



STRATHBOGRIE SHIRE COUNCIL **Strathbogrie**
shire

PLANNING COMMITTEE

AGENDA

MEETING TO BE HELD ON TUESDAY 19 MAY 2020
AT THE EUROA COMMUNITY CONFERENCE CENTRE
COMMENCING AT 4.00 P.M.

Chair:	Malcolm Little	<i>(Hughes Creek Ward)</i>
Councillors:	Robert Gardner	<i>(Lake Nagambie Ward)</i>
	John Mason	<i>(Seven Creeks Ward)</i>
	Amanda McClaren	<i>(Lake Nagambie Ward)</i>
	Chris Raeburn	<i>(Honeysuckle Creek Ward)</i>
	Alistair Thomson	<i>(Mount Wombat Ward)</i>
	Graeme Williams OAM	<i>(Seven Creeks Ward)</i>
Officers:	Julie Salomon	Chief Executive Officer (CEO)
	Phil Howard	Director, Community and Planning (DCP)
	David Roff	Director, Corporate Operations (DCO)
	Emma Kubeil	Manager, Planning and Investment (MPI)
	Melissa Crane	Principal Planner (PP)
	Trish Hall	Town Planner (TP)
	Dawn Bray	Executive Manager, Governance and Customer Service (EMGCS)
	Kristin Favaloro	Executive Manager, Communications and Engagement (EMCE)

Until further notice, all meetings conducted by Strathbogrie Shire Council will be virtually, using Zoom and live streamed on our website at www.strathbogrie.vic.gov.au. This ensures we are meeting the Victorian Government's social distancing requirements to slow the spread of coronavirus (COVID-19) and help keep our communities safe

We encourage all community members to watch the meeting online, given we have had to close the public gallery until further notice following legal advice around how to comply with COVID-19 social distancing rules.

People wishing to make submissions for items on the Planning Committee Agenda may do so by:

- submitting a further written statement, which will be read by the Chair
- requesting to make their submission via telephone
- making their presentation via a pre-recorded video that is sent to Council prior to the meeting.

The Planning Department will be in touch with relevant parties prior to the meeting so that appropriate arrangements can be made.

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 21 April 2020
5. Disclosure of Interests
6. Planning Reports
7. Other Business

Julie Salomon
CHIEF EXECUTIVE OFFICER

15 May 2020

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

Council does not generally permit individuals to make audio recordings of meetings. Individuals are required to make a written request addressed to the Council (Group Manager, Corporate & Community) should they seek to obtain permission to do so.

PLANNING COMMITTEE REPORTS INDEX

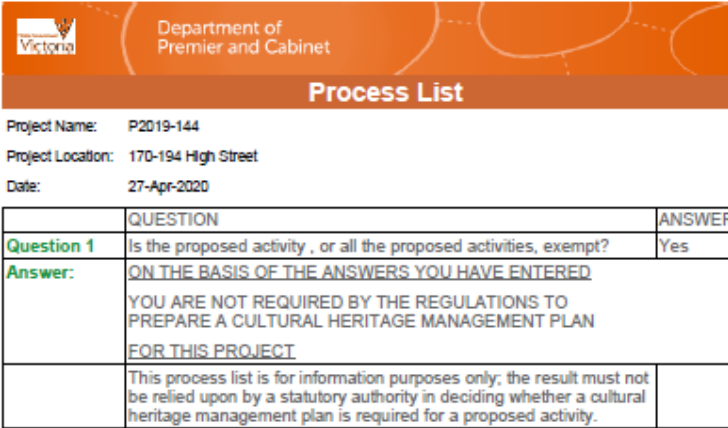
Planning Committee Reports				
6. Planning Reports				
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PLANNING COMMITTEE REPORT NO. 1 (PRINCIPAL PLANNER – MELISSA CRANE)

6. PLANNING REPORTS

**6.1 Planning Permit Application No. P2019-144
- Two (2) Lot Subdivision (House Lot Excision); Use and Development of
Land for a Dwelling and Shed ~ 170-194 High Street, Nagambie**

Application Details:

Application is for:	Two (2) lot subdivision (house lot excision); Use and development of land for a dwelling and shed.
Applicant's/Owner's Name:	Brian Moxham
Date Received:	17 December 2019
Statutory Days:	49
Application Number:	P2019-144
Planner: Name, title & department	Melissa Crane Principal Planner Planning and Investment Department
Land/Address:	Lot 2 on Plan of Subdivision 747387, Volume 10384 Folio 573 Parish of Tabilk 170-194 High Street, Nagambie VIC 3608
Zoning:	General Residential Zone, Farming Zone
Overlays:	No Overlay
Is a CHMP required?	<p>No, two lot subdivision and construction of a dwelling does not trigger a CHMP.</p>  <p>The screenshot shows a 'Process List' for project P2019-144. It lists the project name, location (170-194 High Street), and date (27-Apr-2020). A table with two columns, 'QUESTION' and 'ANSWER', contains the following entry: Question 1: Is the proposed activity, or all the proposed activities, exempt? Answer: Yes Below the table, it states: 'ON THE BASIS OF THE ANSWERS YOU HAVE ENTERED YOU ARE NOT REQUIRED BY THE REGULATIONS TO PREPARE A CULTURAL HERITAGE MANAGEMENT PLAN FOR THIS PROJECT'. A disclaimer at the bottom notes that the process list is for information purposes only and should not be relied upon for statutory decisions.</p>
Is it within an Open Potable Catchment Area?	No, not in an open potable catchment area.
Under what clause(s) is a permit required? (include description)	Clause 35.07, Farming Zone – Permit required for subdivision; Permit required to use and development land for a dwelling; Permit required for buildings and works less than 100m from a neighbouring dwelling Clause 32.08, General Residential Zone – Permit required for subdivision

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

Disclosure of Conflicts of Interest in relation to advice provided in this report

The author of this report and officers/contractors providing advice in relation to this report do not have a direct or indirect interest, as provided in accordance with the *Local Government Act 1989*.

Summary

- The application proposes a two-lot subdivision (house lot excision) and the use and development of the new lot for a dwelling at 170-194 High Street, Nagambie.
- The application is to subdivide an existing parcel into a 32.17 ha, containing the existing shedding, and a 4699sqm allotment proposed to have a new dwelling.
- The land is zoned in 2 parts, both General Residential Zone and Farming Zone. This parcel of land is identified within the Nagambie Growth Management Strategy 2008, as Residential infill.
- 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 construction of a dwelling 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 Farming Zone and General Residential Zone.
- It is recommended that Council resolve to grant a permit in accordance with the Officer's recommendation.

RECOMMENDATION

That Council

- having caused notice of Planning Application No. P2019-144 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 Grant a Permit under the provisions of Clause 35.07 Farming Zone and Clause 32.08 General Residential Zone of the Strathbogrie Planning Scheme in respect of the land known as Lot 4 on Plan of Subdivision 415618, Volume 10384 Folio 573 Parish of Tabilk, 170-194 High Street, Nagambie VIC 3608, for the two (2) lot subdivision (house lot excision) and for the use and development of land for a dwelling and shed, in accordance with endorsed plans, subject to the following conditions:

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a Dwelling and Shed ~ 170-194 High Street, Nagambie (cont.)

Plans

1. The subdivision must be in accordance with the endorsed plan. This endorsed plan can only be altered or modified with the prior written approval of the Responsible Authority, or to comply with statutory requirements.
2. The use and development of the dwelling 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.

Subdivision

3. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and gas services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.
4. All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.
5. The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.
6. The owner of the land must enter into an agreement with:
 - (a) A telecommunications network or service provider for the provision of telecommunications services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
 - (b) A suitably qualified person for the provision of fibre ready telecommunications facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.
7. Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:
 - (a) A telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and

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- (b) A suitable qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Telecommunications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

Dwelling

8. Prior to the commencement of works for the proposed dwelling, the Proposed 2 Lot subdivision must be completed and evidence of lodgement at the Land Titles Office must be supplied to the Responsible Authority.
9. 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.

Environmental Health Conditions:

10. Prior to the commencement of any works, including site works, the applicant shall obtain a septic tank permit from Council.
11. All sewage and sullage waters shall be treated in accordance with the requirements of the *Environment Protection Act 1970* and the *Guidelines for Environmental Management: Code of Practice – Onsite Wastewater Management 891.4 (2016)* and the Responsible Authority. All wastewater shall be disposed of and contained within the boundaries of the property and sufficient area shall be kept available for the purpose of wastewater disposal to the satisfaction of the responsible authority. No wastewater shall drain directly or indirectly onto an adjoining property, street or any water course, water storage or dam.
12. All wastewater and liquid are to be contained and treated on site by an approved septic tank system or equivalent. The system must be at least 300 metres from potable water supply. The system must be at least 60 metres from any watercourse and/or dam (non-potable water supply) for primary sewerage and 30 metres for secondary sewerage, on the subject or neighbouring properties, and must meet the *Guidelines for Environmental Management: Code of Practice – Onsite Wastewater Management 891.4 (2016)*.
13. The floor plan shows 2 study rooms and a rumpus that can be closed off with a door and may need to be included as bedrooms for the purpose of calculating the minimum daily domestic flow rates.

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14. No buildings or works shall occur over any part of the approved waste disposal system including the septic tank in accordance with the *Environment Protection Act 1970* and the *Guidelines for Environmental Management: Code of Practice – Onsite Wastewater Management 891.4 (2016)*.

Engineering Conditions:

15. 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.
16. 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.
17. 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 publication No. 275, May 1991) and to the satisfaction of the Responsible Authority.
18. Before the development starts or subdivision works commences, the owner or developer must submit to the Responsible Authority a written report and photos of any prior damage to public infrastructure. Listed in the report must be the condition of kerb & channel, footpath, seal, street lights, signs and other public infrastructure fronting the property and abutting at least two properties either side of the development. Unless identified with the written report, any damage to infrastructure post construction will be attributed to the development. The owner or developer of the subject land must pay for any damage caused to the Councils assets/Public infrastructure caused as a result of the development or use permitted by this permit.

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- Two (2) Lot Subdivision (House Lot Excision); Use and Development of Land for a Dwelling and Shed ~ 170-194 High Street, Nagambie (cont.)

General

19. 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

20. The finished floor level of the proposed dwelling must be constructed at least 300 millimetres above the 100-year ARI flood level of 130.0 metres AHD, ie. At least 130.3 metres AHD, or higher level deemed necessary by the responsible authority.

Expiry

21. 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, and the use commenced within four (4) years of the date of this Permit.
 - (c) the subdivision is not started (Certification) within two (2) years of the date of this permit;
 - (d) the subdivision is not completed (Statement of Compliance) within five (5) years of the date of Certification under the Subdivision Act 1988.

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

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

Planning Notes:

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

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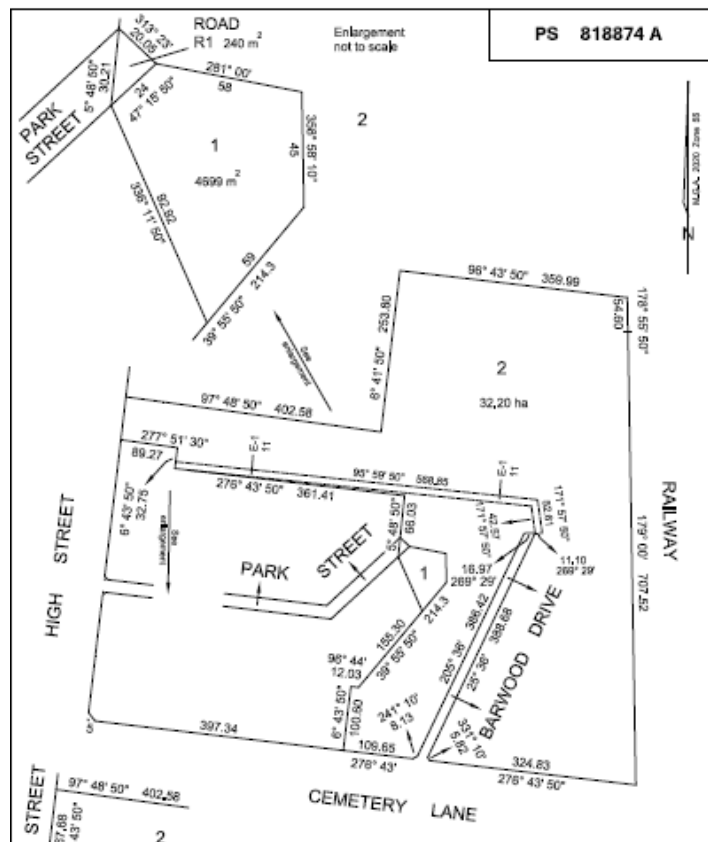
- **This Permit does not authorise the creation of a new access way/crossover. Before any such development may commence, the Applicant must apply for and obtain appropriate approval from Council.**

Proposal

The permit application is for two proposals on one parcel of land, that is 32.64 ha in size, and partly in the General Residential Zone and partly in the Farming Zone. The two proposals are as follows:

1. Subdivide the existing allotment into two, under the House Lot Excision provisions. The new allotments will be 32.17 hectares, containing the existing dwelling and shedding, and the smaller lot will be 4699 square metres in size. The new allotment is in the Farming Zoned section of the land.

The proposed subdivision is as follows:



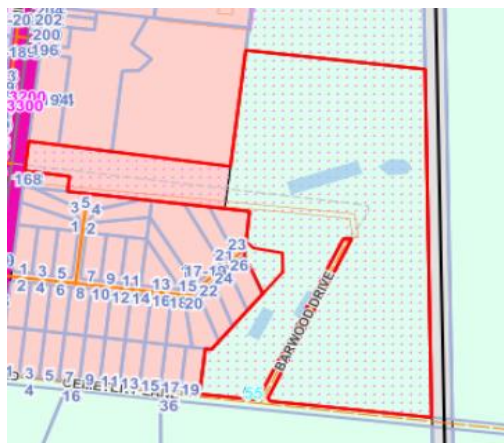
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2. Use and development of the smaller parcel for a dwelling and a shed. The dwelling is proposed to be 5 bedrooms, two bathrooms, two studies, two living areas and a two-car garage, with a shed to the south of the dwelling.



Subject site & locality

The subject land is irregular in shape and is located on the southern side of Nagambie and is partly in the General Residential Zone (pink in plan below), and partly in the Farming Zone (green in plan below). The land has been identified in the Nagambie Growth Management Plan as appropriate for rezoning to General Residential.



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The land is generally clear with a dwelling and shedding, three dams and is used for agricultural and residential purposes. The existing dwelling is accessed from a driveway off High Street, with a secondary access on Barwood Court, and the proposed new allotment will be accessed from Park Street. The site for the proposed dwelling contains two trees, which are proposed to remain.



Permit/Site History

A search of Council's electronic records results in the following permits issued for the subject site:

- P2014-103 – Liquor licence, issued 11/11/2014

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.

Consultation

No consultation has been required to be undertaken.

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Referrals

External Referrals/Notices required by the Planning Scheme:

Referrals/Notice	Advice/Response/Conditions
Section 55 Referrals	None
Section 52 Notices	Goulburn Broken Catchment Management Authority – No objections subject to conditions on the height of the proposed new dwelling. Notice of application to nearby and adjoining owners – 15 notices sent.

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

Assessment

The zoning of the land and any relevant overlay provisions

General Residential Zone

Purpose:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework*
- *To encourage development that respects the neighbourhood character of the area.*
- *To encourage a diversity of housing types and housing growth particularly 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.*

Officer Comments: Only the section adjoining High Street is in the General Residential Zone, and the proposal does not impact this part of the property. However, the whole of the land is identified for future rezoning for residential use, and a dwelling is an as of right use in this zone. The application is in accordance with the purpose and decision guidelines of this zone.

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Farming Zone

Purpose:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *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. To provide for the use and development of land for the specific purposes identified in a schedule to this zone.*

Officer Comments: A permit is required for subdivision and the use and development of the land for a dwelling in the Farming Zone. The application has been assessed against the various decision guidelines, as follows:

Decision Guideline	Officer Assessment	Complies?
General Issues		
The Municipal Planning Strategy and the Planning Policy Framework.	This is addressed in the next section.	✓ Complies
Any Regional Catchment Strategy and associated plan applying to the land.	The application was assessed by the Goulburn Broken Catchment Management Authority, with due consideration for proposed flood mapping for the site, and they have had no objections subject to conditions requiring the dwelling be constructed above the 100-year ARI flood level.	✓ Complies
The capability of the land to accommodate the proposed use or development, including the disposal of effluent.	The application was supported by a Land Capability Assessment demonstrating that the site is capable of on-site effluent disposal in accordance with the <i>Environment Protection Act 1970</i> . The report identified that secondary treatment with subsurface disposal was required. This was assessed by Council's Environmental Health Officer who had no objections subject to conditions.	✓ Complies

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a Dwelling and Shed ~ 170-194 High Street, Nagambie (cont.)

How the use or development relates to sustainable land management.	The bulk of the land will continue to be managed in its current form, which includes an agricultural use for the bulk of the cleared land. This proposal will not change how this land is being used and supports the sustainable management of the land.	✓ Complies
Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.	The properties to the west and south of the proposed new dwelling are currently used for residential purposes. The creation of a small lot adjoining this residential area, and the construction of a dwelling on this lot is considered a compatible use.	✓ Complies
How the use and development makes use of existing infrastructure and services.	The site will connect to services that are existing in that part of the township and will have on site effluent disposal.	✓ Complies
Agricultural issues and the impacts from non-agricultural uses		
Whether the use or development will support and enhance agricultural production	The bulk of the land will continue to be used as it currently is, with the creation of one small allotment for residential use. While this allotment cannot support an agricultural land use, it is identified for future residential growth and will not have any real impact on agricultural production.	✓ Complies
Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.	The proposal is supported by a Land Capability Assessment that has demonstrated that there will be no adverse impact on soil quality. The dwelling is contained on the small lot and will not remove much of the agricultural land from production.	✓ Complies
The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.	The location of the existing residential uses has already compromised the ability of the land farming zoned land to be used for more intensive purposes. The addition of another small lot and dwelling will not increase this potential for land use conflict in any significant way.	✓ Complies
The capacity of the site to sustain the agricultural use.	The larger allotment will retain its current capacity to be used for agriculture and is not impacted by the proposal. The small lot removes approximately 1.5% of the land from agricultural production.	✓ Complies

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The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.	The removal of 1.5% of the land from production will not have an impact on the qualities of the overall land as the proposal will not change how this land is managed in terms of soil quality.	✓ Complies
Any integrated land management plan prepared for the site	No integrated land management plan has been prepared as the lot is identified for future residential growth of Nagambie, and the proposal is in line with the strategic plan.	✓ Complies
Dwelling issues		
Whether the dwelling will result in the loss or fragmentation of productive agricultural land.	The new smaller allotment is adjacent the existing residential dwellings and will not further fragment the agricultural land in the area.	✓ Complies
Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.	The dwelling site is bounded by existing residential uses on 2 sides and is as far from the farming use of the land as is physically possible on the allotment. As such, it is considered that there will be no adverse impacts from the nearby agricultural use above what is already experienced by the existing residential properties.	✓ Complies
Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.	The location of the existing residential uses has already compromised the ability of the land farming zoned land to be used for more intensive purposes. The addition of another small lot and dwelling will not further limit the ability of the adjoining farming land to operate.	✓ Complies
The potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture.	There is already an adjoining residential development, and the proposed new allotment and dwelling will fit with how this area is being used.	✓ Complies
Environmental issues		
The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality	There are no significant natural features that will be impacted by the dwelling.	✓ Complies
The impact of the use or development on the flora and fauna on the site and its surrounds.	There are two trees on the site, and they are not proposed to be removed. As the lot is over 4000sqm in size, no exemptions from permits for native vegetation removal are created as a result of this proposal.	✓ Complies

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<p>The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.</p>	<p>No native vegetation is proposed to be removed as part of this permit, so there will be no impacts on biodiversity.</p>	<p>✓ Complies</p>
<p>The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.</p>	<p>The application was supported by a Land Capability Assessment demonstrating that the site is capable of on-site effluent disposal in accordance with the <i>Environment Protection Act 1970</i>. The report identified that secondary treatment with subsurface disposal was required. This was assessed by Council's Environmental Health Officer who had no objections subject to conditions.</p>	<p>✓ Complies</p>
<p>Design and siting issues</p>		
<p>The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses and to minimise the loss of productive agricultural land.</p>	<p>The dwelling is located near the existing residential uses and has minimised the impact on the remaining agricultural land.</p>	<p>✓ Complies</p>
<p>The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.</p>	<p>The dwelling is single storey and will be conditioned to use muted tones. The allotment is relatively flat and not visible in the broader area and will not have a negative impact on the visual amenity of the area.</p>	<p>✓ Complies</p>
<p>The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.</p>	<p>The dwelling will fit in with the existing character of the area. There are no significant features of significance in the immediate area that will be impacted.</p>	<p>✓ Complies</p>
<p>The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.</p>	<p>The proposal will have access to reticulated power, and on-site effluent disposal</p>	<p>✓ Complies</p>
<p>Whether the use and development will require traffic management measures.</p>	<p>No traffic management measures will be required as the allotment will be accessed of an existing sealed road.</p>	<p>✓ Complies</p>

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The Planning Policy Framework (PPF)

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.
- Floodplain areas of environmental significance or of importance to river health.

Officer Comments: Although the property is not in a Land Subject to Inundation Overlay, the site has been identified as having the potential for inundation by the Goulburn Broken Catchment Management Authority. The application was considered by the authority, who had no objections to the proposal subject to conditions requiring the dwelling being constructed above the 100-year ARI flood level.

Clause 13.07-1S, *Land Use Compatibility*

Objective: To safeguard community amenity while facilitating appropriate commercial, industrial or other uses with potential off-site impacts

Officer Comments: The location has been identified as appropriate for residential use, and is adjacent existing residential uses. As such, the development has been located in the most appropriate part of the land.

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

21.02-6, *Building Material – Muted Tones*

Overview: The Shire has significant natural landscapes and views which provide an important asset, and opportunity for tourism and economic development. Buildings can be intrusive in this type of environment if constructed of materials which are not sympathetic to the surrounding environment.

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.

Officer Comments: A condition has been included in the recommendation requiring the dwelling to be constructed in muted tones in accordance with this policy.

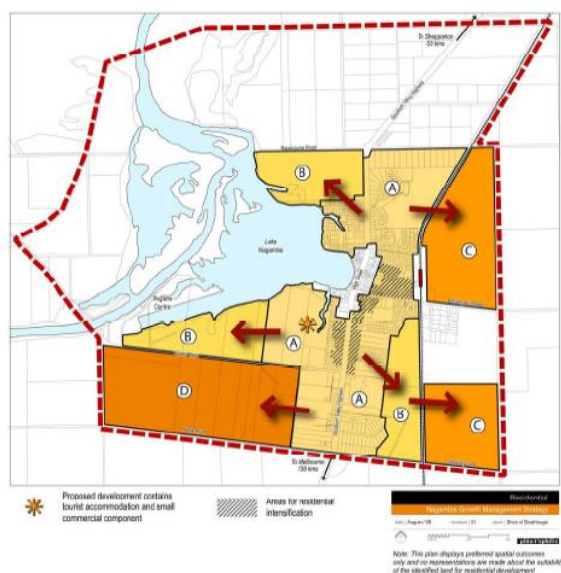
6.1 Planning Permit Application No. P2019-144
- Two (2) Lot Subdivision (House Lot Excision); Use and Development of Land for a Dwelling and Shed ~ 170-194 High Street, Nagambie (cont.)

Clause 21.03-4, *Nagambie*

Objective: To grow Nagambie as an agricultural service centre as well as a visitor, lifestyle and retirement centre.

Strategies: Provide land for rural residential development that has minimal impact on agricultural activities and are environmentally appropriate.

Officer Comments: The subject site has been identified in the *Nagambie Growth Management Plan* (2008) for future residential development. It has been identified in Area B, which is “Land currently not zoned for residential, but well located and adjacent to current residential zoned land”. The proposed allotment creation and construction of a dwelling is supported by this study. The plan referred is as follows:



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.

Officer Comments: Although the property is not in a Land Subject to Inundation Overlay, the site has been identified as having the potential for inundation by the Goulburn Broken Catchment Management Authority. The application was considered by the authority, who had no objections to the proposal subject to conditions requiring the dwelling being constructed above the 100-year ARI flood level.

6.1 Planning Permit Application No. P2019-144
- Two (2) Lot Subdivision (House Lot Excision); Use and Development of Land for
a Dwelling and Shed ~ 170-194 High Street, Nagambie (cont.)

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

Objectives:

- To protect and maintain productive farming areas.
- To protect and promote sustainable use of privately owned land that includes high value or significant vegetation and waterways.
- To promote recognition of rural activities, e.g. tourism, wineries, equine and intensive agriculture.
- To promote the clustering of co-dependant uses.
- To protect the growth of rural activities against potential land use conflict.
- To ensure that rural production is not compromised by housing encroachment.

Officer Comments: The application is both for a Dwelling on a Small Lot and a house lot excision. The application has been assessed against the various decision guidelines, as follows:

Requirement	Officer Assessment	Complies?
Dwellings on small lots		
The lot is accessed by an all-weather road and has appropriate service provisions.	Both allotments have access from a sealed road on council's road register. Access will need to be created for the new allotment, but will be able to be done to Council's standards, and is included as a condition in the recommendation.	✓ Complies
Emergency ingress and egress is at an appropriate standard.	Access is required to be created to the new lot from a sealed council road, and will provided ingress and egress at an appropriate standard.	✓ Complies
The dwelling will not inhibit the operation of agriculture and rural industries.	The dwelling site is bounded by existing residential uses on 2 sides and is as far from the farming use of the land as is physically possible on the allotment. As such, it is considered that there will be no adverse impacts from the nearby agricultural use above what is already experienced by the existing residential properties.	✓ Complies

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- Two (2) Lot Subdivision (House Lot Excision); Use and Development of Land for
a Dwelling and Shed ~ 170-194 High Street, Nagambie (cont.)

<p>The site must be able to contain and treat onsite effluent and wastewater in accordance with the relevant Code of Practice and Australian Standards, and;</p>	<p>The application was supported by a Land Capability Assessment demonstrating that the site is capable of on-site effluent disposal in accordance with the <i>Environment Protection Act 1970</i>. The report identified that secondary treatment with subsurface disposal was required. This was assessed by Council's Environmental Health Officer who had no objections subject to conditions.</p>	<p>✓ Complies</p>
<p>Meets at least one of the following requirements:</p> <ul style="list-style-type: none"> • 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. • The applicant can substantiate that the land has no agricultural potential due to environmental significance and the dwelling is to be used in conjunction with sustainable land management and the significant vegetation is protected on title. • The lot has been identified in the Strathbogrie Shire Rural Residential Strategy, 2004 as rural residential; implying that that there is an historic use and development pattern. Consideration should be given to the recommendations in the Strategy • The applicant is proposing to consolidate one or more lots in the same ownership with the subject land prior to the construction of the dwelling. 	<p>The dwelling is not associated with a sustainable rural pursuit, as this is not possible on the proposed 4699sqm. There is agricultural potential on the adjoining land which will continue once this new allotment has been created.</p> <p>While the allotment has not been identified in the Strathbogrie Shire Rural Residential Strategy, it has been identified in the Nagambie Growth Management Plan as being appropriate for residential use.</p>	<p>✓ Complies</p>

6.1 Planning Permit Application No. P2019-144
- Two (2) Lot Subdivision (House Lot Excision); Use and Development of Land for
a Dwelling and Shed ~ 170-194 High Street, Nagambie (cont.)

Dwelling Excision		
Supports a farming enterprise through family succession. The application should be supported by a farm management plan that justifies the need for the dwelling excision to assist in the operation of the farm. The lot size will be determined by access, topography, water supply and the farming enterprise.	The application is not supported by a Farm Management Plan, as the farming enterprise being undertaken will continue as it currently operates, with a small section removed to allow a new dwelling. The lot size and location is considered appropriate with its proximity to existing residential uses.	✓ Complies
The dwelling excised is in a habitable condition to the satisfaction of the responsible authority	The existing dwelling on the lot is currently occupied and in habitable condition.	✓ Complies
Does not create a cluster of dwellings that are not directly related to the agricultural use of the land.	The additional dwelling will be located within an existing cluster and will not have a negative impact on the agricultural use of the land.	✓ Complies
The dwelling excised must be able to treat and retain all wastewater on-site	The application was supported by a Land Capability Assessment demonstrating that the site is capable of on-site effluent disposal in accordance with the <i>Environment Protection Act 1970</i> . The report identified that secondary treatment with subsurface disposal was required. This was assessed by Council's Environmental Health Officer who had no objections subject to conditions.	✓ Complies
The area of land included in the lot containing the dwelling can be determined by site factors such as vegetation management, bushfire management and water sources.	The existing dwelling retains most of the farming land, and the new alignment has been designed to respond to the adjoining lot structure in Park Street.	✓ Complies
The excised dwelling will not inhibit the rights of surrounding farms to continue their operations.	The location of the existing residential uses has already compromised the ability of the land farming zoned land to be used for more intensive purposes. The addition of another small lot and dwelling will not increase this potential for land use conflict in any significant way.	✓ Complies

6.1 Planning Permit Application No. P2019-144
- Two (2) Lot Subdivision (House Lot Excision); Use and Development of Land for
a Dwelling and Shed ~ 170-194 High Street, Nagambie (cont.)

Section 173 Agreement: Under the “Dwelling on a Small Lot” and the “Dwelling Excision” policies there would normally be a requirement that the applicant enter into a Section 173 Agreement to do the following:

- Prevent the excision of the dwelling from the parent lot.
- Prevent further subdivision of both lots to create a smaller lot for a dwelling.

As the land has been identified for future residential development, and the intent of that proposed zoning is to allow further subdivision and dwelling development, it is considered that placement of this condition on the permit would be onerous and not in keeping with the intent of the Nagambie Growth Management Plan. As such, the recommended conditions do not include this requirement per the local policy.

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.

6.1 Planning Permit Application No. P2019-144
- Two (2) Lot Subdivision (House Lot Excision); Use and Development of Land for
a Dwelling and Shed ~ 170-194 High Street, Nagambie (cont.)

Relevant incorporated, reference or adopted documents

- *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
- *Nagambie Growth Management Plan*, Planisphere, December 2008

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 General Residential and Farming Zones: The proposed subdivision and dwelling development are in accordance with the policies and strategic documents that support the growth of the Nagambie Township. The development of an additional small lot and dwelling will not have a negative impact on the ability of the balance of the land to be farmed and supports the residential growth of the town.

In summary, the proposal meets the objectives of the Planning Policy Framework, Local Planning Policy Framework, General Residential and Farming Zones.

Conclusion



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

Attachments

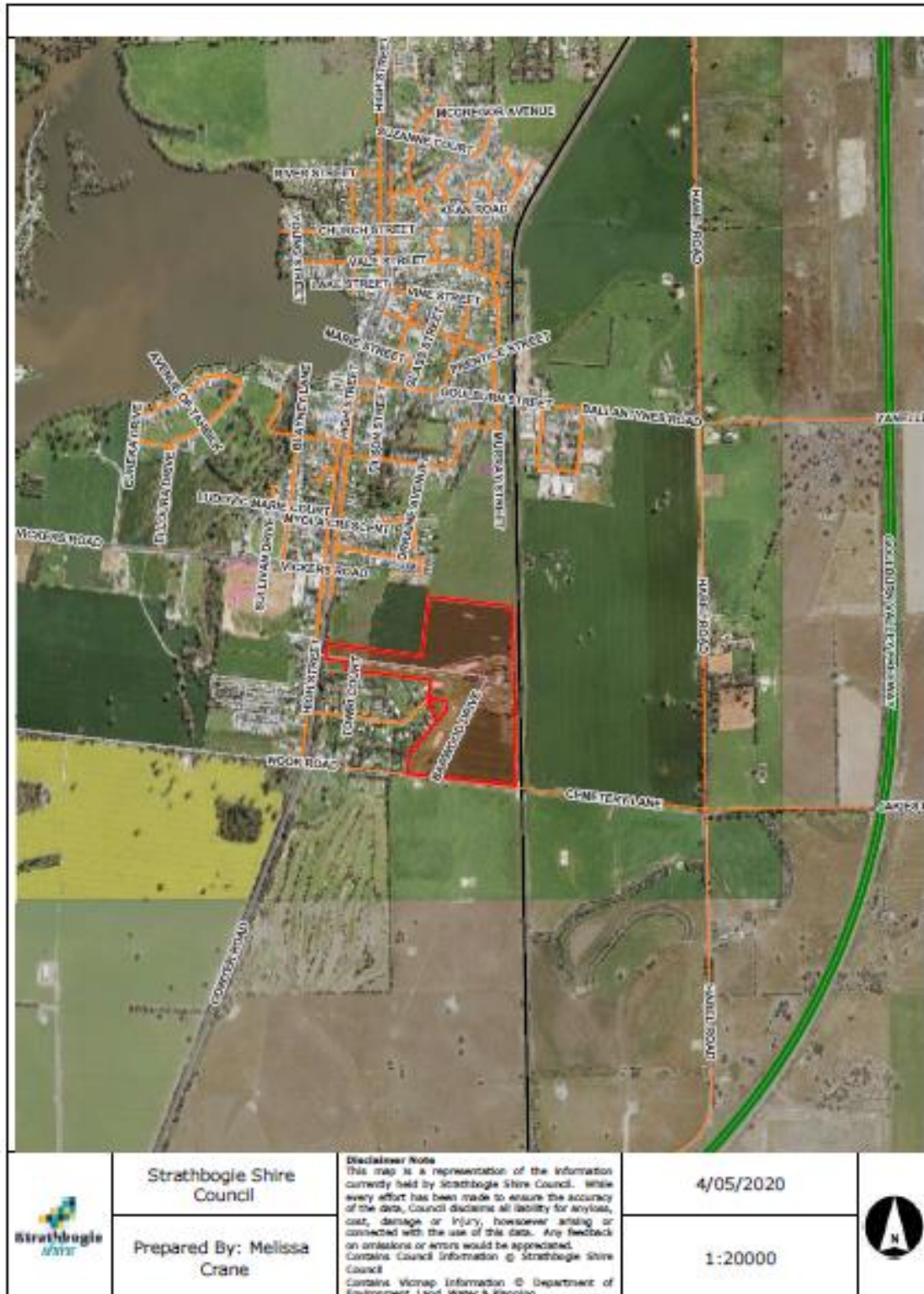
Locality Map/s

6.1 Planning Permit Application No. P2019-144
- Two (2) Lot Subdivision (House Lot Excision); Use and Development of Land for
a Dwelling and Shed ~ 170-194 High Street, Nagambie (cont.)



	Strathbogie Shire Council	<small>Disclaimer Note This map is a representation of the information currently held by Strathbogie Shire Council. While every effort has been made to ensure the accuracy of the data, Council disclaims all liability for any loss, cost, damage or injury, howsoever arising or connected with the use of this data. Any feedback on omissions or errors would be appreciated. Contains Council Information © Strathbogie Shire Council Contains Vicmap Information © Department of Environment, Land, Water & Planning</small>	4/05/2020	
	Prepared By: Melissa Crane		1:5000	

6.1 Planning Permit Application No. P2019-144
- Two (2) Lot Subdivision (House Lot Excision); Use and Development of Land for
a Dwelling and Shed ~ 170-194 High Street, Nagambie (cont.)



PLANNING COMMITTEE REPORT NO. 2 (TOWN PLANNER – TRISH HALL)

**6.2 Planning Permit Application No. P2019-147
- Use of Land for a Second Dwelling (Retrospective Application) ~ 28
Goulburn Street, Nagambie**

Application Details:

Application is for:	Use of land for a second dwelling (Retrospective application)
Applicant's/Owner's Name:	HOWELL, Walter Neville
Date Received:	04 December 2019
Statutory Days:	146
Application Number:	P2019-147
Planner: Name, title & department	Trish Hall Town Planner Planning and Investment Department
Land/Address:	Lot 13 on Plan of Subdivision 025051, Certificate of Title Volume 08235 Folio 691 28 Goulburn Street, Nagambie VIC 3608
Zoning:	General Residential Zone
Overlays:	No Overlay
Is a CHMP required?	No The Subject site is not within a Culturally Sensitive Area
Is it within an Open Potable Catchment Area?	No The subject site is not within an Open Potable Catchment Area
Under what clause(s) is a permit required? (include description)	Clause 32.08-4 Construction of a dwelling Clause 32.08-6 Construction of two (2) dwellings on a lot Clause 32.08-7 Meet requirements of Clause 54 and 55
Restrictive covenants on the title?	Nil
Current use and development:	Residence/Accommodation

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 change of use of a shed to a second dwelling at 28 Goulburn Street, Nagambie.
- The site currently contains a dwelling, carport and shed. The proposal is to change the use of the rear building to a second dwelling.
- The application was advertised and no objections were received.

6.2 Planning Permit Application No. P2019-147
- Use of Land for a Second Dwelling (Retrospective Application) ~ 28 Goulburn Street, Nagambie (cont.)

- The application has not been assessed within the 60-day statutory timeframe due to allowing the applicant additional time to address and satisfy concerns in regard to Clause 55.
- The application is being heard before Planning Committee due to the recommendation to refuse the permit.
- The proposal does not meet the objectives of the Planning Policy Framework, Local Planning Policy Framework as well as the relevant particular provision and thus is not supported.
- It is recommended that Council issue a Notice of Refusal in accordance with the officer's recommendation.

RECOMMENDATION

That Council

- having caused notice of Planning Application No. P2019-147 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 issue a Notice of Refusal to grant a permit under the provisions of Clause 32.08, General Residential Zone and Clause 55, Two or more dwellings on a lot, of the Strathbogrie Planning Scheme in respect of the land known as Lot 13 on Plan of Subdivision 025051, Certificate of Title Volume 08235 Folio 691 28 Goulburn Street, Nagambie VIC 3608, for the use of land for a second dwelling (retrospective application) on the following grounds:

- The proposal is not in accordance with Clause 15.01-1S *Urban Design* as it does not respond to the identified character of the area.
- The proposal is not in accordance with Clause 16.01-3S *Housing Diversity* as it does not respect neighbourhood character.
- The proposal is not in accordance with Clause 21.02 *Suburban Settlements* as the development has not considered good design principles.
- The proposal is not in accordance with Clause 21.03-4 *Local Area Plans (Nagambie)* as the application has not adequately demonstrated that it is appropriately designed for the subject site or that it is consistent with neighbourhood character.
- The proposal is not in accordance with Clause 32.08 *General Residential Zone* as the development does not respect neighbourhood character.

6.2 Planning Permit Application No. P2019-147
- Use of Land for a Second Dwelling (Retrospective Application) ~ 28 Goulburn Street, Nagambie (cont.)

- The proposal does not have sufficient regard to Clause 55, and does not meet the following objectives:
 - **Standard B1 *Neighbourhood Character Objectives*** in that it does not respect the existing neighbourhood character.
 - **Standard B2 *Residential Policy Objective*** as the application has not demonstrated how the proposal is consistent with the Local Planning Policy Framework.
 - **Standard B5 *Integration with the Street Objective*** as the development the second dwelling is not integrated with the street, as the proposed dwelling is set behind high double gates and the existing dwellings carport, less than 1.6 metres of the proposed dwelling is visible from street and the facade is consistent with a residential shed.
 - **Standard B10 *Energy Efficiency Objectives*** as the building is not designed to ensure energy efficiency of the existing and proposed dwelling and the second dwelling does not provide for solar access to north facing windows.
 - **Standard B12 *Safety Objectives*** as the building visibility and surveillance of car parking and internal access ways. The proposed window and existing door do not allow for visibility out to the street due to the internal layout.
 - **Standard B14 *Access Objective*** as the access way does not allow for safe and efficient vehicle movements and forward direction exits. The proposed visitor parking has the potential to prevent safe access for the proposed second dwelling.
 - **Standard B15 *Parking Location Objective*** as the access from the proposed dwelling can be blocked by the proposed visitor carparking or make vehicle movements unsafe within the development.
 - **Standard B20 *North Facing Windows Objective*** as the proposed second dwelling does not provide adequate solar access via northern facing windows.
 - **B25 *Dwelling Entry Objective*** as it will not be easily identifiable from the street that there is access to a dwelling due to the construction type of the building and the high solid gates, nor will it provide for a sense of personal address.
 - **Standard B31 *Design Detail Objective*** as the design of the dwelling does not generally compliment the Neighbourhood Character as outlined in the Nagambie style Guidelines.
 - **Standard B33 *Common Property Objective*** as access can be impeded by the location of the Visitor carparking.

- The application is not consistent with Neighbourhood Character as defined by the character of dwellings in a Garden Suburban Post-war Mix precinct.

6.2 Planning Permit Application No. P2019-147
- Use of Land for a Second Dwelling (Retrospective Application) ~ 28 Goulburn Street, Nagambie (cont.)

Proposal

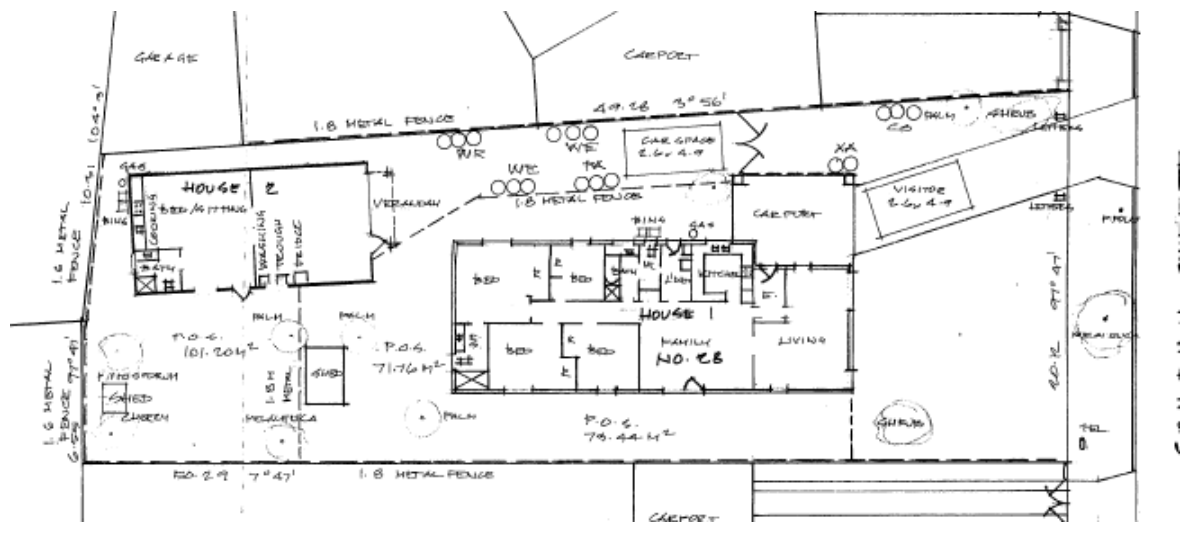
The application seeks retrospective approval for the use of land for a second dwelling at 28 Goulburn Street, Nagambie. The building is located at the rear of the site and has been converted from an existing Colourbond shed. The dwelling is accessed via the existing driveway at the site. Access from Goulburn Street will be shared.

The second dwelling contains a large open area to the south, facing the street which contains laundry room facilities, the laundry room has access to a western facing window. The southern façade includes the front door a proposed porch and new window to replace the existing roller door. This area is separated from the living area by an internal wall and makes up approximately half of the area for the proposed second dwelling.

The living area is located in the northern end of the building and includes a separate bathroom and open kitchen, living and bedroom area. The open kitchen, living and bedroom area has one window facing to the west and the bathroom has a window facing to the north. The habitable area of the proposed dwelling is sectioned off from the utility area with an internal wall.

The proposed second dwelling is 2.95 metres high and an area of 74.72 square metres.

The proposed second dwelling is located 36 metres from Goulburn Street to the south and approximately 1 metre from the eastern boundary and 1.6 to 2.68 metres from the rear northern boundary. Private Open Space adjoins the western side of the proposed second dwelling. The proposal is as per the below plan:



6.2 Planning Permit Application No. P2019-147
- Use of Land for a Second Dwelling (Retrospective Application) ~ 28 Goulburn Street, Nagambie (cont.)

Subject site & locality

28 Goulburn Street, Nagambie is formally known as Lot 13 on Plan of Subdivision 025051, Certificate of Title Volume 08235 Folio 691. The subject site is generally rectangular with a frontage to Goulburn Street of approximately 20 metres and a total area of approximately 826 square metres.

The driveway is shared with the dwelling located at the front of the subject site. The internal access is concrete up to the dwelling and grassed leading to the shed (proposed new dwelling).

The site contains an existing dwelling which is setback approximately 10 metres from the front boundary and gains access via a driveway along the eastern side of the dwelling.

The property has an open front yard with minimal plantings. The back garden is landscaped and grassed.

The surrounding land is developed for residential purposes at a similar scale and density to the subject site. Land to the north west and the south west less than 20 metres from the subject site is in a Heritage Overlay and contains the Primary School and a homestead on a large lot known as "Narina". The Public Use Zone 4 - Transport (Railway Line) is located 65 metres to the east. Public Park and Recreation Zone is located 100 metres to the south adjacent to the property. High Street and the shopping precinct are located 600 metres to the west.

Permit/Site History

A search of Council's electronic records results shows no recent planning permit 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 no objections to date.

Consultation

Consultation has occurred with the Applicant in regard to requirements for building and planning due to the structure already existing and previous building compliance matters.

6.2 Planning Permit Application No. P2019-147
- Use of Land for a Second Dwelling (Retrospective Application) ~ 28 Goulburn Street, Nagambie (cont.)

Referrals

External Referrals/Notices required by the Planning Scheme:

Referrals/Notice	Advice/Response/Conditions
Section 55 Referrals	None
Section 52 Notices	None
Internal Council Referrals	Advice/Response/Conditions
Asset Services	None
Building	Appropriate building permits were not sought for the use of the building as a dwelling.

Assessment

The zoning of the land and any relevant overlay provisions

General Residential Zone

Purpose

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage development that respects the neighbourhood character of the area.*
- *To encourage a diversity of housing types and housing growth particularly 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.*

A permit is required to change the use of the shed to a second dwelling. The applicant has submitted all relevant application documentation.

With regard to the relevant decision guidelines of General Residential Zone, the application is considered as follows:

- The application will contribute to the diversity of housing types in an appropriate location; however, the application has not demonstrated that it is appropriately designed or is consistent with neighbourhood character.
- The application does not adequately satisfy all the requirements of Clause 55.
- The application is not consistent with the Neighbourhood Character as defined by the Nagambie Style Guidelines.
- The dwelling is not sited in a manner which is consistent with the pattern of development in the surrounding area and it would increase the density and coverage of the site, which is not desired in this location.
- Solar access and impacts have not been appropriately provided for in the design of the dwelling.
- The application is not consistent with all the relevant clauses contained at the Municipal Planning Strategy and the Planning Policy Framework.

For these reasons, which are elaborated on in later sections of this report, the application is not considered appropriate with regard to the site context and General Residential Zone.

6.2 Planning Permit Application No. P2019-147
- Use of Land for a Second Dwelling (Retrospective Application) ~ 28 Goulburn Street, Nagambie (cont.)

The Planning Policy Framework (PPF)

Clause 15.01-2S Building design

Objective

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

Clause 15.01-5S Neighbourhood character

Objective

- *To recognise, support and protect neighbourhood character, cultural identity, and sense of place.*

Clause 15.02-1S Energy and resource efficiency

Objective

- *To encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.*

The second dwelling is partially visible from the street so will not directly impact upon the public realm or presentation of the site from the street. The building is not typically characteristic of the existing building at the site or those in the surrounding area used for a dwelling, namely due to the materials utilised. The dwelling is also not appropriately sited or designed with regard to site orientation as there are no windows for habitable rooms to the north.

Clause 16.01-2S Location of residential development

Objective

- *To locate new housing in or close to activity centres and employment corridors and at other strategic redevelopment sites that offer good access to services and transport.*

Clause 16.01-3S Housing diversity

Objective

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

The application provides for additional and diverse housing opportunities in an established residential area in close proximity to services, facilities and retail needs. A single bedroom dwelling provides diversity to the housing market and helps to support the demands of Nagambie's demographics. However, in consideration of existing development, siting and the availability of undeveloped land, this application is not the most desirable option for infill housing or increasing density in Nagambie. Approval of the application may set a precedent for the use of inappropriate buildings for accommodation purposes and lead to a proliferation of ad-hoc, low quality dwellings in the municipality.

6.2 Planning Permit Application No. P2019-147
- Use of Land for a Second Dwelling (Retrospective Application) ~ 28 Goulburn Street, Nagambie (cont.)

Clause 19.03-3S Integrated water management

Objective

- *To sustainably manage water supply, water resources, wastewater, drainage and stormwater through an integrated water management approach.*

The second dwelling is appropriately serviced with sewer, power and water and drainage is to the existing legal point of discharge.

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

Clause 21.03-4 Nagambie

Objective

- *To grow Nagambie as an agricultural service centre as well as a visitor, lifestyle and retirement centre.*

Strategies

- *Recognise Nagambie as a lakeside location.*
- *Improve connections between the town and the lake and provide more opportunities for public access to the lake edge including moorings.*
- *Protect and enhance the environmental values of the lake and other natural features.*
- *Encourage the clustering of higher density dwellings around the town centre.*
- *Retain High Street as the retail and community focus of Nagambie.*
- *Consider the potential for a secondary retail area to be established in the area of the intersection of High Street and Vickers Lane subject to demand and floorspace analysis.*
- *Provide land for industrial expansion in an accessible and environmentally suitable location, with access to suitable infrastructure.*
- *Provide land for rural residential development that has minimal impact on agricultural activities and are environmentally appropriate.*
- *Encourage more walking and cycling routes.*
- *Provide a variety of recreation opportunities as the town expands.*
- *Encourage an attractive, naturalistic landscape edge to the lake.*
- *Encourage and support the development an extension of the boardwalk around the bowl of Lake Nagambie.*

The subject site is in an established residential area. The subject site is located approximately 600 metres to the east of Lake Nagambie and the High Street shopping precinct. The application is not consistent with the desired outcomes for the site as specified in the Nagambie Style Guidelines, as part of the Nagambie Growth Management Plan.

6.2 Planning Permit Application No. P2019-147
- Use of Land for a Second Dwelling (Retrospective Application) ~ 28 Goulburn Street, Nagambie (cont.)

Relevant Particular Provisions

Clause 55 Two or more dwellings on a lot

Purpose

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To achieve residential development that respects the existing neighbourhood character, or which contributes to a preferred neighbourhood character.*
- *To encourage residential development that provides reasonable standards of amenity for existing and new residents.*
- *To encourage residential development that is responsive to the site and the neighbourhood.*


Provisions in this clause apply to an application to construct a dwelling if there is at least one dwelling existing on the lot. An application to construct or extend a dwelling is required to address all of Clause 55 except Clause 55.07-1 to 55.07-15 (inclusive).

Std No.	Description	Assessment Comments	Complies?
B1	<p>Neighbourhood character <i>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.</i></p>	<p>The site and design response have been provided. The additional dwelling does not affect the appearance of the lot from the street and is of a scale which is appropriate in a built-up area. However, the objective seeks to 'ensure that the design respects existing neighbourhood character". The existing character is defined by single dwellings on larger residential lots typically having an open garden setting. The application proposal fails to address the Nagambie Style Guidelines for the area, and it is considered that the development does not reflect or respect the neighbourhood character of the area. The surrounding lots in the area contain single dwellings and shedding. Goulburn Street's built form includes historically significant buildings along with buildings of mixed construction, however a shed conversion is not typical design for the area.</p> <div data-bbox="743 1451 1187 2024" data-label="Image"> </div>	<p>× No</p>

6.2 Planning Permit Application No. P2019-147
- Use of Land for a Second Dwelling (Retrospective Application) ~ 28 Goulburn Street, Naqambie (cont.)

B2	Residential policy <i>Written statement of State policy and local planning policy framework</i>	A response has been provided. The proposal does not comply with all of the design requirements of the State and Local Planning Policies as identified previously.	× No
B3	Dwelling diversity <i>Range of dwelling sizes and types for developments of 10 or more dwellings</i>	The application provides for only one additional dwelling on the lot.	N/A
B4	Infrastructure <i>Able to be connected to reticulated services. Capacity of the existing infrastructure.</i>	All appropriate services already exist at the site.	✓
B5	Integration with the street <i>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.</i>	The proposed development will be located to the rear of the existing dwelling. The proposed dwelling is set behind high double gates and the existing dwellings carport, less than 1.6 metres of the proposed dwelling is visible from street and the façade and improvements (new window and porch) is still considered consistent with a residential shed due to the overall appearance, location and access.	× No
B6	Street setback Minimum Setback from front street (m).	The front setback of the lot is not proposed to be altered as the new dwelling is located entirely at the rear of the lot. The proposed second dwelling is setback 36 metres from Goulburn Street.	✓
B7	Building Height <i>9 metres maximum</i>	The development has a maximum height below 9m. The proposed dwelling is 2.95 metres high.	✓
B8	Site Coverage <i>60% maximum coverage</i>	The proposal has a maximum site coverage of less than 60%. The site coverage is approximately 27.78% inclusive of the proposed second dwelling. This does not include the proposed storage shedding of 11 cubic metres for dwelling 1 and 6 cubic metres for dwelling 2. With the inclusion of the storage shedding the site coverage will still be less than 60%.	✓
B9	Permeability <i>Pervious surfaces 20% min</i>	Pervious surfaces cover more than 20% of the lot area (approximately 32%).	✓


6.2 Planning Permit Application No. P2019-147
- Use of Land for a Second Dwelling (Retrospective Application) ~ 28 Goulburn Street, Naqambie (cont.)

<p>B10</p>	<p>Energy Efficiency <i>Orientation</i> <i>Living areas located on the north side of development.</i> <i>Maximise north facing windows</i></p>	<p>The only north facing window services the bathroom in the second dwelling. There are no northern facing windows for the habitable space. Private Open Space is located to the western side of the building; however, it has access to northern light.</p> 	<p>× No</p>
<p>B11</p>	<p>Open Space <i>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.</i></p>	<p>No communal open space is proposed, other than for access.</p>	<p>✓</p>


6.2 Planning Permit Application No. P2019-147
- Use of Land for a Second Dwelling (Retrospective Application) ~ 28 Goulburn Street, Naqambie (cont.)

<p>B12</p>	<p>Safety <i>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.</i></p>	<p>The access way for the proposed second dwelling is shared. The proposed dwelling is separately fenced and located behind two double solid gates. The building is partially visible from the street; however, it is not easily identified as a dwelling due to the construction type, a window and porch over the door is proposed. The proposed window and existing door do not allow for visibility out to the street due to the internal layout. No public thoroughfare areas will be created.</p>  	<p>× No</p>
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6.2 Planning Permit Application No. P2019-147
- Use of Land for a Second Dwelling (Retrospective Application) ~ 28 Goulburn Street, Naqambie (cont.)

<p>B13</p>	<p>Landscaping <i>Protect any predominate landscape character of the neighbourhood. To provide appropriate landscaping To encourage the retention of mature vegetation on the site.</i></p>	<p>The development will maintain all the existing landscaping features at the site. Although the existing plantings do limit additional car movements on the eastern side of the driveway. Some additional landscaping is proposed.</p>	<p>✓</p>
<p>B14</p>	<p>Access <i>Allow convenient, safe and efficient vehicle movements and connections within the development and the street network Forward direction exits 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%</i></p>	<p>The driveway is at least 3.5m wide in some areas but cars will not be able to turn around on site or exit in a forward direction. Additional Cars currently park on the lawn and affect the visual street appearance. When the visitor car space is utilized in front of the carport there is limited room for a car from dwelling 2 to pass the visitors car and vegetation located in the front eastern corner of the property boundary.</p> 	<p>✗ No</p>


6.2 Planning Permit Application No. P2019-147
- Use of Land for a Second Dwelling (Retrospective Application) ~ 28 Goulburn Street, Nagambie (cont.)

		 <p>The top photograph shows a wide, paved driveway leading to a brick carport. A white car is parked inside the carport. The bottom photograph shows a white car parked on a grassy area in front of a carport, with a fence and trees in the background.</p>	
<p>B15</p>	<p>Parking location <i>Reasonably close and convenient to dwellings and residential buildings</i> <i>Be secure</i> <i>Allow safe and efficient movements within the development</i></p>	<p>The existing dwelling is provided with a separate carport located on the eastern side of the dwelling and a visitor car space located in front of the carport. The proposed second dwelling is also provided with one car parking space. The proposed dwelling will have shared access. The driveway is 34 metres long. A vehicle for the second dwelling can be secured behind the double gates, however will impede pedestrian access. When the visitor car space is utilized in front of the carport there is limited room for a car from dwelling 2 to pass the visitors car in a safe manner due to vegetation located in the front eastern corner of the property boundary. Cars will not be able to turn around on site or exit in a forward direction.</p>	<p>* No</p>

6.2 Planning Permit Application No. P2019-147
- Use of Land for a Second Dwelling (Retrospective Application) ~ 28 Goulburn Street, Naqambie (cont.)

B17	<p>Side and rear yard setbacks <i>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</i></p>	<p>The proposed dwelling is single storey and setback appropriately.</p>	<p>✓</p>
B18	<p>Walls on boundary <i>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</i></p>	<p>The rear and side walls are setback more than 200mm from the boundaries.</p>	<p>✓</p>
B19	<p>Daylight to existing windows <i>Impact on existing dwellings</i></p>	<p>The proposed second dwelling is located at the rear of the property and will not impact on any existing dwellings.</p>	<p>✓</p>
B20	<p>North facing windows <i>North facing habitable rooms</i></p>	<p>The north facing habitable rooms have only one western facing window. The other window on the western elevation services the utility room.</p> 	<p>× No</p>
B21	<p>Overshadowing Open Space <i>The impact of the proposal on the amenity of existing dwellings and their private open space areas</i></p>	<p>The application states there is no overshadowing to the existing open space. It is considered there will be minimal overshadowing to Private Open Space for the property located to the east.</p>	<p>✓</p>

6.2 Planning Permit Application No. P2019-147
- Use of Land for a Second Dwelling (Retrospective Application) ~ 28 Goulburn Street, Naqambie (cont.)

B22	<p>Overlooking <i>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.</i></p>	<p>The proposed dwelling is single storey and surrounded by an existing 1.8 metre fence to the east and north. The majority of windows look to the west. Private Open Space adjoins the western side of the proposed second dwelling.</p> 	✓
B23	<p>Internal views <i>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.</i></p>	<p>As the proposed dwelling is single storey, there will be no internal views between the dwellings. A window on northern side of the proposed second dwelling 2 is overlooking property to the north. The window is a bathroom window and is overlooking less than 50 % of Private Open Space. The boundary fence is 1.8 metres high.</p>	✓
B24	<p>Noise impacts <i>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</i></p>	<p>The proposal does not include any noise sources adjacent to proposed or existing bedrooms. Private open spaces or noise sensitive rooms will not be located close to noise sources of adjoining properties.</p>	✓
B25	<p>Accessibility <i>The dwelling entries of the ground floor of dwellings and residential buildings should be made accessible to people with limited mobility.</i></p>	<p>There is minimal space between car space and fencing for proposed dwelling 2. The car would need to travel up the 34 metre drive to where the site widens to allow access for people with limited mobility.</p>	✓

6.2 Planning Permit Application No. P2019-147
- Use of Land for a Second Dwelling (Retrospective Application) ~ 28 Goulburn Street, Nagambie (cont.)

B25	<p>Dwelling entry <i>Entries to dwellings and residential buildings should:</i></p> <ul style="list-style-type: none"> - <i>Be visible and easily identifiable from streets and other public areas.</i> - <i>Provide shelter, a sense of personal address and transitional space around the entry.</i> 	The dwellings entrance is not immediately apparent or obvious from the driveway. A porch and new window are proposed. However, the proposed second dwelling will still have the facade of a shed and is located approximately 36 metres from the front boundary and is partially obscured by high double gates and the dwelling and carport already located on the front portion of the site.	× No
B27	<p>Daylight to new windows <i>A window in a habitable room should be located to face:</i></p> <ul style="list-style-type: none"> - <i>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</i> 	Habitable room (bed/Sitting) has one small window to the west facing Private Open Space.	✓
B28	<p>Private open space <i>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.</i></p>	A fence has been erected to separate the existing dwelling and the proposed second dwelling. Dwelling 1 has 145.2 square metres of Private Open Space and the proposed second dwelling has 101.2 square metres.	✓
B29	<p>Solar access to open space <i>The private open space should be located on the north side of the dwelling or residential building, if appropriate.</i> <i>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.</i></p>	The private open space is located to the west of the proposed second dwelling and has orientation to the north. The existing dwelling has a rear court with access to northern light.	✓
B30	<p>Storage <i>Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.</i></p>	The proposal includes additional storage. The existing dwelling had access to 11 cubic metres and the proposed second dwelling will have access to 6 cubic metres of storage.	✓
B31	<p>Design Detail <i>To encourage design detail that respects the existing or preferred neighbourhood character.</i></p>	The design of the dwelling does not generally complement the Neighbourhood Character as outlined by the Nagambie Style Guidelines. A shed conversion is not typical design for the area.	× No
B32	<p>Maximum front fence height <i>Should not exceed 1.5 metres in height when adjoining a road that is not located in a road zone.</i></p>	The site does not have a front fence and one is not proposed.	N/A

6.2 Planning Permit Application No. P2019-147
- Use of Land for a Second Dwelling (Retrospective Application) ~ 28 Goulburn Street, Naqambie (cont.)

B33	<p>Common property <i>Clearly delineate public, communal and private areas. Common property should be functional and capable of efficient management.</i></p>	<p>The existing dwelling is provided with a separate carport located on the eastern side of the dwelling and a visitor car space located in front of the carport. The proposed second dwelling is also provided with one car parking space. The proposed dwelling will have shared access. The driveway is 34 metres long. A vehicle for the second dwelling can be secured behind the double gates, however will impede pedestrian access. When the visitor car space is utilized in front of the carport there is limited room for a car from dwelling 2 to pass the visitors car and vegetation located in the front eastern corner of the property boundary. Cars will not be able to turn around on site or exit in a forward direction.</p>	<p>* No</p>
B34	<p>Site services <i>Ensure site services can be installed, maintained and look attractive.</i></p>	<p>The application states that there is sufficient space for storage of bins. An additional mailbox is already located at the front of the site.</p>	<p>✓</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 Municipal Planning Strategy and the Planning Policy Framework.*
- *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.*
- *The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.*

Other relevant adopted State policies/strategies – (e.g. Melbourne 2030.)

There are no relevant adopted State policies.

6.2 Planning Permit Application No. P2019-147
- Use of Land for a Second Dwelling (Retrospective Application) ~ 28 Goulburn Street, Nagambie (cont.)

Relevant incorporated, reference or adopted documents

Nagambie Growth Management Strategy and Nagambie Style Guidelines

The Nagambie Growth Management Strategy provides the overall framework within which future actions can be undertaken to address and resolve growth-driven issues and challenges. The subject site is identified within an area where lot sizes and densities are typically a larger scale. The majority of residential growth in Nagambie is to be accommodated beyond established residential areas or on vacant land within these areas.

According to the Nagambie Style Guidelines, the site is located within Character Area 2: Garden Suburban Post-war mix. Lower densities are highly valued in this area and boundary to boundary development and a high proportion of site coverage is not desired. The design of the dwelling is not consistent with the preferred character of the area as it is not of the same quality as other dwellings in the area. Goulburn Street contains some historic buildings which contribute to the built form in the area.

While the site is appropriately located for residential development and is in close proximity to services and facilities, the application is not consistent with the existing or desired character of the area.

Summary of Key Issues

With regard to the General Residential Zone: The application is only consistent with some of the requirements and considerations of the General Residential Zone. While the site is appropriate for residential development and could capitalise on the proximity to the Lake and the Town Centre, the dwelling is not appropriately designed with regard to the character of the area.

With regard to the Nagambie Style Guidelines: The application is generally not reflective of the character desired by the guidelines. The siting, materials, access and orientation of the dwelling would not result in an outcome which would be consistent with the desired character for the area.

In summary, the proposal does not meet the objectives of the Planning Policy Framework, Local Planning Policy Framework and General Residential Zone.



Conclusion

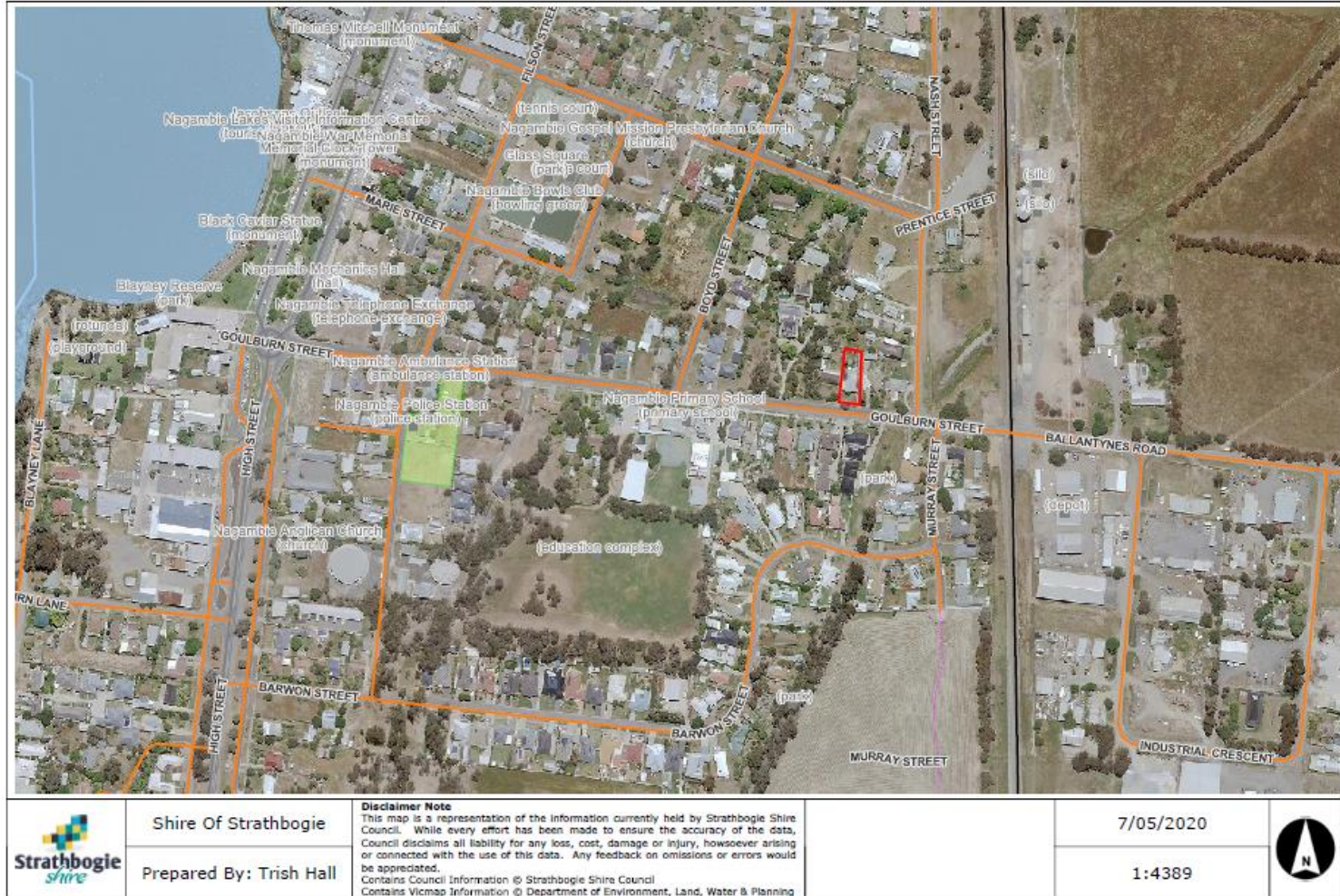
After due assessment of all the relevant factors, it is not considered appropriate to grant a planning permit for this application and it is advised that council issue a Notice of Refusal to grant a planning permit.

Attachments

Locality Map/s



	Strathbogie Shire Council	Disclaimer Note This map is a representation of the information currently held by Strathbogie Shire Council. While every effort has been made to ensure the accuracy of the data, Council disclaims all liability for any loss, cost, damage or injury, however arising or connected with the use of this data. Any feedback on omissions or errors would be appreciated. Contains Council Information © Strathbogie Shire Council Contains Vicmap Information © Department of Environment, Land, Water & Planning	7/05/2020	
	Prepared By: Trish Hall		1:300	



PLANNING COMMITTEE REPORT NO. 3 (TOWN PLANNER – TRISH HALL)

7. OTHER BUSINESS

**7.1 Waiver of Planning Application Fees
P2020-014 ~ 38 Turnbull Street, Euroa Vic 3666 ~ Development of land for an extension to a shed**

Author and Department

Town Planner / Planning and Investment Department

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

This report is presented to Council for decision in relation to the waiver of fees for a planning permit application.

RECOMMENDATION

That Council resolve to waive the fee under Section 20(d) of the *Planning and Environment Regulations (Fees) 2016* for planning permit P2020-014, the development of land for an extension of a shed located at the Euroa Lawn Tennis Club at 38 Turnbull Street, Euroa.

Background

An application has been submitted to Council for the Development of land for an extension to a shed at 38 Turnbull Street, Euroa Vic 3666.

The application proposes to extend the existing shed on site to allow for additional storage. The grounds and shed are used by public and members of the Euroa Lawn Tennis Club. The Club has obtained an external grant to assist in the construction of the extension to the shed.

The request is for a full waiver of the planning application fees for the amount of \$1147.80.

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 not inconsistent with Council Policies, key strategic documents and the Council Plan.

7.1 Waiver of Planning Application Fees
P2020-014 ~ 38 Turnbull Street, Euroa Vic 3666 ~ Development of land for an extension to a shed (cont.)

Best Value / National Competition Policy (NCP / Competition and Consumer Act 2010 (CCA) implications

The author of this report considers that the report is consistent with Best Value, National Competition Policy and Competition and Consumer Act requirements.

Financial / Budgetary Implications

The author of this report considers that the request, other than the immediate cost of \$1,147.80 in fees which would not be received has no significant financial/budgetary implications for Council or the broader community than a regular application.

Economic Implications

The author of this report considers that the recommendation has no significant economic implications for Council or the broader community.

Environmental / Amenity Implications

The author of this report considers that the recommendation has no significant environmental or amenity implications for Council or the broader community.

Community Implications

The author of this report considers that the recommendation has no significant community or social implications for Council or the broader community.

Victorian Charter of Human Rights and Responsibilities Act 2006

The author of this report considers that the recommendation does not limit any human rights under the *Victorian Charter of Human Rights and Responsibilities Act 2006*.

Legal / Statutory Implications

In considering a request to waive fees for an application lodged under Section 47 of the *Planning and Environment Act 1987*, a fee can only be waived in the following circumstances pursuant to Section 20 of the *Planning and Environment Regulations (Fees) 2016*:

- (a) *an application is withdrawn and a new application is submitted in its place; or*
- (b) *in the opinion of the responsible authority or the Minister the payment of the fee is not warranted because—*
 - (i) *of the minor nature of the consideration of the matter decided or to be decided; or*
 - (ii) *the requested service imposes on the responsible authority or the Minister (as the case may be) no appreciable burden or a lesser burden than usual for supplying that service; or*
- (c) *in the opinion of the responsible authority or the Minister (as the case may be) the application or determination assists—*
 - (i) *the proper development of the State, region or municipal district; or*
 - (ii) *the proper development of part of the State, region or municipal district; or*

7.1 Waiver of Planning Application Fees
P2020-014 ~ 38 Turnbull Street, Euroa Vic 3666 ~ Development of land for an extension to a shed (cont.)

- (iii) *the preservation of buildings or places in the State, region or municipal district which are of historical or environmental interest; or*
- (d) *the application relates to land used exclusively for charitable purposes.*

Consideration for the fee waiver could be made under 20(d) of the regulations. In this case, the application is to provide additional storage in a community space and as such complies with Section 20(d). Any funds made by the Euroa Lawn Tennis Club go back into the grounds and operation of the club.

Consultation

The author of this report considers that the matter under consideration did not warrant a community consultation process.

PLANNING COMMITTEE REPORT NO. 4 (MANAGER, PLANNING AND INVESTMENT - EMMA KUBEIL)

7.2 Planning Applications Received
- 6 April to 5 May 2020

Following are listings of Planning Applications Received for the period 6 April to 5 May 2020.

RECOMMENDATION

That the report be noted.

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

APPLICATIONS RECEIVED

Tuesday, 7 April 2020

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
2 Drysdale Road, Euroa VIC 3666	P2020-033	Use and development of land to re-erect a shed	Mr John Furlanetto	\$45,000.00

Wednesday, 8 April 2020

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
5 Callaghan Court, Nagambie VIC 3608	P2020-032	Demolition of existing dwelling for construction of a new dwelling	Norman Hastings	\$400,000.00

Thursday, 9 April 2020

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
Allowah Court, Whroo VIC 3612	P2020-038	Use and development of land for one new dwelling	Hayley Nicholson	\$480,000.00
Boundary Road South, Euroa VIC 3666	P2020-037	Construction of a farm shed	Mr Damian Watson	\$24,614.00

Monday, 20 April 2020

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
209 Goulburn Weir Road, Goulburn Weir VIC 3608	P2020-039	Use and development of land for two additional dwellings and re-subdivision of land	E Hubbard	\$600,000.00

Tuesday, 21 April 2020

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
9 Lewis Street, Euroa VIC 3666	P2020-040	Use and development of land for one new building	Christine McKenzie Housemart	\$45,000.00

Wednesday, 22 April 2020

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
154 Birkett Street, Euroa VIC 3666	P2020-041	Extension to an existing dwelling	Miss Lorrishka Fischer	\$70,000.00

Tuesday, 28 April 2020

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
696 Galls Gap Road, Strathbogie VIC 3666	P2020-042	Use and development of land for one new dwelling and one new shed	Mrs Gwenyth Bigger	\$32,000.00

Wednesday, 29 April 2020

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
2 Grandview Road, Kirwans Bridge VIC 3608	P2020-044	Development of land for an extension and alterations to an existing dwelling	Shane DeAraugo	\$25,000.00
206 Lobbs Lane, Nagambie VIC 3608	P2020-043	Two Lot subdivision of rural land that is currently subject to a boundary realignment with Lot 7 PS 636524 that intends to add a laneway strip to Crown Allotment H1. This proposal intends to create a agricultural lot above 40ha and an agricultural lot with an existing residence under 40ha	Mr James McLaurin	\$0.00*

Tuesday, 5 May 2020

Site Address	Application Number Display	Application Description	Applicant Name	Cost Of Works
126 Meades Lane, Longwood East VIC 3666	P2020-048	Use and development of land for a dwelling	Mr Troy Spencer	\$320,000.00
205 Nolans Road, Ruffy VIC 3666	P2020-046	Use and development of land for construction of a machinery storage shed	Daryl Otzen	\$25,000.00
22 Nolans Road, Ruffy VIC 3666	P2020-047	Development of land for construction of a shed extension	Mr Troy Spencer	\$25,000.00

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

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