STRATHBOGIE SHIRE COUNCIL

PLANNING COMMITTEE

MINUTES

OF THE MEETING BE HELD ON TUESDAY 27 NOVEMBER 2018

AT THE EUROA COMMUNITY CONFERENCE CENTRE

COMMENCING AT 4.00 P.M.

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

Officers:

Phil Howard - Acting Chief Executive Officer / Director, Innovation and Performance
David Roff - Group Manager. Corporate and Community
Jeff Saker - Group Manager, Community Assets
Emma Kubeil - Manager, Planning and Investment
Cameron Fraser - Principal Planner
Trish Hall - Technical Officer, Planning

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

   Alistair Thomson- Councillor (Seven Creeks Ward)
   Steve Crawcour - Chief Executive Officer
   David Roff- Group Manager, Corporate and Community
   Jeff Saker- Group Manager, Community Assets

4. Confirmation of Minutes of the Planning Committee meeting held on Tuesday 23 October 2018

31/18 ***CRS MASON/WILLIAMS**: That the Minutes of the Planning Committee meeting held on Tuesday 23 October 2018 be confirmed*

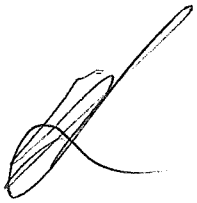
CARRIED

5. Disclosure of Interests

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



PLANNING COMMITTEE REPORTS INDEX

Planning Committee Reports

6. Planning Reports

Report No.	Application No.	Purpose of Application	Location	Page
6.1 (PP-CF)	P2018-114	Development of Land for Two (2) Dwellings	9 Tulip Street, Violet Town	1
6.2 (PP-CF)	P2018-099	Use and Development of Land for a Major Promotion Sign	15 Tarcombe Street, Euroa	19
6.3 (PP-CF)	P2015-099-2	Use of land for leisure and recreation (gymnasium), waiver of car parking requirements and the installation of business identification signage	34-36 Railway Street, Euroa	32

7. Other Business

7.1 (DIP-PH)	Planning Applications Received - 11 October to 14 November 2018	42

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

6. PLANNING REPORTS

6.1 Planning Permit Application No. P2018-114 - Development of Land for Two (2) Dwellings ~ 9 Tulip Street, Violet Town

Application Details:

Application is for:	Development of land for two (2) dwellings
Applicant's/Owner's Name:	Bruce Mactier
Date Received:	24 August 2018
Statutory Days:	50
Application Number:	P2018-114
Planner: Name, title & department	Cameron Fraser Principal Planner Planning and Investment Department
Land/Address:	Crown Allotment 7, Section 3 Township of Violet Town, Parish of Shadforth Certificate of Title Volume 11050 Folio 480 9 Tulip Street, Violet Town VIC 3669
Zoning:	Township Zone
Overlays:	Land Subject to Inundation Overlay
Is a CHMP required?	No
Is it within an Open Potable Catchment Area?	No
Under what clause(s) is a permit required? (include description)	Clause 32.05-7 Development of two or more dwellings in the Township Zone Clause 44.04-2 Buildings and works in a Land Subject to Inundation Overlay
Restrictive covenants on the title?	Yes – Section 173 Agreement
Current use and development:	Vacant

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 is for the development of the land at 9 Tulip Street, Violet Town for two dwellings.
- The site has an area of approximately 2030 square metres, is located in the Township Zone and is partly affected by the Land Subject to Inundation Overlay.

6.1 Planning Permit Application No. P2018-114
- Development of Land for Two (2) Dwellings ~ 9 Tulip Street, Violet Town (cont.)

- The application was advertised to adjoining owners and a sign placed on site, two objections were received. The objections relate to traffic along Marys Lane, the use of containers and potential removal of vegetation.
- To date, one objection has been withdrawn.
- Only one objection remains outstanding.
- The application was referred internally to Council's Asset Services Department who offered no objection subject to conditions.
- The application has been assessed within the 60 day statutory timeframe.
- The application is being presented to Planning Committee as one objection remains outstanding.
- The proposal meets the objectives of the Planning Policy Framework, Local Planning Policy Framework, the Township Zone and the Land Subject to Inundation Overlay.
- It is recommended that Council 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. P2018-114 to be given under Section 52 of the *Planning and Environment Act 1987* and or the planning scheme**

and having considered all the matters required under Section 60 of the *Planning and Environment Act 1987* decides to issue a Notice of Decision to Grant a Permit under the provisions of Clause 32.05-7 and Clause 44.04-2 of the Strathbogie Planning Scheme in respect of the land known as Crown Allotment 7, Section 3 Township of Violet Town, Parish of Shadforth Certificate of Title Volume 11050 Folio 480, for the Development of land for two (2) dwellings, in accordance with endorsed plans, subject to the following conditions:

Amended Plans:

1. **Prior to the commencement of use and development, 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) Letterboxes in accordance with the street frontage.**
   - **(b) Undercover car parking space for Dwelling 2.**

Endorsed Plans:

2. **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.**

6.1 Planning Permit Application No. P2018-114
- Development of Land for Two (2) Dwellings ~ 9 Tulip Street, Violet Town (cont.)

Landscaping:

3. **Prior to the commencement of works, a landscape plan must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and three copies must be provided. The plan must show:**
   a) **Landscape to the front of 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.**
   c) **The treatment of all paved areas and lighting.**

4. **Prior to the occupation of any dwelling on the site, landscaping and planting of the subject land must be carried out. All landscaping must be maintained thereafter to the satisfaction of the Responsible Authority in accordance with the endorsed plan. A 90% survival rate is to be achieved after 6 months of completion of the landscaping. Replanting is to be undertaken until that rate is achieved.**

Engineering Conditions:

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. 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.**

8. **Prior to the occupancy of any of the approved dwellings, two street trees in accordance with the IDM will be required. Tree proposals must be submitted to Council for review of species and tree heights etc. and must be approved in writing prior to commencing the planting works. More information can be found in Clause 24 (as amended) of the IDM (www.designmanual.com.au)**

Goulburn Broken Catchment Management Authority:

9. **The finished floor level of the proposed two dwelling development must be constructed at least 300 millimetres above the 100-year ARI flood level of 176.75 metres AHD, i.e. 177.05 metres AHD, or higher level deemed necessary by the responsible authority.**

6.1 Planning Permit Application No. P2018-114
- Development of Land for Two (2) Dwellings ~ 9 Tulip Street, Violet Town (cont.)

General Conditions:

10. **The external cladding of the proposed buildings, including the roof, must be constructed of new materials of muted colours to enhance the aesthetic amenity of the area. Material having a highly reflective surface must not be used.**

11. **Prior to the occupation of the dwelling, the outbuilding must be appropriately clad and screened so as to minimise any potential visual impact on the adjoining properties to the satisfaction of the Responsible Authority.**

12. **Prior to the occupation of each dwelling, at least one undercover car parking space must be provided for each dwelling to the satisfaction of the Responsible Authority.**

13. **The development must comply with all requirements specified in Agreement AJ962021A registered on the Certificate of Title.**

14. **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.**

Permit Expiry:

15. **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.**

    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.**

6.1 Planning Permit Application No. P2018-114
- Development of Land for Two (2) Dwellings ~ 9 Tulip Street, Violet Town (cont.)

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.**

32/18 ***CRS STOTHERS/BOWER****: That the Recommendation be adopted.*

CARRIED

Proposal

The application proposes the construction of two dwellings. The two dwellings will be constructed at either end of the property with Dwelling 1 to have access from Mary's Lane and Dwelling 2 to be accessed via Tulip Street.

Dwelling 1 will contain two bedrooms, two bathrooms and a combined kitchen/meals/living area. This dwelling will be accessed via a gravel driveway from Marys Lane and will contain a double carport and shipping container which will be used for storage. The dwelling will be constructed with precast concrete and an iron roof. The carport will be open on all sides with a roof to match the proposed dwelling.

Dwelling 2 will be located towards the Tulip Street frontage of the land and will contain three bedrooms, two bathrooms, combined kitchen/living/dining area as well as a separate living area. The dwelling will be constructed 15 metres from the Tulip Street frontage of the land with a circular driveway.

The dwellings proposed are to be occupied by three generations of one family. The centre of the site is to be used as a shared backyard however will be delineated by a 900mm fence across the centre of the site. Although the open space is to be shared, access and services are proposed to be provided separately.

Subject site & locality

The subject site is formally known as Crown Allotment 7, Section 3 Township of Violet Town, Parish of Shadforth Certificate of Title Volume 11050 Folio 480 and is located at 9 Tulip Street, Violet Town. The site is located between the commercial area of the town and Violet Town Recreation Reserve in what is a primarily residential area. Lots immediately adjoining the subject site to the south, east and west are developed with single dwellings which are accessed via Tulip Street, Marys Lane and Cowslip Street. The Violet Town Recreation Reserve, specifically the Netball Court is located immediately opposite the site to the north.

6.1 Planning Permit Application No. P2018-114
- Development of Land for Two (2) Dwellings ~ 9 Tulip Street, Violet Town (cont.)

The site has an approximate area of 2030 square metres and is currently vacant. Frontages are on both Tulip Street and Mary's Lane and there are no footpaths are currently constructed in this location. The site has a gentle downward slope from Tulip Street and some vegetation is scattered throughout the site.

An agreement under Section 173 of the *Planning and Environment Act 1987* is registered on the title. This agreement was the requirement of a previous subdivision on the site (started but never completed) and related to drainage requirements for any future dwellings. The proposal will not breach this agreement.

Permit/Site History
A search of Council's electronic records system shows that two permits have been issued for the subject site which are detailed below:

- P2011-102 was issued on 22 November 2011 and allowed for a two lot subdivision of the land. The proposed subdivision allowed the creation of a lot with frontage to Tulip Street and the second lot to Marys Lane. The permit has since expired and the development was never completed.
- P2018-057 was issued on 10 July 2018 and allowed for the development of land for a dwelling. The dwelling approved was the same as Dwelling 2 which is proposed as part of this application. The permit applicants have decided not to pursue this permit.

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 2 objections to date. The key issues that were raised in the objections are:

- Use of containers as buildings.
- Traffic issues associated with additional traffic on Marys Lane
- Impacts on vegetation

Officer Response
The use of shipping containers as a building is a legitimate form of construction in today's society. While it is acknowledged that these can impact on amenity if not sited or screened appropriately, these can be required by way of conditions on any permit issued.

The design and siting of Dwelling 1 where there are number of trees has considered the existing vegetation and natural values of the site so as to avoid the need to remove any vegetation. It is noted by officers that the removal of native vegetation is exempt from planning permit requirements due to the size of the land. The application has been referred to Council's Assets department who have consented to the development subject to conditions.

6.1 Planning Permit Application No. P2018-114
- Development of Land for Two (2) Dwellings ~ 9 Tulip Street, Violet Town (cont.)

A number of adjoining dwellings have primary vehicle access available from Marys Lane despite main frontages being towards Cowslip and Tulip Streets. One additional dwelling using Marys Lane for access is unlikely to have any significant traffic management implications for the lane.

One objection has been withdrawn (see discussion below). At the time of writing this report, one objection remains outstanding.

Consultation
Upon receipt of the objections, copies were forwarded to the applicant who provided a response. The response was forwarded on to the objectors after which, one objection was withdrawn.

Officers have discussed the issues raised with the objectors. The remaining objection is primarily objecting to Council allowing the use of shipping containers as a building (in this instance – as an outbuilding).

Referrals
External Referrals/Notices required by the Planning Scheme:

Referrals/Notice	Advice/Response/Conditions
Section 55 Referrals	GBCMA – No objection
Section 52 Notices	Public Notice

Internal Council Referrals	Advice/Response/Conditions
Asset Services	No objections, subject to conditions

Assessment
The zoning of the land and any relevant overlay provisions
Township 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 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.*

A permit is required for the development of land for two dwellings. The proposal is considered to be good planning outcome for the site, as it will offer a different housing option to what is typically seen in Violet Town. The layout of the dwellings on the site is considered to be appropriate and will not adversely affect the amenity of the area.

6.1 Planning Permit Application No. P2018-114
- Development of Land for Two (2) Dwellings ~ 9 Tulip Street, Violet Town (cont.)

When assessing an application under the provisions of the Township Zone, consideration must be given to the decision guidelines that are outlined in Clause 32.05-12 of the Strathbogie Planning Scheme which includes the provisions of Clause 55 (and is discussed further into the report).

In general terms, the use and development of the site for two additional dwellings is considered to be consistent with the relevant State and Local planning policies, as well as the Municipal Strategic Statement. The proposal is consistent with the purpose of the zone as it is providing for additional residential development in Violet Town. The character of the area will not be impacted by this development.

The development will be fully connected to reticulated infrastructure including water, sewer and electricity.

The design of the buildings is considered to be appropriate and consistent with the existing dwellings in the area with regard to height, bulk and colours proposed. All dwellings have appropriate areas for car parking and storage.

Considering the above, the application is considered to be consistent with the purpose of, and meets the decision guidelines of the Township 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 required for buildings and works on land affected by the Land Subject to Inundation Overlay. Only one proposed Dwelling is located within an area of the site affected by this overlay. Consideration must be given to the impacts of the proposed development on flooding and inundation issues. It is considered that the proposed development will not impact on flooding within the area.

6.1 Planning Permit Application No. P2018-114
- Development of Land for Two (2) Dwellings ~ 9 Tulip Street, Violet Town (cont.)

The application was referred to the Goulburn Broken Catchment Management Authority who advise that they have no objection to the development however advise that the floor levels of the proposed dwellings to be more than 300mm above the 100-year ARI flood level. This will be included on any permit issued as a condition of the Responsible Authority. The proposed development is considered to be consistent with the purpose and decision guidelines of the Land Subject to Inundation Overlay.

The State Planning Policy Framework (SPPF)
Planning Policy Framework (PPF)

Clause 11.02-1S *Supply of urban land*
Objective

- *To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.*

Clause 11.03-6S *Regional and local places*
Objective

- *To facilitate integrated place-based planning*

The application contributes to the availability of housing and housing options for people of the Strathbogie Shire in a way which suits the character of the area and within a location with good access to community and service infrastructure. Specifically, an additional two dwellings will be provided in close proximity to recreational spaces, commercial spaces and other community spaces. The location of the proposed development is ideal for medium density development.

Clause 15.01-1S *Urban design*
Objective

- *To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.*

Clause 15.01-2S *Building design*
Objective

- *To achieve building design outcomes that contribute positively to the local context and enhance the public realm.*

The proposal provides increased residential density which appropriately utilises the existing infrastructure of the area, whilst respecting the character of the area and contributing positively to the appearance and safety of the area. Proposed Dwelling 2 which is to be constructed along the Tulip Street frontage of the land is a traditional design which will complement the street which currently consists of a range of dwelling types from different periods. Dwelling 1 is more modern and alternate in its design and will fit along Marys Lane which currently has no specific neighbourhood character.

6.1 Planning Permit Application No. P2018-114
- Development of Land for Two (2) Dwellings ~ 9 Tulip Street, Violet Town (cont.)

Clause 16.01-1S *Integrated housing*
Objective

- *To promote a housing market that meets community needs.*

While Dwelling 2 is consistent with the general character values of Tulip Street, the land at the rear is only now being used for residential development where frontage is exclusive to Marys Lane. As this develops further, a new character will emerge. The two dwellings are to be used by three generations of the one family which will provide for a different type of housing available to the community.

Clause 16.01-2S *Location of residential development*
Objective

- *To locate new housing in designated locations that offer good access to jobs, services and transport.*

Clause 16.01-3S *Housing diversity*
Objective

- *To provide for a range of housing types to meet diverse needs.*

The proposal responds to the growing demand for housing in Strathbogie Shire by efficiently utilising an infill site. The proposal provides for two dwellings on an existing large lot within an established residential area of Violet Town. The site is appropriately located in proximity to the Violet Town town Centre which has increasingly growing with diverse services, transport and employment opportunities. The site is located relatively close to the Violet Town Railway Station and Cowslip Street which provides good connection to the Hume Freeway.

Clause 19.03-3S *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.*

Clause 19.03-5S *Telecommunications*
Objective

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

Both dwellings can be appropriately connected to reticulated water, waste and electricity.

The Local Planning Policy Framework (LPPF) - including the Municipal Strategic Statement (MSS) and local planning policies
Clause 21.03-7 Violet Town
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.*

6.1 Planning Permit Application No. P2018-114
- Development of Land for Two (2) Dwellings ~ 9 Tulip Street, Violet Town (cont.)

- *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.*

The proposal is for two additional dwellings within the central area of Violet Town. The site is approximately 250 metres from the commercial centre of town via Marys Lane and 370 metres via Tulip Street. It is considered that higher density development within this walkable area of the town will contribute to the compact design and character of Violet Town. Most of the adjoining dwellings front the larger street network which will be complemented by the design of Dwelling 2. Dwelling 1 is more contemporary and alternative through its use of containers and concrete in its design however it is not considered that this will impact on the amenity of surrounding land owners and occupants. The container will be required to be clad and screened prior to its use and is considered appropriate. The use of the land for two dwellings is considered to be consistent with the Violet Town Local Area Plan.

Relevant Particular Provisions

Clause 55 Two or More Dwellings on a Lot and Residential Buildings

An assessment of the provisions of Clause 55 is required when assessing an application for two or more dwellings on one lot.

Std No.	Description	Assessment Comments	Complies ?
B1	***Neighbourhood character*** *The design response must be appropriate to the neighbourhood and the site.* *The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.*	The proposed development is in an established residential area. The proposal will provide for two dwellings in proximity to the Violet Town town centre. Each dwelling has regard for the 2 street frontage and has considered the existing character. This is deemed to have complied.	✓
B2	***Residential policy*** *Written statement of State policy and local planning policy framework*	The proposal complies with the State and Local Planning Policies. It provides for two additional dwellings within the Violet Town town centre.	✓
B3	***Dwelling diversity*** *Range of dwelling sizes and types for developments of 10 or more dwellings*		N/A
B4	***Infrastructure*** *Able to be connected to reticulated services. Capacity of the existing infrastructure.*	There is existing infrastructure available and the dwellings can be connected to reticulated services.	✓

6.1 Planning Permit Application No. P2018-114 - Development of Land for Two (2) Dwellings ~ 9 Tulip Street, Violet Town (cont.)

B5	***Integration with the street*** *Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.* *Development oriented to the street frontage.* *High fencing in front of dwelling should be avoided.*	The development provides adequate and safe vehicle & pedestrian links. The dwellings will front onto both frontages with vehicular and pedestrian access which is straight allowing for clear lines of sight.	✓
B6	***Street setback*** ***Minimum Setback from front street (m).***	Dwelling 1, which is located on Marys Lane and there are no dwellings fronting this street on either side, the minimum setback requirement is 4 metres which is achieved. Dwelling 2 which is proposed on Tulip Street is proposed to be setback 15 metres from the street. The minimum setback, based on this clause is 9 metres. Although 15 metres is a large setback, this is consistent with the adjoining dwelling and is considered appropriate in the context of the site.	✓
B7	***Building Height*** *9 metres maximum*	Both dwellings are single storey and will be under the 9m maximum requirement. It is considered that the dwellings are consistent with the surrounding character.	✓
B8	***Site Coverage*** *60% maximum coverage*	The proposal has a maximum site coverage of less than 60%. The overall sight coverage is 27%	✓
B9	***Permeability*** *Pervious surfaces 20% min*	Pervious surfaces cover approximately 28% of the site. This meets the standard.	✓
B10	***Energy Efficiency*** *Orientation* *Living areas located on the north side of development.* *Maximise north facing windows*	The dwellings have been designed to maximise north facing windows, living areas and private open spaces areas. The size of the site allows for ample open space with good solar access.	✓
B11	***Open Space*** *If any public or communal open space is provided on site it should: be fronted by dwellings, provide outlook for dwellings, be designed to protect any natural features, be accessible and useable.*	No communal space is proposed	✓

6.1 Planning Permit Application No. P2018-114 - Development of Land for Two (2) Dwellings ~ 9 Tulip Street, Violet Town (cont.)

B12	***Safety*** *Entrances to dwellings should not be obscured or isolated from the street and internal access ways.* *Planning which creates unsafe spaces along streets and access ways should be avoided.* *Developments should be designed to provide good lighting, visibility and surveillance of car parking and internal access ways.* *Private spaces within developments should be protected from inappropriate use as public thoroughfares.*	The entrances to each of the proposed dwellings are visible from the street. No public thoroughfare areas will be created.	✓
B13	***Landscaping*** *Protect any predominate landscape character of the neighborhood.* *To provide appropriate landscaping* *To encourage the retention of mature vegetation on the site.*	A condition will be included on the permit requiring a landscaping plan. The plan must be to the satisfaction of the Responsible Authority and completed within three months of the occupancy of the dwellings.	✓
B14	***Access*** *Allow convenient, safe and efficient vehicle movements and connections within the development and the street network* *Forward direction exit* *Be at least 3 metres wide* *Have an internal radius of at least 4 metres at changes of direction* *Accessways width not exceed 33% or frontage >20metre 40%*	Access to the dwellings is simple and has been designed to enable a sufficient space for vehicles to exit the subject site in a safe and efficient manner. Council Assets Services has not objected to the proposal subject to conditions. Accessways for this development do not exceed 40% of the lot frontage and is at least 3m wide.	✓
B15	***Parking location*** *Reasonably close and convenient to dwellings and residential buildings* *Be secure* *Allow safe and efficient movements within the development*	Car parking is available to each of the dwellings.	✓
B17	***Side and rear yard setbacks*** *Side or rear setbacks - 1 m plus 0.3m for every metre of height over 3.6 m up to 6.9m, plus 1m for every metre over 6.9m*	The standard of this clause requires a setback of 1.33 metres, the proposal exceeds this on all side boundaries.	✓
B18	***Walls on boundary*** *A new wall constructed on or within 200mm of a side or rear boundary of a lot or carport constructed on or within 1m of a side or rear boundary should not abut a boundary for a length of no more than – 10m plus 25% of the remaining length of the boundary of an adjoining lot*	No walls are proposed to be on boundaries.	✓

6.1 Planning Permit Application No. P2018-114 - Development of Land for Two (2) Dwellings ~ 9 Tulip Street, Violet Town (cont.)

B19	***Daylight to existing windows*** *Impact on existing dwellings*	The proposed dwellings will not impact on daylight to existing dwellings.	✓
B20	***North facing windows*** *North facing habitable rooms*	North of the site is the Tulip Street road reserve. It is considered this standard is met.	✓
B21	***Overshadowing Open Space*** *The impact of the proposal on the amenity of existing dwellings and their private open space areas*	The documentation submitted with the application shows no overshadowing to the adjoining property to the south. Dwelling 1 is located near the shed on the lot to the south where shadow is cast on to the property. The shadow cast by Dwelling 2 is largely absorbed on the site and by the existing fencing on the adjoining property.	✓
B22	***Overlooking*** *Habitable room windows balcony, terrace, deck or patio should be located and designed to avoid direct views into a secluded private open space of an existing dwelling. Views should be measured from a height of 1.7metres above floor level with a horizontal distance of 9m and a 45-degree angle for the setback.*	The proposed dwellings are single storey and have been designed so that overlooking between dwellings will not occur. Overlooking to adjoining properties will be in accordance with the relevant standard.	✓
B23	***Internal views*** *Windows and balconies should be designed to prevent overlooking of more than 50% of the secluded private open space of a lower-level dwelling or residential building directly below of within the same development.*	As the dwellings are single storey, there will be no internal views between the dwellings.	✓
B24	***Noise impacts*** *Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.* *Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take into account noise sources on immediately adjacent properties*	The proposal does not include mechanical plants near proposed bedrooms nor is there a plant on existing properties that will result in noise impacts to proposed bedrooms. .	✓
B25	***Accessibility*** *The dwelling entries of the ground floor of dwellings and residential buildings should be made accessible to people with limited mobility.*	Low floor levels provide easy and efficient accessibility to the dwellings.	✓

6.1 Planning Permit Application No. P2018-114 - Development of Land for Two (2) Dwellings ~ 9 Tulip Street, Violet Town (cont.)

B25	***Dwelling entry*** *Entries to dwellings and residential buildings should:* - *Be visible and easily identifiable from streets and other public areas.* - *Provide shelter, a sense of personal address and transitional space around the entry.*	Each dwelling's entry is well defined. A porch area at the entrance of the dwelling provides a comfortable access to the dwelling.	✓
B27	***Daylight to new windows*** *A window in a habitable room should be located to face:* *- An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot*	Habitable room windows are well located to receive adequate daylight.	✓
B28	***Private open space*** *An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room.*	Private open space for both dwellings has been provided. While this is not totally private, the nature of the application, being for an intergenerational use, it is considered that there are sufficient areas of space that although not meeting the standard, are appropriate. The extensive area of communal open space is considered to appropriately compensate for this. Should the occupancy of the dwellings change into the future, this can easily be resolved and will be a requirement of any permit issued by way of Section 173 Agreement.	✓
B29	***Solar access to open space*** *The private open space should be located on the north side of the dwelling or residential building, if appropriate.* *The southern boundary of secluded open space should be setback from any wall on the north side of the space at least (2+0.9h metres, where 'h' is the height of the wall.*	The size of the lots allows for private open space to be located to the north (rear) of the lot. Sufficient solar access is available to both dwellings.	✓
B30	***Storage*** *Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.*	There is sufficient space within the rear private open space areas to provide 6 cubic metres for storage.	✓
B31	***Design Detail*** *To encourage design detail that respects the existing or preferred neighbourhood character.*	The design of the proposed dwellings responds to the existing character of the area.	✓

6.1 Planning Permit Application No. P2018-114
- Development of Land for Two (2) Dwellings ~ 9 Tulip Street, Violet Town (cont.)

B32	***Maximum front fence height*** *Should not exceed 1.5 metres in height when adjoining a road that is not located in a road zone.*	Front fencing is proposed to be constructed to the frontage of Dwelling 1 on Marys Lane. This will meet the standard of this clause.	✓
B33	***Common property*** *Clearly delineate public, communal and private areas.* *Common property should be functional and capable of efficient management.*	Common property has not been provided in the traditional sense. While the whole site will be accessible to the occupants, no shared access or services are proposed.	✓
B34	***Site services*** *Ensure site services can be installed, maintained and look attractive.*	The application states that all mailboxes will be located at the entrance to the driveway and there is sufficient space for storage of bins.	✓

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.

6.1 Planning Permit Application No. P2018-114
- Development of Land for Two (2) Dwellings ~ 9 Tulip Street, Violet Town (cont.)

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.

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 Township Zone: the application is considered to be appropriate as it will result in an additional 2 dwellings within the central area of Violet Town. The density of the site differs to the norm in Violet Town but is considered suitable for the character of the site context.

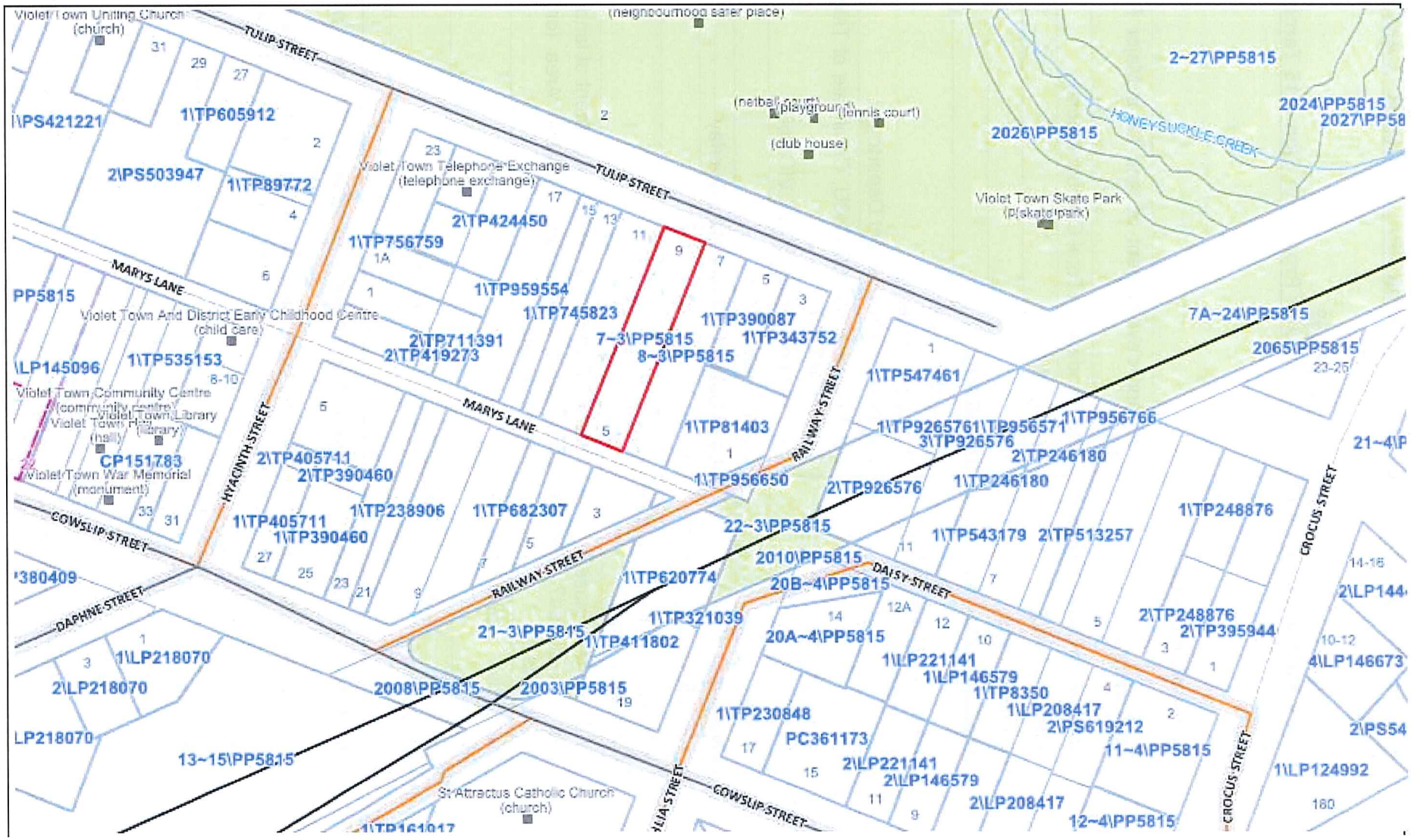
With regard to the Land Subject to Inundation Overlay: The proposal is unlikely to have any flooding implications and has been supported by the Goulburn Broken Catchment Management Authority.

In summary, the proposal meets the objectives of the State Planning Policy Framework, Local Planning Policy Framework, Township Zone and Land Subject to Inundation Overlay.

Conclusion

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

Attachments
Locality Map


Violet Town Uniting Church
(church)
TULIP STREET
(neighbourhood safer place)
2~27\PP5815
2024\PP5815
2027\PP58
(netball court)
(playground)
(tennis court)
(club house)
2026\PP5815
HONEYSUCKLE CREEK
Violet Town Skate Park
(p/skate/park)
Violet Town Telephone Exchange
(telephone exchange)
1\PS421221
1\TP605912
2\PS503947
1\TP89772
2\TP424450
1\TP756759
MARYS LANE
PP5815
Violet Town And District Early Childhood Centre
(child care)
1\TP959554
1\TP745823
1\TP390087
1\TP343752
7~3\PP5815
8~3\PP5815
2\TP711391
2\TP419273
7A~24\PP5815
2065\PP5815
\LP145096
1\TP535153
Violet Town Community Centre
(community centre)
Violet Town Library
(library)
Violet Town Hall
(hall)
CP151783
Violet Town War Memorial
(monument)
HYACINTH STREET
2\TP405711
2\TP390460
1\TP547461
RAILWAY STREET
1\TP81403
1\TP9265761\TP956571
1\TP956766
3\TP926576
2\TP246180
1\TP956650
2\TP926576
1\TP246180
21~4\P
CROCUS STREET
1\TP248876
COWSLIP STREET
1\TP405711
1\TP390460
1\TP238906
1\TP682307
22~3\PP5815
1\TP543179
2\TP513257
2010\PP5815
DAISY STREET
'380409
1\TP620774
20B~4\PP5815
2\LP144
DAPHNE STREET
1\TP321039
2\TP248876
2\TP395944
21~3\PP5815
1\TP411802
20A~4\PP5815
4\LP146673
1\LP218070
1\LP221141
1\LP146579
1\TP8350
2\LP218070
2008\PP5815
2003\PP5815
1\LP208417
2\PS619212
1\TP230848
2\PS54
LP218070
PC361173
11~4\PP5815
13~15\PP5815
2\LP221141
2\LP146579
1\LP124992
St Attractus Catholic Church
(church)
2\LP208417
12~4\PP5815

PLANNING COMMITTEE REPORT NO. 2 (PRINCIPAL PLANNER - CAMERON FRASER)

6.2 Planning Permit Application No. P2018-099 - Use and Development of Land for a Major Promotion Sign ~ 15 Tarcombe Street, Euroa

Application Details:

Application is for:	Use and development of land for a Major Promotion Sign
Applicant's/Owner's Name:	Wes Randerson (Total Outdoor Media)
Date Received:	26 July 2018
Statutory Days:	108
Application Number:	P2018-099
Planner: Name, title & department	Cameron Fraser Principal Planner Planning and Investment Department
Land/Address:	Lot 1 on Title Plan 003243U, Certificate of Title Volume 10254 Folio 407 15 Tarcombe Street, Euroa VIC 3666
Zoning:	Commercial 1 Zone
Overlays:	Land Subject to Inundation Overlay
Is a CHMP required?	No
Is it within an Open Potable Catchment Area?	No
Under what clause(s) is a permit required? (include description)	Clause 52.05-11 Use and development of land Category 1 – Minimum Limitation Area for a Major Promotion Sign
Restrictive covenants on the title?	Nil
Current use and development:	Industry and warehouse

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 use and development of land at 15 Tarcombe Street Euroa for the use and development of a Major Promotion Sign.
- The application was advertised and 1 objection was received. The objection raised a number of issues including the size and location of the sign.

6.2 Planning Permit Application No. P2018-099
- Use and Development of Land for a Major Promotion Sign ~ 15 Tarcombe Street, Euroa (cont.)

- The application has not been assessed within the 60 day statutory timeframe due to the outstanding objection.
- The application is being heard before Planning Committee due to the 1 unresolved objection.
- The proposal meets the objectives of the State Planning Policy Framework, Local Planning Policy Framework as well as Clause 52.05 Signs. .
- 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:

1. **Defers the decision.**
2. **Undertakes broader consultation to the community on the matter.**

33/18 ***CRS STOTHERS/WILLIAMS****: That the Recommendation be adopted.*

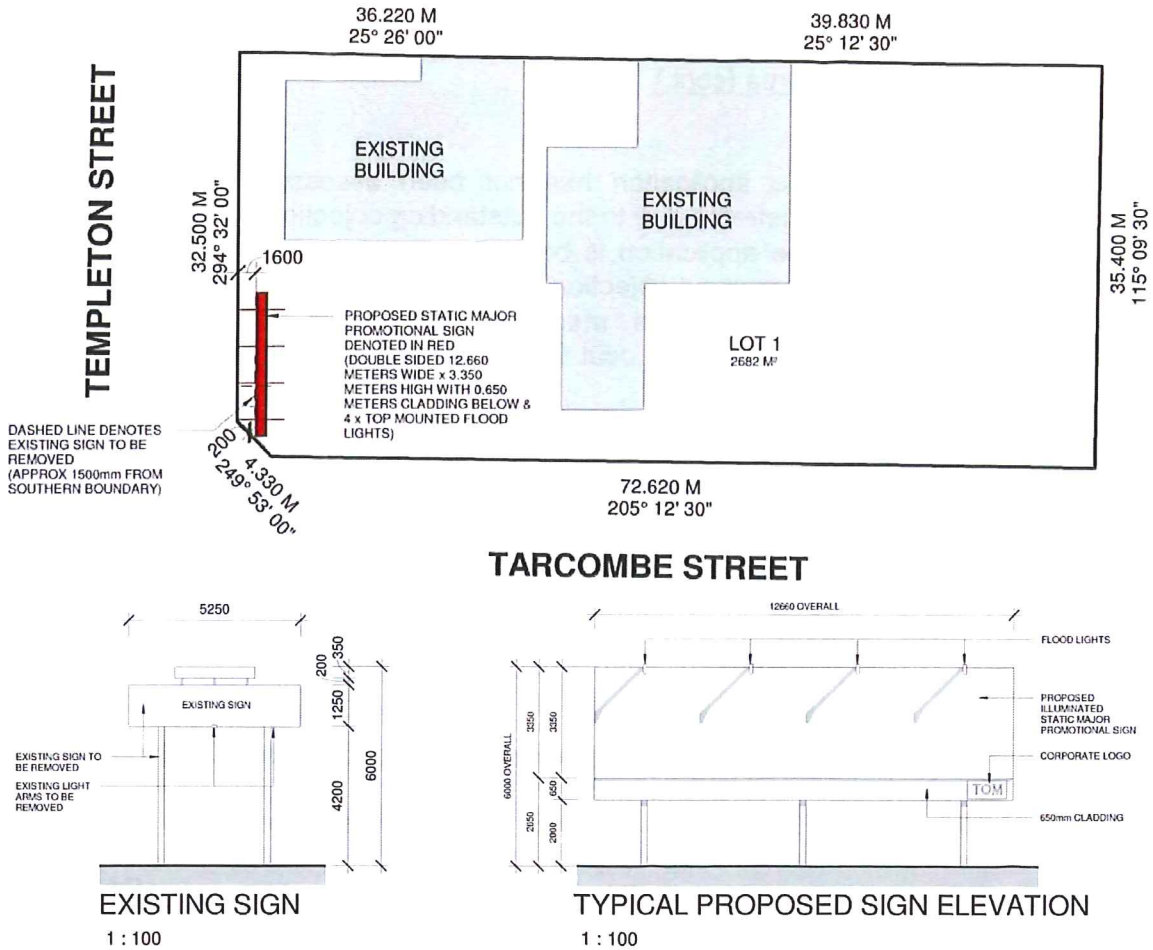
CARRIED.

Proposal
The application is seeking a permit to develop the land with a major promotional sign. The proposed sign will replace an existing promotional sign on the land.

The proposed major promotional sign will comprise of two panels (back to back) with a width of 12.66 metres and an overall height of 3.35 metres. The sign will sit on three steel panels with an overall height of 2 metres. The maximum height of the sign will be 6 metres and the total advertising area will be 42.41 square metres (across both sides).

Two 400 watt floodlights will be located on each side of the sign to allow for spotlight illumination at night time. These lights will be appropriately baffled to stop light spill outside of the site on to road users.

Only one advertisement will be shown across either side of the sign at any one time. It is proposed initially to have signage for the TAC as shown below:



EXISTING SIGN
1 : 100

TYPICAL PROPOSED SIGN ELEVATION
1 : 100

Subject site & locality

The subject site is formally known as Lot 1 on Title Plan 003243U and is located at 15 Tarcombe Street, Euroa. The land is rectangular in shape and is located on the eastern side of Tarcombe Street.

6.2 Planning Permit Application No. P2018-099
- Use and Development of Land for a Major Promotion Sign ~ 15 Tarcombe Street, Euroa (cont.)

The subject site is developed with two single storey commercial buildings which were previously used as a service station and associated restaurant. The land is flat and is clear of any vegetation in the location of the sign. The site is currently enclosed with high cyclone fencing on the two street frontages. The site also contains an unused promotional sign which is 6 metres high with a total advertising area of 13.125 square metres (across both sides). Under the current provisions of the Strathbogie Planning Scheme, this sign does not require a planning permit.

Being the main road through Euroa, there are a range of mixed land uses surrounding the site where land is zoned for both commercial and residential purposes. The land to the north of the site is currently vacant however has recently been approved for an education centre. Further beyond this is the BP Service Station and a restaurant. The land to the immediate east is Tarcombe Street which is managed by VicRoads. Beyond this is another former service station which is currently unoccupied, a dwelling and a hairdressing salon. South of the subject site, on the opposite side of Templeton Street is another former service station that is now used as a garage and car rental as well as a restaurant and hotel. West of the site, land is in the General Residential Zone and is developed primarily for single dwellings and associated outbuildings.

Permit/Site History
A search of Council's electronic records system shows that no planning permits have been issued for the subject site in recent history.

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 one objection to date. The key issues that were raised in the objection are:

- The sign is too big
- The sign should be located out on the freeway where it is visible to more traffic.

Officer Response:
The size of the sign must be considered in the context of both the subject site and the surrounding area which is discussed further into this report. Applications can only be assessed for the land on which they are applied. Additional signage on the freeway could be considered were an application to be received.

6.2 Planning Permit Application No. P2018-099
- Use and Development of Land for a Major Promotion Sign ~ 15 Tarcombe Street, Euroa (cont.)

Consultation
Upon receipt of the objection, the objection was forwarded on to the applicant to provide a response. The applicant has provided a response to Council which was forwarded on to the objector for consideration. No response has been received from the objector.

Referrals
External Referrals/Notices required by the Planning Scheme:

Referrals/Notice	Advice/Response/Conditions
Section 55 Referrals	VicRoads, no objection subject to conditions
Section 52 Notices	Public Notice

Internal Council Referrals	Advice/Response/Conditions
Asset Services	No objection, no conditions

Assessment
The zoning of the land and any relevant overlay provisions
Commercial 1 Zone
Purpose:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.*
- *To provide for residential uses at densities complementary to the role and scale of the commercial centre.*

A permit is not required for signage on land within the Commercial 1 Zone. For the purposes of Clause 52.05 Signs, land in this zone is within Category 1 – Minimum Limitation

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*

6.2 Planning Permit Application No. P2018-099
- Use and Development of Land for a Major Promotion Sign ~ 15 Tarcombe Street, Euroa (cont.)

- *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 required for an outdoor advertising sign on land affected by the Land Subject to Inundation Overlay.

The State Planning Policy Framework (SPPF)
Clause 15.01-1S Urban design
Objective
- *To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.*

Clause 15.01-5S Neighbourhood character
Objective
- *To recognise, support and protect neighbourhood character, cultural identity, and sense of place*

The design, scale and placement of the sign are considered appropriate within the mixed use context of the site and surrounding area. No specific character is defined in terms of land use or development style. The proposed signage is the same height as the existing promotion sign on the site which will be removed while this signage is considerably larger, it is considered that the impact on road safety and the amenity of surrounding land uses will not be impacted on significantly.

The Local Planning Policy Framework (LPPF) - including the Municipal Strategic Statement (MSS) and local planning policies
Clause 21.06-5 Commercial and Retail
Objective
- *To support retail and commercial/industrial development within the Shire.*

The proposed Major Promotion Sign is considered to be a commercial use of the land. It is considered that the use of this land will enable the current owners of the site to derive an income from the land while not jeopardising any use of the land for commercial purposes into the future. The proposed sign will be able to operate alongside any other commercial use of the land into the future.

Clause 21.03 Local Area Plans
21.03-2 Euroa
- *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.*

6.2 Planning Permit Application No. P2018-099
- Use and Development of Land for a Major Promotion Sign ~ 15 Tarcombe Street, Euroa (cont.)

- *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.*

The installation of a Major Promotion Sign does not contradict the objectives of the Local Area Plan for Euroa which is detailed at Clause 21.03 of the Strathbogie Planning Scheme. Its installation is considered supportive of the role of the town as a rural service centre and has been sited away from the carriageway of Tarcombe Street in an area of mixed commercial development. Location for this type of signage along the old highway are scarce due to the mixture of residential, commercial and public areas along the streetscape however this is one of the few sites in which this could be considered as an appropriate development for the site.

Relevant Particular Provisions
Clause 52.05 Signs
Purpose:

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

A Major Promotion Sign is defined under Clause 73.02 of the Strathbogie Planning Scheme as:

- *A sign which is 18 square metres or greater that promotes goods, services, an event or any other matter, whether or not provided, undertaken or sold or for hire on the land or in the building on which the sign is sited.*

Land within the Commercial 1 Zone is considered 'Category 1 – Minimum Limitation' for the purposes of assessing an application against this provision of the Strathbogie Planning Scheme. A Major Promotion Sign is considered to be a Section 2-Permit Required use.

The proposed sign is considered as a promotional sign as it is used as a commercial space by the owner for advertising of another entity, in this instance – the Transport Accident Commission.

The signage proposed will have a 21.2 square metres on either side of the sign and will be located along the southern boundary adjacent to Templeton Street but also visible along Tarcombe Street. In assessing the area of the sign, consideration must be given to all areas of the structure to be used in displaying a message.

6.2 Planning Permit Application No. P2018-099
- Use and Development of Land for a Major Promotion Sign ~ 15 Tarcombe Street, Euroa (cont.)

Based on the plans provided, were the applicant to provide an amended plan displaying advertising on one side only and reduced in width by only a small amount (less than a width of 1.5 metres), a planning permit would not be required. An existing promotion sign exists on the side of the milk bar located on the corner of Clifton Street and Euroa Mansfield Road.

The sign will replace the existing promotional sign on the site which is currently not used.

Such a large sign must have consideration for the decision guidelines of Clause 52.05, of which the guidelines considered relevant are detailed below:

All signs

- *The character of the area*
  The site is located in the Commercial 1 Zone and adjoins commercially zoned and used properties along Tarcombe Street. The site was formerly part of the Hume Highway which was bypassed in 1992. This area of the town has not fully recovered and contains a mixture of uses including a petrol station, garage, two restaurants, a hotel, a salon and two disused roadhouse sites (of which the subject site is included). A new role for this section of the highway has yet to be defined since its bypass 25 years ago.

- *Impacts on views and vistas*
  Existing trees along the road corridor provide good screening to the properties adjoining the road. The sign is appropriately setback from the road which will ensure the existing character values and views along Tarcombe Street are not disturbed.

- *The relationship to the streetscape, setting or landscape*
  The width of the Tarcombe Street road reserve is 35 metres which is consistent with its use as a major road. The existing promotional sign on the site has a total overall height of six metres and while it is visible, does not dominate the streetscape. It is acknowledged that area of signage is considerably larger than what already exists however the height is not changing which would be of bigger impact on the streetscape.

- *The relationship to the site and building*
  Northbound traffic on Tarcombe Street will have a greater view of the proposed sign than southbound traffic due to this established screening. Despite the size of the sign, it is considered that the views of the sign will be appropriately buffered to limit its dominance within the streetscape but not impact on the desired function of Major Promotion Signage

- *The impact of structures associated with the sign*
  The structure of the sign itself is a black steel frame which is relatively unobtrusive.

6.2 Planning Permit Application No. P2018-099
- Use and Development of Land for a Major Promotion Sign ~ 15 Tarcombe Street, Euroa (cont.)

- *The impact of any illumination*
  External lighting is proposed which will illuminate the site at night time. This is required to be designed in a way to stop light spill outside of the property and to not impact on the safety of road users

- *The impact on road safety*
  Given the setbacks of the property from the road pavement, it is considered that the proposal will not impact on the safety of road users along Tarcombe Street or Templeton Street. The application was referred to both VicRoads and Council's Assets Department who have consented to the development. VicRoads have provided some conditions in relation to lighting and design of the advertisements. Assets have provided no conditions.

Major promotion signs

- *The effect of the proposed major promotion sign on:*
  - *Significant streetscapes, buildings and skylines.*
  - *The visual appearance of a significant view corridor, viewline, gateway location or landmark site identified in a framework plan or local policy.*
  - *Residential areas and heritage places.*
  - *Open space and waterways.*

Additional consideration must be given for major promotion signs due to their larger size and potential impact on amenity, significant landscapes and public spaces and gateway locations.

While the old highway forms part of the entrance into the centre of the town, the gateway locations are located north of the site towards the Friendlies Oval at the intersection with Parker Street and south towards the Golf Club. It is not considered that the whole street is the gateway. The subject site is one of a number of former service stations within the town that are either vacant or used as storage yards for short term use. The installation of the proposed sign will not restrict further greater commercial land uses from occurring on the site.

It is considered that the use of the land for a Major Promotion Sign will not detract from residential amenity for the nearby residential land uses. All adjoining land owners have been notified of the proposal. Officers consider the biggest potential impact to be on the dwelling to the south west of the site along Templton Street (towards the creek). The visual impact on this dwelling is considered to be largely mitigated by the orientation of the dwelling, an existing street tree and the location of the sign towards the front of the site.

6.2 Planning Permit Application No. P2018-099 - Use and Development of Land for a Major Promotion Sign ~ 15 Tarcombe Street, Euroa (cont.)

Additionally, Clause 52.05-8 also states the following in relation to the assessment of an application for a Major Promotion Sign:

- *When determining the effect of a proposed major promotion sign, the following locational principles must be taken into account:*
  - *Major promotion signs are encouraged in commercial and industrial locations in a manner that complements or enhances the character of the area.*
  - *Major promotion signs are discouraged along forest and tourist roads, scenic routes or landscaped sections of freeways.*
  - *Major promotion signs are discouraged within open space reserves or corridors and around waterways.*
  - *Major promotion signs are discouraged where they will form a dominant visual element from residential areas, within a heritage place or where they will obstruct significant viewlines.*
  - *In areas with a strong built form character, major promotion signs are encouraged only where they are not a dominant element in the streetscape and except for transparent feature signs (such as neon signs), are discouraged from being erected on the roof of a building.*

The location of the proposed sign is considered appropriate due to the mixed commercial character of the area. This is one of few sites within the township of Euroa where such a development is considered appropriate. Land to the south of the site, and to a lesser extent north, where commercial development is more dispersed amongst residential land uses along the former highway would likely be discouraged.

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.*

6.2 Planning Permit Application No. P2018-099
- Use and Development of Land for a Major Promotion Sign ~ 15 Tarcombe Street, Euroa (cont.)

- *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.

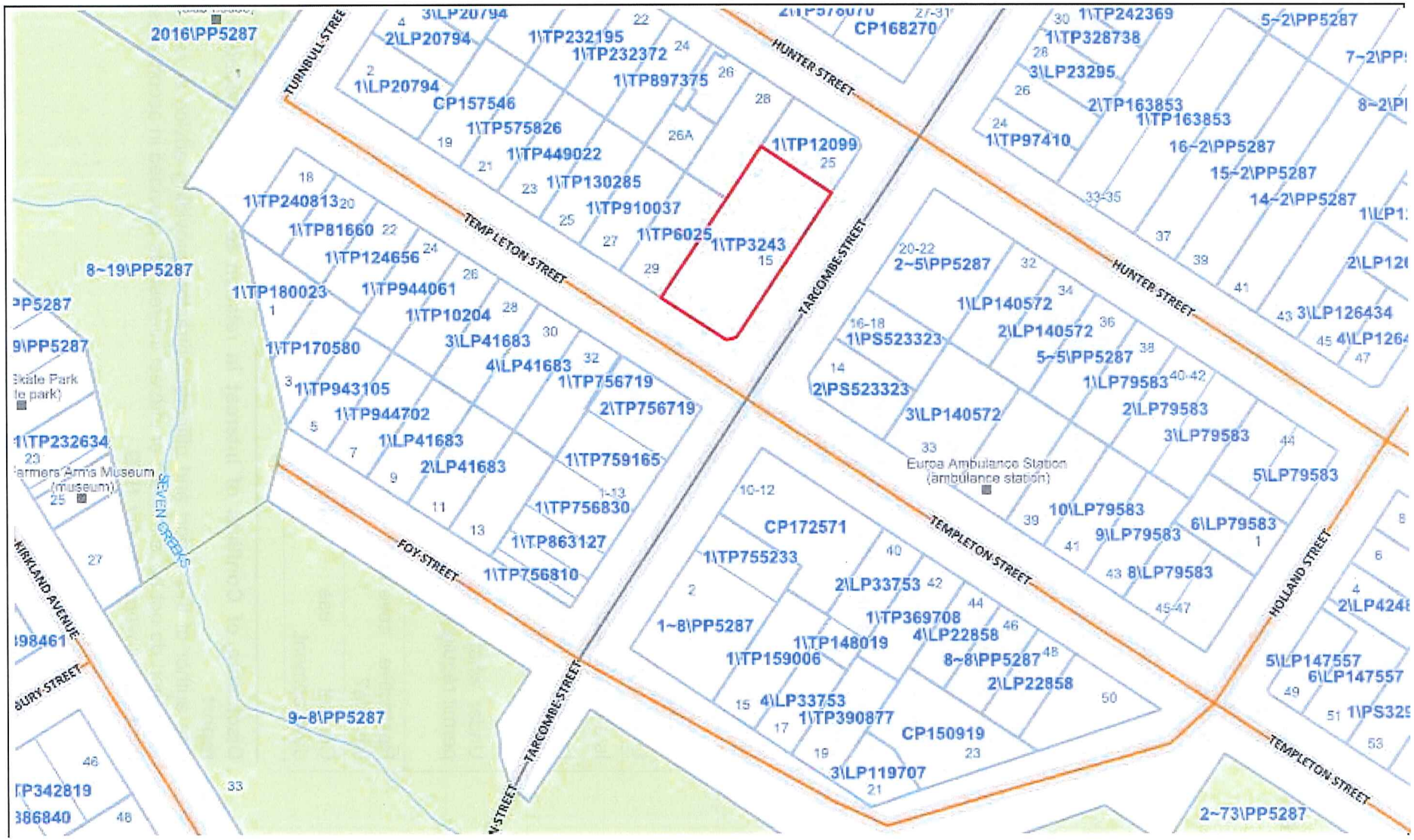
Strategic Links – policy implications and relevance to Council Plan
The author of this report considers that the report is consistent with Council Policies, key strategic documents and the Council Plan.

Summary of Key Issues
With regard to the Clause 52.05: The proposed Major Promotion Sign will replace an existing Promotion Sign on the subject site. It is considered that although large, the subject site is one of only a few along the old highway which is capable of supporting the proposed use without significantly impacting on the character values of the site or surrounding areas.

In summary, the proposal meets the objectives of the State Planning Policy Framework, Local Planning Policy Framework and Clause 52.05.

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

Attachments
Locality Map


TURNBULL STREET
HUNTER STREET
TEMPLETON STREET
TARCOMBE STREET
FOY STREET
HOLLAND STREET
KIRKLAND AVENUE
SEVEN CREEKS
Europa Ambulance Station
(ambulance station)
Farmers Arms Museum
(museum)
2016\PP5287
2\LP20794
1\LP20794
CP157546
1\TP575826
1\TP449022
1\TP232195
1\TP232372
1\TP897375
CP168270
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9~8\PP5287
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4\LP22858
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1\TP148019
1\TP159006
8~8\PP5287
2\LP22858
4\LP33753
1\TP390877
CP150919
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5\LP147557
6\LP147557
2~73\PP5287

PLANNING COMMITTEE REPORT NO. 3 (PRINCIPAL PLANNER - CAMERON FRASER)

6.3 Planning Permit Application No. P2015-099-2 - Use of land for leisure and recreation (gymnasium), waiver of car parking requirements and the installation of business identification signage ~ 34-36 Railway Street, Euroa

Application Details:

Application is for:	Use of land for leisure and recreation (gymnasium), waiver of car parking requirements and the installation of business identification signage.
Applicant's/Owner's Name:	Sophie Thomas
Date Received:	14 June 2018
Statutory Days:	98
Application Number:	P2015-099 - 2
Planner: Name, title & department	Cameron Fraser Principal Planner Planning & Investment Department
Land/Address:	Crown Allotment 14, Section 40, Township of Euroa, Parish of Euroa, Certificate of Title Volume 10205 Folio 250 34-36 Railway Street, Euroa VIC 3666
Zoning:	Public Use Zone (PUZ – 4 Transport)
Overlays:	Floodway Overlay
Is a CHMP required?	No
Is it within an Open Potable Catchment Area?	No
Under what clause(s) is a permit required?	Clause 36.01-1 – Use of land in the PUZ-4 as a gymnasium
Restrictive covenants on the title?	No
Current use and development:	Leisure and recreation

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.*

6.3 Planning Permit Application No. P2015-099-2
- Use of land for leisure and recreation (gymnasium), waiver of car parking requirements and the installation of business identification signage ~ 34-36 Railway Street, Euroa (cont.)

Summary

- The application proposes to amend the hours of operation for the existing Euroa Fit Shop Gymnasium located at 34 – 36 Railway Street, Euroa.
- Planning Permit P2015-099 has been requested to be amended to allow the hours of operation to be changed to a 24 hour use of land. The proposed amendment will require changes to the permit preamble as well as conditions of the permit if approved.
- The planning permit which was issued in 2015 was for the;- *use and development of land for a gymnasium, reduction in car parking requirements and business identification.* Hours of operation were stipulated by conditions of the permit which the applicant is now seeking to be amended.
- The application was advertised and 1 objection was received. The objection raised a number of issues including noise and car parking.
- The application has not been assessed within the 60 day statutory timeframe due to the outstanding objections.
- The application is being heard before Planning Committee due to the unresolved objection.
- The proposal meets the objectives of the State Planning Policy Framework, Local Planning Policy Framework, zone and overlay.
- It is recommended that Council resolve to issue a Notice of Decision to amend a permit in accordance with the Officer's recommendation.

RECOMMENDATION

That Council:

- **having caused notice of Planning Application No. P2015-099 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 Amend a Permit under the provisions of Clause 36.01 PUZ1-7 of the Strathbogie Planning Scheme in respect of the land known as V1 Crown Allotment 14, Section 40, Township of Euroa, Parish of Euroa, Certificate of Title Volume 10205 Folio 250, 34-36 Railway Street, Euroa VIC 3666, for the Use of land for leisure and recreation (gymnasium), waiver of car parking requirements and the installation of business identification signage. , in accordance with endorsed plans, subject to the following conditions:

1. **Amend the permit preamble to read:**
   - **Use of land for a *24 hour* Leisure and Recreation (gymnasium) facility, waiver of car parking requirements and installation of business identification signage**

6.3 Planning Permit Application No. P2015-099-2
- Use of land for leisure and recreation (gymnasium), waiver of car parking requirements and the installation of business identification signage ~ 34-36 Railway Street, Euroa (cont.)

2. **Replace existing condition 2 of the permit with the following condition regarding hours of operation:**
   - **The facility must be staffed during the following hours:**
     - **Monday – Thursday 6:00am - 12:00pm and 4:00pm – 8:00pm**
     - **Friday 6:00am - 12:00pm and 4:00pm – 7:00pm**
     - **Saturday 7:00pm – 12:00pm**

3. **Insert the following condition at condition 3 of the permit.**
   - **All external openings to the building must not be allowed to remain open outside of staffed hours.**

4. **Renumber Existing Condition 3 to become Condition 4.**

5. **Insert the following condition as Condition 5.**
   - **If the Responsible Authority determines that the amenity of nearby residents is adversely affected by the emission of an unreasonable level of noise from the land outside of staffed hours, the Permit Holder must to the satisfaction of the Responsible Authority take such action as is required to prevent issues, which may include soundproofing or any other actions reasonably required to prevent further emissions of excess noise.**

6. **Existing Condition 4 becomes Condition 6.**

7. **Add the following notation to the permit:**
   - **NOTE: This permit was amended on date issued in accordance with Section 72 of the *Planning and Environment Act 1987*. Please note the amendments, as follows:**
     - **Amend permit preamble to allow for 24 hour use of approved gymnasium**
     - **Amend existing condition 2**
     - **Insert additional conditions in relation to 24 hour use of the site**
     - **Renumber existing conditions in relation to Amenity and Permit Expiry**

34/18 ***CRS MASON/WILLIAMS**: That the Recommendation be adopted.*

CARRIED.

Note: Driveway not formalised which doesn't give right of access. If objector/owner formalises in future, Council would consider signage.

6.3 Planning Permit Application No. P2015-099-2
- Use of land for leisure and recreation (gymnasium), waiver of car parking requirements and the installation of business identification signage ~ 34-36 Railway Street, Euroa (cont.)

Proposal
An application has been received to amend Planning Permit P2015-099 to allow the following:

- Amend Permit Preamble to read:
  - Use of land for a ***24 hour*** Leisure and Recreation (gymnasium) facility, waiver of car parking requirements and installation of business identification signage.
- Amend Condition 2 which restricts hours of operation from the permit.

The changes to the permit issued relate only to the hours of operation. The applicant has advised that as part of the 24 hour operation of the facility, the following would be in place.

Staffed hours will be as follows

- Monday – Thursday 6:00am - 12:00pm and 4:00pm – 8:00pm
- Friday 6:00am - 12:00pm and 4:00pm – 7:00pm
- Saturday 7:00pm – 12:00pm

Member access to the facility outside of these times will be via swipe card

Members aged under 18 will have access during staffed hours

While access is proposed to be 24 hours, access will be available only between 4:30am and 10:00pm initially to ensure a successful and safe transition to a 24 hour access.

The proposed amendment does not seek any other changes to the use, car parking or signage approved as part of the original permit.

Subject site & locality
The subject site is located on the western side of Railway Street and is bound at the rear by the railway line. The site has a total area of 1016 square metres and is developed with a large office building of multiple tenancies which are currently used as part of an educational training facility as well as storage.

Land surrounding the subject site along Railway Street is developed primarily with larger commercial premises which include a hardware store, printer, rural supply store and an accountant immediately surrounding the subject site. The commercial area along Railway Street continues in a south western direction towards the Anderson Street overpass. Land further north of the site forms part of the established residential area of Euroa.

6.3 Planning Permit Application No. P2015-099-2
- Use of land for leisure and recreation (gymnasium), waiver of car parking requirements and the installation of business identification signage ~ 34-36 Railway Street, Euroa (cont.)

Permit/Site History

A search of Council's electronic system shows the following Permits have been issued for the subject site:

- Planning Permit P2005-121 was issued on 11 April 2006 and allowed for illuminated business identification signage. This was in relation to a previous use of the building.
- Planning Permit P2010-068 was issued for a Training Centre, Retail Premises and Workshop/Storage on 23 March 2010. This permit remains in place with regard to the Workshop/Storage which has continued at the site.
- Planning Permit P2015-099 was issued on 20 October 2015 and allowed for the use of land for a gymnasium. This permit remains current and is seeking amendment as part of this application.
- Planning Permit P2015-099-1 was approved on 6 March 2017. This was an application for Secondary Consent and related to the design of the Business Identification Signage. The façade of the building has been developed in accordance with this amendment.
- The site has been identified for inclusion in a future planning scheme amendment for rezoning to the Commercial 1 Zone (as it is in private ownership and is not considered as public land). It is expected this could be done through either an anomaly or correction amendment.

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 one objection and two submissions to date. The key issues that were raised in the objection are:

- Illegal car parking
- Increased noise over longer periods, particularly with activities on the street.

The first submission received was received in relation to the application which stated that the submitter did not object to the proposal but is concerned that car parking may become an issue into the future should the proposed business expand in this location. This submission was also received at the time of assessment of the original application.

The second submission was identifying the need for a loading bay in this area of Railway Street due to the nature of the current businesses operating in this area.

6.3 Planning Permit Application No. P2015-099-2
- Use of land for leisure and recreation (gymnasium), waiver of car parking requirements and the installation of business identification signage ~ 34-36 Railway Street, Euroa (cont.)

Officer Response:
The illegal parking of cars in this location is not specifically a planning issue, however when people are parking illegally, this could be speaking to a larger issue regarding the supply of goods to existing businesses within the street. The proposal may result in parking being utilised more frequently in times when the business is currently not open, however these extended hours do not conflict with the existing hours of operation for other businesses located in the area. There are no changes to the previously approved car parking waiver which was considered as part of the original application.

It is acknowledged that the gym currently operates with the doors open and patrons using the Railway Street footpath. While the objection does not relate specifically to this, the noise generated by this is significant. Although the application proposes the amendment of the condition restricting hours of operations, additional conditions can be added to permit restricting the use of the site to manage these issues.

The provision of a loading bay in this area of the central business area is not considered appropriate as part of this application. This is considered to be a larger strategic project involving a wider range of businesses, the community and Council.

Consultation
Officers have spoken with the objector in relation to the proposed use of the building. It is considered the main issue associated with the proposal is the existing issue of illegal parking in front of the objector's driveway.

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 objections, no conditions

Assessment
The zoning of the land and any relevant overlay provisions
Public Use 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.*

6.3 Planning Permit Application No. P2015-099-2
- Use of land for leisure and recreation (gymnasium), waiver of car parking requirements and the installation of business identification signage ~ 34-36 Railway Street, Euroa (cont.)

- *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.*

The site is located within the Public Use Zone 4 – Transport. A permit is required for the use and development of land for the proposed leisure and recreation facility as it is not being undertaken for transport purposes.

No buildings and works are proposed as part of the proposed amendment to the permit with the exception of minor changes to lighting and the installation of additional security systems.

The proposed increase in the hours of operation for the use of the site as a gymnasium is unlikely to impact on the amenity of the surrounding businesses or residential land uses to the north. Peak usage of the site will occur outside of normal business hours and will not impact on the operation of surrounding land uses which includes a printer, an educational training facility and a hardware store. The proposed use of the land is considered appropriate. The provision of car parking is discussed further into this report.

The issues raised in the objection increased noise can be appropriately managed by way of condition on any permit issued. Such a condition would require that the no doors, windows etc are to remain closed outside of staffed hours which would also be a condition of the permit. Illegal car parking issues associated with the site will require assessment and management outside of the planning permit assessment process.

Floodway 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*

6.3 Planning Permit Application No. P2015-099-2
- Use of land for leisure and recreation (gymnasium), waiver of car parking requirements and the installation of business identification signage ~ 34-36 Railway Street, Euroa (cont.)

- *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 required for the proposed use of the land under the provisions of the Floodway Overlay.

Relevant Particular Provisions
Clause 52.05, *Advertising Signs*
Purpose:
- *To regulate the display of signs and associated structures.*
- *To provide for signs that are compatible with the amenity and visual appearance of an area, including the existing or desired future character.*
- *To ensure signs do not contribute to excessive visual clutter or visual disorder.*
- *To ensure that signs do not cause loss of amenity or adversely affect the natural or built environment or the safety, appearance or efficiency of a road.*

No changes to the existing approved signage are proposed as part of this amendment.

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.*

Table 1 of Clause 52.06-5 of the Strathbogie Planning Scheme specifies the number of car parking spaces required for specific land uses. The number of car parking spaces required for the proposed use is not specified within this table. Where a specific use is not included within this table, Clause 52.06-6 requires that car parking must be provided to the satisfaction of the responsible authority.

6.3 Planning Permit Application No. P2015-099-2
- Use of land for leisure and recreation (gymnasium), waiver of car parking requirements and the installation of business identification signage ~ 34-36 Railway Street, Euroa (cont.)

Due to the way the site has been developed in the past, no car parking has or is able to be provided on the site however a significant number of shared on street car parking spaces are available within the immediate and surrounding area. Peak usage of the proposed use is likely to be early morning and in the evening whereas surrounding businesses operate during more regular business hours. The increase in demand for parking in the area is likely to be experienced during these peak times when surrounding land uses are not operational or open to the general public.

Based on the traffic assessment submitted with the application, it is expected that during peak times, between 20-30 people in addition to a maximum of two staff members will be utilising the site at any one time during peak hours. Outside of these peak hours, gym users are expected to be limited. As part of the use, group classes and personal training sessions for up to eight people will use the facility along with casual visits throughout the day. It is not expected that this use will significantly impact on the existing car parking supply within this area of Euroa.

The expansion of the operating hours will likely disperse the amount of car parking demand for the site. The ability to access the site at all times is expected to increase the number of patrons to the gym however this will be over a longer time meaning there will be less people on site at any one time. This will likely ease the demand for car parking. Illegal car parking has been raised as an issue. This has occurred in the past and is not able to be considered as part of the planning application process. Council's Asset Services department has advised that they would not support the idea of placing 'no parking' signs at the entrance to the property as this could set a precedent for this type of requirement. It is noted that the entrance into the objectors property is not a properly formed crossover however it is acknowledged that this access arrangement has been in place for a long time. It is suggested to the applicant that they can put up a 'no parking sign' along their fence in the first instance. If this does not address the situation, illegal car parking is a police issue.

Car parking for the proposed use is considered appropriate and will not place excessive demand on the existing on street car parking.

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.*

6.3 Planning Permit Application No. P2015-099-2
- Use of land for leisure and recreation (gymnasium), waiver of car parking requirements and the installation of business identification signage ~ 34-36 Railway Street, Euroa (cont.)

- *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.

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 Public Use Zone (PUZ-4): The proposed use will not change as a result of these changes with the exception of the hours of operation and is considered to be consistent with the established commercial character of this area of Railway Street.

With regard to Clause 52.06: The demand for car parking will be dispersed with greater operating hours associated with the gym. Due to the way the site has been developed, there is no ability to provide car parking on the site.

In summary, the proposal meets the objectives of the Planning Policy Framework, Local Planning Policy Framework, Public Use Zone and Clause 52.06.

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

Attachments
Nil

PLANNING COMMITTEE REPORT NO. 4 (DIRECTOR, INNOVATION AND PERFORMANCE - PHIL HOWARD)

7. OTHER BUSINESS

7.1 Planning Applications Received - 11 October to 14 November 2018

Following are listings of Planning Applications Received for the period 11 October to 14 November 2018.

RECOMMENDATION

That the report be noted.

35/12 ***CRS BOWER/WILLIAMS*** *: That the Recommendation be adopted.*

THERE BEING NO FURTHER BUSINESS, THE MEETING CLOSED AT 4.30 P.M.

Confirmed as being a true and accurate record of the Meeting

Chair

26/2/19
Date

PLANNING APPLICATIONS RECEIVED

Monday, 15 October 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
1157 Dookie-Violet Town Road, Earlston VIC 3669	P2018-144	Development of land for two (2) sheds	Rebecca Slater	$15,829.00

Wednesday, 17 October 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
185 Sugarloaf Road, Sheans Creek VIC 3666	P2018-142	Two (2) lot subdivision	Eric Salter Pty Ltd	$0.00*
43 Kent Street, Avenel VIC 3664	P2018-145	Development of land for an extension to a dwelling	Wayne Allen	$172,293.00

Thursday, 18 October 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
1371 Euroa-Mansfield Road, Gooram VIC 3666	P2018-149	Use and Development of land for a new farm shed and replacement dwelling	Mr Sam Verrocchi	$350,000.00
28 McGregor Avenue, Nagambie VIC 3608	P2018-146	Two (2) lot subdivision	Eric Salter Pty Ltd	$0.00*

Friday, 19 October 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
10-12 Tarcombe Street, Euroa VIC 3666	P2017-112 - 2	Use of land for a liquor licence (Restaurant and Café Licence)	Jane Murphy	$0.00*

Monday, 22 October 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
204 Goulburn Weir-Murchison Road, Goulburn Weir VIC 3608	P2018-148	Use and development of land for a function centre and group accommodation	HAMMOND, Anthony James	$80,000.00
375 Bonnie Doon Road, Boho South VIC 3669	P2018-147	Use and development of land for a dwelling	KREPP, Lisa Jane	$450,000.00

Wednesday, 24 October 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
50 Delaheys Road, Kithbrook VIC 3666	P2018-151	Use and development of land for a dependent persons unit	John Baghel	$263,215.00
899 Carmodys Road, Longwood VIC 3665	P2018-152	Three (3) lot subdivision	Mr Troy Spencer	$0.00*

Thursday, 25 October 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
126 Thorndyke Drive, Miepoll VIC 3666	P2018-150	Use and development of land for a dwelling	Linda Martin-Chew	$150,000.00
85 Vickers Road, Nagambie VIC 3608	P2018-153	Use of land for a light engine repair business	Michael Verhardt	$0.00*

Friday, 26 October 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
36 Longwood Road, Avenel VIC 3664	P2018-154	Development of land for a shed	Pierce Colby	$9,000.00

Tuesday, 30 October 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
302 Cusack Road, Euroa VIC 3666	P2018-156	Development of land for an extension to a dwelling	Christine McKenzie	$150,000.00
36 Longwood Road, Avenel VIC 3664	P2018-155	Use and development of land for a store	Pierce Colby	$9,000.00

Wednesday, 31 October 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
148 Alexandersons Road, Locksley VIC 3665	P2018-157	Development of land for a storage shed	Qzu Wing	$80,000.00

Monday, 5 November 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
21 Charman Avenue, Euroa VIC 3666	P2018-158	Development of land for refurbishment of a dwelling and garage	Zvonko Orsanic	$300,000.00
423 Polly McQuinns Road, Strathbogie VIC 3666	P2018-159	Development of land for an addition to a dwelling	Christine McKenzie	$145,000.00

Wednesday, 7 November 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
557 Harrys Creek Road, Boho VIC 3669	P2018-160	Use and development of land for a dwelling	ECONOMOU, Zachary	$420,000.00

Thursday, 8 November 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
2167 Avenel-Longwood Road, Avenel VIC 3664	P2018-092 - 1	Use and development of land for a dwelling and shed	Phillip Andis	$0.00*

Tuesday, 13 November 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
24 Lydiards Road, Euroa VIC 3666	P2018-164	Development of land for an extension to a garage	FLEMING, Debra Anne	$16,520.00
277-279 High Street, Nagambie VIC 3608	P2016-106 - 3	Buildings and works associated with the extension of an existing motel (12 motel rooms) and a reduction in car parking requirements	Casey Collins	$0.00*

Wednesday, 14 November 2018

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
133 Boundary Road South, Euroa VIC 3666	P2018-006 - 1	Use and development of land for a dwelling and a shed	TRACEY, Michael James	$0.00*
461 Selectors Road, Mangalore VIC 3663	P2018-165	Development of land for a farm shed	Colin McGillivray	$17,269.00

*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