports				
Report No.	Application No.	Purpose of Application	Location	Page
6.1 (MP-JB)	P2015/035	Building and Works (Telecommunications Facility)	21 Kirwans Bridge Road, Kirwans Bridge	1
7. Other Business				
7.1 (DSD-PH)	Planning Applications Received - 6 August to 2 September 2015			14

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

6. PLANNING REPORTS

6.1 Planning Permit Application No. P2015/035 – Building and Works (Telecommunications Facility) ~ 21 Kirwans Bridge Road, Kirwans Bridge

Application Details:

Application is for:	Buildings and Works (Telecommunications Facility)
Applicant's/Owner's Name:	Aaron Sluczanowski
Date Received:	15 April 2015
Statutory Days:	68
Application Number:	P2015-035
Planner: Name, title & department	Jennifer Boyle Manager Planning Sustainable Development Department
Land/Address:	Lot 1 on Title Plan 116319G, Certificate of Title Volume 09667 Folio 726 21 Kirwans Bridge Road, Kirwans Bridge VIC 3608
Zoning:	Farming Zone
Overlays:	Floodway Overlay (Part - Not in development area)
Under what clause(s) is a permit required?	Clause 52.19-2
Restrictive covenants on the title?	No
Current use and development:	Agriculture

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 the development of land at 21 Kirwans Bridge Road, Kirwans Bridge for buildings and works associated with a telecommunications facility.
- The telecommunications facility will contain a 40m monopole and associated infrastructure.
- The purpose of the facility is to improve telecommunications in the Nagambie/Kirwans Bridge area.

6.1 Planning Permit Application No. P2015/035
- Building and Works (Telecommunications Facility) ~ 21 Kirwans Bridge Road,
Kirwans Bridge (cont.)

- The application was advertised and seven (7) objections were received. The objections relate to property values, health, amenity, location of existing facilities and the impacts on local recreation. Refer to page 5 for 'Public Notification' section, pages 7 & 8 for 'Relevant Particular Provisions', this section provides a detailed response.
- The application has not been assessed within the 60 day statutory timeframe due to the number of outstanding objections and required consultation.
- The application is being heard before Planning Committee due to seven (7) unresolved objections.
- The proposal meets the objectives of the State Planning Policy Framework, Local Planning Policy Framework as well as the relevant particular provision and *A Code of Practice for Telecommunications Facilities in Victoria*.
- 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. P2015-035 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 52.19-2 of the Strathbogrie Planning Scheme in respect of the land known as Lot 1 on Title Plan 116319G, Certificate of Title Volume 09667 Folio 726, 21 Kirwans Bridge Road, Kirwans Bridge VIC 3608, for the buildings and Works (Telecommunications Facility) in accordance with endorsed plans, subject to the following conditions:

- 1. The telecommunication tower must comply with the "Code of Practice for Telecommunications Facility in Victoria".**
- 2. Any external lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the Responsible Authority.**
- 3. The telecommunications facility hereby permitted must be designed and installed so that the maximum human exposure levels to radio frequency emissions comply with Australian Standard AS/NZS 2772.1:1999.**

6.1 Planning Permit Application No. P2015/035
- Building and Works (Telecommunications Facility) ~ 21 Kirwans Bridge Road,
Kirwans Bridge (cont.)

4. **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.**
5. **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.**
6. **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.**
7. **The development must be sited and constructed in accordance with the endorsed plans. These endorsed plans can only be altered or modified with the prior written approval of the Responsible Authority, or to comply with statutory requirements.**
8. **The monopole and any other external surfaces must be constructed of new materials of muted colours to reduce the impact on the aesthetic amenity of the area. Material having a highly reflective surface must not be used.**
9. **The amenity of the area must not be detrimentally affected by the development, 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.**
10. **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.**

6.1 Planning Permit Application No. P2015/035
- Building and Works (Telecommunications Facility) ~ 21 Kirwans Bridge Road,
Kirwans Bridge (cont.)

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

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

49/15 **CRS WEATHERALD/WILLIAMS** : *That the Recommendation be adopted.*

CARRIED

Proposal

It is proposed to develop the subject site for a telecommunications facility which will be primarily utilised to provide mobile telephone coverage. The proposed works include installing:

- A 40 metre monopole;
- Six new panel antennas (not longer than 2.8 metres) on a hexagonal head frame, attached to a monopole at an elevation of 41 metres;
- Two parabolic antennas (1.2m diameter)
- Associated ancillary equipment including fifteen remote radio units, amplifiers, combiners, mounts etc;
- A 2.4 metre high security fence around the perimeter of the compound area, and;
- Associated equipment shelter at the base for the facility.

The facility including the monopole and associated equipment and infrastructure will be clustered together into a 'compound' which will be separately leased by the permit holder from the land owner. The proposed telecommunications facility compound area will be located 150 metres from the western boundary and 200m from the southern boundary.

Subject site & locality

The subject site is located at 21 Kirwans Bridge Road, Kirwans Bridge it is located in the Farming Zone and is affected in part by a Floodway Overlay. The site has an area of approximately 120 hectares and is developed with a single dwelling and associated outbuildings and agricultural buildings.

The site is predominantly used for agricultural purposes and is generally flat in topography with scattered vegetation throughout. In the south western corner of the site is 'Nagambie Hill'. This area of the site is occupied by scattered vegetation and is more heavily vegetated than the remainder of the subject site. Along this part of the western boundary, on Kirwans Bridge Road, the site is elevated from the road by approximately 2 metres. Opposite the site on this section of Kirwans Bridge Road, land has a significant downward slope towards the Goulburn River away from the site.

6.1 Planning Permit Application No. P2015/035
- Building and Works (Telecommunications Facility) ~ 21 Kirwans Bridge Road,
Kirwans Bridge (cont.)

On its north western boundary, the site adjoins the Goulburn River. Further north is Kirwans Bridge and residential development. To the north east, east and south, the site is surrounded by land used primarily for agriculturally used land. The site is approximately 3 kilometres away from the north of Nagambie.

Permit/Site History

A search of Council's electronic records system shows one planning permit has previously been issued for the subject site and is detailed below:

- P2010-030 was issued on 11 May 2015 which allowed for the use and development of land for the extraction of quarry material and associated earthworks (Nagambie Bypass). The works approved as part of this permit have been carried out and the permit has since expired.

Public Notification

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

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

The notification has been carried out correctly.

Council has received 7 objections to date. The key issues that were raised in the objections are:

- Devaluation of property
- Health impacts caused by radiation
- Proposed towers will destroy ambience
- Will dominate views over Kirwans Bridge and the wider landscape
- Will jeopardise recreational opportunities, particularly photography
- There is already a tower on the adjoining lot

It is noted that limits are imposed on electromagnetic energy (EME) radiated from the towers to prevent negative impacts on the health of the wider community. This is enforced by a strict code of practice that all operators must comply with. The impact of a proposal on the value of surrounding property or the presence of another tower on an adjoining lot is unable to be considered as part of an application under the provisions of the *Planning and Environment Act 1987*.

Consultation

A copy of the objections was forwarded to the applicant who provided a response.

This response was then forwarded to the objectors who were given the opportunity to withdraw their objections if the applicant correspondence satisfied their concerns.

One of the objectors responded seeking an individualised response to their objection. This was forwarded to the applicant who has chosen not to provide a response. No other objectors have responded to the applicant's correspondence. As no objections have been withdrawn, all objections remain in place.

6.1 Planning Permit Application No. P2015/035
- Building and Works (Telecommunications Facility) ~ 21 Kirwans Bridge Road,
Kirwans Bridge (cont.)

It is noted land to the west of the site, Woodlea Court has been developed primarily for residential purposes. This land is located within an area of the municipality which has been identified as a rural residential area by the Strathbogie Shire Rural Residential Strategy. Despite the presence of the Farming Zone consideration has been given to the existing uses.

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	No Objection, subject to conditions

Assessment

The zoning of the land and any relevant overlay provisions

Farming Zone

Purpose:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To provide for the use of land for agriculture.*
- *To encourage the retention of productive agricultural land.*
- *To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.*
- *To encourage the retention of employment and population to support rural communities.*
- *To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.*

A permit is not required for the use or development of a telecommunications facility on land in the Farming Zone provided the requirements of Clause 62.01 (Uses not requiring a permit) are met.

6.1 Planning Permit Application No. P2015/035
- Building and Works (Telecommunications Facility) ~ 21 Kirwans Bridge Road,
Kirwans Bridge (cont.)

The State Planning Policy Framework (SPPF)

Clause 13.03-2, Erosion and landslip

Objective

- *To protect areas prone to erosion, landslip or other land degradation processes.*

Clause 13.03-3, Salinity

Objective

- *To minimise the impact of salinity and rising watertables on land uses, buildings and infrastructure in rural and urban areas and areas of environmental significance and reduce salt loads in rivers.*

Clause 14.01-1, Protection of agricultural land

Objective

- *To protect productive farmland which is of strategic significance in the local or regional context.*

Clause 14.02-1, Catchment planning and management

Objective

- *To assist the protection and, where possible, restoration of catchments, waterways, water bodies, groundwater, and the marine environment.*

Clause 19.03-4, Telecommunications

Objective

- *To facilitate the orderly development, extension and maintenance of telecommunication infrastructure.*

When considering an application for a telecommunications facility in this location, consideration must be given to the impacts of such a development on the amenity of the surrounding area, the natural environment, the impact on agricultural land uses in addition to the orderly installation of infrastructure.

It is considered that the proposed telecommunications facility is unlikely to have any significant impacts on the natural environment. The proposed works on the site will be required to be stabilised upon their completion to prevent any erosion or salinity issues arising as a result of the development. The small area of the site to be used for the facility is unlikely to jeopardise any future use of the land for agricultural purposes.

It is also considered unlikely that the proposed telecommunications facility will impact significantly on the amenity of surrounding land users. The proposed facility is located in a rural area and is approximately 200 metres from the nearest dwelling. Although the proposed tower is quite large with an overall height of 40 metres, it is considered that the distance from these residentially developed and community areas will offset this height. The construction of the proposed telecommunications facility will ensure modern telecommunications facilities are available to business, industry and residential communities throughout the Nagambie/Kirwans Bridge areas.

6.1 Planning Permit Application No. P2015/035
- Building and Works (Telecommunications Facility) ~ 21 Kirwans Bridge Road,
Kirwans Bridge (cont.)

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

Clause 21.02-6, Building Material – Muted Tones

Objective

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

The proposed materials to be used are mostly of a standard low reflective grey. The equipment shelter located at ground level will be a Pale Eucalypt colour with a low reflective finish.

Clause 21.05-3, Social services and infrastructure

Objective

- *To provide networked communities*

Telecommunications infrastructure should be considered when planning for growth in this area as well as the ongoing development to the north of Nagambie and around Kirwans Bridge. The installation and upgrade of significant telecommunications infrastructure is supported in the Local Planning Policy Framework.

Relevant Particular Provisions

Clause 52.19, Telecommunications Facility

Purpose

- *To ensure that telecommunications infrastructure and services are provided in an efficient and cost effective manner to meet community needs.*
- *To ensure the application of consistent provisions for telecommunications facilities.*
- *To encourage an effective statewide telecommunications network in a manner consistent with the economic, environmental and social objectives of planning in Victoria as set out in Section 4 of the Planning and Environment Act 1987.*
- *To encourage the provision of telecommunications facilities with minimal impact on the amenity of the area.*

In considering an application for the construction and use of a telecommunications tower, Clause 52.19 requires that consideration is given to the effect of the development or use on adjacent land as well as the principles for the design, siting, construction and operation of a Telecommunications facility set out in A Code of Practice for Telecommunications Facilities in Victoria. The principles set out in *A Code of Practice for Telecommunications Facilities in Victoria* are set out below:

- Principle 1 - A Telecommunications facility should be sited to minimise visual impact.
- Principle 2 - Telecommunications facilities should be co-located wherever practical.

6.1 Planning Permit Application No. P2015/035
- Building and Works (Telecommunications Facility) ~ 21 Kirwans Bridge Road,
Kirwans Bridge (cont.)

- Principle 3 - Health standards for exposure to radio emissions will be met.
- Principle 4 - Disturbance and risk relating to siting and construction should be minimised.

Principle 1 – Siting the facility to minimise visual impact

The applicant proposes to erect a 40m high monopole structure within the Farming Zone. The proposed location of the facility within this zone is considered satisfactory, given the agricultural zoning and rural living development. It is noted that land in close proximity, particularly to the west of the subject site, is developed for primarily residential purposes.

The location of the facility is approximately 200 metres from the nearest residential land use. While it is acknowledged that a 40m high monopole is taller than existing vegetation in this area, the vegetation cover will provide for some natural screening of the facility. This vegetation will remain the dominant feature in this environment particularly at eye level. Some of the vegetation, particularly along the river, is up to 30m high. The distance of the facility from nearby residential land uses and Kirwans Bridge will also assist in offsetting the height of the proposed tower along with existing native vegetation, which will remain as the dominant landscape feature.

It is considered that a monopole at an overall height of 40m and with associated equipment will not have an unreasonable visual impact on adjoining and surrounding use and development.

Principle 2 - The facility should be co-located wherever practicable.

Within this area of the municipality, there are no other telecommunications towers capable of appropriate co-location. The applicant has advised that this development has been sited to meet its coverage objectives. The development of the proposed facility on the subject land will provide greater coverage and capacity to the area and alleviate the need for other telecommunications facilities in this area in the future.

Principle 3 - Health Standards for exposure to radio emissions will be met.

The Tribunal in a number of decisions, including a decision of Deputy President Gibson in *Heland Pty Ltd v Kingston City Council* P3620/2004 (3 March 2005), has ruled that the health impact of telecommunications towers is not a relevant planning consideration, given the requirement by the Code for compliance with ARPANSA (Australian Radiation Protection and Nuclear Safety Agency) Standards.

The proposal will be designed and installed to satisfy the requirements contained with *Radiation Protection Standard – Maximum Exposure Levels to Radiofrequency Fields – 3kHz to 300 GHz, Arpana, May 2002*. The maximum cumulative EME level at ground level is estimated to be 0.17% of the ARPANSA public exposure limits.

6.1 Planning Permit Application No. P2015/035
- Building and Works (Telecommunications Facility) ~ 21 Kirwans Bridge Road,
Kirwans Bridge (cont.)

Principle 4 - Disturbance and risk relating to siting and construction should be minimised.

Construction of the facility is unlikely to cause any disruption to any adjoining land or public access areas. An access track on the site will be utilized to obtain exclusive vehicles access to the facility. No vegetation is proposed to be removed as part of the application.

With regard to the above, it is considered that the proposal is consistent with the principles of *A Code of Practice for Telecommunications Facilities in Victoria*.

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. P2015/035
- Building and Works (Telecommunications Facility) ~ 21 Kirwans Bridge Road,
Kirwans Bridge (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 Farming Zone: The location of the proposed telecommunications facility within the Farming Zone is considered to be a suitable use and does not trigger a permit.

With regard to Clause 52.19: The location of the facility is appropriately separated from sensitive uses and complies with the relevant health and safety standards. The proposal does not require the removal of vegetation and is not considered to have an adverse effect on the environment and amenity. The proposal complies with the principles in *A Code of Practice for Telecommunications Facilities in Victoria*.

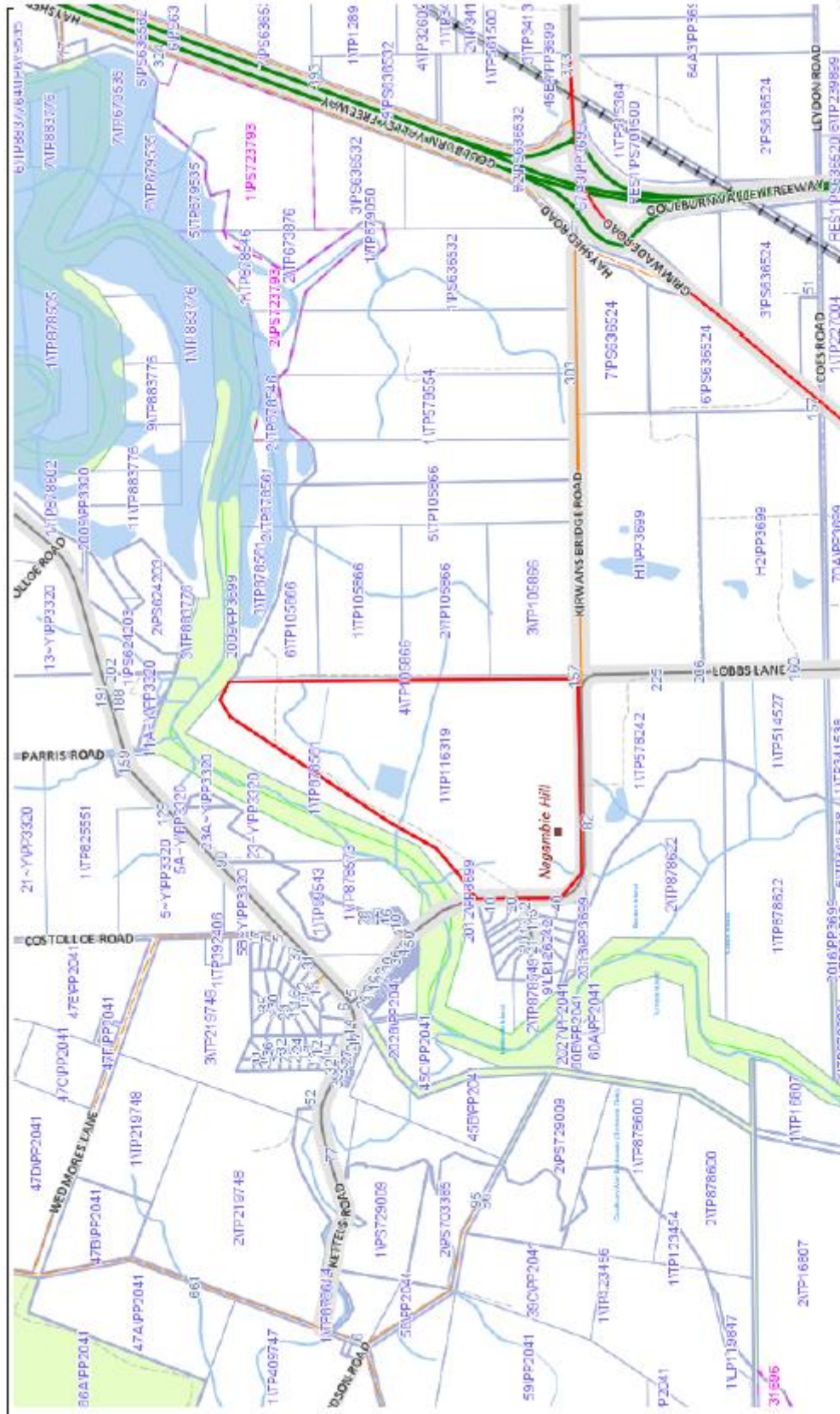
In summary, the proposal meets the objectives of the State Planning Policy Framework, Local Planning Policy Framework and Clause 52.19.

Conclusion

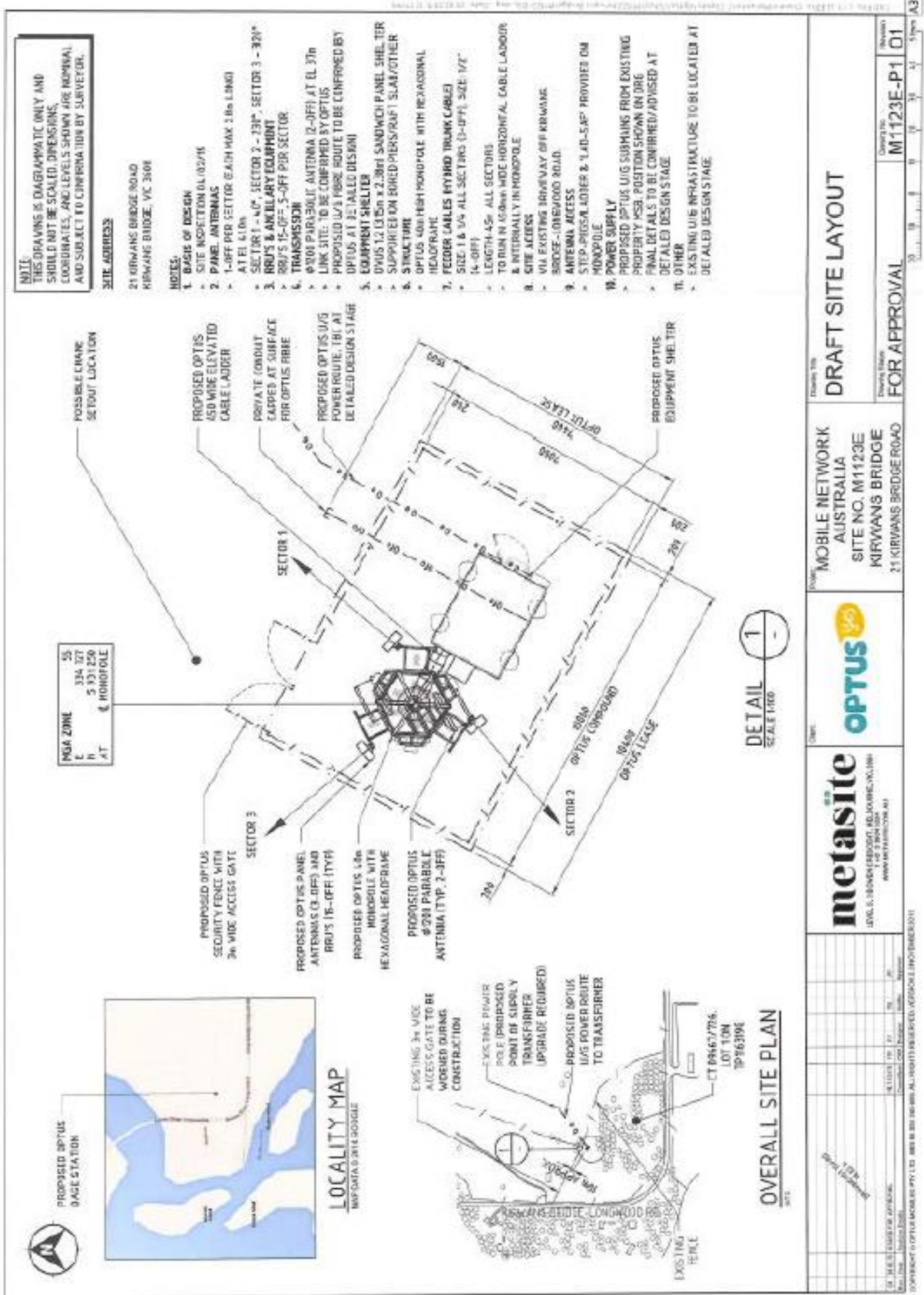
After due consideration, it is recommended that Council resolve to issue a Notice of Decision to Grant a Permit.

Attachments

Site Plan



	Shire Of Strathbogie	<p>Disclaimer Note This map is a representation of the information currently held by Strathbogie Shire Council. While every effort has been made to ensure the accuracy of the data, Council disclaims all liability for any loss, cost, damage or injury, however arising or connected with the use of this data. Any feedback on omissions or errors would be appreciated. Contains Council Information © Strathbogie Shire Council Contains Mapping Information © Department of Environment, Land, Water & Planning</p>	
	Prepared By: Trish Hall		3/09/2015 1:24274



NOTE:
 THIS DRAWING IS DIAGNOSTIC ONLY AND SHOULD NOT BE SCALED. DIMENSIONS, COORDINATES, AND LEVELS SHOWN ARE NOMINAL AND SUBJECT TO CONFIRMATION BY SURVEYOR.

SITE ADDRESS
 21 KIRWANS BRIDGE ROAD
 KIRWANS BRIDGE, VIC 3508

- NOTES:**
1. BASIS OF DESIGN
 2. SITE NO. OPTUS 01.02.715
 3. PANE. ANTENNAS
 4. 1-OFF PER SECTOR (EACH MAX 3.0m LONG) AT EL. 4.10m
 5. SECTOR 1 - 1-OFF SECTOR 2 - 2-OFF SECTOR 3 - 3-OFF
 6. RRUS & AUXILIARY EQUIPMENT
 7. RRUS 15-OFF = 5-OFF PER SECTOR
 8. TRANSMISSION
 9. Ø200 PARABOLIC ANTENNA (2-OFF) AT EL. 3.7m
 10. PROPOSED U/I FIBRE ROUTE TO BE CONFORMED BY OPTUS AT DETAILED DESIGN
 11. EQUIPMENT SHELTER
 12. Ø150 x 2.0m SANDWICH PANEL SHELTER
 13. SUPPORT ON BORED PIERS/RAFT SLAB/OTHER
 14. STRUCTURE
 15. OPTUS 4000 HIGH MONOPOLE WITH HEXAGONAL HEADFRAME
 16. FEEDER CABLES (HYBRID TRUNK CABLE)
 17. SIZE 1.6 x 3/4 ALL SECTORS (3-OFF) SIZE 1/2" (4-OFF)
 18. LENGTH 4.5m ALL SECTORS
 19. TO RUN IN 100mm WIDE HORIZONTAL CABLE LADDER
 20. INTERNALLY IN MONOPOLE
 21. SITE ACCESS
 22. VIA EXISTING DRIVEWAY OFF KIRWANS BRIDGE - LONGWOOD ROAD
 23. ANTENNA ACCESS
 24. STEP-PIECE ACCESS & 'LAD-SAP' PROVIDED ON MONOPOLE
 25. POWER SUPPLY
 26. PROPOSED OPTUS U/I SUBMANS FROM EXISTING PROPERTY YSB. POSITION SHOWN ON DRG
 27. FINAL DETAILS TO BE CONFIRMED/ADVISED AT DETAILED DESIGN STAGE
 28. OTHER
 29. EXISTING U/I INFRASTRUCTURE TO BE LOCATED AT DETAILED DESIGN STAGE

DRAFT SITE LAYOUT
 FOR APPROVAL
 Drawing No. M1123E-P1 01
 Revision

MOBILE NETWORK AUSTRALIA
 SITE NO. M1123E
 KIRWANS BRIDGE
 21 KIRWANS BRIDGE ROAD



metasite
 LEVEL 1, 15000000000, 45, LOANING, VIC 3088
 WWW.METASITE.COM.AU



OVERALL SITE PLAN

DATE	DESCRIPTION	BY	CHKD.

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

7. OTHER BUSINESS

**7.1 Planning Applications Received
- 6 August to 2 September 2015**

Following are listings of Planning Applications Received for the period 6 August to 2 September 2015.

RECOMMENDATION

That the report be noted.

50/15 CRS SWAN/WILLIAMS : That the Recommendation be adopted.

CARRIED

THERE BEING NO FURTHER BUSINESS, THE MEETING CLOSED AT 4.45 P.M.

Confirmed as being a true and accurate record of the Meeting

.....
Chair

.....
Date

Planning Applications Received

Wednesday, 5 August 2015

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
2 Nagambie-Rushworth Road, Bailieston VIC 3608	P2014-094 - 1	Boundary realignment	Land Management Surveys	\$0.00 *
Racecourse Road, Euroa Victoria 3666	P2012-087-1	Eleven Lot Subdivision	Monger & Tomkinson- Graeme Schneider	\$0.00 *

Thursday, 6 August 2015

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
301-305 High Street, Nagambie Victoria 3666	P2007/038 - 6	Endorsement of Modified Plans	Zack Spanich	\$0.00 *
31 Weir Street, Euroa VIC 3666	P2015-093	Use and Development of land for a Medical Centre	Tianming Wang Supperannuation Fund	\$300,000.00

Monday, 10 August 2015

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
229 Walters Road, Euroa VIC 3666	P2015-057 - 1	Development of land for the construction of a dependant persons unit	Adele Crane	\$0.00 *

Tuesday, 11 August 2015

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
5 Kent Street, Avenel VIC 3664	P2015-094	Use and development of land for a shed	Melbourne Garages	\$14,000.00

Friday, 14 August 2015

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
1192 Seymour-Avenel Road, Mangalore VIC 3663	P2015-011 - 2	Use and development of land for a single dwelling	HARDING, Kristy Lee	\$0.00 *
301-305 High Street, Nagambie Victoria 3666	P2007/038 - 7	Function Rooms (Ground Floor and First Floor) and Roof Deck with Bar	Zack Spahich	\$0.00 *
529 Longwood-Gobur Road, Creightons Creek VIC 3666	P2015-095	Development of land to replace fire damaged carport.	Unique Building Services	\$71,323.78

Tuesday, 18 August 2015

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
74-76 Binney Street, Euroa VIC 3666	P2015-096	Development of land for a food premises (restaurant and take away)	Benchmark Drafting and Design	\$180,000.00

Monday, 24 August 2015

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
588 Euroa-Mansfield Road, Euroa VIC 3666	P2015-097	Development of land for an agricultural building	Wayne Hall	\$6,000.00

Thursday, 27 August 2015

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
1/17 Sutherland Street, Euroa VIC 3666	P2015-101	Subdivision of four buildings	T & C Development Services	\$0.00 *
268 Odwyer Road, Tabilk VIC 3607	P2015-098	Two (2) lot subdivision	David Saunders	\$0.00 *
72 Cowells Lane, Euroa VIC 3666	P2014-137 - PC1	Use & development of land for the construction of a dwelling and shed	Matthias Durant	\$0.00 *

Friday, 28 August 2015

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
34-36 Railway Street, Euroa VIC 3666	P2015-099	Use of land for leisure and recreation (gymnasium)	CS Town Planning	\$0.00 *

Tuesday, 1 September 2015

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
22 Church Street, Nagambie VIC 3608	P2015-100	Development of land for an extension to an aged care facility	Sam Verrocchi	\$600,000.00

Total: 16

*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