



**STRATHBOGIE SHIRE COUNCIL**  
**PLANNING COMMITTEE**  
**AGENDA**

**MEETING TO BE HELD ON TUESDAY 15 OCTOBER 2019**

**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  
David Roff Group Manager, Corporate and Community  
Jeff Saker Group Manager, Community Assets  
Emma Kubeil Acting Group Manager, Innovation and Performance  
Melissa Crane Acting Manager, Planning and Investment  
Trish Hall Town Planner

**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

4. Confirmation of Minutes of the Planning Committee meeting held on Tuesday 27 August 2019
5. Disclosure of Interests
6. Planning Reports
7. Other Business

Phil Howard  
**ACTING CHIEF EXECUTIVE OFFICER**

9 October 2019

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**

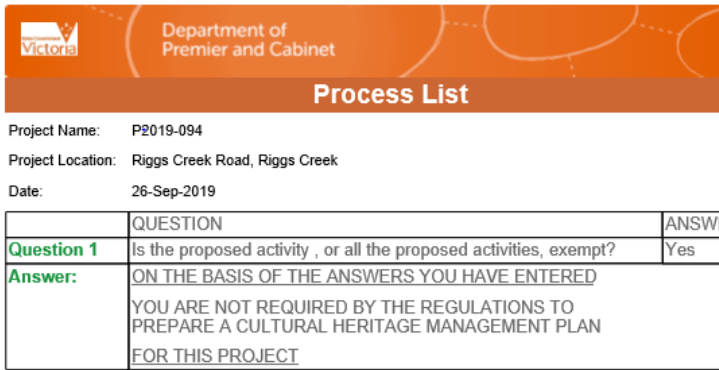
| <b>Planning Committee Reports</b> |  |   |                               |             |
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| <b>6. Planning Reports</b>        |  |   |                               |             |
| <b>Report No.</b>                 | <b>Application No.</b>                                       | <b>Purpose of Application</b>                       | <b>Location</b>               | <b>Page</b> |
| 6.1<br>(AMPI-MC)                  | P2019-094  | Use and Development of Land for a Dwelling and Shed | Riggs Creek Road, Riggs Creek | 1           |
| <b>7. Other Business</b>          |  |   |                               |             |
| 7.1<br>(AGMIP-EK)                 | Planning Applications Received - 15 August to 2 October 2019 |   |                               | 16          |

**PLANNING COMMITTEE REPORT NO. 1 (ACTING MANAGER, PLANNING AND INVESTMENT - MELISSA CRANE)**

**6. PLANNING REPORTS**

**6.1 Planning Permit Application No. P2019-094  
- Use and Development of Land for a Dwelling and Shed ~ Riggs Creek Road, Riggs Creek**

**Application Details:**

|  |   |
|--|---|
| Application is for:  | Use and development of land for a dwelling and shed   |
| Applicant's/Owner's Name:  | Josephine Kubeil  |
| Date Received:   | 28 August 2019  |
| Statutory Days:  | 48  |
| Application Number:  | P2019-094   |
| Planner: Name, title & department                                | Melissa Crane<br>Acting Manager Planning and Investment   |
| Land/Address:  | Crown Allotment 57 Parish of Moglonemby<br>Riggs Creek Road, Riggs Creek VIC 3666   |
| Zoning:  | Farming Zone  |
| Overlays:  | Land Subject to Inundation Overlay (part), Floodway Overlay (part)  |
| Is a CHMP required?  | <p>No, although the site is in a cultural heritage management plan, a single dwelling is not a trigger for a Cultural Heritage Management Plan.</p>                         |
| Is it within an Open Potable Catchment Area?                     | No  |
| Under what clause(s) is a permit required? (include description) | Under Clause 35.07, Farming Zone, a planning permit is required for the construction and use of a dwelling on land that is less than 40 hectares in size. Under Clause 44.04, Land Subject to Inundation a planning permit is required for buildings and works. |

6.1 Planning Permit Application No. P2019-094  
- Use and Development of Land for a Dwelling and Shed ~ Riggs Creek Road,  
Riggs Creek (cont.)

|                                     |             |
|-------------------------------------|-------------|
| Restrictive covenants on the title? | No          |
| Current use and development:        | Agriculture |

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**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*.

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**Summary**

- The application proposes the construction and use of a dwelling and shed at Crown Allotment 57, Parish of Moglonemby, Riggs Creek Road, Riggs Creek.
- The application is for a dwelling and shed associated with the agricultural use of the land.
- The application was advertised, and no objections were received.
- The application has been assessed within the 60-day statutory timeframe.
- The application is being heard before Planning Committee due to the proposal being on a small lot in the Farming Zone.
- The proposal meets the objectives of the Planning Policy Framework, Local Planning Policy Framework as well as the relevant particular provision.
- It is recommended that Council resolve to issue a permit in accordance with the Officer's recommendation.

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**RECOMMENDATION**

**That Council**

- **having caused notice of Planning Application No. P2016-168 to be given under Section 52 of the *Planning and Environment Act 1987***

**and having considered all the matters required under Section 60 of the *Planning and Environment Act 1987* decides to Grant a Permit under the provisions of Clause 35.07, Farming Zone and Clause 44.04 Land Subject to Inundation of the Strathbogie Planning Scheme in respect of the land known as Crown Allotment 57 Parish of Moglonemby, Riggs Creek Road, Riggs Creek VIC 3666, for the use and development of land for a dwelling and shed , in accordance with endorsed plans, subject to the following conditions:**

- 1. Prior to the commencement of use and development, amended plans must be submitted to and approved by the responsible authority.**

6.1 Planning Permit Application No. P2019-094  
- Use and Development of Land for a Dwelling and Shed ~ Riggs Creek Road,  
Riggs Creek (cont.)

2. 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) Elevations and materials for construction for the dwelling.
  - (b) Floor plans, elevations and materials of construction for the shed.
3. The use and 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.

**Section 173**

4. Prior to the issue of a Statement of Compliance/Commencement of works a Section 173 Agreement must be entered into at no cost to Council, which ensures the following:
  - The land may not be further subdivided so as to create another lot for an existing dwelling.
  - The use of the land for the dwelling must be undertaken in accordance with the endorsed Land Management Plan.

The Section 173 Agreement must be prepared by Council's solicitors, to the satisfaction of the Responsible Authority and must be recorded on the folio of the Register to the subject land pursuant to Section 181 of the *Planning and Environment Act 1987*.

**Environmental Health Conditions:**

5. Prior to the commencement of any works on site, a High-Risk Land Capability assessment must be submitted to and approved by the responsible authority, and must provide for effluent disposal for the dwelling.
6. All sewage and sullage waters shall be treated in accordance with the requirements of the Environment Protection Authority and the Council. All effluent shall be disposed of and contained within the curtilage of the land and shall not discharge directly or indirectly to an adjoining property, street or any water course, water storage or dam. Sufficient land shall be set aside and kept available for the purpose of effluent disposal.
7. Prior to the commencement of any works, including site works, the applicant shall obtain a septic tank permit from Council.
8. The effluent disposal field must be located 60 metres from the nearest waterway, dam, lake or reservoir (non-potable water supply) to the satisfaction of the Responsible Authority.

6.1 Planning Permit Application No. P2019-094  
- Use and Development of Land for a Dwelling and Shed ~ Riggs Creek Road,  
Riggs Creek (cont.)

**Engineering Conditions:**

9. Prior to the commencement of works on site, any new, relocated, alteration or replacement of required vehicular entrances to the subject land from the road shall be constructed at a location and of a size and standard in accordance with the requirements of the relevant Authority and shall be at the applicant's expense. The final location of the crossing is to be approved by the Responsible Authority via a Vehicle Crossing Permit. Reference should be made to Clause 12.9.2 "Rural Vehicle Crossings" of the Infrastructure Design Manual. Refer to standard drawing SD255 for small vehicles or SD265 for large vehicles. The vehicular crossing shall have satisfactory clearance to any, power or Telecommunications pole, manhole cover or marker, or street tree and have a minimum of 50mm of gravel from the shoulder to the property boundary.
10. Prior to the commencement of the use all internal access roads must be constructed, formed and drained to avoid erosion and to minimise disturbance to natural topography of the land to the satisfaction of the Responsible Authority. Internal access, including the turn-around areas for emergency vehicles, must be all weather construction with a minimum trafficable width of 4m.
11. All stormwater and surface water discharging from the site, buildings and works must be conveyed to the legal point of discharge drains to the satisfaction of the Responsible Authority/Goulburn Murray Water or dissipated within the site boundaries. No effluent or polluted water of any type may be allowed to enter the stormwater drainage system.
12. Appropriate steps must be taken to retain all silt and sediment on site during the construction phase to the satisfaction of the Responsible Authority and must be carried out in accordance with the following EPA guidelines and policies: -
  - Environmental Guidelines for Major Construction Sites (EPA publication No. 480, December 19985); and
  - Construction Techniques for Sedimentation Pollution Control (EPA publication No. 275, May 1991)
13. Any damage to the Responsible Authority's assets (i.e. sealed roads, roadside drains, trees, nature strip etc.), and boundary fences, must be repaired at the cost of the applicant all to the satisfaction of Responsible Authority.

6.1 Planning Permit Application No. P2019-094  
- Use and Development of Land for a Dwelling and Shed ~ Riggs Creek Road,  
Riggs Creek (cont.)

**General**

14. 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.
15. The dwelling must have a total minimum of 55,000 litres of water of which 45,000 litres shall be for domestic use and 10,000 litres for fire fighting purposes, the latter being in the lower portion of the tank, or separately. All outlets from the lower tank or separate fire fighting tank shall be fitted with 63mm 3 thread, 25mm CFA round thread male coupling, and fire brigade vehicles must be able to get to within four metres of the coupling.
16. 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.

**Goulburn Broken Catchment Management Authority**

17. The finished floor level of the proposed dwelling must be constructed at least 300 millimetres above the general surrounding ground level, or higher level deemed necessary by the responsible authority.

**Development**

18. 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. P2019-094  
- Use and Development of Land for a Dwelling and Shed ~ Riggs Creek Road,  
Riggs Creek (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.**

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**Proposal**

The application is for a single dwelling and shed, to be placed approximately 290 metres from the front of the allotment and 150 metres from the side boundaries. The property is currently being used for agricultural purposes and it is proposed to continue the use. The property owners have a number of properties being run as one farm, which has been expanding over the past 15 years. The property is now at a size that additional help is required to manage the whole of the land. The dwelling on this site is to be for the existing property owners, while their existing dwelling (on a different allotment) will be used by family members also involved in running the enterprise. The total farmed enterprise is approximately 325 acres.

The application is supported by a Land Management Plan, and the subject site will be used to produce oaten hay and for finishing off for 50 breeding cows and 50 calves.

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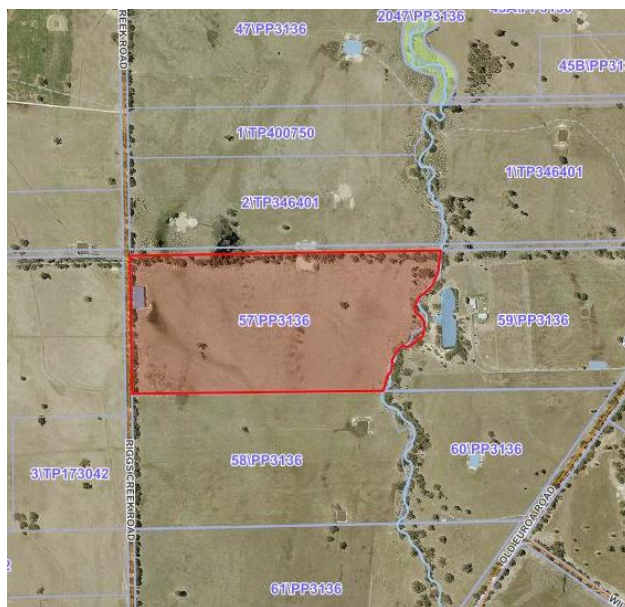
**Subject site & locality**

The subject land is 32.25 hectares in size, and rectangular in shape, apart from the eastern boundary which follows the waterway. The subject land is generally clear with some paddock trees on the property (not near proposed house site) and remnant vegetation along the western, northern and eastern boundaries.

The site is accessed from Riggs Creek Road and has a dam at the front of the property. Power is available approximately 250m from the subject site.

6.1 Planning Permit Application No. P2019-094  
- Use and Development of Land for a Dwelling and Shed ~ Riggs Creek Road,  
Riggs Creek (cont.)

The surrounding pattern of subdivision is for block of sizes like this site, with some properties vacant and some with dwellings and associated shedding constructed on them. The land is mainly used for extensive agriculture, with no intensive animal industries nearby.



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**Permit/Site History**

A search of Council's electronic records results in a planning permit issued in 2006 for a dwelling and shed that was lapsed without being enacted upon.

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**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 no objections to date.

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**Consultation**

No consultation has been required to be undertaken.

6.1 Planning Permit Application No. P2019-094  
- Use and Development of Land for a Dwelling and Shed ~ Riggs Creek Road,  
Riggs Creek (cont.)

**Referrals**

External Referrals/Notices required by the Planning Scheme:

| Referrals/Notice     | Advice/Response/Conditions   |
|----------------------|--|
| Section 55 Referrals | Goulburn Broken Catchment Management Authority – No objections subject to conditions |
| Section 52 Notices   | None   |

| Internal Council Referrals | Advice/Response/Conditions          |
|----------------------------|-------------------------------------|
| Asset Services             | No objections subject to conditions |
| Health Services            | No objections subject to conditions |

**Assessment**

**The zoning of the land and any relevant overlay provisions**

**Farming Zone**

Purpose:

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

A planning permit is required for the construction and use of a dwelling and associated shedding as the allotment is less than 40 hectares in size.

**Land Subject to Inundation Overlay**

Purpose:

- *To implement the 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.*

6.1 Planning Permit Application No. P2019-094  
- Use and Development of Land for a Dwelling and Shed ~ Riggs Creek Road,  
Riggs Creek (cont.)

- *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 planning permit is required for buildings and works in the Land Subject to Inundation Overlay.

**Planning Policy Framework (PPF)**

Clause 12.03-1S, *River corridors, waterways, lakes and wetlands*

Objective: To protect and enhance river corridors, waterways, lakes and wetlands

Strategies:

- Ensure development is sensitively designed and sited to maintain and enhance environmental assets, significant views and landscapes along river corridors and waterways.

Response: The Land Management Plan includes works to plant trees and fence of the creek area of the property, which will assist in the protection of the waterway.

Clause 13.03-1S, *Floodplain management*

Objective: To assist the protection of:

- Life, property and community infrastructure from flood hazard
- The natural flood carrying capacity of rivers, streams and floodways.
- The flood storage function of floodplains and waterways.

Strategies: Identify land affected by flooding, including land inundated by the 1 in 100-year flood event or as determined by the floodplain management authority in planning schemes.

Response: The property is identified as Land Subject to Inundation and the views of the floodplain management authority were sought as part of the application. No objections were received.

Clause 14.01-2S, *Sustainable agricultural land use*

Objective: To encourage sustainable agricultural land use.

Strategies:

- Ensure agricultural and productive rural land use activities are managed to maintain the long-term sustainable use and management of existing natural resources.

6.1 Planning Permit Application No. P2019-094  
- Use and Development of Land for a Dwelling and Shed ~ Riggs Creek Road,  
Riggs Creek (cont.)

- Assist genuine farming enterprises to embrace opportunities and adjust flexibly to market changes.

Response: The application is supported by a Land Management Plan that outlines the agricultural activities to be undertaken on the land, and the proposed dwelling will assist with the long-term management of the farming enterprise.

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

Clause 21.02-4, *Rural Zones*

Objective: To protect and maintain established farming areas

Strategies:

- Limit inappropriate uses within farming areas, including dwellings not required to support an agricultural use.

Response: The proposed dwelling is to be utilised by the owners of the property to assist in the expansion of the farming enterprise. The block is of a similar size the ones in the general area and provides buffers from adjoining uses within the boundaries of the property.

Clause 21.02-6, *Building Material – Muted Tones*

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

Strategies: Require the use of buildings materials and colours which are in context with the surrounding environment.

Response: A condition is recommended to ensure that muted tones and new materials are used on any new buildings.

Clause 21.04-6, *Flooding*

Objective: To protect and manage floodplains.

Strategies:

- Discourage development and subdivision of land subject to significant flooding.
- Ensure all new development maintains the free passage and temporary storage of floodwater, minimises flood damage, is compatible with flood hazard and local drainage conditions, and minimises soil erosion, sedimentation and silting.
- Ensure the Local Floodplain Development Plans are current and development proposals are consistent with these plans.

Response: The application was referred to the Goulburn Broken Catchment Management Authority, who had no objections subject to conditions.

6.1 Planning Permit Application No. P2019-094  
- Use and Development of Land for a Dwelling and Shed ~ Riggs Creek Road,  
Riggs Creek (cont.)

Clause 22.01, *Housing and House Lot Excisions in Farming Zones*

Objectives:

- To protect and maintain productive farming areas
- To protect the growth of rural industries against potential land use conflict
- To ensure that rural production is not compromised by housing encroachment.

It is policy that the construction of a new dwelling on an existing small lot will be discouraged unless it meets all the following requirements:

| Requirement   | Response  | Complies |
|---|---|----------|
| The lot is accessed by an all-weather road and has appropriate service provisions   | The road is on a local unsealed road on council's road register.  | Yes      |
| Emergency ingress and egress is at an appropriate standard  | A condition is recommended on the permit for construction of both a new vehicle crossing and internal access to suit emergency vehicles.  | Yes      |
| The dwelling will not inhibit the operation of agriculture and rural industries   | The proposed dwelling is located more than 100 metres from every boundary, providing buffers from potential adjoining rural industries within the boundaries of the property  | Yes      |
| The site must be able to contain and treat onsite effluent and wastewater in accordance with the relevant Code of Practice and Australian Standards | A condition is recommended on the permit for a land capability assessment to detail the proposed method of effluent disposal. With the allotment being 32.25 hectares in size, it is considered that effluent disposal will be able to be undertaken in accordance with all relevant regulations. | Yes      |

6.1 Planning Permit Application No. P2019-094  
- Use and Development of Land for a Dwelling and Shed ~ Riggs Creek Road,  
Riggs Creek (cont.)

|   |  |            |
|---|--|------------|
| <p>The dwelling should be associated with a sustainable rural pursuit that requires a dwelling on the land to manage that pursuit. The application should be supported by a farm management plan that justifies the need for a dwelling to assist in the operation of the farm.</p> | <p>The application has been supported by a Land Management Plan that details both farming practices and environmental works to be undertaken on the site. A condition for a Section 173 Agreement is recommended to ensure that the dwelling is used in conjunction with the plan.</p> | <p>Yes</p> |
|---|--|------------|

**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 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.*

Response: The proposed dwelling will not have a negative impact on the amenity of the broader area and will provide a positive environmental and farming outcome for the site.

**Other relevant adopted State policies/strategies**

There are no relevant adopted State policies.

6.1 Planning Permit Application No. P2019-094  
- Use and Development of Land for a Dwelling and Shed ~ Riggs Creek Road,  
Riggs Creek (cont.)

**Relevant incorporated, reference or adopted documents**

The following reference documents are relevant to this application:

- *Goulburn Broken Regional Catchment Strategy*, Goulburn Broken CMA, 2003
- *Infrastructure Design Manual*, Shire of Campaspe, City of Greater Bendigo, Greater Shepparton City Council, Version 4, March 2013
- *Guidelines for the Protection of Water Quality*, North East Planning Referral Group, 2001

**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.

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**Summary of Key Issues**

With regard to the Farming Zone:

- The subject site is used in conjunction with a larger farming enterprise
- The dwelling site provides for buffers from adjoining land uses within the boundaries of the property.
- The Land Management Plan will provide both a positive farming and environmental outcome for both the land and the waterway.

With regard to the Land Subject to Inundation:

- The dwelling site is in an area outside the overlay.
- The application was assessed by the Goulburn Broken Catchment Management Authority, who had no objections to the proposal.

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

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**Conclusion**

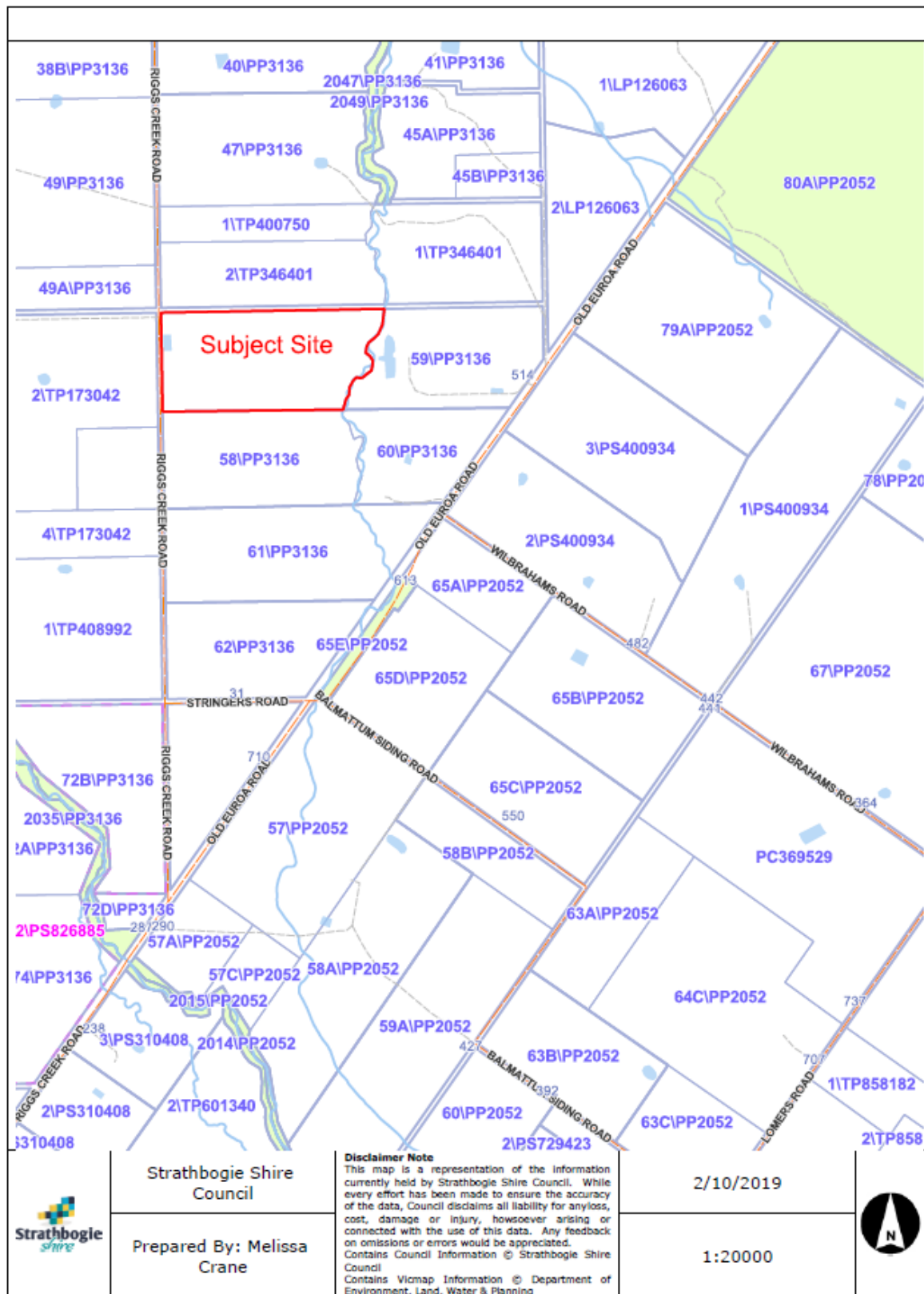
After due assessment of all the relevant factors, it is considered appropriate to grant a planning permit, subject to conditions.

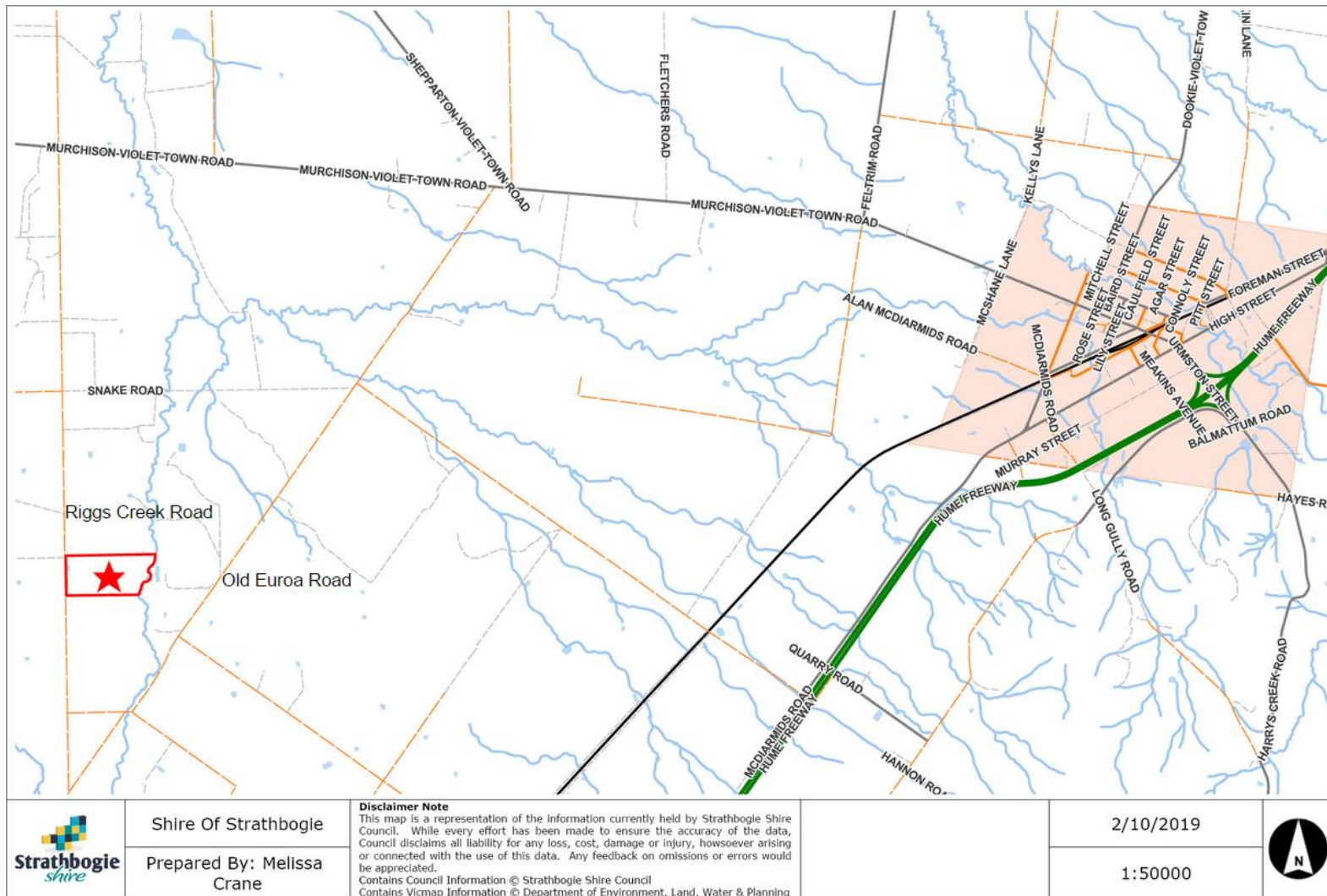
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**Attachments**

Locality Maps







**PLANNING COMMITTEE REPORT NO. 2 (ACTING GROUP MANAGER,  
INNOVATION AND PERFORMANCE - EMMA KUBEIL)**

**7. OTHER BUSINESS**

**7.1 Planning Applications Received  
- 15 August to 2 October 2019**

Following are listings of Planning Applications Received for the period 15 August to 2 October 2019.

**RECOMMENDATION**

**That the report be noted.**

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

## **PLANNING APPLICATIONS RECEIVED**

Thursday, 15 August 2019

| Site Address                           | Application Number Display | Application Description                                | Applicant Name   | Cost Of Works |
|--|----------------------------|--|------------------|---------------|
| 94 Ballantynes Road, Nagambie VIC 3608 | P2017-067 - 2              | Two (2) lot subdivision and construction of a dwelling | Bethanie Hemeter | \$0.00        |

Friday, 16 August 2019

| Site Address                                  | Application Number Display | Application Description   | Applicant Name           | Cost Of Works |
|---|----------------------------|---|--------------------------|---------------|
| 10 Deanes Road, Wahring VIC 3608              | P2019-089                  | Use and development of land for a dependent persons dwelling    | MOWAT, James Dylan       | \$280,000.00  |
| 1080 Seymour-Avenel Road, Mangalore VIC 3663  | P2019-047                  | Development of land for a shed and removal of native vegetation | GREENAWAY, Earl McGregor | \$93,500.00   |
| 356 Polly McQuinns Road, Strathbogie VIC 3666 | P2019-053 - 1              | Development of land for a shed                                  | PETERS, Helen Joy        | \$0.00        |

Tuesday, 20 August 2019

| Site Address                       | Application Number Display | Application Description  | Applicant Name         | Cost Of Works  |
|------------------------------------|----------------------------|--|------------------------|----------------|
| 168 High Street, Nagambie VIC 3608 | P2019-091                  | Use and Development of land for an Emergency Services Facility | Country Fire Authority | \$1,100,000.00 |

Wednesday, 21 August 2019

| Site Address                                   | Application Number Display | Application Description  | Applicant Name          | Cost Of Works |
|--|----------------------------|--|-------------------------|---------------|
| 470 Mitchellstown Road, Mitchellstown VIC 3608 | P2019-085                  | Use of land for a 'Place of Assembly' and 'Camping and Caravan Park' | Ginger Republic Pty Ltd | \$0.00        |

Friday, 23 August 2019

| Site Address                                   | Application Number Display | Application Description         | Applicant Name | Cost Of Works |
|--|----------------------------|---------------------------------|----------------|---------------|
| 470 Mitchellstown Road, Mitchellstown VIC 3608 | P2019-092                  | Development of land for a jetty | John Beresford | \$40,000.00   |

Monday, 26 August 2019

| Site Address                                | Application Number Display | Application Description   | Applicant Name | Cost Of Works |
|---|----------------------------|---|----------------|---------------|
| 2114 Northwood Road, Mitchellstown VIC 3608 | P2019-093                  | Development of land for the construction and installation of a three (3) piece floating structure | Adam Sangster  | \$32,000.00   |

Wednesday, 28 August 2019

| Site Address                           | Application Number Display | Application Description                             | Applicant Name      | Cost Of Works |
|--|----------------------------|---|---------------------|---------------|
| 5 Agar Street, Violet Town VIC 3669    | P2019-095                  | Native vegetation removal                           | HARRIS, Adrian John | \$0.00        |
| 9 Tulip Street, Violet Town VIC 3669   | P2018-114 - 1              | Use and development of land for two (2) dwellings   | Brendan Mellington  | \$0.00        |
| Riggs Creek Road, Riggs Creek VIC 3666 | P2019-094                  | Use and development of land for a dwelling and shed | Josephine Kubeil    | \$350,000.00  |

Friday, 30 August 2019

| Site Address                        | Application Number Display | Application Description            | Applicant Name   | Cost Of Works |
|-------------------------------------|----------------------------|------------------------------------|------------------|---------------|
| 30 Gap Road, Longwood East VIC 3666 | P2019-097                  | Development of land for a hay shed | William Molinaro | \$10,000.00   |

Tuesday, 3 September 2019

| Site Address                           | Application Number Display | Application Description             | Applicant Name  | Cost Of Works |
|--|----------------------------|-------------------------------------|-----------------|---------------|
| 294-298 High Street, Nagambie VIC 3608 | P2019-020 - 1              | Development of land for three shops | Gordon Hamilton | \$0.00        |

Friday, 6 September 2019

| Site Address                                   | Application Number Display | Application Description                                       | Applicant Name         | Cost Of Works |
|--|----------------------------|---|------------------------|---------------|
| 187 Goulburn Weir Road, Goulburn Weir VIC 3608 | P2019-098                  | Development of land for a display home centre (display cabin) | MCCOACH, Steven Joseph | \$500,000.00  |

Monday, 9 September 2019

| Site Address               | Application Number Display | Application Description  | Applicant Name  | Cost Of Works |
|----------------------------|----------------------------|--|-----------------|---------------|
| Angle Road, Euroa VIC 3666 | P2019-099                  | Native vegetation removal for replacement of Euroa Sewerage Main | Zeeshan Pirzada | \$10,000.00   |

Tuesday, 10 September 2019

| Site Address                              | Application Number Display | Application Description  | Applicant Name           | Cost Of Works |
|---|----------------------------|--|--------------------------|---------------|
| 40 Armstrong Avenue, Strathbogie VIC 3666 | P2017-073 - 3              | Use and Development of land for group accommodation, a dwelling and shed | Peter and Trudy Cranwell | \$0.00        |

Thursday, 12 September 2019

| Site Address   | Application Number Display | Application Description                        | Applicant Name  | Cost Of Works |
|--|----------------------------|--|-----------------|---------------|
| 15 Scobie Road, Longwood East VIC 3666               | P2019-090                  | Use and development of land for a storage shed | Luke Dobson     | \$42,661.00   |
| 151 Creightons Creek Road, Creightons Creek VIC 3666 | P2019-101                  | Development of land for a hay shed             | Susan Stribling | \$50,000.00   |
| 53 Clifton Street, Euroa VIC 3666                    | P2019-100                  | Two (2) lot subdivision                        | Howard Argus    | \$0.00        |

Friday, 13 September 2019

| Site Address                                 | Application Number Display | Application Description | Applicant Name  | Cost Of Works |
|--|----------------------------|-------------------------|-----------------|---------------|
| Nagambie-Rushworth Road, Bailieston VIC 3608 | P2019-102                  | Two (2) lot subdivision | Kathleen Fisher | \$0.00        |

Monday, 16 September 2019

| Site Address                      | Application Number Display | Application Description                                  | Applicant Name        | Cost Of Works |
|-----------------------------------|----------------------------|--|-----------------------|---------------|
| 134 Byers Road, Tamleugh VIC 3669 | P2019-103                  | Use of land for a host farm and camping and caravan park | WATERS, Simon         | \$7,000.00    |
| 2 Millards Lane, Euroa VIC 3666   | P2019-104                  | Development of land for an extension to a shed           | HAWKINS, Vanessa Jane | \$4,800.00    |

Thursday, 19 September 2019

| Site Address                             | Application Number Display | Application Description    | Applicant Name | Cost Of Works |
|--|----------------------------|----------------------------|----------------|---------------|
| 571 Galls Gap Road, Strathbogie VIC 3666 | P2019-105                  | Two (2) lot re-subdivision | Stacey Cole    | \$0.00        |

Tuesday, 24 September 2019

| Site Address                      | Application Number Display | Application Description  | Applicant Name  | Cost Of Works |
|-----------------------------------|----------------------------|--|-----------------|---------------|
| 21 Charman Avenue, Euroa VIC 3666 | P2018-158 - 2              | Development of land for refurbishment of a dwelling and garage | ORSANIC, Zvonko | \$0.00        |

Wednesday, 25 September 2019

| Site Address                             | Application Number Display | Application Description  | Applicant Name | Cost Of Works |
|--|----------------------------|--|----------------|---------------|
| 37 Miepoll School Road, Miepoll VIC 3666 | P2019-107                  | Development of land for an addition to a dwelling  | Zvonko Orsanic | \$200,000.00  |
| 401 High Street, Nagambie VIC 3608       | P2019-096                  | Staged residential subdivision, create/alter access to Road Zone, Category 1, removal of native vegetation and associated earthworks | Jane Macey     | \$0.00        |

Friday, 27 September 2019

| Site Address                          | Application Number Display | Application Description   | Applicant Name | Cost Of Works |
|---------------------------------------|----------------------------|---|----------------|---------------|
| 903 Ankers Road, Strathbogie VIC 3666 | P2019-108                  | Development of land for alterations and extension to a dwelling | Zvonko Orsanic | \$100,000.00  |

Tuesday, 1 October 2019

| Site Address                             | Application Number Display | Application Description    | Applicant Name | Cost Of Works |
|--|----------------------------|----------------------------|----------------|---------------|
| 27 Euroa-Shepparton Road, Euroa VIC 3666 | P2019-010                  | Two (2) lot re-subdivision | Troy Spencer   | \$0.00        |

\*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 |