



STRATHBOGRIE SHIRE COUNCIL

PLANNING COMMITTEE

MINUTES

OF THE MEETING HELD ON TUESDAY 25 JULY 2017

AT THE EUROA COMMUNITY CONFERENCE CENTRE

COMMENCING AT 4.00 P.M.

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

Officers:	Steve Crawcour - Chief Executive Officer
	Phil Howard - Director, Sustainable Development
	Emma Kubeil – Manager, Sustainable Development
	David Roff – Director, Corporate and Liveability

Business:

1. Welcome
2. Acknowledgement of Traditional Land Owners

*'I acknowledge the Traditional Owners of the land on which we are meeting.
I pay my respects to their Elders, past and present'*

3. Apologies

Cameron Fraser – Principal Planner
Roy Hetherington - Director, Asset Services

4. Confirmation of Minutes of the Planning Committee meeting held on Tuesday 27 June 2017

22/17 **CRS WILLIAMS/MASON** : *That the Minutes of the Planning Committee meeting held on Tuesday 27 June 2017 be confirmed*

CARRIED

5. Disclosure of Interests

Nil

6. Planning Reports

7. Other Business

An audio recording of this meeting is being made for the purpose of verifying the accuracy of the minutes of the meeting, as per Local Law No. 1 - Meeting Procedure (2014) or as updated from time to time through Council Resolution

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PLANNING COMMITTEE REPORT NO. 1 (PRINCIPAL PLANNER - CAMERON FRASER)

6. PLANNING REPORTS

**6.1 Planning Permit Application No. P2016-093
- Two (2) Lot Subdivision (House Lot Excision) ~ 1554 Merton-Strathbogrie Road, Strathbogrie**

Application Details:

Application is for:	Two (2) lot subdivision (house lot excision)
Applicant's/Owner's Name:	Mr Troy Spencer
Date Received:	12 July 2016
Statutory Days:	71
Application Number:	P2016-093
Planner: Name, title & department	Cameron Fraser Principal Planner Sustainable Development Department
Land/Address:	Lot 2 on Plan of Subdivision 416560R Certificate of Title Volume 10417 Folio 000 1554 Merton-Strathbogrie Road, Strathbogrie VIC 3666
Zoning:	Farming Zone
Overlays:	Erosion Management Overlay, Bushfire Management Overlay
Under what clause(s) is a permit required?	Clause 35.07-3, Clause 44.01-4, Clause 44.06-1
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 proposal is for a two (2) lot subdivision (house lot excision) of the land.
- It is proposed the existing house will remain on a lot area of 7.9 hectares and the balance lot will have an area of 45.8 hectares.
- The site has a total area of 53.71 hectares and is located in the Farming Zone.
- The land is affected by the Erosion Management Overlay and the Bushfire Management Overlay and is located within an area of Special Water Supply Catchment.

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- The application was referred internally to Council's Health Officer and Asset Services Department who offered no objection subject to conditions.
- The application was referred externally to Goulburn Murray Water (GMW) and the Country Fire Authority (CFA) who have consented to the proposal. GMW have required conditions be placed on any permit issued which are included within the recommendation.
- The application was advertised to adjoining landholders, 1 objection has been received.
- The objection raised issues in relation to:-
 - the proximity between the existing dwellings on the subject site
 - adjoining land issues;- and
 - matters in relation to effluent disposal.
- An assessment against the relevant zone and overlay provisions as well as State and Local Policies indicates the proposal is consistent with these provisions of the Strathbogie Planning Scheme.
- The application is being presented to Planning Committee as a 1 objection has been received.
- The application has been assessed outside of the 60 day statutory time period due to allowing for time to allowing time to enable the applicant to respond to the objection received and attempt to resolve the objection.
- 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. P2016-093 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 35.07-3, Clause 44.01-4 and Clause 44.06-1 of the Strathbogie Planning Scheme in respect of the land known as Lot 2 on Plan of Subdivision 416560R, Certificate of Title Volume 10417 Folio 000 1554 Merton-Strathbogie Road, Strathbogie VIC 3666, for a Two (2) lot subdivision, in accordance with endorsed plans, subject to the following conditions:

Endorsed Plans:

1. The subdivision 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.

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Section 173 Agreement:

2. Prior to the issue of Statement of Compliance, the owner must enter into an agreement with the Responsible Authority pursuant to Section 173 of the *Planning and Environment Act 1987* to the satisfaction of the Responsible Authority. Such agreement shall:
 - (a) Prohibit any further subdivision of the land so as to create a smaller lot for a dwelling.

A memorandum of the agreement is to be entered on title and the cost of the preparation and execution of the agreement and entry on the title is to be paid by the owner.

Environmental Health Conditions:

3. Prior to the certification of the plan, the applicant must demonstrate that all waste water and liquid is to be contained and treated on site by an approved septic tank system or equivalent. The system must be at least 100 metres from any watercourse and/or dam (non-potable water supply), on the subject or neighbouring properties, and must meet the Guidelines for Environmental Management: Code of Practice – Onsite Wastewater Management 891. 4 (2016) to the satisfaction of Council's Environmental Health Department. If on site waste water cannot be contained using the existing system, a new wastewater treatment system will be required.

Engineering Conditions:

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.

Goulburn Murray Water Conditions:

7. Any Plan of Subdivision lodged for certification must be referred to Goulburn-Murray Rural Water Corporation pursuant to Section 8(1)(a) of the *Subdivision Act 1988*.
8. The existing on-site wastewater treatment and disposal system must be wholly contained within the boundaries of the new lot 1 created by subdivision.

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General Conditions:

9. The owner of the land must enter into an agreement with:
- a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
 - a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.
10. Prior to the issue of a Statement of Compliance for any stage of the subdivision under the *Subdivision Act 1988*, the owner of the land must provide written confirmation from:
- a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and
 - a suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.
11. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and gas services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.
12. All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.
13. The plan of subdivision submitted for certification under the *Subdivision Act 1988* must be referred to the relevant authority in accordance with Section 8 of that Act.
14. Prior to the issue of a Statement of Compliance, appropriate screening/fencing must be constructed along the boundary of Lot 1 to screen and limit access to the adjoining property on Tames Road, to the satisfaction of the Responsible Authority.

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Permit Expiry:

15. This permit will expire if one of the following circumstances applies:
- (a) the subdivision is not started (Certification) within two (2) years of the date of this permit;
 - (b) the subdivision is not completed (Statement of Compliance) within five(5) years of the date of Certification under the *Subdivision Act 1988*.

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.

Planning Notes:

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

23/17 **CRS MASON/WILLIAMS** : *That the Recommendation be adopted.*

CARRIED

Proposal

It is proposed to subdivide the land into 2 lots, specifically to excise the existing dwelling and equine training facility.

The proposed lot particulars are as follows:

- Lot 1 is proposed to be 7.9 hectares in area and contain the existing dwelling and equine training facility. This lot will gain access via the existing crossover from Merton-Strathbogie Road. The lot is proposed to be irregular in shape with a 247.7 metre frontage to Merton-Strathbogie Road.

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- Lot 2 is proposed to be 45.8 hectares in area and will be clear of built form. This lot will gain access via a new crossover from Merton-Strathbogie Road, approximately 137.8 metres from the northern boundary of the lot. This lot is proposed to also be irregular in shape with a 365.1 metre frontage to Merton-Strathbogie Road and a 595.55 metre frontage to Tames Road.

An existing powerline easement will traverse through both lots, as indicated on the proposed plan of subdivision.

Subject site & locality

The subject site is located at 1554 Merton-Strathbogie Road, Strathbogie. Formally identified as Lot 2 on Plan of Subdivision 416560R, Certificate of Title Volume 10417 Folio 000, the site is 53.7 hectares in area.

The land is relatively flat, with slight undulations across the land. The site contains an existing dwelling and equine training facility in the north-western corner of the site. The balance of the land is clear with the exception of one dam in the south-western area of the site, and some scattered trees throughout the site.

The site is irregular in shape with frontage to both Merton-Strathbogie Road and Tames Road. The site is currently accessed via the Merton-Strathbogie Road. This access will continue to be used for proposed Lot 1.

The site is within the Farming Zone. All adjoining properties are also within the Farming Zone. The area is generally used for agriculture, with scattered rural dwellings throughout the area.

The site is affected by the Erosion Management Overlay and in part the Bushfire Management Overlay.

The site is located approximately 1.7 kilometres south-east of the township of Strathbogie.

Permit/Site History

A search of Council's electronic records results in one planning permit previously being issued for the subject land.

- P2014-092 was issued on 19 November 2014 and allowed for the development of land for a dwelling extension.

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.

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Council has received 1 objection to date. The key issues that were raised in the objection are:

- Septic discharge is causing foaming in dam of adjoining property.
- The subdivision is within close proximity to adjoining property.

Consultation

Following receipt of the objection, a copy was forwarded to the applicant who provided a written response. The objector responded, and is seeking further information about issues not relevant to this application, including whether previous permit applications was put on public notice and whether the objector will receive any information about the septic discharge causing foam in the dam on the adjoining property. With regard to the effluent issues raised, these have been forwarded to Councils Environmental Health Department.

As part of the objection, a request was made for a 1.8 metre solid fence along the shared boundary of their property. This is not considered appropriate along the whole boundary given the rural landscape and the expected cost however some screening/fencing between the dwellings on proposed Lot 1 and the objectors dwelling is considered appropriate. This would be required by way of condition to be completed prior to the issue of a Statement of Compliance should a permit issue. To date, the objector has not withdrawn their objection.

Referrals

External Referrals/Notices required by the Planning Scheme:

Referrals/Notice	Advice/Response/Conditions
Section 55 Referrals	GMW – no objection, subject to conditions In their response, GMW have advised that if Council had not enacted its Domestic Waste Water Management Plan (which is currently under review but has been enacted), they would not be supportive of the application. CFA – no objection, no conditions.
Section 52 Notices	Public Notice

Internal Council Referrals	Advice/Response/Conditions
Asset Services	No objection, subject to conditions
Environmental Health	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.*

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- *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 required for the subdivision of land. Pursuant to Clause 35.07-3 of the Strathbogie Planning Scheme, the minimum lot size for subdivision in this area of the municipality is 40 hectares however a planning permit can be issued for a subdivision which creates lots under this size in the following circumstance:

- The subdivision is to create a lot for an existing dwelling. The subdivision must be a two lot subdivision.

Although one of the proposed lots is under the minimum lot size, this lot will contain an existing dwelling on the site. As such, the application is not specifically prohibited.

The documentation submitted with the application demonstrates that the subdivision is to excise an established dwelling and equine training facility from the balance of the land. The balance of the land will be kept clear and continued to be used for grazing and livestock.

Clause 35.07-6 of the Scheme provides decision guidelines to be considered when assessing an application in the Farming Zone, and include a number of matters in relation to the subdivision of a lot in this zoning including agricultural, environmental, design and siting issues and other general issues.

It is considered the proposal is able to adequately respond to the decision guidelines of the Farming Zone, as the proposal will result in the sustainable management of the land by supporting a long term agricultural use. The subdivision will not result in conflicts with adjoining land uses given the land uses are not proposed to change. Upon completion of the subdivision, it is possible that the land containing the existing dwelling would be sold. It is considered prudent in this instance to include a requirement for an agreement under Section 173 of the *Planning and Environment Act 1987* which acknowledges the use of surrounding parcels of land for agricultural uses and the potential amenity implications arising from this. The balance lot is considered large enough to ensure its ongoing use for agriculture. As this is a Section 1-Permit not required use, pursuant to Clause 35.07-1 of the Strathbogie Planning Scheme, a requirement for detailed plans outlining proposed future agricultural uses for this land is considered to be overly burdensome on the applicant and inappropriate at this time.

Whilst the proposed subdivision is applying to create a lot smaller than the 40 hectare minimum lot size for this area of the municipality, it is considered that the proposal is consistent with the purpose and decision guidelines of the Farming Zone.

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Erosion Management 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 protect areas prone to erosion, landslip or other land degradation processes, by minimising land disturbance and inappropriate development.*

A permit is required for the subdivision of land within the Erosion Management Overlay. The proposed subdivision is unlikely to detrimentally impact the quality of the soil on the land. The proposed subdivision is not considered to be inappropriate or a high risk to the land. No significant buildings and works are proposed as part of the development other than a new crossover from Merton-Strathbogie Road and eventual fencing between the two lots. It is not likely to increase the likelihood of erosion on the site or in the surrounding area.

The proposal is consistent with the purpose and decision guidelines of the Erosion Management Overlay.

Bushfire Management Overlay

Purpose

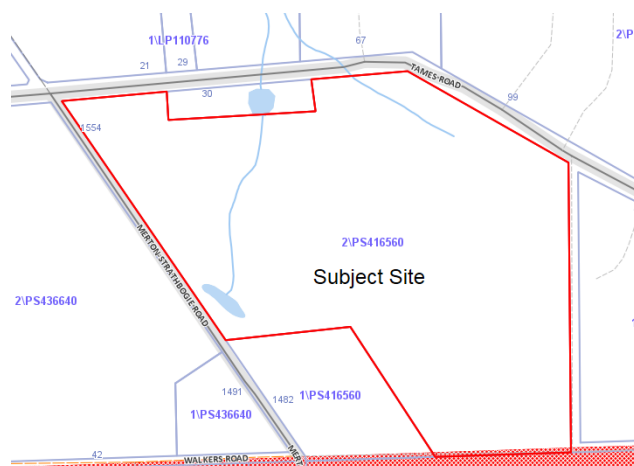
- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.*
- *To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.*
- *To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.*

Clause 44.06-3, Requirement of Clause 52.47, states:

- *An application to subdivide land, construct a building or construct or carry out works must meet the requirements of Clause 52.47 unless a schedule to this overlay specifies otherwise.*

A planning permit is required to subdivide land within the Bushfire Management Overlay. The area of the site affected by the overlay is a small strip of the site with an area of approximately 3000 square metres along the southern boundary as shown in the plan below:

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Given the limited extent of the site within this overlay and the unlikelihood of this area of the site being developed into the future, a Bushfire Management Statement was not required as part of the assessment of the proposal following discussions with the CFA. The application was referred to the CFA who have consented to the proposal. No conditions have been provided by the CFA. Given this, it is considered that the proposed subdivision is unlikely to lead to any increase in overall bushfire risk. The application is consistent with the purpose and decision guidelines of the Bushfire Management Overlay.

The State Planning Policy Framework (SPPF)

Clause 11.05-3 Rural productivity

Strategies:

- *Prevent inappropriately dispersed urban activities in rural areas.*
- *Limit new housing development in rural areas, including:*
 - *Directing housing growth into existing settlements.*
 - *Discouraging development of isolated small lots in the rural zones from use for single dwellings, rural living or other incompatible uses.*
 - *Encouraging consolidation of existing isolated small lots in rural zones.*

Clause 11.05-4 Rural Planning Strategies and Principles

Principles:

- *Directing growth to locations where utility, transport, commercial and social infrastructure and services are available or can be provided in the most efficient and sustainable manner.*
- *Managing the impacts of settlement growth and development to deliver positive land use and natural resource management outcomes.*
- *Siting and designing new dwellings, subdivisions and other development to minimise risk to life, property, the natural environment and community infrastructure from natural hazards, such as bushfire and flood.*

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Clause 14.01-1 Protection of agricultural land

Strategies:

- *In considering a proposal to subdivide or develop agricultural land, the following factors must be considered:*
 - *The impacts of the proposed subdivision or development on the continuation of primary production on adjacent land, with particular regard to land values and to the viability of infrastructure for such production.*
 - *The compatibility between the proposed or likely development and the existing uses of the surrounding land.*
- *Planning for rural land use should consider:*
 - *land capability; and*
 - *The potential impacts of land use and development on the spread of plant and animal pests from areas of known infestation into agricultural areas.*

Clause 14.01-2 Sustainable agricultural land use

Strategies:

- *Ensure agricultural and productive rural land use activities are managed to maintain the long-term sustainable use and management of existing natural resources.*
- *Encourage sustainable agricultural and associated rural land use and support and assist the development of innovative approaches to sustainable practices.*
- *Support effective agricultural production and processing infrastructure, rural industry and farm-related retailing and assist genuine farming enterprises to adjust flexibly to market changes.*

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 19.03-2 Water supply, sewerage and drainage

Objective:

- *To plan for the provision of water supply, sewerage and drainage services that efficiently and effectively meet State and community needs and protect the environment.*

This application is considered to be consistent with the relevant State planning policies as detailed above. Land surrounding the site is generally occupied by dwellings and agricultural farm land which is used for cropping and grazing.

The applicant has submitted comprehensive documentation which demonstrates that a 2 lot subdivision is appropriate in this instance to excise the existing dwelling and equine training facility from the balance of the lot. The land will continue to be utilised for agricultural use and production in accordance with the relevant policies within the State Planning Policy Framework.

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In this instance, and as the land will be continually managed in accordance with the submitted documentation, it is considered unlikely that a conflict over residential versus agricultural land uses is likely to result from the proposal given the dwelling is existing and established.

It is unlikely that the proposed subdivision will fragment the land nor will it contribute to a conflict in the land uses. Both parcels will operate as individual agricultural entities, which will both contribute to sustainable agricultural land use practices.

The application was referred to Council's Environmental Health Department who have consented to the proposal, subject to conditions. As such, it is considered there are no environmental issues pending from the subdivision of land with regard to the treatment of effluent.

Given the above, the application is considered to be consistent with the relevant State planning policies and worthy of Council support.

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

Clause 21.02-4 Rural Zones

Objectives:

- *To protect and maintain established farming areas.*
- *To ensure suitable land is available to provide for emerging rural enterprises, e.g. intensive animal husbandry, horticulture and equine industry.*

The proposed 2 lot subdivision of the land is considered to be consistent with this local policy. As an existing dwelling and equine training facility is being excised from the balance of the land, it is considered both lots will be able to contribute to the on-going management of established farming areas. Both lots will operate as individual agricultural entities.

Clause 22.01 Housing and House Lot Excisions in Farming Zones

Clause 22.01-2 A dwelling excision will only be supported if the application meets all the following requirements:

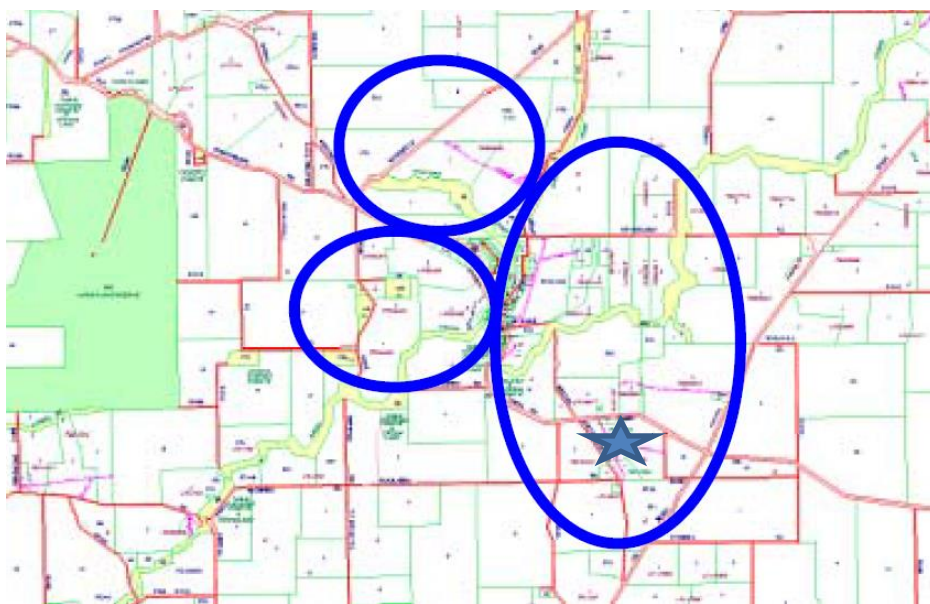
- *Supports a farming enterprise through family succession. The application should be supported by a farm management plan that justifies the need for the dwelling excision to assist in the operation of the farm. The lot size will be determined by access, topography, water supply and the farming enterprise.*
- *The dwelling excised is in a habitable condition to the satisfaction of the responsible authority.*
- *Does not create a cluster of dwellings that are not directly related to the agricultural use of the land.*
- *The dwelling excised must be able to treat and retain all wastewater on-site.*

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- *The area of land included in the lot containing the dwelling can be determined by site factors such as vegetation management, bushfire management and water sources.*
- *The excised dwelling will not inhibit the rights of surrounding farms to continue their operations.*

The application states that the proposed lots are of a sufficient area to accommodate the existing uses within the proposed lot boundaries. The lot layout considers the existing infrastructure on site, including agricultural infrastructure. Lot 1 will contain the existing dwelling and associated shedding. All services including on site effluent are able to be provided and contained within the boundaries of the lot. Lot 2 will continue to be used for agricultural purposes separately from the existing dwelling and business which is within proposed Lot 1.

The site is has been identified in the Strathbogrie Shire Rural Residential Strategy 2004 as an investigation area for future Low Density/Rural Living use as shown in the diagram below:



Further strategic assessment outside of the consideration of this particular application will need to be undertaken prior to the land being rezoned.

The balance lot is of a sufficient size to enable it to be used for a separate sustainable agricultural use. Currently the land is used for grazing.

Both lots will be accessed from the Merton-Strathbogrie Road. The existing dwelling which will be located within Lot 1 is considered habitable. It is unlikely the proposed subdivision would create a cluster of dwellings not directly related to agriculture.

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In accordance with the requirements of this clause, a condition will be placed on any permit issued requiring a Section 173 Agreement to prevent the further subdivision which results in additional lots under the minimum lot size.

The proposal is generally consistent with the relevant objectives of this clause.

Relevant Particular Provisions

Clause 52.47, *Bushfire Protection*:

A Bushfire Management Statement was not submitted with the application and it is considered the proposal meets the relevant requirements. The proposal was referred to the CFA who offered no objection, subject to conditions.

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.

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Risk Management

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

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 application is considered worthy of support, given the subdivision of land for a house lot excision is an allowable subdivision within the Farming Zone. Both lots will continue to be used for agricultural purposes. As such, there are no apparent issues and as such, it is recommended a planning permit be issued.

With regard to the Bushfire Management Overlay: Only a small area of the site is affected by the Bushfire Management Overlay in an area of the site which is unlikely to be developed into the future. The proposed subdivision is unlikely to have any significant bushfire implications, has been supported by the CFA and is consistent with the purpose and decision guidelines of the overlay.

With regard to the Erosion Management Overlay: The proposal is unlikely to have any significant erosion implications for the site or surrounding area and is consistent with the purpose and decision guidelines of the overlay.

In summary, the proposal meets the objectives of the State Planning Policy Framework, Local Planning Policy Framework, Farming Zone, Erosion Management Overlay and Bushfire Management Overlay.



Conclusion

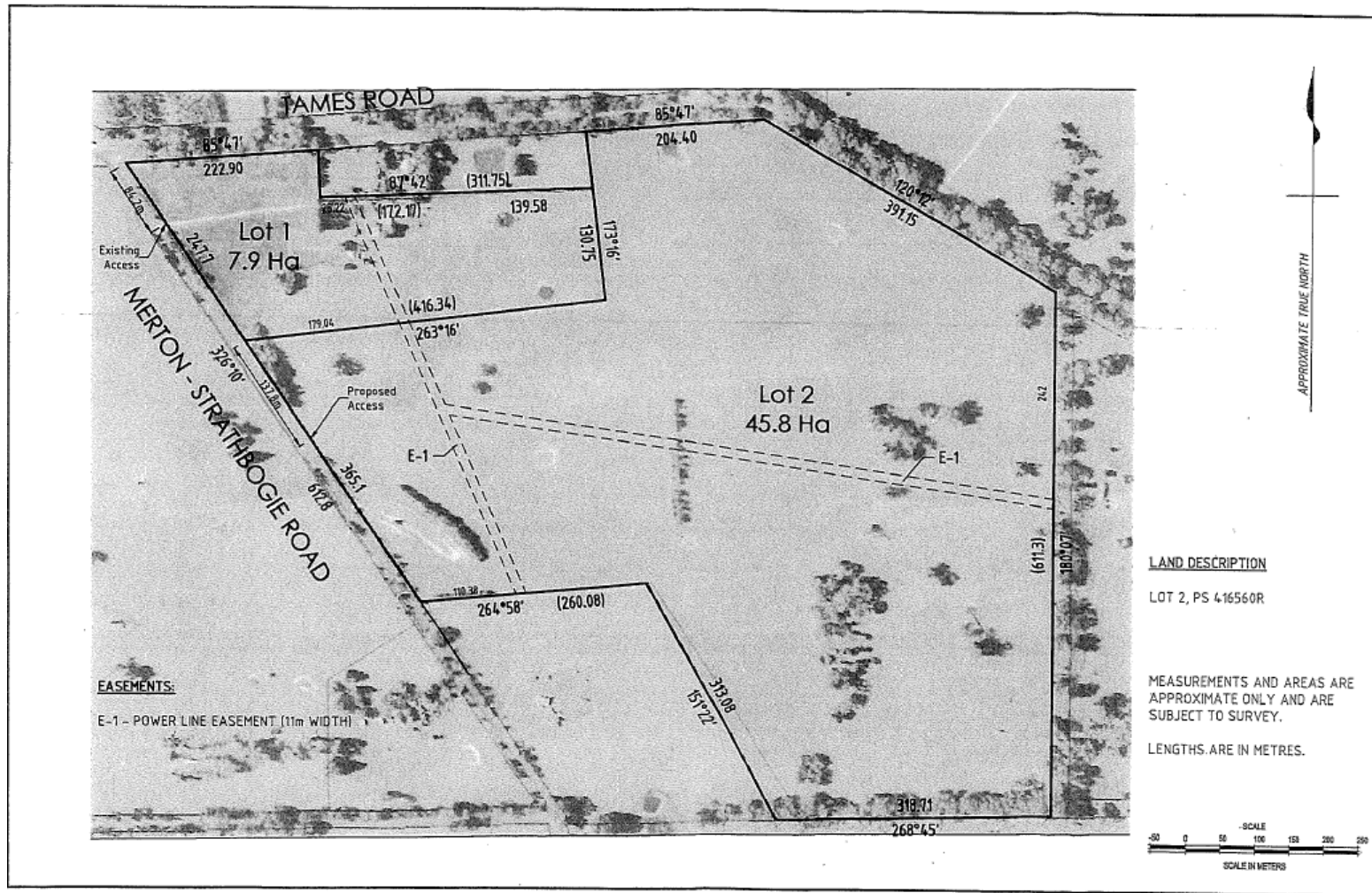
After due assessment of all the relevant factors, it is considered appropriate to issue a Notice of Decision to grant a permit.

Attachments

Site Maps



	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, howsoever 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 Vicmap Information © Department of Environment, Land, Water & Planning</p>	20/07/2017	
	Prepared By: Emma Kubeil		1:18107	



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 Tel No.: (03) 5795 2181
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2 Lot Plan of Subdivision
 1554 Merton - Strathbogie Road
 Strathbogie

JOB REF. 16041 REVISION: 02
 SCALE: 1 : 4000 SIZE: A3
 SHEET NO. 1

DRAWN: CR DATE: 7/07/2016
 DESIGNED: CR DATE: 7/07/2016
 CHECKED: - DATE: -

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

7. OTHER BUSINESS

7.1 Planning Applications Received
- 22 June to 19 July 2017

Following are listings of Planning Applications Received for the period 22 June to 19 July 2017.

RECOMMENDATION

That the report be noted.

24/17 CRS SWAN/THOMSON : That the Recommendation be adopted.

CARRIED

THERE BEING NO FURTHER BUSINESS, THE MEETING CLOSED AT 4.10 P.M.

Confirmed as being a true and accurate record of the Meeting

.....
Chair

.....
Date

Planning Applications Received

Friday, 23 June 2017

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
20 Lewis Street, Euroa VIC 3666	P2017-059	Two (2) lot re-subdivision	Dennis James	\$0.00 *

Monday, 26 June 2017

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
51 Bank Street, Avenel VIC 3664	P2017-062	Development of land for a storage shed	Anna Burdett	\$60,000.00
892 Wormangal-Wahring Road, Wahring VIC 3608	P2017-061	Use and development of land for a dwelling including a two (2) lot re-subdivision	CUBBIN, Trevor William	\$0.00 *
Heathcote-Nagambie Road, Graytown VIC 3608	P2017-060	Use of land for a place of assembly for the staging of a music, arts and camping	Danielle Erdeli	\$0.00 *

Wednesday, 28 June 2017

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
27 Racecourse Road, Nagambie VIC 3608	P2017-063	Three (3) lot subdivision	LEDEUX, Michael Curtis	\$0.00 *
274 Euroa-Strathbogie Road, Euroa VIC 3666	P2017-064	Use and development of land for a dwelling	T & C Developments-Troy Spencer	\$295,000.00

Monday, 3 July 2017

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
643 Carmodys Road, Longwood VIC 3665	P2017-065	Development of land for an agricultural shed	HYNAM, Kevin Francis	\$80,000.00

Wednesday, 5 July 2017

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
18 Armstrong Avenue, Strathbogie VIC 3666	P2017-069	Three (3) lot subdivision	BRODZIK, Jon Mark	\$0.00 *

Thursday, 6 July 2017

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
110 Taylor Drive, Miepoll VIC 3666	P2017-066	Development of land for an agricultural shed	The Shed Company Kilmore	\$29,000.00
94 Ballantynes Road, Nagambie VIC 3608	P2017-067	Two (2) lot subdivision and construction of a dwelling	Lorraine and Robert Cubbin	\$400,000.00

Friday, 7 July 2017

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
205 High Street, Nagambie Victoria 3608	P2011/057 - 1	Extension to existing car wash and construction of car detailing bays	BLACK, Neville James	\$0.00 *

Monday, 10 July 2017

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
19 McKindleys Road, Arcadia South VIC 3631	P2017-071	Development of land for a shed	Justin Aylett	\$30,000.00

Tuesday, 11 July 2017

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
301-305 High Street, Nagambie VIC 3608	P2017-072	Modification to existing deck	Mike Walter	\$30,000.00
52 Baxters Road, Goulburn Weir VIC 3608	P2017-070	Use and development of land for a dwelling, private jetty and boat ramp	Shane DeAraugo	\$345,000.00

Wednesday, 12 July 2017

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
40 Armstrong Avenue, Strathbogie VIC 3666	P2017-073	Use and development of land for a dwelling, studio and a shed	Western Port Building Design	\$250,000.00

Monday, 17 July 2017

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
70 Maxfield Street, Longwood VIC 3665	P2017-075	Use and development of land for a dwelling	VOGES, Barry Robert	\$80,000.00

Wednesday, 19 July 2017

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
1937 Harrys Creek Road, Marraweeney VIC 3669	P2017-074	Use and development of land for a dwelling	Martin Opresnik	\$18,000.00

*NB – '\$0.00 in Cost of Works means either no development, endorsement of plans or amendment to the original permit

Example Legend	Description
P2014-001	Planning permit application
P2014-001-1	Proposed amendment to a planning permit