

Date Issued: 16 April 2021

NOTICE OF AN APPLICATION FOR A PLANNING PERMIT

The land affected by the application is located at: **35 Cowslip Street, Violet Town
VIC 3669**

The application is for a Permit for: **Use of development of land for
a Community Art Building**

The applicant for the Permit is: **Landography Pty Ltd**

The application Reference Number is: **P2020-009**

You may view the application and any documents that support the application on our website at

<https://www.strathbogie.vic.gov.au/development/statutory-planning/planning-permits-currently-advertised>

or at the office of the Responsible Authority during office hours:

*Strathbogie Shire Council 109A Binney Street Euroa
Telephone: (03) 5795 0000*

Any person who may be affected by the granting of the Permit may object or make other submissions to the Responsible Authority.

An objection must be sent to the Responsible Authority in writing, include the reasons for the objection and state how the objector would be affected.

The Responsible Authority will not decide on the application before: 07 May 2021

All objections are placed on the relevant Planning Permit application file, which is publicly available at all times. Objections can therefore be read and used by other parties.

An objection form is available from Strathbogie Shire Council office, by phoning Council on (03) 5795 0000 or at <https://www.strathbogie.vic.gov.au/development/statutory-planning/objections>

If you submit an objection, the Responsible Authority will tell you of its final decision.



Landography

Planning Report

35 Cowslip Street, Violet Town 3669

Lot 2 LP145096

Community Arts Building

Landography Pty Ltd
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Euroa Victoria 3666
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landographers@gmail.com

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1 Introduction

This report has been prepared in support of a planning permit application seeking approval for a Community Arts Building at 35 Cowslip Street, Violet Town. The building will be constructed on one parcel being Lot 2 LP145096. The land is located within the Township Zone (TZ) of the Strathbogie Planning Scheme (the Scheme) and is affected by the Land Subject to Inundation Overlay (LSIO).

1.1 Zone

The subject site is located within the Township Zone of the Scheme. Clause 32.05 provides that a planning permit is required for the use and development of land for a community arts building.



Township Zone

1.2 Overlays

The land is affected by the LSIO. Clause 44.04 LSIO requires a planning permit for a community building.



LSIO

1.3 Policy & Provisions

The relevant clauses of the Strathbogie Planning Scheme include:

Planning Policy Framework (PPF)

- Clause 11.03-1S – Activity Centres
- Clause 19.02-3S - Cultural Facilities
- Clause 19.02-4S – Social and Cultural Infrastructure

Local Planning Policy Framework (LPPF)

- Clause 21.03-2 Violet Town

Zone & Overlays

- Clause 32.05 Township Zone
- Clause 44.04 Land Subject to Inundation Overlay

Other provisions

- Clause 65.01 Approval of an Application or Plan

2 Overview

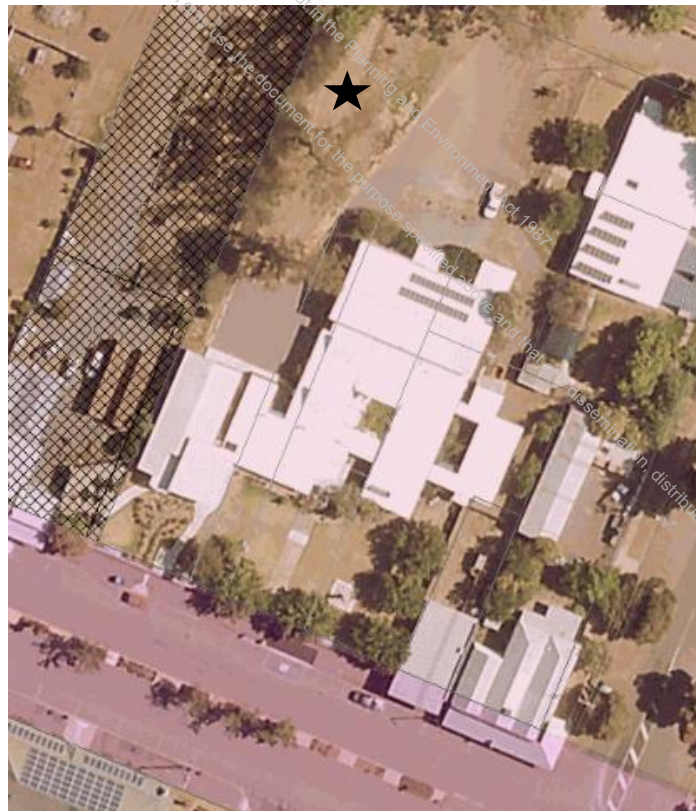
The following summarises key points of this proposal and outline the parameters of this report:

- The land is located within the TZ and is affected by the LSIO. A Community Art Building to be constructed and to be used in association with Violet Town Community House.

3 The site and surrounding context

3.1 The subject site

The subject land is known as Lot 2 LP145096. The property contains a Community House, Town Hall, and Library.



Subject Land

3.2 Immediate neighbours and surrounding area

The site is located within the Violet Town township, and is an established commercial precinct in close proximity of community facilities.



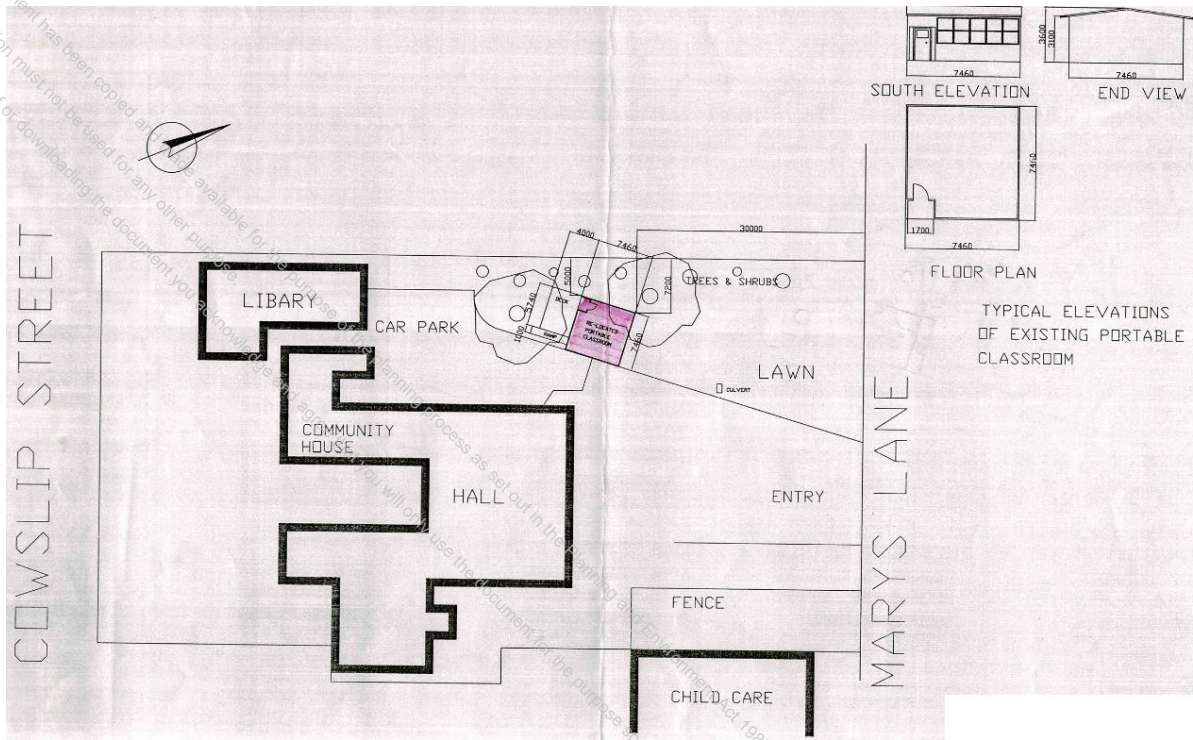
Site and Surrounds



Site Location – 35 Cowslip Street, Violet Town

4 The proposal

This application seeks permission to add a community art building at the rear of the town hall and with the community house at 35 Cowslip Street, Violet Town. The proposal is generally consistent with the TZ. The building will be 7.46m x 7.46m in size and it is intended that it will become a place for the community to learn and undertake artworks.



Proposed subdivision layout

5 Planning considerations

5.1 Planning Policy Framework (PPF)

Clause 11.03-1S – Activity Centres

- *To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community.*

The use and development is directly related to culture and entertainment through providing a place for creative art for the community of Violet Town. The use of this land which is within the activity centre is a good planning outcome and will provide adequately including for carparking and pedestrian access.

19.02-3S - Cultural Facilities

- *To develop a strong cultural environment and increase access to arts, recreation and other cultural facilities.*

At present there is not enough space within the existing community house and town hall complex to work on art projects. The additional building will be dedicated to the arts and be accessible to the community.

19.02-4S – Social and Cultural Infrastructure

- *To provide fairer distribution of and access to, social and cultural infrastructure.*

The Violet Town community is well known to the arts and is considered an appropriate location to improve an increase space within the community hub. The proposed building is being provided for free to the community.

5.2 Local Planning Policy Framework (LPPF)

Clause 21.03-2 Violet Town

- *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.*

People are drawn to the Violet Town community through arts and culture. The monthly Violet Town market has become a place for artists to display and sell artwork, with the community house combining workshops and demonstrations on most weekends.

5.3 Clause 32.05 Township Zone

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for residential development and a range of commercial, industrial and other uses in small towns.*
- *To encourage development that respects the neighbourhood character of the area.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

The proposed arts building within the Violet Town Township is considered to be consistent with the community house precinct and the purpose of the Zone.

5.4 Clause 44.04 Land Subject to Inundation Overlay

A planning permit is required for buildings and works for the construction of the arts building. The building is raised above the ground on skids which will allow flood water to pass without obstruction.

The proposed lots have been designed to allow the flow of flood water through its natural flood path without obstruction.

5.5 Clause 65.01 Approval of an Application or Plan

Relevant Issues	Response
The matters set out in Section 60 of the Planning & Environment Act 1987	A review of section 60 did not identify any matters of concern that were considered to prevent this planning application from being approved.
The Municipal Planning Strategy and the Planning Policy Framework.	The proposal generally meets all of the objectives of the Planning Scheme in relation to a community building within the Township Zone. The report has addressed the relevant issues under the Strathbogie Planning Scheme.
The purpose of the zone, overlay or other provision.	The proposal generally meets the purpose of the TZ for a community building that is consistent with the zone and the established community hub.
Any matter required to be considered in the zone, overlay or other provision.	The proposal generally meets the purpose of the TZ. There is an overlay affecting the land which has been considered and the floor height of the building will satisfy the requirement of the LSIO.
The orderly planning of the area.	The area consists of mainly developed commercial related land uses along Cowslip Street, which is consistent with this proposal.
The effect on the amenity of the area.	The use and development of the land for a community building is considered a reasonable approach to improving the overall amenity and to establish some mixed use development generally.
The proximity of the land to any public land.	Public land is located nearby.
Factors likely to cause or contribute to land degradation, salinity or reduce water quality.	The proposal has taken into account the need for the protection of soil on the land. Stormwater will be directed to the legal point of discharge as required.
Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.	The stormwater will be managed according to the requirements of the responsible authority.

The extent and character of native vegetation and the likelihood of its destruction.	No native vegetation will be removed.
Whether native vegetation is to be or can be protected, planted or allowed to regenerate.	The site does not contain naturally occurring native vegetation.
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.	There are no significant environment concerns for the subject site.
The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.	This proposal is for a small community building within a community hub and not considered to be a generator of heavy traffic.

6 Planning Assessment

The community art building will create an opportunity within the Violet Town Township for cultural experiences within an established community centre, utilising carparking facilities and existing infrastructure. The building is relatively small and will fit easily within the rear of the site. The intention of the community house project is to provide access for people to undertake and participate in the arts.

The Strathbogie Planning Scheme provides for the use and development of the land for the purpose of creating community facilities. The siting is considered to be appropriate as it is within a community precinct.

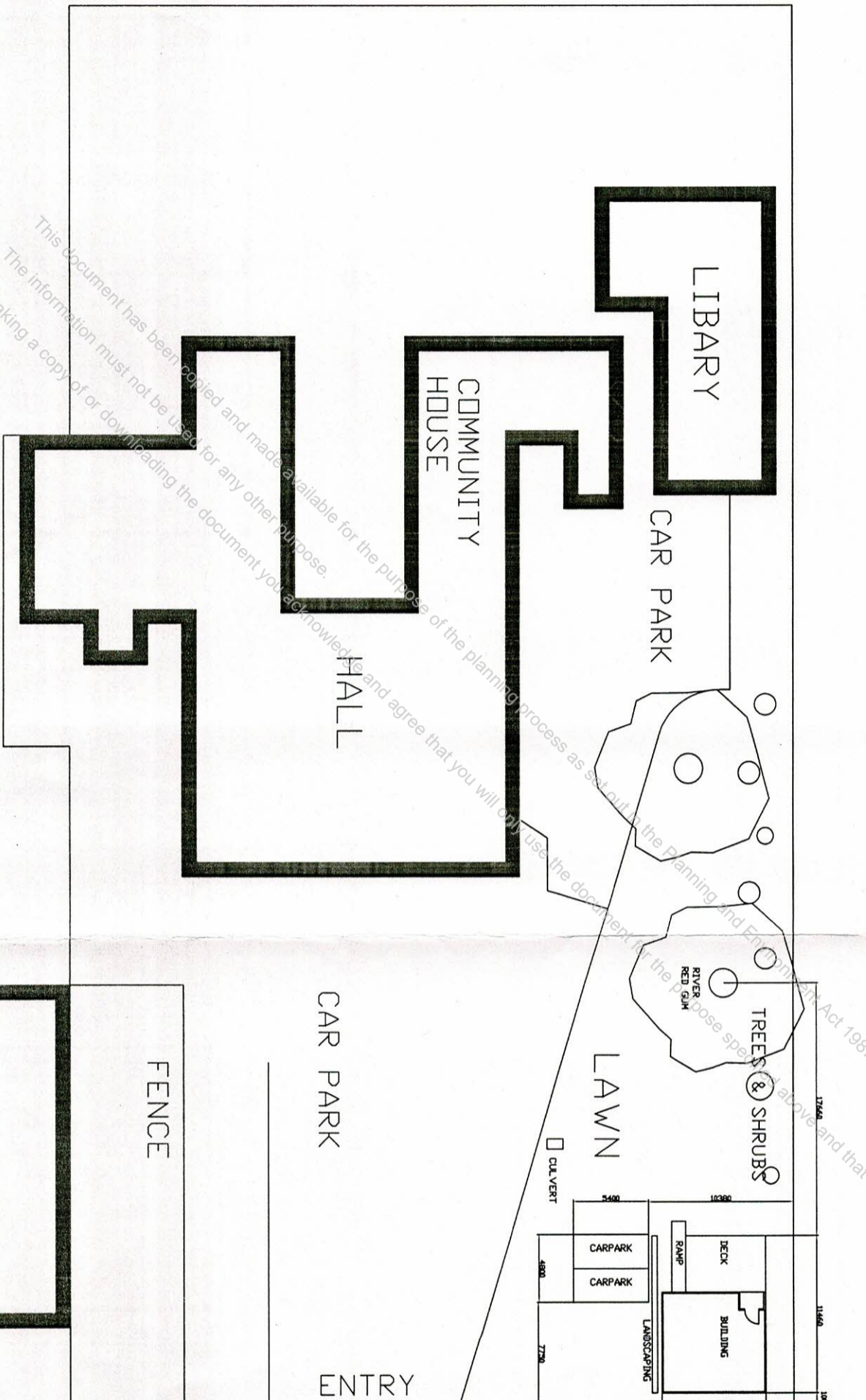
7 Conclusion

This report leads to the following conclusions:

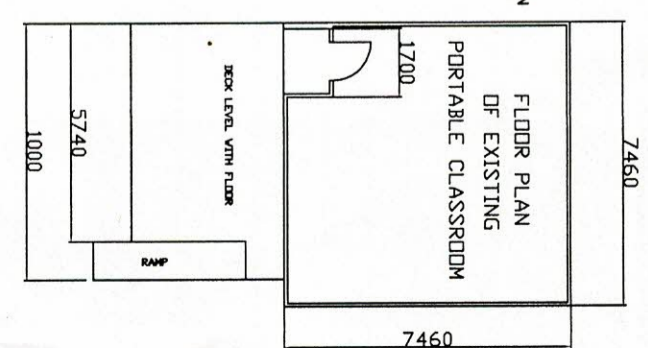
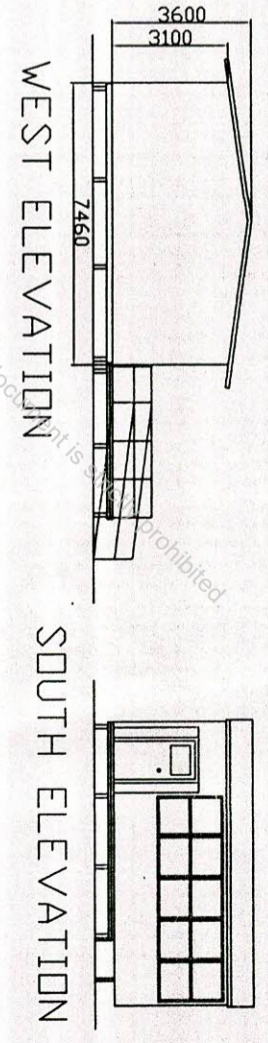
- The proposal meets the requirements of the Strathbogie Planning Scheme for a community arts building within the Township Zone at 35 Cowslip Street, Violet Town.

It is therefore requested that a permit issue, granting approval for the proposal as outlined in this report.

COWSLIP STREET



NOTE
 THE RAMP UP TO DECK & FLOOR LEVEL SHALL BE RECONSTRUCTED WITH A GRADE NO GREATER THAN 1:8. THE LANDING AT THE TOP OF THE RAMP SHALL BE NO LESS THAN 1000 WIDE. HAND RAILING SHALL BE PROVIDED AROUND THE DECK AND ALONG BOTH SIDES OF THE RAMP. THE LENGTH OF THE RAMP SHALL BE DETERMINED ON SITE AFTER THE PORTABLE CLASSROOM IS IN SITU IN COMPLIANCE WITH THE UNIFORM BUILDING CODE



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REV	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	10/10/2019
2	ISSUED FOR PERMITTING	10/10/2019

REV	DESCRIPTION	DATE
A1	VTCH 003	

Issue No.	Draw No.	Material	No.
Scale	Description		
Date	VIOLET TOWN COMMUNITY HOUSE		
Drawn by	PROPOSED RELOCATION OF PORTABLE CLASSROOM		
Checked			

DO NOT SCALE